PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, June 26, 2024
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566
and
300 Oxford Drive
Arcadia, CA 91007

Agenda & Packet Revised – Meeting Location and Item 4, Exhibit C

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave, 300 Oxford Drive, Arcadia, CA 91007, and will be broadcast live at https://www.youtube.com/user/TheCityofPleasanton.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator

2. Approve the minutes of June 12, 2024

MEETING OPEN TO THE PUBLIC

3. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

4. **PUD-147, Foothill Boulevard Holding Company LLC, 4141 Foothill Road -** Consideration of: (1) Adoption of a CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Supplemental Environmental Impact Report (FSEIR); (2) annexation; (3) a Planned Unit Development (PUD) development plan to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on- and off-site improvements; (4) a Vesting Tentative Map; (5) a Development Agreement to vest entitlements; and (6) an Affordable Housing Agreement.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

6. Actions of the City Council

7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 26, 2024
Item 1

SUBJECT: Actions of the Zoning Administrator

P24-0320, Swati Bakshi/EGHR
Application for Administrative Design Review approval to construct an approximately 693-square-foot, single-story addition to the front (east) of the existing residence located at 1545 Loganberry Way.

Approved. Appeal period expires July 17, 2024 (*Sachiko Riddle, 931-5607*)

P24-0321, Gregg Kawahara
Application for Administrative Design Review approval to construct an approximately 456-square-foot, second-story addition with eight new second-story windows to the front (south) of the existing residence located at 5357 Mallard Drive.

Approved. Appeal period expires July 17, 2024 (*Sachiko Riddle, 931-5607*)

PLANNING COMMISSION MEETING MINUTES

Wednesday, June 12, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chambers located at 200 Old Bernal Avenue and from 20 Sidney Street, Cambridge, MA 02139.

Commissioner Jain led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Ken Morgan, Brandon Pace via teleconference, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: None

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

   Recommendation: Receive report.

2. P24-029, Prodigy Sports Performance, Inc., 6689 Owens Drive, Suite 500 – Application for a Conditional Use Permit to establish a gymnasium with up to 20 members onsite at any one time at the existing building located at 6689 Owens Drive, Suite 500

   Recommendation: Adopt Resolution No. PC-2024-12 approving the application.

3. PUD-18-07M, Anurag Jain, 3450 Mohr Avenue – Application for Planned Unit Development Major Modification to 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and 2) construct an approximately 2,288-square-foot addition to the existing residence on Lot 1

   Recommendation: Adopt Resolution No. PC-2024-13 approving the application.

4. Approve the meeting minutes of May 22, 2024

   Recommendation: Approve the meeting minutes.

MOTION: It was m/s by Pace/Morgan to pull Item 3 for discussion and approve Items 1, 2, and 4 on the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jain, Mohan, Morgan, Pace, and Chair Gaidos

DRAFT

Noes:	None
Absent:	None
Abstain:	None

MEETING OPEN TO THE PUBLIC

5. Public comment regarding items not listed on the agenda.

Chair Gaidos opened the public comment. There being no speakers, Chair Gaidos closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

Commissioner Jain recused himself due to a conflict of interest on Item 3.

3. PUD-18-07M, Anurag Jain, 3450 Mohr Avenue – Application for Planned Unit Development Major Modification to 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and 2) construct an approximately 2,288-square-foot addition to the existing residence on Lot 1

   Recommendation: Adopt Resolution No. PC-2024-13 approving the application.

Associate Planner Emily Carroll presented the item.

Chair Gaidos opened the public comment. Public comments were received from: Anurag Jain, applicant; Satyesh Jaiswal; Vipin Jain; Puja Jaiswal; Sahil Gupta; Elena Sagayan; Tanuj Sharma; Sanket Patle; and Navin Ramingmi.

Chair Gaidos closed the public comment.

MOTION: It was m/s by Pace/Mohan to adopt Resolution No. PC-2024-13 approving the application, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Mohan, Morgan, Pace, Wedge, and Chair Gaidos
Noes:	None
Absent:	None
Abstain:	None
Recuse:	Commissioner Jain

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

Commissioner Jain rejoined the meeting.

7. Actions of the City Council

Director Ellen Clark provided a brief overview of the items listed in the report.

8. Future Planning Calendar

DRAFT

Planning Manager Melinda Denis provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 7:46 p.m.

_____

Estela Ramirez, Recording Secretary

DRAFT

THE CITY OF PLEASANTON

Planning Commission
Agenda Report
June 26, 2024
Item 4

SUBJECT: **PUD-147, P22-1089, Tract 8522**

APPLICANT/
PROPERTY OWNER: Foothill Boulevard Holding Company, LLC
James E. Merritt and Margaret M. Merritt
Merritt Farms

PURPOSE: Consideration of : (1) A recommendation the City Council adopt a a CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FSEIR); (2) a recommendation the City Council approve Annexation (P22-1089), a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on- and off-site improvements, a Vesting Tentative Map (Tract 8522), and a Pre-Annexation and Development Agreement; and (3) a recommendation the City enter into an Affordable Housing Agreement for the proposed project

LOCATION: 4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01), APN 941-0950-003-11, and APN 941-0950-003-12

GENERAL PLAN: Low Density Residential (LDR) and Housing Element Sites Overlay (HESO)

ZONING: Pre-zoned PUD-LDR (Planned Unit Development – Low Density Residential) and HOZ (Housing Opportunity Zone)

EXHIBITS:

A. Draft Resolution recommending approval of: (1) the CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Supplemental Environmental Impact Report (FSEIR); (2) the following entitlements: Annexation (P22-1089); a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes,

one existing single-family residence, and related on-and off-site improvements, a Vesting Tentative Map (Tract 8522), and a Pre-Annexation and Development Agreement subject to the DRAFT Conditions of Approval; and (3) an Affordable Housing Agreement with the applicant for the proposed project.

B. Project Plans/Vesting Tentative Map, Visual Simulations, Design Guidelines and Development Standards, GHG/CAP 2.0 Checklist, Arborist Report, Biological Resources Assessment, Geotechnical Report, Noise and Vibration Assessment, Archeological/Cultural Resource Assessments, Historic Structure Assessment, Air Quality Assessment, and Hydraulic Report
C. CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FEIR) and Appendices (available digitally only)
D. DRAFT Development Agreement (DA)
E. DRAFT Affordable Housing Agreement (AHA)
F. Public Comment(s)
G. Location and Noticing Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission:

1. Find the CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FSEIR) satisfies the requirements of CEQA and adopt a resolution recommending adoption of the CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FSEIR).

2. Adopt a resolution: (1) recommending approval of Annexation (P22-1089), a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements; a Vesting Tentative Map (Tract 8522) and a Pre-Annexation and Development Agreement; and (2) recommending approval of an Affordable Housing Agreement for the proposed project.

EXECUTIVE SUMMARY

The subject application proposes a 111-lot residential subdivision (including a Density Bonus), including an age-qualified community with 92 single-family detached homes, 18 affordable senior courtyard detached and duet homes, one existing single-family residence, and related on-and off-site improvements on an approximately 46-acre site. The proposed project is consistent with the project site's Low Density Residential (LDR) and Housing Element Sites Overlay (HESO) General Plan designation, which allows for a maximum of two residential dwelling units per acre, plus Density Bonus. The proposed project is also consistent with the proposed project site's pre-zoning classification of PUD-LDR (Planned Unit Development-Low

Density Residential) and HOZ (Housing Opportunity Zone) Districts, which requires conformance with the City's certified 2023 Housing Element, but not the City's adopted Objective Design Standards (ODS) since the application was submitted prior to their adoption. The environmental review documentation, consideration for annexation, the PUD development plan, Vesting Tentative Map, Development Agreement to vest entitlements, and the Affordable Housing Agreement are now before the Planning Commission for consideration of a recommendation to the City Council.

BACKGROUND

General Plan and Zoning

The subject site has a General Plan Land Use designation of LDR and HESO and is pre-zoned PUD-LDR and HOZ Districts. Residential uses are defined and identified as appropriate uses under each of these land use designations and classifications.

Housing Element and State Density Bonus Law (SDBL)

The City's adopted 2023 Housing Element (Appendix B) identifies the proposed project site as Area 22, which allows up to two residential dwelling units per acre, plus 20 percent density bonus under the provisions of State Density Bonus Law for Senior Housing, for a total maximum number of 112 residential units (93 base units and 19 Below Market Rate (BMR) units).

Development Agreement (DA)

State law authorizes cities to enter into binding development agreements with any person having a legal or equitable interest in real property for the development of the property. A development agreement is a commitment between the City and a property owner or developer to proceed with a specific development in accordance with the terms of an agreement that describes what land use and related processes shall apply to the application. The developer gains certainty, through the development agreement and prior to a commitment of a substantial investment for project improvements. In exchange, the City gets certain benefits and concessions or amenities it may not be able to require through conditions of approval.

Annexation and the Local Agency Formation Commission (LAFCO)

The Cortese-Knox Act, adopted by the State legislature in 2000, provides the framework for proposed city and special district annexations, incorporations/formations, consolidations, and other changes of organization. This law establishes a LAFCO in each county, empowering it to review, approve, or deny proposals for boundary changes and incorporations/formations for cities, counties, and special districts.

LAFCOs are composed of elected officials from the relevant county and local cities, and a member of the general public. The State delegates each LAFCO the power to review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposed annexations, reorganizations, and incorporations, consistent with written policies, procedures, and guidelines adopted by the commission. In granting these powers, the State has occupied the field of annexation law to the exclusion of local governments. The Alameda County LAFCO board includes representatives from the County Board of Supervisors, and currently, from the Cities of Pleasanton, Dublin, and Livermore, as well as members at large.

Each LAFCO operates independently of the State and of local government agencies. However, LAFCO is expected to act within a set of State-mandated parameters encouraging "planned, well-ordered, efficient urban development patterns, the preservation of open-space lands, and the discouragement of urban sprawl.

Therefore, should the Planning Commission recommend approval of the various proposed project entitlements, and the City Council ultimately follows those recommendations, the final determination on the applicant's ability to annex into the City and construct the project would be made subsequent to those actions by the Alameda County LAFCO. Annexation proceedings would be initiated upon approval of the various applications before the City of Pleasanton, in the form of submittal of an application for annexation to LAFCO.

Staff notes, as part of the annexation process, the City would need to negotiate an agreement with Alameda County to determine what, if any, County Regional Housing Needs Assessment (RHNA) units would be credited to the City's "fair share" RHNA contribution unit count should the project site be annexed into the City, as well as elements such as how tax-sharing will occur between the County and City. Staff has initiated discussions with both County and LAFCO staff around annexation.

Site and Area Description

The approximately 46-acre project site, comprising four parcels, is located on the east side of Foothill Road, approximately ¼ mile south of Foothill High School. Topographically, the site is relatively flat at the most western edge and then drops in elevation fairly drastically at first (approximately 60 feet to the gated entrance at the front of the age-restricted portion of the proposed project) and then more gradually moving east from Foothill Road toward I-680. The entire proposed project site slopes to the southeast corner of the property where there is a storm drain inlet that runs underneath I-680. There is an open channel ditch along the southern edge of the property. This ditch was relocated onto the proposed project site when the adjacent property to the south (Foothill Knolls) was developed. This ditch carries water from offsite that flows from the west side hills west of Foothill Road, into pipes under Foothill Road and down Puri Court, and then into a drainage structure at the northern end of the ditch. The Marilyn Murphy Kane trail currently terminates at the southeast corner of the proposed project site. The site is mostly vacant, with the exception of two existing single-family residences (one of which will be retained), two to three outbuildings previously used for agricultural purposes, and remnants of a former orchard.

With the exception of its eastern boundary, which is generally abutted by I-680, the proposed project site is surrounded on all sides by residential uses. The Muirwood neighborhood sits to the north, Foothill Knolls neighborhood to the south, and various single-family residences across Foothill Road off Equus court and on unincorporated County parcels accessed by Santos Ranch Road to the west. Foothill High School is located approximately ¼ of a mile to the north off Foothill Road. Primary access to the site would continue to be a single driveway off Foothill Road.

Figure 1 is an aerial of the proposed project site. Figure 2 shows the HESO General Plan land use designation, which is delineated by the olive-green color overlying the proposed project site, as well as the current City Limit Line, delineated by heavy dashed gray line, and which currently wraps entirely around the perimeter of the proposed project site. Figure 3 shows the zoning classification prior to the site pre-zoning as part of Housing Element related zoning

amendments in December 2023, as well as the current City Limit Line, delineated by heavy dashed gray line, and which currently wraps entirely around the perimeter of the proposed project site.

Figure 1: Aerial of Proposed Project Site

Figure 2: General Plan land use designation map and Existing City Limit Line

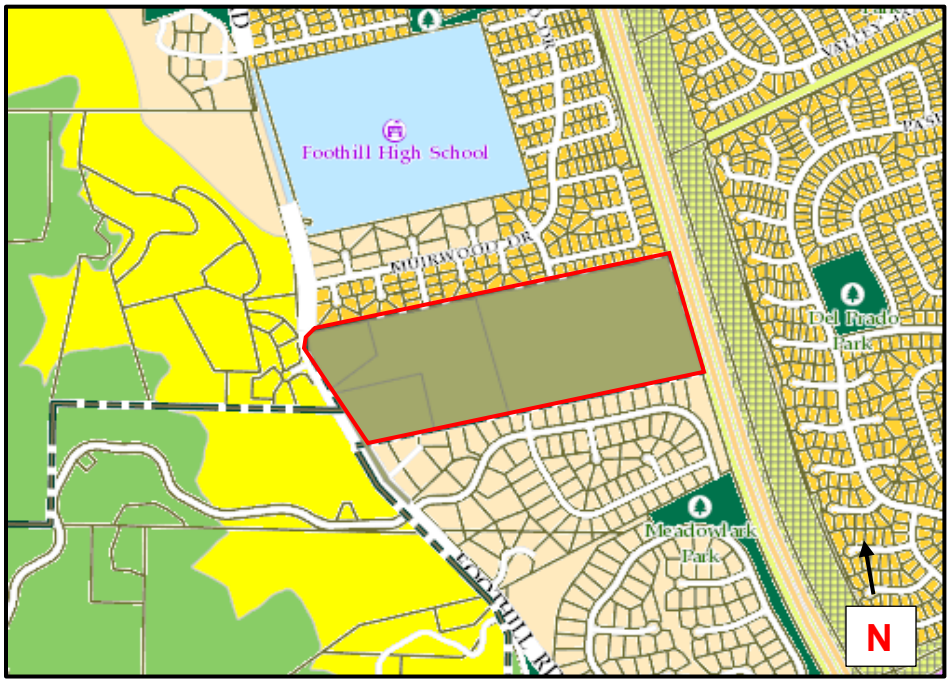
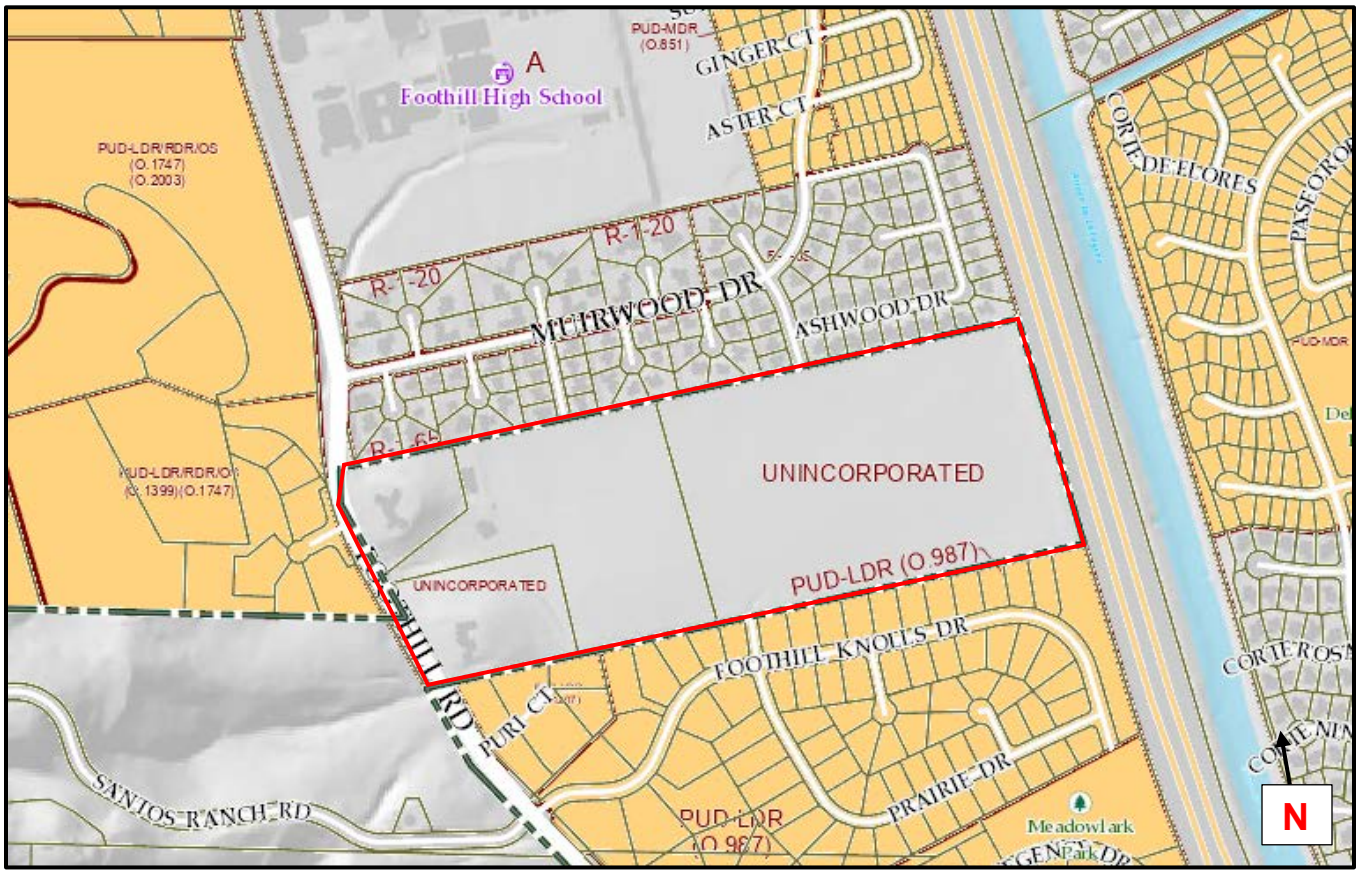


Figure 3: Zoning classification map and Existing City Limit Line



PROJECT DESCRIPTION

The proposed project consists of a request for: 1) a PUD development plan (PUD-147) including a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements; 2) Annexation (P22-1089); 3) a Vesting Tentative Map (Tract 8522) to subdivide the existing approximately 64-acre proposed project site, currently comprised of four parcels into 118 parcels (111 residential lots and seven common-area parcels to be owned by the future Homeowners Association (HOA)); and a 4) Pre-Annexation and Development Agreement. The developer is required to enter into an Affordable Housing Agreement in accordance with the City's Inclusionary Zoning Ordinance.

Site Design and Development Standards

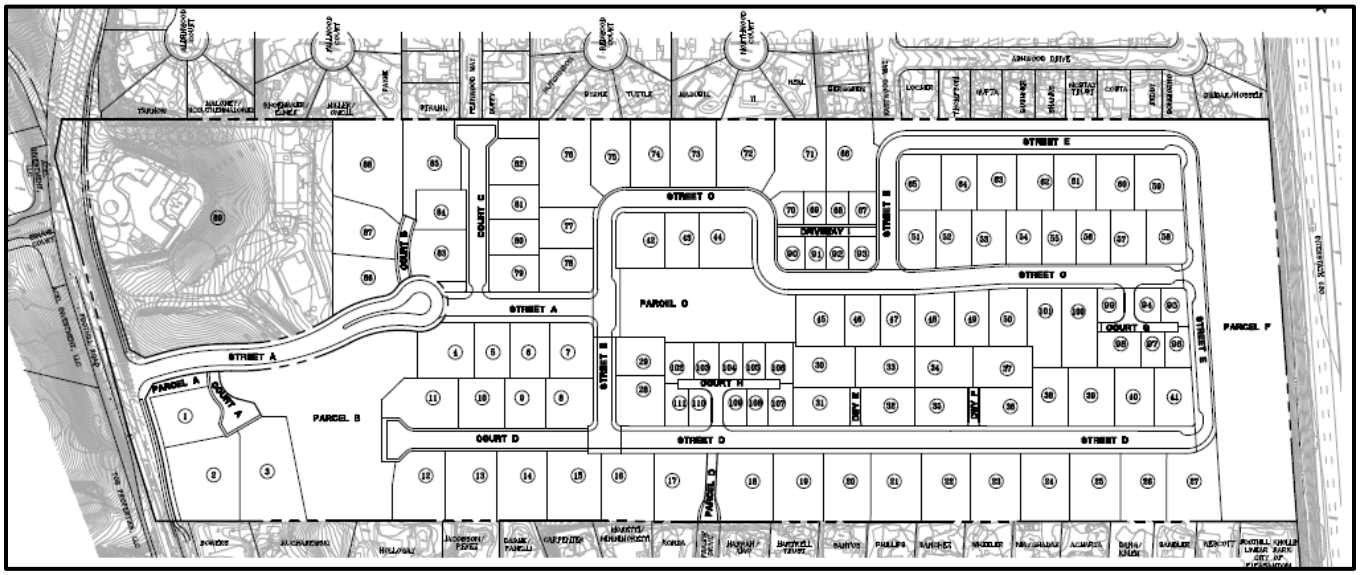
Figures 4 and 5 show the overall site plan and vesting tentative map layout for the proposed project. It is anticipated lots 1 through 84 (which includes all 18 of the BMR units) would be developed by the applicant with both single-family detached units and court-yard detached/duet homes, while lots 85 through 88 would be held back (remain vacant) for future custom/semi-custom single-family detached residences, and lot 89 would retain the existing single-family residence and remain under the ownership of the Merritt family. Parcels A through G would be common-area parcels and serve various functions. Of note, Parcels A and B would be landscaped buffer/open space parcels, Parcel C is for the common-use clubhouse and recreation center, Parcel D is for emergency vehicle access, and Parcel F is for bio-retention, and the extension of the Marilyn Murphy Kane trail (and associated

amenities/open space) north and west through the rear (east end) of the proposed project site from the Foothill Knolls neighborhood to the Muirwood neighborhood.

Lots 1 through 84 range in size from approximately 2,400 square feet in area (court-yard detached/duet units – BMR units) to 24,600 square feet in area (single-family detached units). Lots 85 through 88 (custom/semi-custom units) range in size from approximately 13,000 square feet in area to 26,000 square feet in area. Lot 89 (existing Merritt residence) would be approximately 5 acres in size.

Figure 4: Site Plan

Figure 5: Vesting Tentative Map



The PUD development plan establishes the minimum site development standards for lots 1 through 84 (see Exhibit B, Sheet C-3 and also Figure 6 (partial standards) for all proposed development standards). The site development standards include, but are not limited to, minimum lot area, minimum setbacks, maximum floor area ratio, maximum building height, accessory structure setbacks, etc. For lots 85-88 (custom/semi-custom units), the applicant has prepared Design Guidelines and Development Standards (see Exhibit B) that would establish a similar set of development standards, as well as architectural design guidelines for those lots.

Figure 6: Site Development Standards

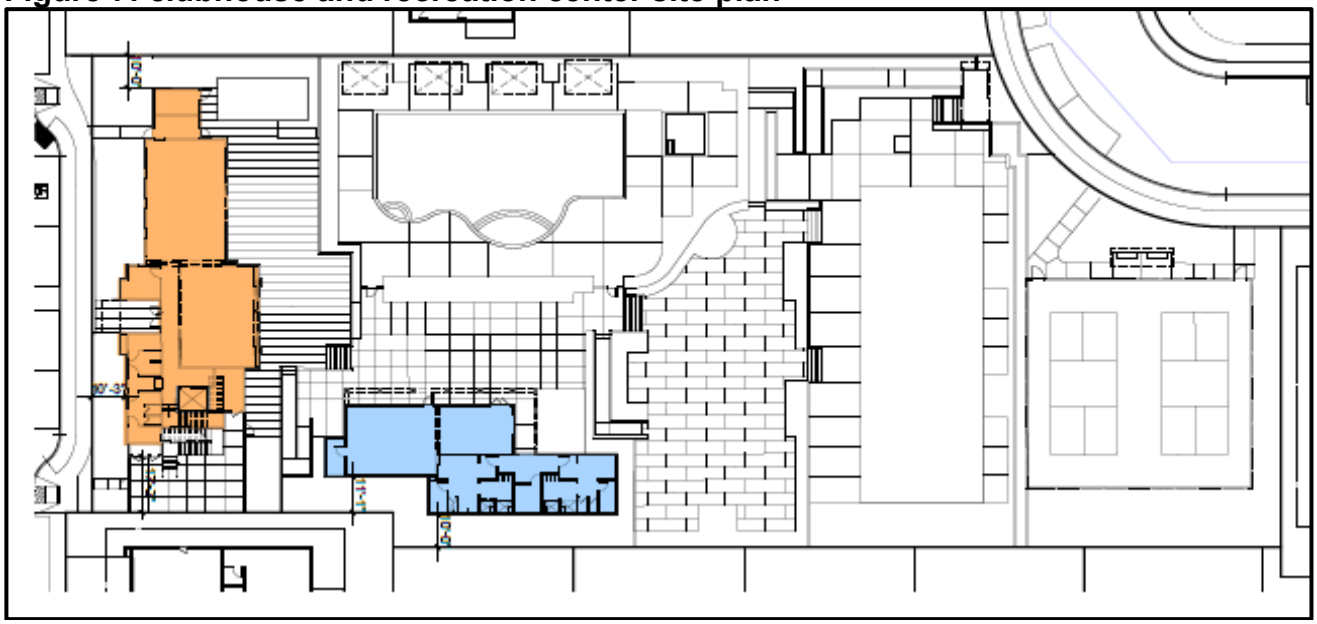
LOT SIZE	BUILDING		MINIMUM YARD						MINIMUM LOT		
	(1)	(2)	(3)	(3)	(4)(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Maximum Height 1 story/2 story	Maximum FAR	Garage	Front Yard	Sides (A) One side/Total	Rear Interior Lots	Rear Perimeter Lots	Front Porches	Minimum Area	Minimum Width	Minimum Depth
	(FT)	(%)	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)	(SF)	(FT)	(FT)
PUD–LDR (DETACHED)	25' / 32'	60%	22'	12'	5' / 10'	15'	50'	8'	7,000	72	100
PUD–MR/BMR (COURTYARD HOMES)	25' / 32'	N/A	3'	3'	3.3' / 6.6'	5' (PATIO) 8' (ALLEY) /15' (INTERNAL)	N/A	3.5'	2,475	43	55

Parcel C, which is centrally located within the project, is designated for the common-use clubhouse and recreation center. The clubhouse and recreation center would encompass approximately 1.16 acres and would provide approximately 6,000 square feet in area.

According to the applicant, the clubhouse and recreation center has been designed with the active lifestyle of the residents in mind. It would offer social events, activities, and resort-style amenities including a fully equipped fitness center with inside and outside yoga and exercise class spaces, pickle ball courts, swimming pool, spa, demonstration kitchen, multi-purpose room, great room, outdoor entertaining area with a fireplace and television, and a massage room. The space was designed and laid out to take advantage of the views of the nearby Pleasanton Ridge.

Figure 7 shows a detailed site plan layout for the clubhouse and recreation center.

Figure 7: clubhouse and recreation center site plan



Marilyn Murphy Kane Trail Extension

As mentioned above, Parcel F, which is located at the far eastern edge of the proposed project site, is designated for bio-retention and the extension of the Marilyn Murphy Kane trail (and associated amenities/open space) accordance with the City's Trails Master Plan. As shown in Figure 8, the trail extension would connect from the northern terminus of the existing trail segment at the southeast corner of the proposed project site (within the Foothill Knolls neighborhood), run north for the full length of eastern project frontage and then turn west and connect at Eastwood Way (within the Muirwood neighborhood). This trail connection would be open to the public and separated from the proposed project by a four-foot-tall wire and wood fence. This fence would have gates allowing the proposed project's residents to also access the trail but preventing the general public from entering the proposed project.

Access and Circulation

Foothill Road is a north/south arterial that forms the western boundary of the proposed project site. The project proposes to add bicycle lanes along the property frontage of Foothill Road consistent with the City's Bicycle Master Plan and additional improvements that include: 1) widening Foothill Road to provide continuous bike lanes, including installing 6-foot bike lanes with 2-foot striped buffer lanes where feasible; 2) building new retaining walls; 3) constructing drainage improvements that will benefit the proposed project site and the adjoining neighborhood to the south; and 4) dedicating the necessary right-of way for such improvements. In addition to the proposed project impact improvements described above, the proposed project would also provide improvements along other segments of the Foothill Road corridor from north of Muirwood Drive to north of Foothill Knolls Drive. These improvements include the construction of a sidewalk on the east side of Foothill Road and bicycle lanes in both directions.

The gated entrance to the proposed project would be from Foothill Road, at a location south of the existing Merritt home (Lot 89) located at the northwest corner of the proposed project site. This entry would be a public street (Street A-western portion as shown in Exhibit B) from Foothill Road to the split lane entry at the proposed project gate. Landscaping and entry monuments on either side of the entrance would be provided to enhance the entry.

From the approximately 40-foot-wide entry road, a private cul-de-sac is proposed to the right, which would provide access to three of the new homes (Lots 1-3). On the left, a private driveway is provided to the existing Merritt residence (Lot 89). Moving down the entry road toward the entry gate, a guest entry kiosk and a turn-around is provided (the turnaround is designed to accommodate all vehicle types, including delivery trucks and fire trucks. On the north side of the turnaround would be another private driveway (Court B), intended to serve as access for the four lots (Lots 85-88) which would not be immediately developed and would remain under the ownership of the Merritt family.

Inside the gates, all interior streets would be private and include five-foot-wide sidewalks on both sides of all streets. All interior streets, except Street B and Street E (which would be single loaded with parallel parking due to their adjacency to the proposed trail extension and/or dog park and bioretention areas) have parallel parking on both sides of the street. The interior courts vary in their configuration depending on their locations.

Please see Plan Sheet C4 of Exhibit B which shows all of the proposed cross-sections for all of the streets and courts proposed with the project.

Figure 8: proposed Marilyn Murphy Kane Trail Extension

Parking

The project proposes a total of 597 parking spaces (approximately 5.38 spaces per unit). Based on Table 1, each new residential unit would include a 2-car to 3-car garage, and most would also include a driveway that would accommodate two additional vehicles. A total of 177 on-street parking spaces are proposed for guest parking, equating to approximately 1.6 guest parking spaces per unit. Table 1 provides a breakdown of the total proposed vehicle parking spaces by unit type and whether it is on- or off-street.

Table 1: Parking Space Breakdown

PARKING SUMMARY	
STREET	177
GARAGE (2 PER PLAN 1, 2, 3, 6, 7, 8)(1)	174
GARAGE (3 PER PLAN 4 & 5)	72
DRIVEWAY (2 PER SINGLE-FAMILY DETACHED RESIDENCE)	174
TOTAL	597

Grading and Drainage

As mentioned, the proposed project site drops in elevation as you move east from Foothill Road. The elevation from the Foothill Road frontage to the entry gate falls by approximately 60 feet. Grading is proposed throughout the proposed project areas to create the predominantly flat pad lots, bio-retention areas, and streets. Due to some abrupt grade changes in the central portions of the proposed project site, approximately 12,400 cubic yards of earth is estimated for off-haul or export.

The entire project site slopes to the southeast corner of the property where there is an existing storm drain inlet that carries the drainage into the storm system under I-680. There is also an open channel ditch along the southern edge of the proposed project site. This ditch was relocated to the Merritt Property when the Foothill Knolls neighborhood to the south was developed. This ditch carries water from off-site that flows from the west side of Foothill Road into pipes under Foothill Road and down Puri Court (to the south) and then into a drainage structure at the northern end of the ditch. Off-site storm drainage runoff from Puri Court and Foothill Road are proposed to be conveyed through the proposed project site in a separate storm drain bypass system, shown on various civil plan sheets in Exhibit B.

Building Architecture/Design

All new market rate units would be production homes, although, three lots would remain vacant and be reserved for future custom homes (see discussion below). For the new market rate production units, seven styles of homes are proposed, with seventeen distinct elevations. All plans, which range in height between approximately 25 to 32 feet, are primarily single-story units (except Plan 6 and Plan 8) and Plans 2, 3, and 5 have second story “pop-ups” as options that would provide a bonus room, and office or guest bedroom in those units. These second story “pop-ups” are all positioned over the central to front area of the respective units and all windows are oriented to the front or side to provide privacy for any adjoining neighbors to the rear. The new market rate units range in size from approximately 2,334 square feet to 4,280 square feet and have two- to four-car garages. There would be numerous options provided to the buyer providing flexibility in their living spaces, including detached and attached casitas and detached and attached accessory dwelling units (ADUs). Plans 3, 4 and 5 have optional interior ADUs/suites providing the opportunity for multi-generational adults to live together or to provide accommodations for caregivers. The architecture provides an eclectic mix of elevation styles including French, Modern Farmhouse, Sonoma, Spanish and Traditional Farmhouse. The designs also incorporate a mixture of side entry garages as well as front loaded garages which further enhances the street scene.

Regarding the new BMR units, there are two plan options ranging in size from approximately 1,299 square feet to 1,421 square feet and have two-car garages. The architectural design styles and finishes would be the same as the market rate units.

For the lots to remain vacant (Lots 85-88), the applicant has proposed Design Guidelines and Development Standards which align similarly to those minimum/maximum development standards and prescribe the same architectural styles required for the remainder of the proposed project. The final layout and design of these homes would be subject to review and approval by the Zoning Administrator as part of the City's Design Review process.

Figures 9 through 19 provide some examples of the proposed architectural styles/perspectives, a streetscape visual simulation of the project, and perspectives of the proposed clubhouse and recreation center. See Exhibit B for a complete comprehensive view of all proposed floor plans, elevation types, and exterior finish materials.

Figure 9: Plan 1 Perspectives

PLAN 1, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 1A

PLAN 1, ELEVATION C, SONOMA - COLOR SCHEME 1C

PLAN 1, ELEVATION D, SPANISH - COLOR SCHEME 1D

Figure 10: Plan 2 Perspectives

PLAN 2, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 2A

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 3B

PLAN 2, ELEVATION E, FRENCH - COLOR SCHEME 3E

Figure 11: Plan 3 Perspectives

PLAN 3, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 2B

PLAN 3, ELEVATION C, SONOMA, COLOR SCHEME 2C

PLAN 3, ELEVATION E, FRENCH, COLOR SCHEME 1E

Figure 12: Plan 4 Perspectives

PLAN 4, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

PLAN 4, ELEVATION D, SPANISH - COLOR SCHEME 2D

PLAN 4, ELEVATION E, FRENCH - COLOR SCHEME 2E

Figure 13: Plan 5 Perspectives

PLAN 5, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 1B

PLAN 5, ELEVATION C, SONOMA - COLOR SCHEME 3C

PLAN 5, ELEVATION D, SPANISH - COLOR SCHEME 3D

Figure 14: Plan 6 Perspective

PLAN 6, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 1A

Figure 15: Plan 7 Perspectives

PLAN 7 DUPLEX, ELEVATION B, TRADITIONAL FARMHOUSE, COLOR SCHEME 1B

PLAN 7 DUPLEX, ELEVATION E, FRENCH, COLOR SCHEME 3E

PLAN 7, ELEVATION B, TRADITIONAL FARMHOUSE, COLOR SCHEME 1B

PLAN 7, ELEVATION E, FRENCH, COLOR SCHEME 3E

Figure 16: Plan 8 Perspectives

PLAN 8, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

Figure 17: Streetscape Example

Figure 18: Clubhouse and recreation center

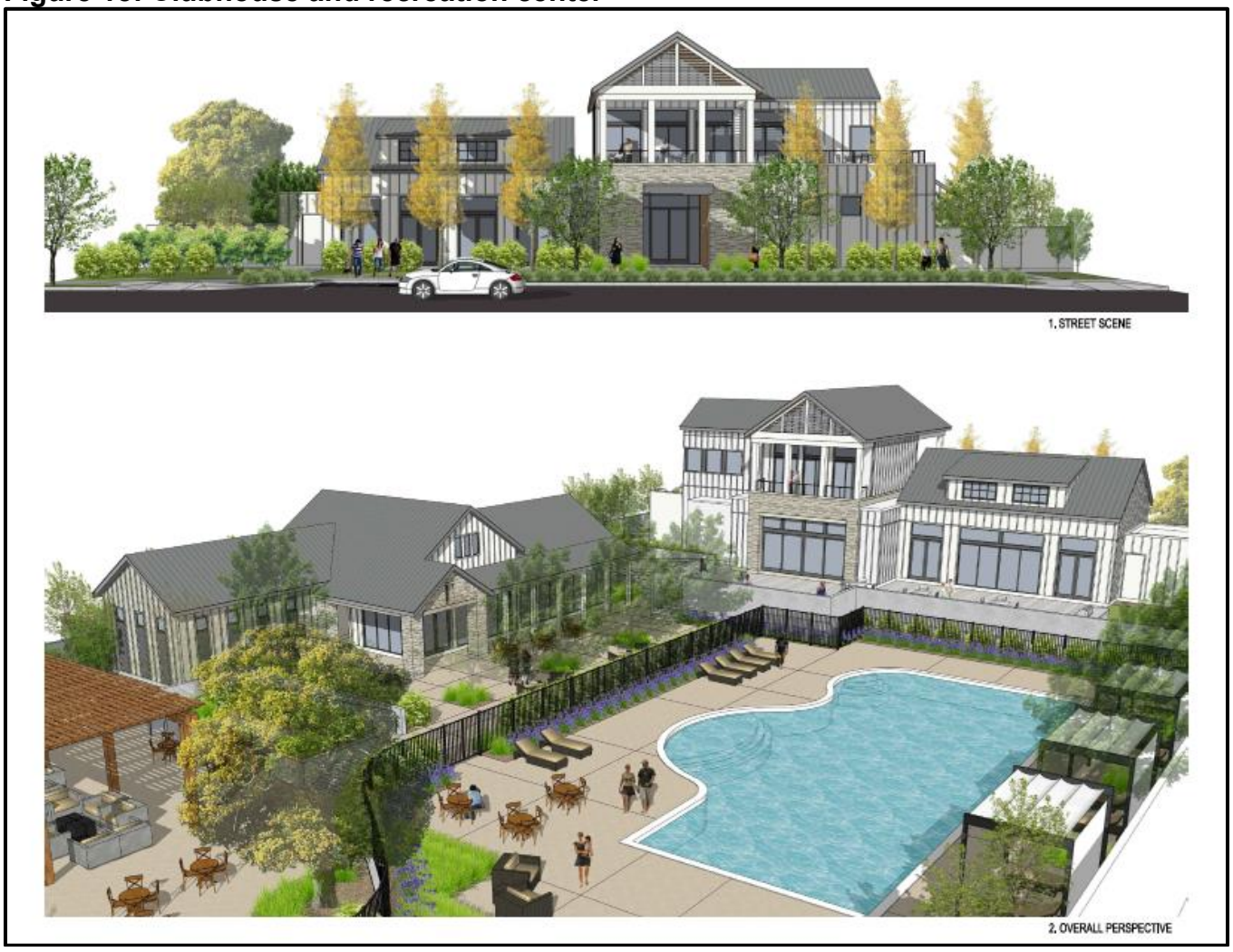
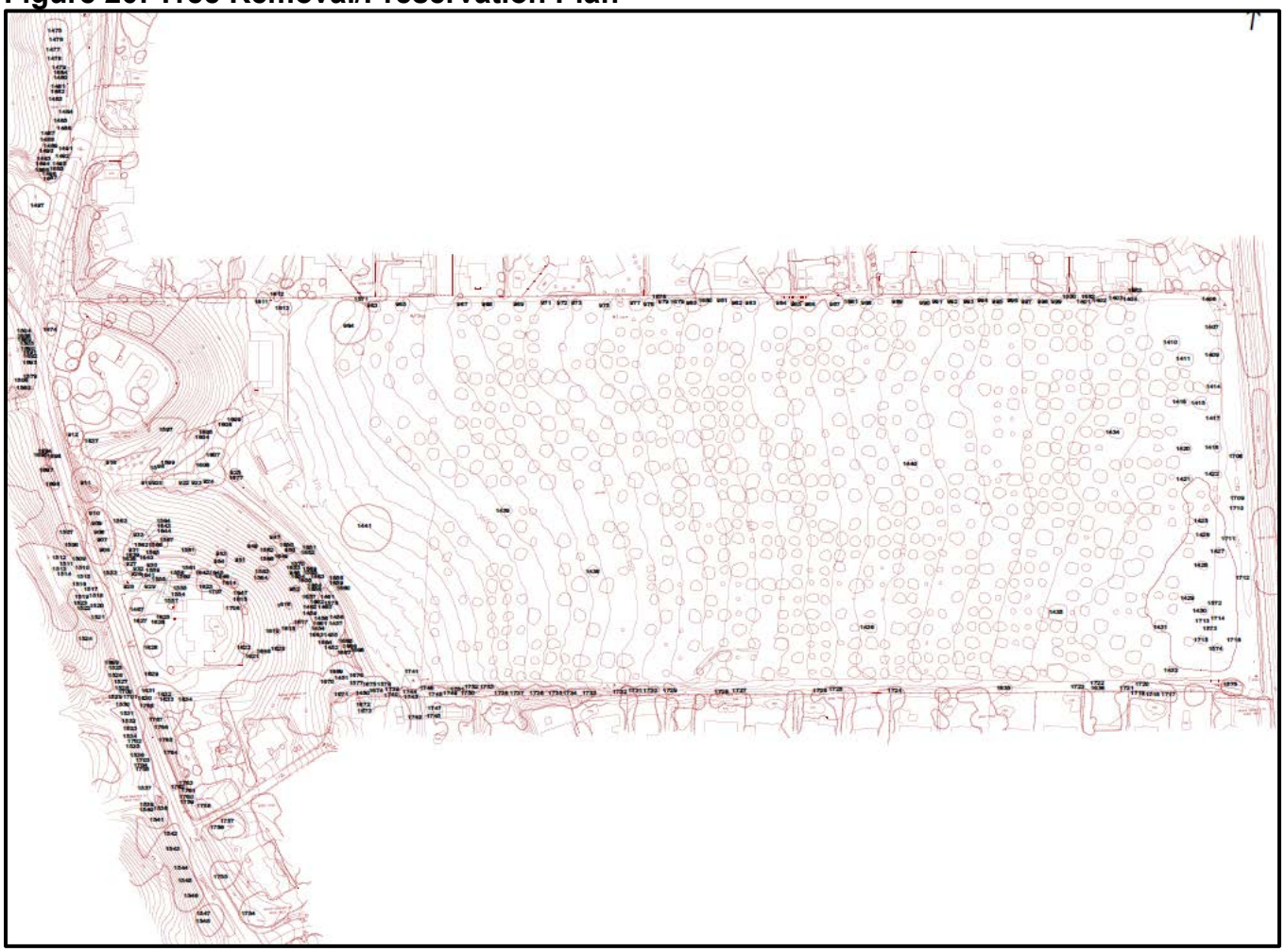


Figure 19: Clubhouse and recreation center

Tree Removal and Landscaping/Fencing

A total of 379 existing trees were identified on the subject property or within the immediate vicinity of the project, including 135 heritage-sized trees as defined in the Municipal Code. The project proposes to remove a total of 330 existing trees, including 112 heritage-size trees. The trees require removal due to direct or significant encroachment by the proposed project and/or related off-site improvements. However, the project would preserve some of the larger heritage trees, including Trees nos. 964 (50-inch Valley Oak) and 1441 (70-inch Valley Oak) centered in the middle of the proposed project site. Figure 20 shows which existing trees would be removed and those to be preserved when viewed in conjunction with Exhibit B and the proposed project's arborist report.

Figure 20: Tree Removal/Preservation Plan



Preliminary landscape plans have been provided for the project. A variety of drought-tolerant and climate-appropriate trees, shrubs, and groundcover are proposed throughout the project most of which would be planted around the perimeters of the proposed project, along all streets, in common use areas such as the clubhouse and recreation center and/or minipark, in bioretention areas, along the trail extension, at transition and access points, and in the front yards of the new units. Several (final count to be determined with final landscape plans at the time of construction permit review) new trees are proposed for the project, the majority of which would be 24-inch box size; although some 60-inch box sized trees are also proposed. Figures

21 through 26 illustrate the proposed landscape and planting design concepts. See Exhibit B for a comprehensive view of all conceptual landscaping for the proposed project.

Figure 21: Overall Landscape Plan

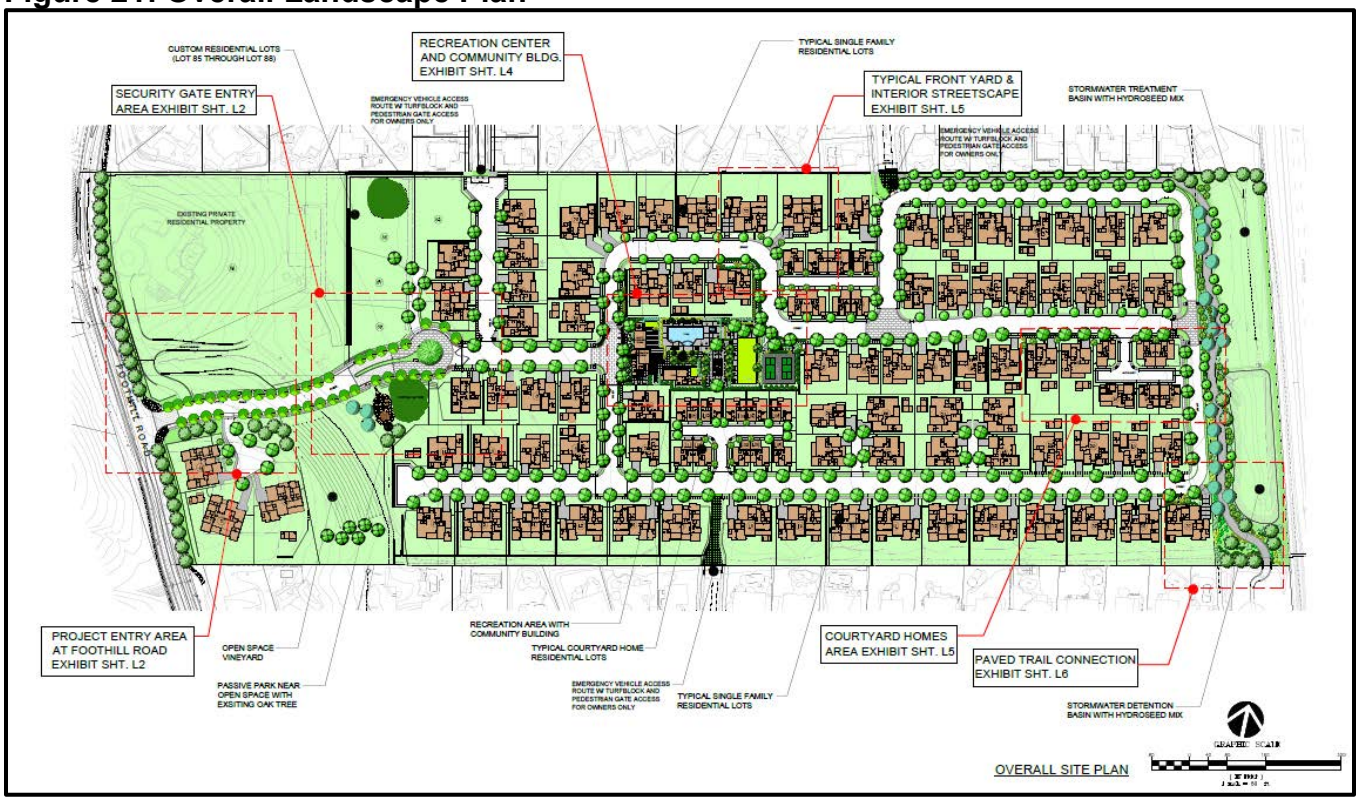


Figure 22: Foothill Road Landscape

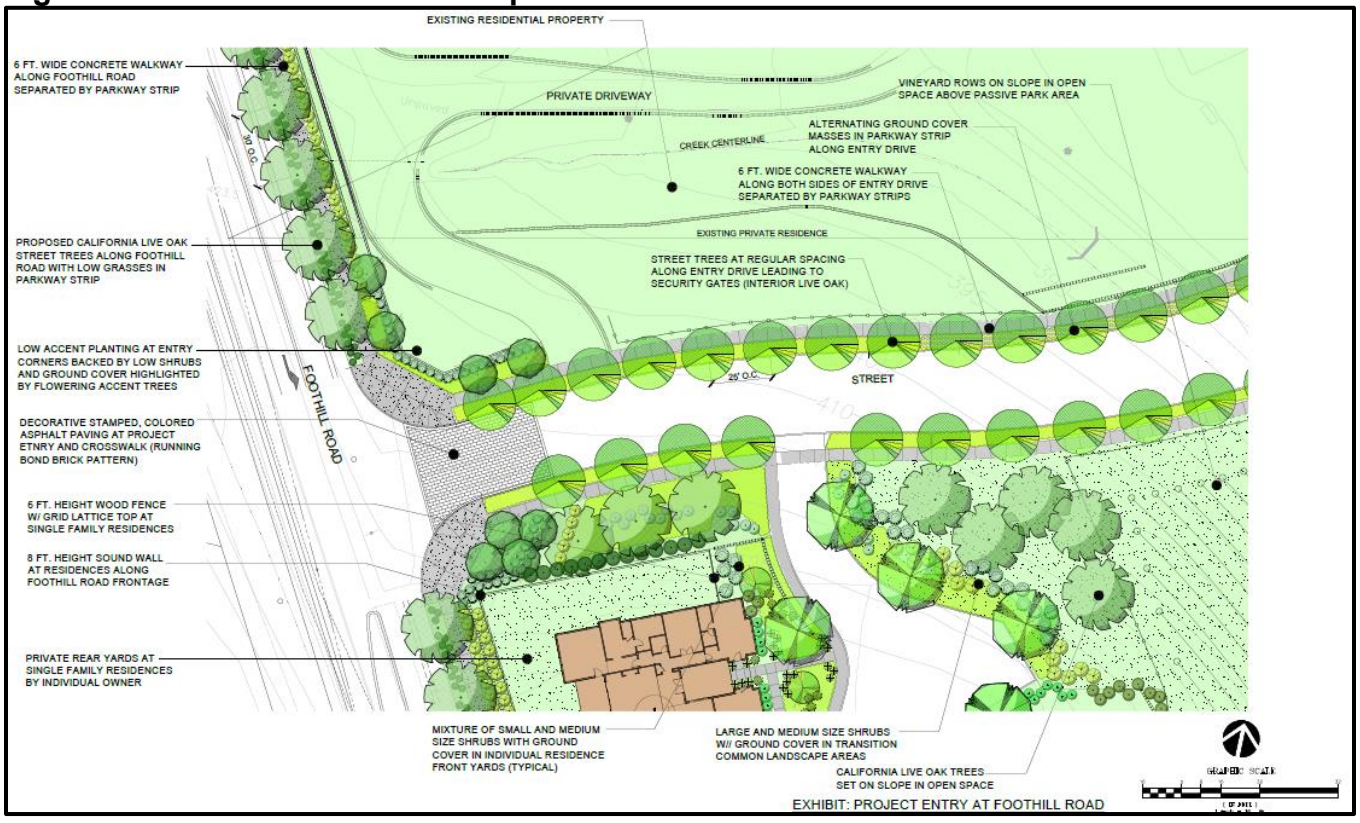


Figure 23: Entryway and Mini Park Landscape

Figure 24: Clubhouse and Recreation Center Landscape

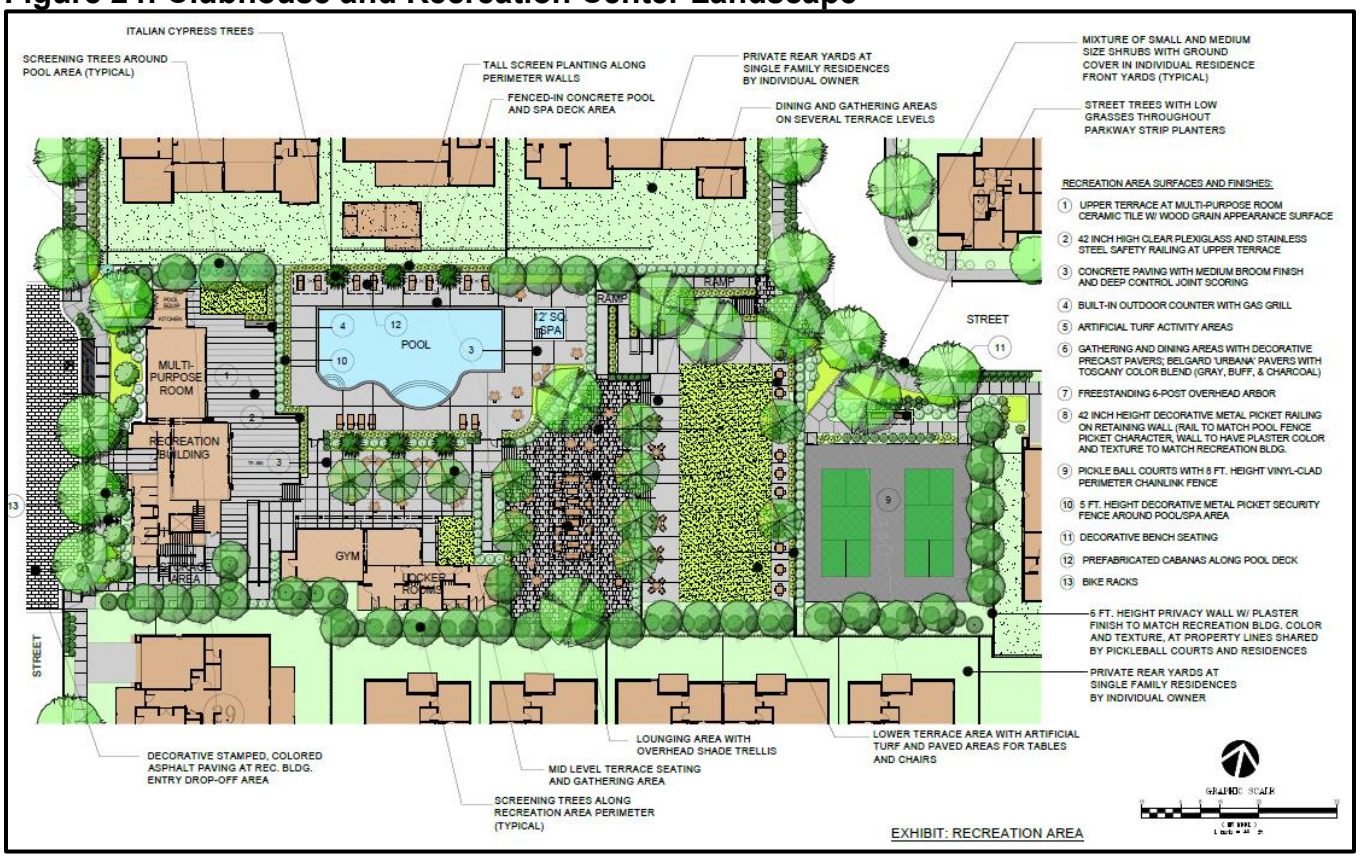


Figure 25: Front Yard and BMR Auto Court Landscape

Figure 26: Trail and Bioretention Landscape

A preliminary fencing plan, which shows a combination of good neighbor wood fencing, cement plaster walls, and wrought iron fencing has been provided for the project. Figures 27 and 28 illustrate the proposed fencing plan along with a color-coded legend to determine what type and height of fence is proposed in each location of the proposed project.

Figure 27: Preliminary Fencing Plan

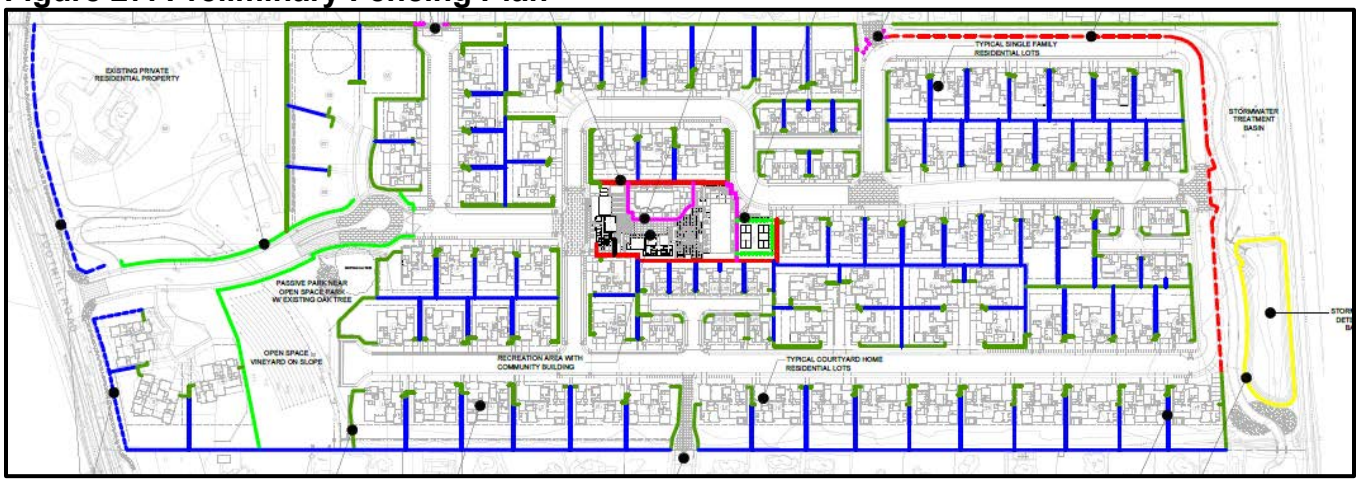


Figure 28: Preliminary Fencing Plan Legend

FENCE LEGEND:

PLAN SYMBOL	DESCRIPTION
	6 FT. HEIGHT WOOD FENCE WITH LATTICE TOP; SEE DETAIL 1/L1.3
	6 FT. HEIGHT SOLID WOOD FENCE; SEE DETAIL 2/L1.3
	6 FT. HEIGHT WOOD AND WIRE FENCE; SEE DETAIL 3/L1.3
	5 FT. HEIGHT METAL PICKET SECURITY FENCE AT POOL AND SPA; SEE DETAIL 4/L1.3
	6 FT. HEIGHT DECORATIVE METAL PICKET FENCE AT EVA ENTRANCES; SEE DETAIL B/L1.3
	4 FT. HEIGHT WOOD AND WIRE FENCE; SEE DETAIL 5/L1.3
	42 IN. HEIGHT VINYL-CLAD CHAINLINK FENCE AT DETENTION BASIN; SEE DETAIL 7/L1.3
	8 FT. HEIGHT VINYL-CLAD CHAINLINK FENCE AT PICKLE BALL COURTS; SEE DETAIL 8/L1.3
	6 FT. HEIGHT WALL WITH PLASTER FINISH AND COLOR TO MATCH RECREATION CLUB HOUSE
	8 FT. HEIGHT SOUND WALL AT LOTS ALONG FOOTHILL ROAD RIGHT-OF-WAY; SEE IMAGE 6/L1.3

Please refer to Exhibit B for fully detailed and any remaining project details.

ANALYSIS

General Plan Conformance

The subject site has a General Plan Land Use Designation of Low Density Residential (LDR) and Housing Element Sites Overlay (HESO) which permits residential uses; thus, the project would be consistent with the General Plan Land Use Designations.

The City's adopted 2023 Housing Element (Appendix B) identifies the proposed project site as Area 22, which allows up to two residential units per acre, plus a 20 percent density bonus under Senior Housing State Density Bonus Law, for a total maximum number of 112 residential units (93 base units plus 19 BMR units).

The project site is approximately 46 acres in area. The proposed project consists of 93 base units and 18 BMR units, totaling an allowable number of 111 residential units, and resulting in an acceptable base density of 2.02 dwelling units per acre (2.41 dwelling units per acre with the State mandated senior housing density bonus). Therefore, the proposed project conforms to the General Plan density requirements.

In addition, the proposed project supports/promotes the following General Plan Goals, Programs, and Policies:

Land Use

- Policy 8: Preserve and enhance the character of existing residential neighborhoods.

- Policy 8.1: Enforce the provisions of the City's Zoning Ordinance and related planning ordinances to maintain the character of existing residential neighborhoods.

- Program 8.2: Use the City's development review procedures to minimize intrusions into existing neighborhoods.

- Policy 10: Provide flexibility in residential development standards and housing type consistent with the desired community character.

- Program 10.1: Use planned unit development (PUD) zoning for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications.

- Policy 11: Residential density is determined by the General Plan density range or applicable specific plan.

- Policy 12: Allow housing on the 6th Cycle Housing Element Sites, subject to site-specific policies as follows:

    - Area 22- (Merritt)- A Planned Unit Development is required in conjunction with the necessary annexation of this site. While the site shall not be subject to the strict application of the Objective Design Standards, the standards may be used as a benchmark, and where applicable, the PUD process may allow for flexibility (e.g., clustering of housing sites).

Housing Element

- Policy 1.1: The City will identify and re-zone sites as needed to allow for residential development, at appropriate densities, to meet the assigned Regional Housing Needs Allocation (RHNA) of 5,965 units for the 2023-2031 (6th Cycle) Housing Element Cycle.

- Policy 1.4: Support the development of sites designated for residential uses, particularly sites zoned for higher density and lower- and moderate-income housing. Actively pursue partnerships and other opportunities for the development of projects with a high proportion of affordable housing units on these sites.

- Policy 1.5: For phased residential developments, ensure that the majority of units affordable to very low- and low-income households are not postponed until the final stages of development.

- Program 1.1: Maintain zoning/rezone appropriate sites to accommodate Pleasanton's share of the regional housing need for all income levels.

- Program 1.10: Complete annexation of the housing sites located in unincorporated Alameda County (i.e., Lester and Merritt rezone parcels). Time Period: Complete annexations by June 30, 2026, unless extended for an additional 12 months. For Merritt, the target timeline and milestones include complete CEQA review by May 2024, project review by City Council in August 2024, and LAFCO review for annexation in October 2024.

- Policy 2.3: In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate-income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.

- Policy 2.7: Encourage the use of density bonuses in residential projects that include housing units affordable to extremely low-, very low-, low-, and moderate-income households.

- Policy 5.5: Support development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

- Policy 6.4: Ensure that new housing development and improvements to existing housing (e.g., rehabilitation, remodels, and additions) integrate sustainable design and energy efficiency features, including a reduced lifecycle carbon footprint of materials required for the development of housing (i.e., remodels, additions, and new units), reduced energy and water consumption and efficiency, and expanded use of renewable energy sources.

Sustainability

- Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.

- Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

- Program 2.6: Require design features in new development and redevelopment areas to encourage transit, bicycle, and pedestrian access, such as connections between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible.

- Program 2.8: Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.

Overall Community Development

- Policy 4: Allow development consistent with the General Plan Land Use Map.

Climate Action Plan (CAP) Strategies

- Encourage and facilitate more walking and cycling trips.

- Create the building site context that allows people to walk, bike or take transit rather than drive.

- Decrease travel time and VMT, less idling leads to fuel savings and less consumption and GHG Emissions.

Zoning and Uses Conformance

The City Council approved the pre-zoning of the project site in December of 2012 to PUD-LDR (Planned Unit Development – Low Density Residential) and HOZ (Housing Opportunity Zone). The approved uses for the project site include attached and detached single-family residential development; thus, the proposed project conforms with the current pre-zoning designations.

Objective Design Standards (ODS), Housing Site Development Standards, and Design Guidelines

Although designated as a Housing Site in the City's Housing Element, because the proposed project was submitted prior to the adoption of the City's ODS, those standards are not applicable to the proposed project.

Rather, given the PUD pre-zoning for the project site, the applicant is permitted via a PUD development plan to establish the minimum site development standards for the project. As stated previously, for lots 1 through 84 the site development standards include, but are not limited to, minimum lot area, minimum setbacks, maximum floor area ratio, maximum building height, accessory structure setbacks, etc. For lots 85-88 (custom/semi-custom units), the applicant has prepared Design Guidelines and Development Standards (see Exhibit B) that would establish a similar set of development standards, as well as architectural design guidelines for those lots.

Because this is a PUD, the applicant has the ability to request customized minimum development standards for the proposed project. For a residential project such as this, staff encourages the applicant, to the extent possible, to establish minimum development standards that are similar to those of surrounding residential uses to maximize compatibility with surrounding residential development. Based on the requested minimum development standards shown in Figure 6 above, the applicant is proposing lot sizes of at least approximately 7,000 square feet for the detached units which is larger than the minimum approximately 6,500 square feet minimum lot sizes of the surrounding neighborhoods. The

proposed project also maximizes building height at approximately 32 feet where 30 feet is the maximum height of the surrounding neighborhoods. Other standards of the proposed project that are similar to the surrounding neighborhoods are the interior side yard setbacks of 5 feet one side and 10 feet combined, accessory structure heights and setbacks, and ADU standards. Accordingly, staff believes the proposed development standards are generally consistent with other single-family detached zoning district standards found in the City and would compatible/similar to the development standards required for the residential neighborhoods to the north and south.

Grading and Drainage

Site drainage will be directed towards landscaped bio-retention planters located in various areas of the subject site for retention and treatment before draining into the City's storm drain system. As conditioned, staff finds the proposed grading and drainage plan to be acceptable and in compliance with applicable stormwater runoff requirements.

Site Plan

The site plan provides a 50-foot building setback along the north and south property lines providing a generous open space area between the proposed new units and the existing residential neighborhoods to the north and south. These open space areas will be well-landscaped providing a pleasing visual aesthetic and helping to maintain a high level of privacy for both the new residents and existing residents adjacent to the project site. Additionally, all new residential units along the perimeter of the proposed project would be single-story with just a few second-story pop-ups oriented away from the rear of the new residents, further adding to the privacy for the existing adjacent neighborhoods. Lastly, the project would feature a single access point off of Foothill Road and other vehicular access would be limited to emergency vehicle access only to and from access points leading to/from the existing residential neighborhoods to the north and south. Staff finds the site plan is appropriate and supports the overall configuration and site design.

Site Plan, Traffic and Circulation

The site plan has been designed to allow access solely from Foothill Road to reduce automobile traffic in the existing neighborhoods to the north and south. A primary looped internal street with both small side streets and motor courts off that looped street provide access to all residential units and the clubhouse.

Pedestrian access would be provided throughout the project site. The proposed project would include five-foot-wide sidewalks on both sides of all interior streets to ensure that pedestrians have a continuous route throughout the community. Residents would also have pedestrian access to neighboring communities at Fernwood Way, Eastwood Way, and Foothill Knolls via the proposed Marilyn Murphy Kane Trail extension and Foothill Road.

The Housing Element Update FEIR indicated that development consistent with the Housing Element Update is not forecasted to generate transit, roadway, bicycle, or pedestrian use that would exceed the capacity of area facilities to serve that demand. The Housing Element Update FEIR concluded that because development consistent with the Housing Element Update would be subject to all applicable State, regional, and City guidelines, standards, and specifications related to service standards, including, but not limited to, those provided in the City of Pleasanton Bicycle and Pedestrian Master Plan, and CAP 2.0, it would not conflict with adopted policies, plans, or programs. Therefore, the Housing Element Update would result in a

less than significant impact on the circulation system, including transit, bicycle, and pedestrian facilities and policies.

The City Traffic Engineer has reviewed the project and determined that no additional traffic analysis would be required. This determination was based on two factors: 1) the proposed project density is consistent with the density analyzed for the proposed project site in the Housing Element Update FEIR, which analyzed and establishes mitigation measures, to the extent possible, to mitigate traffic and circulation issues for this Housing Element site; and 2) the proposed project is for an all age-restricted (senior) development, which typically results in a lower trip generation rate than a more traditional residential development that has no age restrictions for the residents. The Housing Element Update FEIR Mitigation Measures would be applied to the project and would be implemented through conditions of approval. Additionally, the project would be required to provide the design and install all required traffic improvements on Foothill Road including, but not limited to: 1) a left turn pocket from southbound Foothill Road into the proposed project site; 2) a left turn pocket from northbound Foothill Road into Equus Court; 3) six-foot-wide bike lanes in both directions (with additional two-foot-wide buffers); and 4) a six-foot-wide sidewalk along the project frontage that would connect with the existing sidewalk network on the east side of Foothill Road to the north and south of the proposed project frontage . Finally, the project has been conditioned to pay the applicable City and Tri-Valley Regional traffic impact fees, to help fund future improvements to local and regional roadways.

Parking

Per Municipal Code Section 18.88.030, residential projects are required to have two parking spaces per residential unit. Given that there are 110 new units proposed, the proposed project would be required to provide 220 parking spaces. The proposed project would include 420 spaces, including 246 garage parking spaces (2- and 3-car/2.2 spaces per unit) and 174 driveway parking spaces (1.56 spaces per unit), as well as street parking (177 spaces/1.6 spaces per unit), which exceeds the City's requirements.

Noise

The applicant prepared a site-specific acoustical study (Exhibit B). The City's General Plan requires that outdoor recreation areas not exceed 60 dB Ldn and that indoor noise levels not exceed 45 dB Ldn. Staff notes that the outdoor noise standard applies to the common outdoor recreation areas such as the clubhouse and mini park within the center of the project site. Mitigation measures and conditions of approval have been provided to ensure these standard noise levels are met.

Noise Impacts on Adjacent Properties

The project would generate negligible urban noise from sources such as traffic, vehicles starting, outside activities in yards and at the clubhouse, people talking, etc. However, given the existing noise levels produced by nearby street and freeway traffic and the existing residential neighborhoods to the north and south, noise levels would not change substantially from that currently experienced in the area. Construction equipment would be required to meet DMV noise standards and be equipped with muffling devices. Once constructed, the occupants of the residential units would be required to meet the City's noise ordinance, which stipulates the project cannot produce a noise level more than 60 dBA at any point outside of the property plane. The proposed project, based on its proposed residential use is not expected to generate any unusual sources of noise.

Architecture and Design

The various house plans and clubhouse design offer significant detailing and articulation, and the form/shape of the building is visually interesting. The materials and colors are attractive and will blend in well with the surrounding developments based on similar finish schemes found on other existing residences in the vicinity. Overall, staff supports the architectural design, massing and detailing of the proposed residences and clubhouse.

Green Building

As required by the City's Green Building Ordinance (PMC Ch. 17.50), the proposed project is required to meet at least a "Green Home" or a LEED (Leadership in Energy and Environmental Design) "Certified". Some of the proposed green building measures include: employ strategies that use less water and improve energy performance for the building; reduce potable water consumption for irrigation on the subject site as a whole; utilize materials with recycled content; utilize FSC-certified wood in construction materials; and utilize low-VOC (volatile organic compound) emitting flooring, paints, coatings, adhesives, and sealants. The applicant will meet all Green Building Ordinance requirements, which will be verified at time of building permit issuance. Therefore, staff supports the applicant's green building measures in the project.

Climate Action Plan

In 2022, the City adopted Climate Action Plan (CAP) 2.0. The CAP 2.0 was reviewed by the Bay Area Quality Management District (BAAQMD) and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's CEQA guidelines. Implementation of the CAP will occur over several years. The CAP consists of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32, California's Global Warming Solutions Act of 2006.

Staff completed an analysis of how the proposed project is consistent with or implements the applicable measures outlined in the City of Pleasanton's CAP. As a large senior residential project located within the vicinity of a commuter bus line, the proposed project is consistent with Land Use Goal 1 of the CAP: to reduce vehicle miles traveled (VMT) through infill and higher density development. In addition, several Strategies and Supporting Actions related to water and energy conservation from the CAP are implemented in the proposed project, including that new units would be all-electric and not contain any new gas facilities, or are required as conditions of approval.

Universal Design

Universal Design is a design principle that addresses the needs of people with reduced mobility, agility, and/or strength such as the elderly and persons with disabilities. It is usually applied to residential development types not normally covered by the ADA requirements of the California Building Code (CBC) such as single-family homes.

The City's Housing Element contains Program 5.4, which promotes the installation of enhanced accessibility features in a proportion of units. In response, the proposed is providing enhanced accessibility design solutions in all new units to meet the current and future needs of an age-restricted population, which will allow the residents to age in place and continue to enjoy the benefits of living in the community as they continue to age. These elements are included in Exhibit B and are summarized as follows:

- Given the age restricted community, it is anticipated that now or in the future, residents may require use of a walker, wheelchair, or other assistance. Accessible access to front entries, a bathroom, and a bedroom are provided. Path of travel to these spaces meet threshold heights, width clearances, and door widths requirements
- The kitchens include an accessible route to the sink and stove and the required clearances for these uses and at least one bathroom includes the required clear areas
- Primary bedrooms are all on the ground floor and at least one bedroom includes the elements needed for access
- Blocking for grab bars would be installed.

School Impacts

As an age-restricted senior housing development, the project can be expected to generate minimal, if any, demand on school facilities. Nonetheless, the project developer has been working with the Pleasanton Unified School District to develop an agreement regarding school impact fees. Pursuant to State law, payment of school impact fees set by the state legislature is deemed adequate mitigation for schools-related impacts associated with new student generation. Construction will not be allowed to start until Pleasanton Unified School District has advised that such agreement has been finalized with the project developer and required fees paid.

Tree Removal and Landscaping

A tree report has been prepared that specifies the species, size, health, and value of the existing trees on the site that exceed six inches in diameter. A total of 379 existing trees were identified on the subject property or within the immediate vicinity of the project, including 135 heritage-sized trees as defined in the Municipal Code (i.e., a tree which measures 35 feet or greater in height or which measures 55 inches or greater in circumference). The project proposes to remove a total of 330 existing trees, including 112 heritage-size trees. The trees require removal due to direct or significant encroachment by the proposed project and/or related off-site improvements.

Landscape plans have been provided for the proposed project showing new planted areas around the perimeter of the project site, in open space areas, around common area facilities, along the internal street network, and in the front yards of all residential units. The landscape plans provide a variety of trees, shrubs, and groundcover on the project site. The new trees proposed for the project are a combination of 24-inch and 60-inch box sized trees. Final planting plan details would be determined at the time of building permit review and be finalized in consultation with the City's Landscape Architect to ensure an attractive landscape that would also meet the City's Water Efficient Landscaping Ordinance (WELO). The City's Landscape Architect has included conditions of approval to mitigate the off set for tree removal versus the new trees to be planted.

Staff believes the proposed landscape plan is attractive and contains sufficient landscape area throughout the project site. Staff believes that once finalized with the City's Landscape Architect, the density and species of the new trees would be appropriate.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing Agreement (AHA)

Chapter 17.44 of the PMC (IZO) requires for new single-family residential projects of 15 units or more, that at least 20 percent of the project's dwelling units shall be affordable to very low, low, and/or moderate-income households. For the proposed project, the applicant is proposing

to conform to the IZO by providing 18 (20 percent of the base 92-unit project) affordable for-sale units to moderate-income households at 120 percent of the Area Median Income (AMI). These restricted units are two-bedroom alley-loaded and/or courtyard detached and duet homes dispersed in several clusters throughout the project site and would feature the same exterior finishes and amenities as those planned for market-rate units. (Note that earlier iterations of the project plans clustered the units in a single area of the site; based on City comments, the units are now distributed in several locations within the site.)

The applicant is also proposing to further expand the affordability component of the Project by providing a minimum of four (4) Accessory Dwelling Units (ADUs); two (2) of these ADUs will be within the main home (attached ADUs) and the remaining ADUs will be detached structures in rear yards. While the ADUs are not required to be rented or sold at affordable levels, and do not "count" against the requirements of the IZO, the ADUs are considered affordable by design and do provide a beneficial increment of relatively affordable housing.

Further, pursuant to the IZO, an Affordable Housing Agreement (AHA) must be entered into by the City and the project owner. The agreement shall record the method and terms by which a project owner shall comply with the requirements of this chapter. The approval and/or recordation of this agreement shall take place prior to final map approval or, where a map is not being processed, prior to the issuance of building permits for such lots or units. Per PMC Section 17.44.090, the Affordable Housing Agreement (Exhibit E) will be reviewed by both the Planning Commission and the City Council with the City Council providing final approval of the AHA. Included as part of the AHA are requirements for administering the sale of the affordable senior units to qualified buyers. These requirements have been drafted with input from the City's consultant, Bay Area Affordable Homeownership Alliance (BAAHA), and are tailored to the somewhat unique circumstances presented by these being affordable, senior, ownership units, based on the City's existing Pleasanton Homeownership Assistance Program guidelines (PHAP). While the requirements are intended to ensure there will be an appropriate pool of qualified buyers, the AHA allows for the Community Development Director to approve changes to the Merritt project-specific PHAP Requirements, to attract additional qualified buyers, if needed.

The completion of the AHA is included as a condition of approval.

Development Agreement

As described, a Development Agreement (DA) between the City and the Developer is proposed. The key negotiated terms of the draft DA attached in Exhibit D are as follows:

- Term: Initial 10 years from the date of annexation approval by LAFCO with option for an extension (length to be determined at the time of request for extension) to be approved by the City Manager
- Allows for vesting of fees in place at the time of proposed project approval and allows for appropriate annual escalators as specified by respective fee type programs
- Allows for deferred payment of City impact fees to final inspection request for each unit/facility. Third party impact fees (i.e., DSRSD, Zone 7, and PUSD are not applicable)
- No fee credits are to be provided to the applicant for the proposed Foothill Road bike and pedestrian improvements or the Marilyn Murphy Kane trail extension improvements
- Construction and annual maintenance, in perpetuity, of the Marilyn Murphy Kane trail extension as follows:

    - Substantially complete to the satisfaction of the City Engineer, prior to issuance of 50th home building permit, or within 4 years of issuance of first building permit, whichever comes first
- Construction of Foothill Road bike and pedestrian improvements beyond the project frontage as follows:
    - improvements to allow for safe ingress/egress to the site from Foothill Road, including roadway widening and creation of the required left-term pocket and other related improvements necessary in determination of the City Traffic Engineer, to be installed prior to issuance of first Certificate of Occupancy. Other Foothill Road bike and pedestrian improvements to be "substantially complete" to the satisfaction of the City Traffic Engineer, prior to issuance of 50th home building permit, or within 4 years of issuance of first building permit, whichever comes first.
- A Public Safety facility and equipment contribution to the City in the amount of $1 million to be paid as follows:
    - $200,000 to be paid at first building permit; $400,000 at time of issuance of 50th home's building permit; and $400,000 at Building Permit for the 100th home building permit

Based on these terms staff has determined the City will receive at least equitable financial and other public benefits over the initial term of the DA, compared to the value of terms that are to the benefit of the developer, that leads staff to recommend support of the draft DA. In particular, the City would secure additional multimodal improvements along Foothill Boulevard and within the project in the form of a trail extension, receive a direct financial contribution in the amount of $1 Million to support provision of needed public safety improvements and equipment, and would also receive payment of Capital Facilities and Transportation Impact Fees to help offset the demands created on City facilities by the incremental addition of new residents to the City. Finally, although on-site affordable housing is a goal of the IZO, staff recognizes that the existing ordinance permits payment of fees, and so achieving on-site units is a positive benefit of the project. Accordingly, staff recommends the Planning Commission make a recommendation of support for the draft DA to the City Council. Staff notes, the DA process requires the City Council to determine if a DA is consistent with the General Plan. Based on the information above, staff believes the City Council will be able to make this finding.

Annexation

The project site is designated as Site 22 in the City's Housing Element. The project site is located just outside of the City limits but within Pleasanton's Sphere of Influence (SOI) and Urban Growth Boundary (UGB). Prior to development of the proposed project, the project site would need to be annexed into the City of Pleasanton, and a segment of Foothill Road in Alameda County abutting the project site, consistent with City and LAFCO policies as well as Program 1.10 of the Housing Element. Annexation of the project site and adjacent right of way would represent a logical and orderly extension of urban growth and the City's boundaries, which would ensure the project site would be developed in a comprehensive and thoughtful manner consistent with other nearby lands. Moreover, as the City processes development applications consistent with the Housing Element Update for the project site, these applications are reviewed by the City for compliance with the goals, policies, and programs of the General Plan and Municipal Code. Furthermore, LAFCO would review the development applications for the project site to ensure consistency with LAFCO policies.

ALTERNATIVES

As outlined in the above analysis, staff believes the project, as proposed and conditioned, would be compatible with the other uses in the vicinity and not create adverse impacts, and recommends the Planning Commission recommend approval to the City Council. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Recommend denial of the project; or
2. Recommend approval of the proposal with modifications to the site layout, residence/clubhouse designs, landscaping, amenities, etc.

SUMMARY OF PROS/CONS OF PROJECT

PROS	CONS
Project is consistent with the General Plan, Housing Element and Pre-Zoning, including the assigned densities.	The project would add new development and daily trips to Foothill Road although all project traffic impacts can be mitigated.
Development of an underutilized and vacant project site.	Project would create demands on City infrastructure and public safety resources.
Creation of affordable, on-site, senior restricted BMR units.	
New buildings and landscaping would upgrade and enhance the visual quality of the site and streetscape.	
Trail connection and off-site bicycle and pedestrian improvements for public safety	

PUBLIC NOTICE

Notice of this meeting was sent to property owners and tenants/occupants within 1,000-feet of the site as shown in Exhibit G. At the time of this report's publication, staff had received two letters of support (Exhibit F) but not any other public comments. Public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

A Consistency Checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether the proposed project requires additional environmental review. The Consistency Checklist is attached to this report as Attachment C. CEQA Guidelines Section 15183 mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an FEIR/FSEIR was certified (in this case the Pleasanton General Plan 2005-2025 FEIR and the Housing Element Update FSEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the

EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR. This determination is based on the following criteria:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FSEIR.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR.

SUMMARY/CONCLUSION

The project is consistent with the density and land uses allowed for and pre-zoned for the project site. Staff believes the proposed project would be consistent and compatible with the site development standards imposed on the surrounding residential uses to the north and south. The project provides 110 new residential units, including 18 affordable residential units, which assists the City in meeting its housing goals. As described in greater detail above, staff finds the project design, site plan, architecture, and overall landscaping/open space to be attractive and would complement the surrounding neighborhoods, and the project and supporting Pre-Annexation and Development Agreement provides an appropriate degree of community and financial benefits to support a recommendation for approval.

Primary Author: Eric Luchini, Senior Planner 925-931-5612 or eluchini@cityofpleasantonca.gov

Reviewed/Approved By:
Melinda Denis, Planning and Permit Center Manager
Ellen Clark, Director of Community Development
Kim Cilley, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL: (1) ADOPT A CEQA GUIDELINES SECTION 15183 CONSISTENCY CHECKLIST PURSUANT TO THE CITY OF PLEASANTON HOUSING ELEMENT UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (FSEIR); (2) APPROVE ANNEXATION, A PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TO CONSTRUCT A 111-LOT RESIDENTIAL SUBDIVISION, INCLUDING AN AGE-QUALIFIED COMMUNITY WITH 92 SINGLE-FAMILY DETACHED HOMES, 18 AFFORDABLE SENIOR COURT-YARD DETACHED AND DUET HOMES, ONE EXISTING SINGLE-FAMILY RESIDENCE, AND RELATED ON-AND OFF-SITE IMPROVEMENTS, A VESTING TENTATIVE MAP, AND A PRE-ANNEXATION AND DEVELOPMENT AGREEMENT SUBJECT TO THE CONDITIONS OF APPROVAL; AND (3) DIRECT THE CITY MANAGER TO ENTER INTO AN AFFORDABLE HOUSING AGREEMENT WITH FOOTHILL BOULEVARD HOLDING COMPANY, LLC FOR THE PROPOSED PROJECT AS FILED UNDER CASE NOS. P22-1089, PUD-147, AND TRACT 8522

WHEREAS, on December 27, 2022, Foothill Boulevard Holding Company, LLC, applied for: (1) adoption of a CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FSEIR); (2) Annexation (P22-1089), a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements, a Vesting Tentative Map (Tract 8522), and a Pre-Annexation and Development Agreement; and (3) an Affordable Housing Agreement for the proposed project located 4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01), APN 941-0950-003-11, and APN 941- 0950-003-12 (hereinafter "project"); and

WHEREAS, the Property is designated Low-Density Residential (LDR) and Housing Element Sites Overlay (HESO) in the City's General Plan; and

WHEREAS, the Property is designated Pre-zoned PUD-LDR (Planned Unit Development – Low-Density Residential) and HOZ (Housing Opportunity Zone) on the City's zoning map; and

WHEREAS, the City of Pleasanton is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, at its duly noticed public meeting of June 26, 2024, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written agenda reports and all public comment and testimony:

DRAFT

Section 1: Recommended Findings for California Environmental Quality Act (CEQA)
With respect to CEQA, the Planning Commission finds it has independently reviewed and analyzed the 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Environmental Impact Report (SCH# 2022040091) (Housing Element Update Final EIR or FEIR) and has considered the information contained therein, prior to recommending approval of the Project. The Planning Commission further finds the CEQA Guidelines Section 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR) satisfies the requirements of CEQA and represents the independent judgment and analysis of the City of Pleasanton as lead agency for the Project.

Accordingly, the Planning Commission recommends the City Council make the following findings for adoption of the 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR):

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Pleasanton General Plan 2005-2025 FEIR and Housing Element Update FEIR.

Section 2: Recommended Findings for Annexation (P22-1089)
With respect to annexation, the project site is designated as Site 22 in the City's Housing Element. The project site is located just outside of the City limits but within Pleasanton's Sphere of Influence (SOI) and Urban Growth Boundary (UGB). Prior to development of the proposed project, the project site would need to be annexed into the City of Pleasanton, and a segment of Foothill Road in Alameda County abutting the project site, consistent with City and LAFCO policies as well as Program 1.10 of the Housing Element. Accordingly, the Planning Commission finds and recommends the City Council approve annexation of the project site and adjacent right of way because it would represent a logical and orderly extension of urban growth and the City's boundaries, which would ensure the project site would be developed in a comprehensive and thoughtful manner consistent with other nearby lands. Moreover, as the City processes development applications consistent with the Housing Element Update for the project site, these applications are reviewed by the City for compliance with the goals, policies,

and programs of the General Plan and Municipal Code. Furthermore, LAFCO would review the development applications for the project site to ensure consistency with LAFCO policies.

Section 3: Recommended Findings for approval of PUD Development Plan (PUD-147)
With respect to Case No. PUD-147, the Planning Commission recommends the City Council make the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

1. **Whether the plan is in the best interests of the public health, safety, and general welfare:**

   The Project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The Project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. With the recommended traffic improvements/mitigations, the Project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements would minimize construction impacts on the surrounding residents and tenants. The Project is compatible with the adjacent uses and would be consistent with the existing scale and character of the area. Therefore, it is recommended the proposed PUD development plan is in the best interests of public health, safety, and general welfare, and this finding can be made.

2. **Whether the plan is consistent with the City's General Plan and any applicable specific plan:**

   The Property's Land Use Designation of Low-Density Residential (LDR) and Housing Element Sites Overlay (HESO) permits residential uses; thus, the Project would be consistent with the General Plan Land Use Designation. The proposed density of two dwelling units per approximate acre, plus a 20 percent density bonus as allowed under State Density Bonus Law, is consistent with the General Plan. The Project would further several General Plan Programs and Policies including: encouraging the reuse of vacant and underutilized parcels by development on an underutilized former orchard within the existing urban area; encourage the use of density bonuses in residential projects that include housing units affordable to extremely low-, very low-, low-, and moderate-income households and support development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community. The project would also be in conformance with the Inclusionary Zoning Ordinance, which requires each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate-income households. City policies strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to

lower- and moderate-income households, which would be accomplished by this project through the construction of on-site, deed-restricted senior housing units. The Project environmental review determined that the Project would present no new or more severe significant impacts and no unstudied impacts that are peculiar to the parcel. Therefore, it is recommended the City Council find the proposed development plan is consistent with the City's General Plan, and this finding can be made.

3. **Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:**

   The Project site is surrounded primarily by residential development. The proposed residential use would be compatible with these surrounding uses. The units' heights would be compatible with the surrounding and existing single-family residences to the north and south. The residences have been attractively designed and would be compatible with the design of the surrounding residential uses. New and dense landscaping would be installed along the Project perimeters and within the interior of the Project to soften the Project from off-site views and provide buffers between sidewalks and roadways, and the Project. Additionally, the Project preserves several existing mature trees including two large Heritage-sized trees located generally in the middle of the proposed project site. The proposed project site drops in elevation to the east from Foothill Road, with the elevation from the Foothill Road frontage to the entry gate falling by approximately 60 feet. In response, the grading plan has been designed to be sympathetic to the natural terrain and includes stepping the building pads down the hill to minimize the use of large retaining walls and reduce the overall need for terracing slopes on the project site. Therefore, it is recommended the City Council make this finding.

4. **Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.**

   As described above, the proposed project site drops in elevation towards the east from Foothill Road, with the elevation from the Foothill Road frontage to the entry gate falling by approximately 60 feet. Grading is proposed throughout the proposed project areas to create predominantly flat pad lots, bio-retention areas, and streets. Due to some abrupt grade changes in the central portions of the proposed project site, approximately 12,400 cubic yards of earth are estimated for off-haul or export. Erosion control and dust suppression measures will be documented in the building and improvement plans and will be administered by the City's Building and Engineering Divisions. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Parking lot and roof drainage would drain into landscaped bioretention areas that would filter contaminants before entering the arroyos and, ultimately, the bay. The proposed project site is not located within the Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management

Agency (FEMA) indicate the Property is not located in a flood hazard zone. Therefore, it is recommended the City Council make this finding.

5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape:

The Property is in a developed area of the City and would not involve the extension of any new public streets (all streets are private). The majority of the new development would be located on the more level areas of the proposed project site, and as described in Finding 3, the grading has been designed to integrate the necessary streets and building pads into the terrain and landscape of the site to the extent feasible. The proposed residences would be compatible in size and scale with surrounding structures and would include a variety of roof heights and varied massing to blend with the surroundings. New landscaping including large box-sized trees would be installed to mitigate the loss of the existing landscaping and trees. Therefore, it is recommended the City Council make this finding.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The public improvements associated with the Project would be consistent with City design standards. The existing driveway entrance is located and configured to provide adequate line-of-sight viewing distance for vehicles and to facilitate efficient ingress/egress to and from the proposed project site. All internal streets and motor courts would meet City standards for emergency vehicle access and turn-around. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. The residences and clubhouse would be required to meet the requirements of the Uniform Building Code, Fire Code, other applicable City codes, and State of California energy and accessibility requirements. The residences and clubhouse would be equipped with automatic fire suppression systems (sprinklers). Therefore, it is recommended the City Council make this finding.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district, and the City's Housing Element. One of the purposes of the PUD district is to ensure the desires of the Applicant and the community are understood and approved prior to the commencement of construction. The proposed project implements the purposes of the PUD Ordinance in this case by providing a residential project that is well-designed and well-integrated with the existing development in the vicinity, that fulfills the desires of the applicant, and that meets the City's General Plan and Housing Element goals and policies. By taking advantage of the flexibility of the PUD district while complementing the minimum development standards of the surrounding residential neighborhoods, the applicant and staff have been able to work together to design the Project in a manner most appropriate for this use. Through the PUD process, the Project has provided the Applicant and the City

with a development plan that optimizes the use of this infill site in a sensitive manner. Therefore, it is recommended the City Council make this finding.

Section 4: The Planning Commission hereby recommends the following to the City Council:

a. Adopt a resolution adopting the Section 15183 Consistency Checklist for the Project.

b. Adopt the findings set forth in Section 3 of this Resolution.

c. Adopt a resolution approving Annexation (P22-1089) and Vesting Tentative Map (Tract 8522), subject to the draft conditions of approval listed in the attached Exhibit A.

d. Adopt ordinances approving Planned Unit Development plan (PUD-147), and the Pre-Annexation and Development Agreement subject to the draft conditions of approval listed in the attached Exhibit A.

e. Adopt a resolution directing the City Manager to execute the Affordable Housing Agreement with Foothill Boulevard Holding Company, LLC for the Project.

Section 5: This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on June 26, 2024, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____
Melinda Denis
Secretary, Planning Commission

_____
Matt Gaidos
Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

P22-1089, PUD-147, and Tract 8522
4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01), APN 941-0950-003-11, and APN 941- 0950-003-12
June 26, 2024

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for (1) Adoption of a CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Supplemental Environmental Impact Report (FSEIR); (2) the following entitlements: Annexation (P22-1089), a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements, a Vesting Tentative Map (Tract 8522), and a Pre-Annexation and Development Agreement and (3) an Affordable Housing Agreement located on Assessor Parcel No(s). 941-0950-003-03, 941-0950-003-01, 941-0950-003-11, and 941- 0950-003-12 at 4131 and 4141 Foothill Road. Development shall be substantially as shown on the project materials listed below:

a. Project plans, Vesting Tentative Map, Visual Simulations, Color and Material Board, etc., Exhibit B, prepared by Dahlin Group, RJA, KTGY, and RW Stover and Associates for Foothill Boulevard Holding Company, LLC, dated “Received” on June 15, 2024, and kept on file in the Planning Division of the Community Development Department.

b. Design Guidelines and Development Standards prepared by Foothill Boulevard Holding Company, dated “Received” on August 3, 2023, and kept on file in the Planning Division of the Community Development Department.

c. Arborist Report prepared by HortScience for DeSilva Group, dated “Received” in April 2023, and kept on file in the Planning Division of the Community Development Department.

d. Archeological Cultural Resources Assessment prepared by Basin Research Associates for DeSilva Group, dated “Received” on January 27, 1997, and October 23, 2023, and kept on file in the Planning Division of the Community Development Department.

e. Historic Structure Assessment prepared by Design Story Spaces, for Foothill Boulevard Holding Company, dated “Received” on October 23, 2023, and kept on file in the Planning Division of the Community Development Department.

f. Phase 1 Cultural Resources Assessment prepared by First Carbon Solutions, dated February 1, 2024, and included as Appendix D of the CEQA Section 15183 Consistency Checklist.

g. Biological Resources Assessment prepared by Olberding Environmental, Inc., for Foothill Boulevard Holding Company, dated “Received” on December 27, 2022, and kept on file in the Planning Division of the Community Development Department. Updated Report Dated November 2023

h. Geotechnical Report prepared by Berlogar Stevens and Associates, for Foothill Boulevard Holding Company, dated “Received” on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.

i. Noise and Vibration Assessment prepared by Bollard Acoustical Consultants, Inc., for Foothill Boulevard Holding Company, dated “Received” on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.

j. Air Quality Assessment prepared by Ramboll., dated May 2023 for Foothill Boulevard Holding Company, dated “Received” on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.

k. Hydraulic Report prepared by RJA, for Foothill Boulevard Holding Company, dated “Received” on December 15, 2023, and kept on file in the Planning Division of the Community Development Department.

l. CAP 2.0 Checklist prepared by Foothill Boulevard Holding Company, dated “Received” on August 3, 2023, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

<u>THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:</u>

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the “Approved Plans”, 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 with the approved

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

2. EXPIRATION – RESIDENTIAL PUD: The PUD development plan shall lapse in accordance with the DA from the effective date of this ordinance unless a final or parcel map, as applicable, is approved. If a final or parcel map is approved, the PUD development plan approval shall lapse when the final or parcel map approval expires. If the map is recorded before the final or parcel map expires, then the PUD development approval shall not lapse.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or 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 appeal period.

5. PUD PERIOD: The building permit submittal will only be accepted after the ordinance approving the Planned Unit Development (PUD) development plan becomes effective, unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the ordinance is overturned. In no case will a building permit be issued prior to the PUD ordinance being in effect.

6. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or 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.

7. DEVELOPMENT AGREEMENT: Prior to issuance of a Building Permit, the applicant shall execute the City Council-approved Development Agreement. ***Project Specific Condition***

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

8. DEVELOPMENT STANDARDS: The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Any subsequent development beyond that shown on the Approved Plans shall be subject to the development standards shown on the Approved Plans and/or, as applicable, the Design Guidelines and Development Standards prepared by Foothill Boulevard Holding Company, dated "Received" on August 3, 2023, and kept on file in the Planning Division of the Community Development Department, also referenced herein. ***Project Specific Condition***

9. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.

10. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.

11. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

12. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.

13. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.

14. OUTDOOR STORAGE: Outdoor storage shall be prohibited within front yards and portions of lots visible from the street. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.

15. BUILDING SURVEY: The applicant 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 PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

16. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

17. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.

18. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

19. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.

20. MECHANICAL EQUIPMENT – SCREENING: The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.

21. TRASH ENCLOSURE: All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation

drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

22. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

23. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

24. ALL-ELECTRIC: This project is to have no new gas infrastructure installed. This shall be noted on the plans submitted for Building Permits.

Construction Practices and Noticing

25. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 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. All construction equipment shall 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.

26. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).

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

28. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building

permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:

a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

29. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.

30. EXCESS SOIL AND SOIL STOCKPILING: All 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 Director of Community Development.

31. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.

32. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

33. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall 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 California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the

procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

34. FEES: Unless otherwise specified by the project Development Agreement, the applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued. ***Project Specific Condition***

35. WATER FEES AND WATER METER CONNECTION FEES: Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

36. SEWER FEES: Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

37. SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION: Applicant shall pay school impact fees in accordance with the fee schedule established by Pleasanton Unified School District. Written proof of compliance with this condition shall be provided by the applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

38. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
    a. Unless otherwise specified in the Design Guidelines and Development Standards for the project, additions and/or modifications to the structures and garages are prohibited.
    b. Driveway parking shall be prohibited for any home where the driveway length is less than 23 feet. In no circumstance shall parked vehicles be permitted to overhang or obstruct sidewalks, paths, trails, driveways, or other required access. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site, unless effectively screened from view from the street.
    c. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garages of the units. ***Project Specific Condition***
    d. Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the City Attorney for review and approval prior

to recordation of the final map, and shall be recorded over the project site by separate instrument.

39. CONDITIONS OF APPROVAL: The applicant shall provide all initial buyers with copies of the final project conditions of approval.

Environmental

40. MITIGATION MEASURES/IMPLEMENTATION MEASURES: As indicated in the project's Section 15183 Checklist, several mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project:
    - MM AIR-1a
    - MM AIR-1b
    - MM BIO-1
    - MM GEO-6
    - MM HAZ-2
    - MM NOI-1
    - MM TRANS 2

    The following measures from the Housing Element Update FEIR shall be implemented:

    - **MM AIR-1a**: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, and, where construction-related emissions would exceed the applicable thresholds, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

    - **MM GEO-6**: A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning

      If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction

projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.

In addition, in accordance with the FEIR Mitigation Measures, additional site-specific technical studies were completed, the results of which are documented in the Section 15183 Checklist. The project shall implement the following project-specific requirements, pursuant to the respective FEIR Mitigation Measures listed, and in accordance with the technical studies. For the remaining Mitigation Measures listed above, the technical studies and Section 15183 Checklist conclude that no further study or project-specific implementation is needed:

A. Project-Specific Implementation Measures for Compliance with MM Bio-1:

- General Avoidance and Minimization Measures Included in the East Alameda County Conservation Strategy (EACCS) – The EACCS contains the following general avoidance and minimization measures to reduce the effects on focal species. These measures are taken from Table 3-2**:** of the EACCS (ICF 2010).
  - Employees and contractors performing construction activities will receive environmental sensitivity training. Training will include review of environmental laws and Avoidance and Minimization Measures (AMMs) that must be followed by all personnel to reduce or avoid effects on covered species during construction activities.
  - Environmental tailboard trainings will take place on an as-needed basis in the field. The environmental tailboard trainings will include a brief review of the biology of the covered species and guidelines that must be followed by all personnel to reduce or avoid negative effects to these species during construction activities. Directors, Managers, Superintendents, and the crew foremen and forewomen will be responsible for ensuring that crewmembers comply with the guidelines.
  - Contracts with contractors, construction management firms, and subcontractors will obligate all contractors to comply with these requirements, and AMMs.
  - The following will not be allowed at or near work sites for covered activities: trash dumping, firearms, open fires (such as barbecues) not required by the activity, hunting, and pets (except for safety in remote locations).

- Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent practicable.
- Off-road vehicle travel will be minimized.
- Vehicles will not exceed a speed limit of 15 mph on unpaved roads within natural land-cover types, or during off-road travel.
- Vehicles or equipment will not be refueled within 100 feet of a wetland, stream, or other waterway unless a bermed and lined refueling area is constructed.
- Vehicles shall be washed only at approved areas. No washing of vehicles shall occur at job sites.
- To discourage the introduction and establishment of invasive plant species, seed mixtures/straw used within natural vegetation will be either rice straw or weed-free straw.
- Pipes, culverts and similar materials greater than four inches in diameter, will be stored so as to prevent covered wildlife species from using these as temporary refuges, and these materials will be inspected each morning for the presence of animals prior to being moved.
- Erosion control measures will be implemented to reduce sedimentation in wetland habitat occupied by covered animal and plant species when activities are the source of potential erosion problems. Plastic mono-filament netting (erosion control matting) or similar material containing netting shall not be used at the project. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.
- Stockpiling of material will occur such that direct effects to covered species are avoided. Stockpiling of material in riparian areas will occur outside of the top of bank, and preferably outside of the outer riparian dripline and will not exceed 30 days.
- Grading will be restricted to the minimum area necessary.
- Prior to ground disturbing activities in sensitive habitats, project construction boundaries and access areas will be flagged and temporarily fenced during construction to reduce the potential for vehicles and equipment to stray into adjacent habitats.
- Significant earth moving-activities will not be conducted in riparian areas within 24 hours of predicted storms or after major storms (defined as 1-inch of rain or more).
- Trenches will be backfilled as soon as possible. Open trenches will be searched each day prior to construction to ensure no covered species are trapped. Earthen escape ramps will be installed at intervals prescribed by a qualified biologist.

- Species-Specific Avoidance and Minimization Measures – The EACCS also includes species-specific AMMs. The species-specific AMMs for burrowing owls are described below. These measures are taken from Table 3-3 of the EACCS (ICF 2010).

  BIRD-2: Burrowing Owl
  - If an active nest is identified near a proposed work area work will be conducted

outside of the nesting season (March 15 to September 1).
  - If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone will be established by a qualified biologist. The no-activity zone will be large enough to avoid nest abandonment and will at a minimum be 250-feet radius from the nest. This buffer is based on the recommended guidelines described in the "Staff Report on Burrowing Owl Mitigation" by the CDFW (2012).
  - If burrowing owls are present at the site during the non-breeding period, a qualified biologist will establish a no-activity zone of at least 150 feet.
  - If an effective no-activity zone cannot be established in either case, an experienced burrowing owl biologist will develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the owls, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls.

- U.S. Army Corps of Engineers Authorization – If any impacts are to occur to Corps jurisdictional wetlands or waters, then a Section 404 Nationwide or Individual permit will be required.

- State Authorization – If any impacts are to occur to wetlands or waters subject to CDFW or RWQCB jurisdiction (Waters of the State), then a Section 401 permit will be required, and a Streambed Alteration Agreement may be required.

- On-Site Wetland/Waters Mitigation – If work proposed on the Property includes impacts to Corps or State jurisdictional features, then on-site mitigation will be implemented. The proposed Project currently includes the design of on-site mitigation to be provided at a 2:1 ratio. The mitigation features will be constructed in portions of the Property currently identified as upland areas. This on-site mitigation would reduce project impacts to jurisdictional features to "less than significant".

- Rare Plant Survey – While special-status plants are not likely to occur on the Property, a rare plant survey of the Property in accordance with CDFW and CNPS guidelines should be within one year of the start of construction to ensure that impacts to special-status plants are less than significant. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (April through June). Any rare, threatened, or endangered plant species that are observed should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW may be required regarding appropriate mitigation. Mitigation will likely include avoidance of the population or collection and redistribution of seeds.

- Pre-Construction Avian Survey – If Project construction-related activities take place during the nesting season (February through August), preconstruction surveys for all nesting birds (including waterfowl, passerines, raptors, and other birds) within and adjacent to (within 1,000 feet) the Property should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. Surveys should focus on areas where birds are likely to nest, including trees, shrubs, grasslands, rock faces, stream banks, or under eves of structures. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for small passerine birds, and a minimum of 250 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s). Active nests, including those in the process of being constructed shall not be disturbed. Surveys shall be repeated in areas where Project activities lapse for a period of 7 days or more.

- Burrowing Owl Surveys – A burrowing owl pre-construction survey should take place before any construction activities commence. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl or its sign at or near a burrow entrance is observed within the last three years. If a burrowing owl or sign is present on the Property three additional protocol level surveys will be initiated. Once these surveys have been completed to identify the owl's location, disturbance buffers should be placed around each active burrow. No disturbance should occur within 250 feet of occupied burrows during the breeding season (February 1 through August 31) and/or within 160 feet of occupied burrows during non-breeding season (September 1 through January 31). Pre-construction surveys shall be completed 14 days prior to initiating activities.

- Special-status Bats Surveys – For all Project activities planned in or adjacent to potential bat roosting habitat, such as structures and/or involving woody vegetation modification or removal of any and all trees, a qualified biologist shall conduct daytime and evening acoustic surveys in addition to extensive visual surveys of potential habitat for special-status bats at least 7 days prior to initiation of Project activities. If bats are found on-site, a qualified biologist shall identify the species, estimated quantity present, roost type, and roost status, but shall avoid disturbing bats during surveys. A qualified biologist shall also create a Bat Mitigation and Monitoring Plan if special-status bat species are detected prior to the start of Project activities. The Bat Mitigation and Monitoring Plan shall include: (1) an assessment of all Project impacts to special-status bats, including noise

disturbance during construction; (2) effective avoidance and minimization measures to protect special-status bats; (3) and compensatory mitigation for permanent impacts to special-status bats or their nesting/roosting habitat. If structures, trees, or other refugia equivalents are slated for limbing, removal, or modification, the Bat Mitigation and Monitoring Plan shall include the following measures:

- To ensure that special-status bats have left potential roosting refugia, work shall occur over the course of two days. On the first day, smaller limbs or items from the identified trees or structures shall be brushed back or modified in the late afternoon. This disturbance should cause any potential roosting bats to seek other roosts during their nighttime foraging. The remainder of the refugia item can then be further limbed or removed as needed on the second day as late in the afternoon as feasible. If bats are found injured, or if bat mortality occurs during the course of tree work, a qualified biologist shall record the species impacted, and the number of individuals documented.

- Tree limbing, modification, removal, or work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when windspeeds exceed 11 miles per hour, and/or any other condition which may lead to bats seeking refuge.

- If special-status bats are found utilizing a tree, structure, or equivalent for roosting, the Bat Mitigation and Monitoring Plan shall include permanent artificial roosting habitat installations that shall be adjacent to, and sufficient for, the species observed and associated ecology thereof. Effective buffer zones for the installation and monitoring of the artificial roosts shall be determined and established by a qualified biologist.

- Erosion Control – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

B. Project-Specific Implementation Measures for Compliance with MM NOI-1:

- To the maximum extent practical, the following measures should be incorporated into the project construction operations:
  - Noise-generating construction activities shall not occur within the hours identified in Noise Ordinance Section 9.04.100.
  - Locate stationary construction equipment as far from adjacent occupied buildings as possible.
  - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
  - All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
  - All construction equipment must meet California Department of Motor Vehicles (DMV0) noise standards and shall be equipped with muffling devices.
  - Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
  - Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
  - Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible
  - Project area and site access road speed limits shall be established and enforced during the construction period.
  - Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.
  - Designate a noise disturbance coordinator who will be responsible for responding to complaints about construction noise. The telephone number of the noise during disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule

- The following measures should be incorporated into the building facade construction:
  - For the seven (7) lots located nearest to Interstate 680, the north-, east-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 [in the Noise and Vibration Assessment prepared by Bollard Acoustical Consultants, Inc., dated “Received” on December 27, 2022], illustrates the facades requiring improved STC rated windows.
  - Standard residential construction practices (wood or stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) would be adequate for the remainder of the development.
  - Mechanical ventilation (air conditioning) should be provided for all residences in

this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

HOUSING DIVISION – 925-931-5007

41. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of a Building Permit, the applicant shall execute the City Council-approved Affordable Housing Agreement. ***Project Specific Condition***

42. NEW HOME AGE RESTRICTIONS: The age restrictions for the new homes, but not the existing residence to remain, shall be recorded as part of the project CC&Rs. ***Project Specific Condition***

BUILDING AND SAFETY DIVISION – 925-931-5300

43. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

44. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

45. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

46. UNIVERSAL DESIGN – In addition to meeting the minimum requirements of the California Residential Code for each home at the time of Building Permit submittal, with respect to Aging in Place Design and Fall Protection (Section R327), unless otherwise approved by the Community Development Director, each unit shall include, on the ground floor only, an internal accessible route of travel with a minimum clearance of 42" at the hallways. One (1) bedroom and one (1) bathroom on this route will have a 32" minimum clear door opening. This bathroom shall also meet the clearances in

compliance with Chapter 11A of the CBC at the time of Project approval and will have blocking in walls for future installation of grab bars.

PUBLIC WORKS DEPARTMENT – ENGINEERING/LAND DEVELOPMENT – 925-931-5650

47. STREET A: If Street A will be dedicated to the City as a public road, then it must be constructed according to Pleasanton standards to accommodate public traffic and minimize the City's future maintenance burden. The City cannot maintain the "Decorative Stamped Colored Asphalt Paving" shown on Sheets L2 and L3. The acceptable material for public roadway surfacing is conventional hot mix asphalt. If the applicant elects to install non-conventional paving materials, this pavement shall be privately maintained according to an agreement/perpetual encroachment permit between the City and the owner's association. The landscaping and related features within the cul-de-sac island, as shown on Sheet L3, shall be privately maintained according to an agreement/perpetual encroachment permit between the City and the owner's association. (Address this condition prior to approval of the final map) ***Project Specific Condition***

48. ANNEXATION AND RIGHT-OF-WAY DEDICATION ON FOOTHILL ROAD: Sufficient right-of-way shall be irrevocably offered for dedication to the City pursuant to California Government Code §7050 to accommodate the needed road widening contemplated in the Fehr & Peers transportation assessment. Annexation of the property into the City of Pleasanton shall also include the segment of Foothill Road (also described as County Road 1933) that is currently within Alameda County abutting the property, comprising approximately 275 linear feet of roadway extending between the current northern and southern City limit line. at 3984 Foothill Road (APN 941-2100-2-7). (Address this condition prior to approval of the final map) ***Project Specific Condition***

49. DEMOLITION OF EXISTING HOME AT 4131 FOOTHILL ROAD: The proposed demolition of the home at 4131 Foothill Road will necessitate termination of the existing water service. The applicant shall contact the City's Utilities Division for termination of Account 6399-12000-01 together with removal of the 1" meter #55786233. Fee credit for this water service can be applied to one of the proposed homes within the subdivision. (Address this condition prior to issuance of a demolition permit) ***Project Specific Condition***

50. CORROSIVE SOIL: Section 7.13 of the Design Level Geotechnical Investigation by Berlogar Stevens Associates indicates that soil samples were found to be "moderately corrosive". The report includes the following recommendation which shall be implemented during development of the property: "All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion." (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

51. FOOTHILL ROAD STORM PIPES: The storm drain network relies on connections to or extensions of existing storm drainpipes, one at the west end of Lot 89 where an existing 24” CMP passes beneath Foothill Road, and one at the south end of Parcel F where connection to an existing 36” pipe is proposed. The condition of these existing pipes shall be verified by the applicant through video inspection. If either pipe is deteriorated beyond its service lift, then the replacement of the pipe, or rehabilitation in a manner acceptable to the City Engineer, shall be included with the project. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

52. DETENTION BASIN: Because the depth of water within the Parcel F detention basin will rise above 18”, it is considered a drowning risk for children. The California Building Code requires said basins to be enclosed with a fence that includes self-closing, self-latching gates with hardware elevated at least 54 inches from the ground to discourage easy access by children. The fence must be at least 60”-high and have a maximum vertical clearance of 2” from the ground to the bottom of the fence. There must be no gaps, voids or other features that may allow a child under 5 years old to climb over. If a chain-link fence is proposed, it must be non-climbable. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

53. EMERGENCY OVERLAND FLOW: If the proposed network of ditches and pipes becomes plugged or overwhelmed by a greater than 15-year storm event, the site must accommodate emergency overland flows without inundating any of the residential structures. The greatest flooding threat will come from flows that originate west of Foothill Road and then drain across the subdivision. The proposed development must be designed to accommodate emergency flows (assumed to be the 50-year storm according to the City’s design standards). (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

54. FEMA FLOOD ZONE: According to Sheet C-2, Lot 27 will include a new home within the boundary of FEMA Flood Zone AH, although the pad will be filled to lift the home out of the flood plain. The applicant is required to file a LOMR-F (letter of map revision based on fill) with FEMA. Permits for this home cannot be issued until the LOMR-F has been approved by FEMA, with a copy of said approval provided to the City. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

55. SANITARY SEWER NETWORK MODELING: A site-specific analysis of the proposed sanitary sewer network was commissioned with the City’s consultant, Woodard & Curran. Woodard & Curran’s analysis offered the following recommendation: A manhole at the Lemonwood Way intersection is suspected of splitting flows. Some of the flows continue north on Muirwood while some are directed east on Lemonwood and then south into the 8” pipe that extends across the east end of the Merritt property. Woodard & Curran recommends the split at Lemonwood Way be plugged such that all Muirwood flows continue north. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

56. WATER NETWORK MODELING: A site-specific analysis of the proposed water network was commissioned with the City's consultant, Akel Engineering Group. Akel's analysis offered the following recommendations: Pressures below 25 psi are expected at Lots 1, 2, and 3 on the west side of the project and it is recommended a parallel main be constructed to connect to the 510 Pressure Zone pipeline in Foothill Road. This will increase pressure to approximately 34 psi during peak hours. Pressures at lots 1, 2, 3, 11, and 12 will be below the criteria of 40 psi during peak hour demands. The low pressures range from 34 psi (Lots 1, 2, and 3) to 39 psi (Lots 11 and 12). Individual booster pumps would be required for these lots. In addition, those lots served by individual booster pumps shall enter into a *Maintenance Covenant, Assumption of Risk, Release of Claims, and Covenant Not to Sue* in a form acceptable to the City Attorney's Office in conformance with Pleasanton Municipal Code §14.04.050(E). ***Project Specific Condition***

57. EXISTING SEPTIC SYSTEMS: Any existing septic tanks within the property shall be identified on the plans. Said systems must be properly abandoned in accordance with Alameda County Code of Ordinances §15.18.070C. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

58. GROUNDWATER WELLS: Any existing groundwater wells that will no longer be needed for water supply to the existing home or irrigation shall be properly demolished according to permit(s) issued by Zone 7 Water Agency in accordance with Alameda County General Ordinance 0-2015-20. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

59. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to subdivision improvement plan approval)

60. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to subdivision improvement plan approval)

61. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require

such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR]. [NAME PROVIDED BY CITY], P.E., City Engineer, [DATE] (Address this condition prior to subdivision improvement plan approval)

62. DESIGN PER CITY STANDARDS: All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at: http://www.cityofpleasantonca.gov/gov/depts/engineering/standard.asp (Address this condition prior to subdivision improvement plan approval)

63. ROADWAY DESIGN STANDARDS: All roads constructed or improved by the applicant shall conform to the design standards contained in Pleasanton Municipal Code Chapter 19.36. For standards not explicitly described in the Code, the following State of California Department of Transportation (Caltrans) standards shall be followed: Highway Design Manual, and the California Manual on Uniform Traffic Control Devices (CA MUTCD), latest editions. The City also references design standards from "A Policy on Geometric Design of Highways and Streets" (latest edition) as published by the American Association of State Highway and Transportation Officials (AASHTO). Any deviations from standards must be approved by the City Engineer. (Address this condition prior to subdivision improvement plan approval)

64. HOT-MIX ASPHALT PAVEMENT DESIGN STANDARDS: Public roadways and parking lots shall be surfaced with hot-mix asphalt (HMA) as designed according to Chapter 630 "Flexible Pavement" of the Caltrans Highway Design Manual, unless otherwise approved by the City Engineer. The following minimum standards shall apply to the design:

    a. Minimum design life = 20-years
    b. R-value of the underlying soil shall be R = 5 minimum. A higher R-value will be allowed only through analytic testing by a licensed geotechnical engineer or engineering geologist.
    c. Asphalt Binder classification shall be PG 64-10.
    d. Minimum Traffic Index (TI) shall be as follows. A lower TI will be considered only when justified by analytic calculations performed by a licensed civil or traffic engineer according to the Caltrans Highway Design Manual Chapter 613.
        i. Public parking lot: TI_{min} = 4.5
        ii. Local Street: TI_{min} = 5.0
        iii. Residential collector street: TI_{min} = 6.0
        iv. Collector street: TI_{min} = 7.0
        v. Arterial street: TI_{min} = 9.0
    e. Minimum thickness of HMA layer = 3 inches
    f. Minimum thickness of total structural section = 8 inches (regardless of R-value)

(Address this condition prior to subdivision improvement plan approval)

65. STREETLIGHTS: Streetlights to be owned and maintained by the City shall include a light-emitting diode (LED) lamp and driver compliant with UL 1598. The luminaire must be dark-sky compliant with correlated color temperature (CCT) not greater than 4,000K.

For safety lighting at signalized intersections, electricity for the lights shall come from a dedicated circuit fed from the traffic signal's electrical panel. The circuit shall be controlled by a photocell that energizes the light only during nighttime hours.

For free-standing streetlights on dedicated poles, the electricity shall be fed from an unmetered secondary electrical circuit provided by PG&E. A photocell on each fixture shall control operation of the lamp. Free-standing fixtures are subject to PG&E's LS2A "Customer-owned Street and Highway Lighting" rate schedule. The applicant shall provide verification of total energy consumption of luminaire to PG&E prior to connection. Billing for LS2A electricity consumption must be transferred to the City upon acceptance of the streetlight installation.

Streetlights must have an electronic type photo control meeting ANSI standard C136.10 with a turn-on value of 1.0 foot-candles and a turn off value of 1.5 foot-candles. Electro-mechanical or thermal type photo controls and not allowed.

Streetlights must have badge numbers on each pole. Badge numbers must be affixed to the pole 9 feet from ground level facing the street-side and be legible from the ground.

A streetlight wattage sticker needs to identify the actual total wattage consumed, be visible from the ground, be of a size and type acceptable to PG&E showing total fixture energy use in watts and must be installed on each fixture.

Streetlights connected to existing joint utility poles are generally not allowed unless authorized by the City Engineer.
(Address this condition prior to subdivision improvement plan approval)

66. CLEAN WATER PROGRAM (HYDROMODIFICATION PROJECTS): Because the project creates and/or replaces more than 43,560 square feet (1.00 acre) of impervious surface, increases impervious surface over pre-project conditions, and is located in a susceptible area, it is considered a Hydromodification (HM) Project according to Provision C.3.g of the Municipal Regional Stormwater NPDES Permit. Said permit regulates stormwater runoff in Pleasanton. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

https://www.cleanwaterprogram.org/businesses/development.html

HM projects must include stormwater treatment measures in the site design to cause no increase in the erosion potential of the receiving stream over the pre-project (existing) condition. To demonstrate compliance, the City encourages use of the Bay Area

Hydraulic Model (BAHM). The model software can be downloaded at no cost from Clear Creek Solutions. In addition, HM projects must be subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to subdivision improvement plan approval)

67. GEOTECHNICAL RECOMMENDATIONS: Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations. (Address this condition prior to subdivision improvement plan approval)

68. ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT: According to California Public Resources Code Section 2621 et seq. this application is subject to the Alquist-Priolo Earthquake Fault Zoning Act. The California Code of Regulations (14 CCR §3603) requires recommendations from a licensed Geotechnical Engineer or Geologist to be followed for any development within a delineated earthquake fault zone. Said fault zone shall be shown and labeled on the applicant's development plans. The Geotechnical Engineer or Geologist shall certify on the plans that all recommendations have been addressed in the design. (Address this condition prior to subdivision improvement plan approval)

69. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map or maps shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

    The following statement shall be included on the cover sheet of the map: "I, Adam Nelkie, P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

    For parcel maps, add the following: "The dedications and/or easements shown as [LIST] upon said map thereon offered for dedication are hereby accepted for the purpose for which offered."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to final map approval)

70. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled ""[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]". (Address this condition prior to final map approval)

71. SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval, or guaranteed by a Subdivision Agreement. The agreement requires the applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council. (Address this condition prior to final map approval)

72. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the applicant will be refunded the difference. If the ultimate fee is more than this payment, then the applicant shall submit payment for the difference before the consultant certifies the map.

The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to final map approval)

73. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Sections 7050 and 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.

Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

Dedications in fee title shall only be granted upon approval by the City Engineer. Consistent with California Government Code Section 66439(d)(2), the offer shall include the statement, "The real property described below is dedicated in fee for public purposes…" (Address this condition prior to recordation of map or separate instrument title documents granting rights to the City)

74. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to subdivision improvement plan approval)

75. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when

payment for said work has been received from the subdivider. (Address this condition prior to acceptance of improvements)

76. STORMWATER HYDRAULICS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/

The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to plan approval)

77. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network except under the following conditions:

If a private on-site treatment system has been authorized by both the City and Alameda County Department of Environmental Health.

If multiple premises are located on a single parcel or lot which cannot be subdivided and are all under one ownership.

Public sanitary sewer system shall be designed to satisfy the following minimum standards:

a. Minimum Manning Coefficient (n) within the pipe = 0.013
b. Minimum flow velocity = 2 feet per second at least once per day
c. Maximum flow velocity = 10 feet per second
d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions
e. Minimum pipe sizes:
    i. Laterals = 4 inches diameter
    ii. Main = 8 inches diameter
    iii. Force main = 6 inches diameter
f. Minimum slope per table:

Pipe size in diameter	**Minimum slope**

4 inches	0.02 (lateral)
6 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

g. Maximum manhole spacing = 350 feet
h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer
i. Minimum pipe cover = 5 feet
j. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather
k. flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5 "Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.
l. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.
m. Fats, Oils, and Grease (FOG) controls: Discharge of FOG to the City's sanitary sewer system shall conform to Pleasanton Municipal Code Chapter 15.44. In addition to other controls, a sampling manhole must be provided immediately downstream of any grease interceptor in accordance with City Standard Drawing 402.
(Address this condition prior to subdivision plan approval)

78. POTABLE WATER SYSTEM DESIGN STANDARDS: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:
    a. Minimum number of valves:
        i. 3 at cross intersections
        ii. 2 at "T" intersections
        iii. 500 feet maximum spacing
        iv. 1 valve at each fire hydrant lateral
        v. Pressure regulating valve station required between pressure zones
    b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
        i. 1 hydrant within 250 feet of any existing or proposed structure
        ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building

c. Minimum pipe size: 8-inch diameter
d. Minimum depth of cover over pipe: 42 inches
e. Blowoff requirements:
    i. At all dead ends whether temporary or permanent
    ii. At all low points in the line
f. Maximum flow velocity: 10 feet per second (fps)
g. Minimum fire flows in gallons per minute (gpm):
    i. 1,500 gpm for 2 hours (rural residential)
    ii. 2,000 to 2,500 gpm for 2 hours (single family residential)
    iii. 2,500 gpm for 2 hours (multi-family residential)
    iv. 2,500 gpm for 2 hours (social/recreation)
    v. 3,500 gpm for 2 hours (schools/commercial/public/institutional)
    vi. 4,000 gpm for 4 hours (industrial in the lower pressure zone only)
    vii. 5,000 gpm for 4 hours (industrial in all other pressure zones)
h. Minimum pressures:
    i. 40 psi (peak hour demand)
    ii. 20 psi (maximum day demand plus fire flows)

(Address this condition prior to subdivision plan approval)

79. EXISTING WATER METER REMOVALS: The removal of existing water meters that will be permanently decommissioned shall be performed by City staff. The applicant shall contact the City's Utility Billing Division at 925-931-5500 or osd@cityofpleasantonca.gov to initiate the meter removal process. Any outstanding water consumption charges must be paid in full prior to the meter removal as well as all fees associated with the disconnection. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

80. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company-specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side yard area of a corner residential lot rather than the front yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to subdivision improvement plan approval)

81. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will

not be allowed without prior approval of the City Engineer. (Address this condition prior to subdivision improvement plan approval)

82. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

83. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

84. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

85. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".

    If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.

Prior to work within a traffic signal-controlled intersection, the applicant shall request the City place the signal on all-directions flashing red. Temporary STOP (R1-1) signs shall be placed at each approach leg.

Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone. (Address this condition during construction)

86. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

87. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA). (Address this condition during construction)

88. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drainpipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection

Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)

89. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)

90. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Applicant shall cooperate with adjacent neighbors to minimize and mitigate the impacts of dust on their properties, and shall undertake any cleaning or repair necessitated by dust, at applicant's expense, if so directed by the City. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

91. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails to address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

92. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

93. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations have been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

94. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:

    https://www.cityofpleasantonca.gov/gov/depts/gis.asp

    (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

95. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) 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; and 2.) Backflow prevention or connections to public water mains.

96. FUEL MANAGEMENT: Provide a fuel Management Plan

97. WILDLAND URBAN INTERFACE: Residential Construction located in the Very High wildland Urban Interface zone shall be constructed in accordance with Pleasanton Building Code chapter 7A.

98. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

99. FIRE CODE: All construction shall conform to the requirements of the 2021 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

100. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

101. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2021 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

102. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant 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.

103. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

104. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

105. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State

standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

a. The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

106. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

107. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

108. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch 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.

109. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.

b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

110. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

111. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

112. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

a. Project Information;
b. Water Efficient Landscape Worksheet;
c. Soil management report;
d. Landscape design plan;
e. Irrigation design plan; and
f. Grading design plan.

113. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

a. Project information sheet;
b. Certificate of installation according to the landscape documentation package;

c. Irrigation scheduling;
d. Schedule of irrigation, landscape and irrigation maintenance;
e. Landscape irrigation audit report; and
f. Soil management report (if not previously submitted).

114. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

115. PARKWAY STRIP LANDSCAPE AREAS: All parkways strip landscape areas (the planting area between the sidewalk and the curb) are to be a minimum of four feet wide from back of curb to face of sidewalk. ***Project Specific Condition***

116. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

117. PATHWAY CONNECTION: Court G shall have a pathway connection to Street E. ***Project Specific Condition***

118. TRAIL EXTENSION: As detailed in the project Development Agreement, the applicant shall be responsible for the design and completion of a Class 1, 10-foot-wide trail extension from the Project's southeastern trail connection to the existing trail at Foothill Knolls Park to the Project's northern trail connection at Eastwood Way. The applicant shall be solely responsible for all design, installation and ongoing maintenance costs of the trail extension. Maintenance of the off-site trail improvements at the city park shall be the responsibility of the city. ***Project Specific Condition***

119. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.

120. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures

to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. ***Project Specific Condition***

121. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

122. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. ***Project Specific Condition***

Trees

123. TREE REPORT: The applicant shall comply with the recommendations in the tree report prepared by James Clark at HortScience Bartlett Consulting dated April 2023. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed.

124. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. The credits available for replanting trees shall be at the rates in place at the time of issuance of any demolition or grading permit for the project. Notwithstanding this provision, the credits shall be no less than the following:

    a. $250 credit for a 15-gallon size replacement tree;
    b. $500 credit for a 24-inch box size replacement tree; and
    c. $1,000 credit for a 36-inch box size replacement tree.

    Project Specific Condition

125. TREE DISPOSITION PLAN: The applicant shall provide a tree disposition plan that shows the trees to be removed and the trees to be retained with the tree protection recommendations of the arborist report printed on the plans. The trees shall be numbered per the report and there shall be a list of the trees to be removed, including the tree number, species, and value of each tree and the total value of all trees to be removed, and a list of trees to be retained, including the tree number, species, and value of each tree and a total value of all trees to be retained. ***Project Specific Condition***

126. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $100,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

127. STREET TREES: Each lot shall have a minimum of one street tree with corner lots required to have three street trees. The final tree selection shall be subject to the review and approval of the City Landscape Architect. ***Project Specific Condition***

128. ROOT CUTTING: The applicant shall comply with the following tree root cutting requirements:

    a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
    b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
    c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
    d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

129. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

130. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

131. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES DIVISION – 925-931-5500

132. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City's contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City's contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller.

133. FOG PROGRAM: All new food service establishments (FSEs) and all existing food service establishments with a building permit valuation of $50,000 or more shall obtain a wastewater discharge permit from the Director of Operations and Water Utilities and comply with the grease interceptor requirements as set forth in PMC Section 15.44. All other FSEs shall at a minimum comply with the grease trap and wastewater discharge permit requirements as set forth in PMC Section 15.44. *(Note: this condition shall only apply in the event that the project includes restaurant or food service uses)*

TRAFFIC ENGINEERING DIVISION – 925-931-5677

134. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

135. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall 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 applicant.

136. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

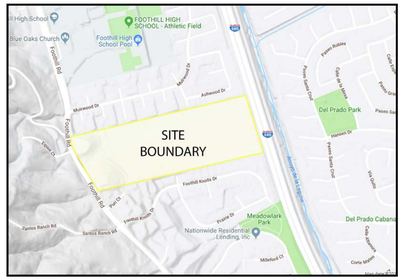
137. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

138. TRAFFIC IMPACT FEES: As detailed in the project Development Agreement, the applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance or in accordance with the timeframes set forth in the Development Agreement. ***Project Specific Condition***

139. Parcel D shall include an ADA compliant surface to access the pedestrian gate that is proposed at the project's connection to Prairie Drive. The improvement shall be included in the building permit plans for review and approval by the City Traffic Engineer prior to building permit issuance. ***Project Specific Condition***

END

EXHIBIT B



PROJECT TEAM INFO:

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Contact:
Rick Stover, President/ Owner

PROJECT DATA:

PLAN TYPES	BASE PLAN AREA SF (GROSS)	BED/ BATH
1	2841 SF	2BR/ 2.5 BA
2	3151 SF	2BR/ 2.5 BA
3	3698 SF	3BR/ 3.5 BA
4	3977 SF	4BR/ 4.5 BA
5	4280 SF	3BR/ 3.5 BA
6	3345 SF	3BR/ 3.5 BA
8	2334 SF	3BR/ 3 BA

BMR UNITS	BASE PLAN AREA SF (GROSS)	BED/ BATH
7	1299 SF	2BR/ 2 BA
8X	1421 SF	2BR/ 2BA

PROJECT SUMMARY:

SINGLE FAMILY HOMES:
CONSTRUCTION TYPE: VB
OCCUPANCY - R3 - RESIDENTIAL

LANDUSE CALCULATIONS:

PROPOSED UNIT COUNT	- 111 (92 DETACHED +18 BMRs + 1 EXISTING)
GROSS SITE AREA	- 46.4 ACRES
MAXIMUM ALLOWABLE GROSS DENSITY	- 46.36 AC x 2 DU/AC = 93 HOMES
20% SENIOR HOUSING DENSITY BONUS	- 19 HOMES
TOTAL ALLOWABLE HOMES	- 112 HOMES
PROPOSED SENIOR AFFORDABLE HOUSING (20% OF TOTAL BASE)	- 18 HOMES
MARKET RATE HOMES	- 92 PROPOSED + 1 EXISTING
TOTAL HOMES	= 111 HOMES
DEDICATION	- 1.0 ACRES (PUBLIC STREET)
NET SITE AREA	- 45.4 ACRES

(FOR MORE INFORMATION AND PARKING SUMMARY SEE SHEET C-3)

IMPERVIOUS SURFACE CALCULATIONS:

TOTAL AREA (SF)	- 1,975,779
TOTAL IMPERVIOUS AREA (SF)	- 856,360
TOTAL % OF IMPERVIOUS AREA	- 0.43

(FOR MORE INFORMATION SEE SHEET TM5.0)

FAR CALCULATIONS:

FOR DETAILED FAR CALCULATIONS, SEE SHEET C-4

UNIVERSAL DESIGN DESCRIPTION:

In consideration of the City of Pleasanton's anticipated Universal Design Standards (UDS) these plans incorporate certain elements in each individual plan which are summarized here. They respond to the following topics:

Accessible access to front entries, a bathroom and a bedroom are a primary benefit of the universal design standards. Path of travel to these spaces that meets threshold heights, width clearances and door widths are components that facilitate this and are included in the home plans. The kitchens include an accessible route to the sink and stove and the required clearances for these uses and at least one bathroom includes the required clear areas. As the primary bedrooms are all on the ground floor, at least one of these spaces include the elements needed for access. Blocking for grab bars will be installed in appropriate places.

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T1.3 Vehicular and Pedestrain Circualation Exhibit
T1.4 Pedestrian Connections to Foothill Rd and Safe Routes to School
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A1.2 Plan 1, Floor Plans
A1.3 Plan 1, Elevation A, Modern Farmhouse, Roof Plan & Elevations
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B1.2 Architectural Elements Per Style (2 of 2) & Wall Section
B1.3 Color & Material Boards (1 of 2)
B1.4 Color & Material Boards (2 of 2)

CLUBHOUSE

A1.0.0 Site Plan and Project Data
A1.10 Street Scenes
A2.0.0 Building Elevations
A2.0.1 Building Elevations
A2.1.0 Building Elevations
A2.1.1 Building Elevations
A3.0.0 Buildingn Plans
A3.1.0 Buildingn Plans
A4.0.0 Building Sections
A5.0.0 Colors and Materials

LANDSCAPE DRAWINGS (CONT.)

L2 Exhibit: Project Entry at Foothill Road
L3 Exhibit: Security Entry Gate Area
L4 Exhibit: Recreation Area
L5 Exhibit: Courtyard Homes Area
L6 Exhibit: Typical Front Yard Streetscape
L7 Images
L8 Recommended Plant List
L9 Emergency Vehicle Access Locations

CIVIL PUD DRAWINGS

C-1 Cover Sheet
C-2 Existing Condition Plan
C-3 Preliminary Site Development Plan
C-4 Street Sections and Lot Plan
C-5 Slope Classification Plan
C-6 Exisiting Tree Plan
C-7 Preliminary Foothill Road Widening Plan
C-8 Preliminary Foothill Road Widening Plan

CIVIL TENTATIVE MAP DRAWINGS

TM1.0 Title Sheet
TM2.0 Preliminary Lotting Plan
TM3.0 Preliminary Utility Plan
TM4.0 Preliminary Grading and Drainage Plan
TM5.0 Preliminary Stormwater Control Plan
TM6.0 Preliminary Sections and Details
TM6.1 Preliminary Sections and Details

LANDSCAPE DRAWINGS

L1.1 Overall Site Plan
L1.2 Fence Plan
L1.3 Fence Details

RECEIVED
June 15, 2024
PUD-147, P22-1089, Trac
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

APRIL 2021

SITE ILLUSTRATIVE

MERRITT PROPERTY | Pleasanton, California

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

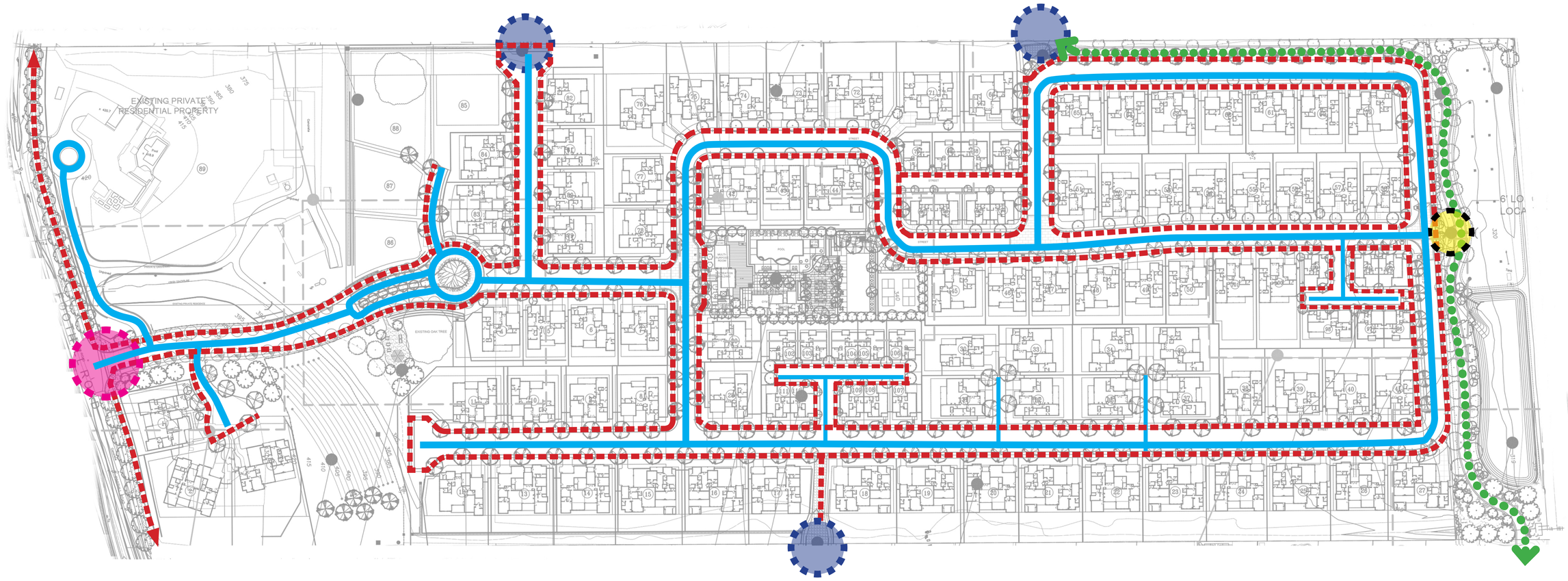
ktgy Architecture+Planning

DAHLIN

JOB NO. 141.020
DATE 06-14-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1.2



Vehicular Circulation

Project Entry

Multipurpose Public Trail

Gated EVA Connections along with Resident Gate (Pedestrian access restricted to residents only)

Pedestrian Walkways

Resident Pedestrian Gate (access restricted to residents only)

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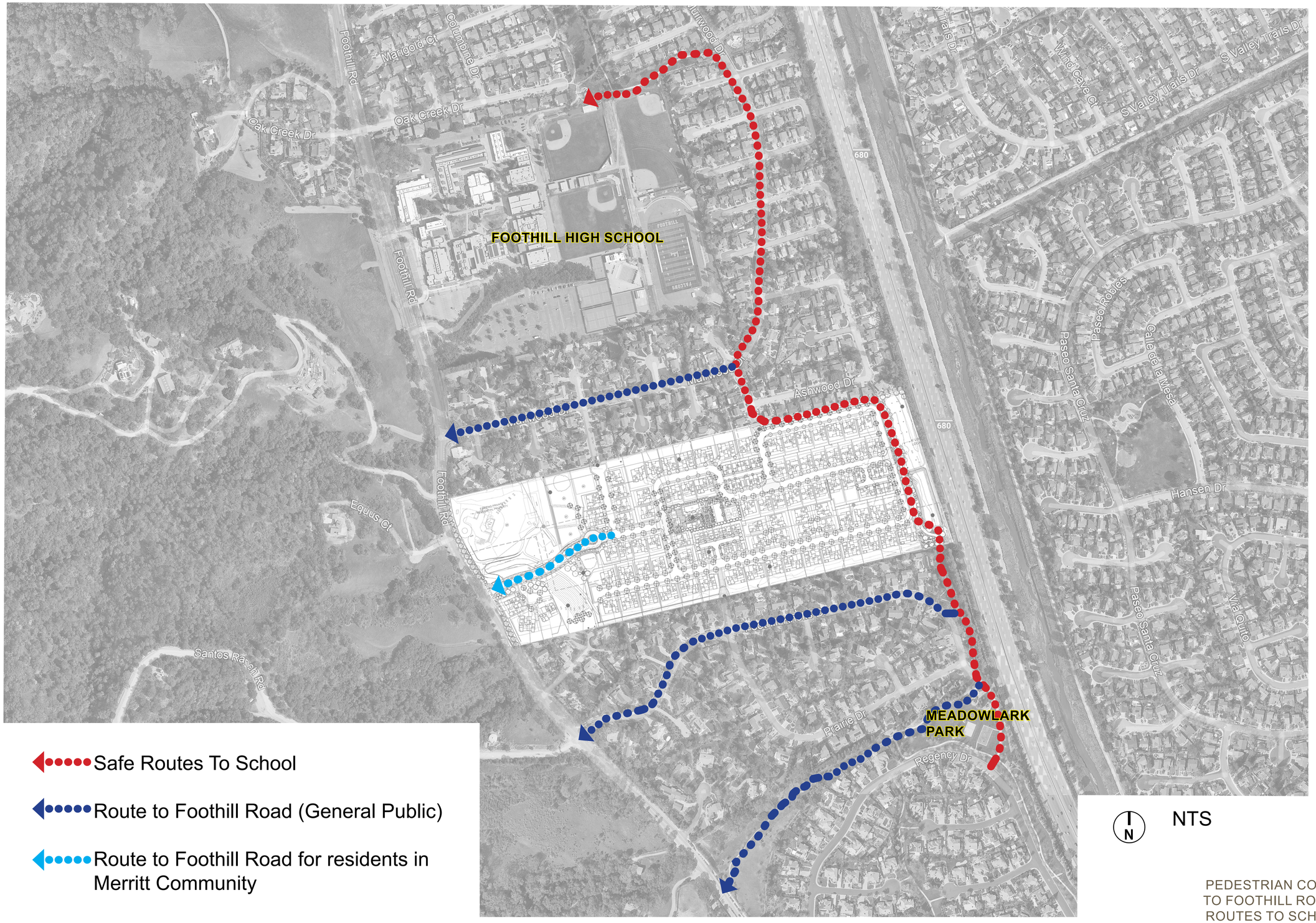
VEHICULAR AND PEDESTRIAN CIRCULATION EXHIBIT

JOB NO. 141.020
DATE 12-10-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1.3



Safe Routes To School

Route to Foothill Road (General Public)

Route to Foothill Road for residents in Merritt Community

N

NTS

PEDESTRIAN CONNECTIONS TO FOOTHILL ROAD AND SAFE ROUTES TO SCHOOL

MERRITT PROPERTY | Pleasanton, California

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T1.4

SITE CONTEXT & PHOTOGRAPHS

MERRITT PROPERTY | Pleasanton, California

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DAHLIN

JOB NO. 141.020
DATE 06-14-2024

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T1.5

THE CITY OF PLEASANTON

Community Development Department
Building and Safety Division
200 Old Bernal Avenue • P.O. Box 520
Pleasanton, California 94566-0802
Phone 925-931-5300 • www.pleasantonpermits.com

GREEN BUILDING PRESCRIPTIVE CHECKLIST

NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS R-3 DWELLINGS

These requirements apply to building permits submitted on or after January 1, 2020

Following is a standardized checklist of CALGreen Mandatory Measures that shall be used for additions and alterations required to comply with the green building requirements. Items pre-selected are mandated by CALGreen. Use of the specific checklist shall be submitted with a building permit application. Section 301.1.1 CGBC states Additions and Alterations. [HCD] The Mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Green Building Code Acknowledgment

Project Address: _____

Project Description: _____

Building Permit Number: _____

Section 1 – Design Verification:
The designer or design professional has reviewed the plans and certifies the items checked below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Code.

_____
Designer/Design Professional Signature Date

_____
Designer/Design Professional Name (Please print) Date

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
Rodent Protection		CALGreen Mandatory	CALGreen 4.406.1 Enhanced Durability and Reduced Maintenance	Rodent proofing. Annular spaces around pipes, electrical cables, conduit or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	Initials: Date:
Construction waste management		City Municipal Code	Municipal Code Green Building Code section 20.26.050 and Construction and demolition Debris Section 9.21	Construction waste reduction, disposal and recycling/ Each applicant for a regulated project shall comply with the diversion requirements of this section. Compliance with this section shall be a condition of approval for any building or demolition permit issued for a regulated project. Diversion requirement means the recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris.	
Building Maintenance		CALGreen Mandatory	CALGreen 4.410.1 Building Maintenance & Operation	This mandatory feature requires a maintenance manual be provided at the final inspection of the project. The manual shall include 10 points concerning the operation and maintenance of the dwelling.	
Fire Places		CALGreen Mandatory	CALGreen 4.503.1 the installation of factory built fireplaces or stoves	Any installed gas fireplace shall be direct-vent sealed-combustion type. Any installed woodstoves or pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	
Pollutant Control		CALGreen Mandatory	CALGreen 4.504.1 Covering of duct opening during construction	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
Residential Energy		CALGreen Mandatory	CALGreen 4.201.1 Energy Efficiency	Compliance with Energy Code in effect is mandatory. Sheets CF-1R and MF-1R are required to be on the plans set.	Initials: Date:
Storm Water Drainage		City Municipal Code	Municipal Code Chapter 9.14 Storm water Management and Discharge Control	The site shall be the minimum requirements for drainage per the City municipal code as outlined by the State Water Board	Initials: Date:
Grading and Paving		CALGreen Mandatory	CALGreen 4.106.3 Grading and paving	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.	Initials: Date:
EV Charging for new construction		CALGreen Mandatory	CALGreen 4.106.4 Electric vehicle (EV) charging for new construction	• Comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3 for future installation and use of EV chargers. • Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. • Exceptions on a case by case basis as determined by the Local Enforcing Agency. – Where there is no commercial power supply. • Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/ developer by more than $400.00 per dwelling unit. • Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.0	Initials: Date:
EV Charging 1 & 2 family dwelling		CALGreen Mandatory	CALGreen 4.106.4.1 & 4.106.4.1.1 EV charging: one- and two-family dwellings/ townhouses with attached private garages	▪ Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. ▪ Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). ▪ Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				reduce the amount of water, dust and debris, which may enter the system.	
Finishes: Adhesives, sealants and caulks		CALGreen Mandatory	CALGreen 4.504.2.1 Adhesives, sealants and caulks	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.	Initials: Date:
Finishes: Paints and coatings		CALGreen Mandatory	CALGreen 4.504.2.2 Paints and Coatings	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board, Suggested Control Measure, and the	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				▪ Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. ▪ Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.	
Single EV space required		CALGreen Mandatory	CALGreen 4.106.4.2.3 Single EV space required	▪ Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. ▪ The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). ▪ The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. ▪ Construction documents shall identify the raceway termination point. ▪ The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.	
Indoor Water Use		CALGreen Mandatory	CALGreen 4.03.1 Plumbing fixtures Water closets Shower heads – single multi heads Faucets	▪ 4.303.1.1 Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank -type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets. ▪ 4.303.1.3.1 Single Showerhead: Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads. ▪ 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.	
Finishes: Aerosol paints & coatings		CALGreen Mandatory	CALGreen 4.504.2.3 Aerosol paints and coatings	Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.	Initials: Date:
Carpeting systems		CALGreen Mandatory	CALGreen 4.504.3 Carpeting systems	All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ANSI 140 at the Gold level. 4. Scientific certifications System Indoor Advantage™ Gold	Initials: Date:
Carpet Cushion		CALGreen Mandatory	CALGreen 4.504.3.1 Carpeting cushion	All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.	
Carpet Adhesive		CALGreen Mandatory	CALGreen 4.504.3.2 Carpeting adhesive	All carpet adhesive shall meet the requirements of Table 4.504.1.	
Resilient Flooring Systems		CALGreen Mandatory	CALGreen 4.504.4 Resilient flooring systems	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. ▪ 4.303.1.4.1 Residential lavatory faucets: The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. ▪ 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. ▪ 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. ▪ 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	
Standards for plumbing		CALGreen Mandatory	CALGreen 4.303.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.	Initials: Date:
Outdoor water use		CALGreen Mandatory	CALGreen 4.304.1 Outdoor potable water use in landscape areas.	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Efficient Landscape Ordinance (MWELO), Whichever is more stringent:	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350)	
Composite Wood Products		CALGreen Mandatory	CALGreen 4.504.4 Composite wood products	Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particle board, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).	
Documentation		CALGreen Mandatory	CALGreen 4.504.5.1 Documentation	Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				17, Section 93120, *et seq.*). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian *AS/NZS* 2269, European 636 3S and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing	
Interior Moisture Control		CALGreen Mandatory	CALGreen 4.505.2 Interior Moisture Control	Vapor retarder and capillary break is installed at slab-on grade foundations	Initials: Date:
Moisture Content of Building Materials		CALGreen Mandatory	CALGreen 4.505.3 Moisture content of building materials	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure	Initials: Date:
Indoor Air Quality & Exhaust		CALGreen Mandatory	CALGreen 4.506.1 Indoor Air Quality & Exhaust	4.506.1 Bathroom exhaust fans: Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR	Initials: Date:

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.	

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Notes: For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.	
Environmental Comfort		CALGreen Mandatory	CALGreen 4.507.2 Environmental Comfort	4.507.2 Heating and air-conditioning system design: Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to *ANSI/* ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to *ANSI/ ACCA* 1 Manual D-2016*(Residential Duct Systems),* ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to *ANSI/* ACCA 3 Manual S-2014 *(Residential Equipment Selection)* or other equivalent design software or methods. Exception: Use of alternate design	

Table 4.504.1
Adhesive VOC Limit [1,2]
Less Water and Less Exempt Compounds In Grams per Liter

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Table 4.504.2
Sealant VOC Limit
Less Water and Less Exempt Compounds In Grams per Liter

Sealants	VOC Limit
Architectural	250
Marie deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural Nonporous Porous	 250 775
Modified Bituminous	500
Marine deck	760
Other	750

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				temperatures necessary to ensure the systems function are acceptable.	
Installer and Special Inspector Qualifications		CALGreen Mandatory	CALGreen Installer and special inspector qualifications	**SECTION 702 QUALIFICATIONS** **702.1 Installer training.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. **702.2 Special inspection.** [HCD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification	

Table 4.504.3
VOC Content Limits for Architectural Coatings [2,3]
Grams of VOC per Liter of Coating
Less Water and Less Exempt Compounds

Coating Category	VOC Limit
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone Consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250

Table 4.504.3 (cont.)

Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Table 4.504.5
Formaldehyde Limits[1]
Maximum Formaldehyde Emissions in Parts per Million

Product	Current Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particle board	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For Additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8mm).

Note: Items that do not apply to your project, please cross out as N/A

Reference	Part of Plan Set Sheet #	Reference	Description	Comments	City Use Only Field Insp. Verification
				organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).	
Installer and Special Inspector Qualifications		CALGreen Mandatory	CALGreen Installer and special inspector qualifications	**SECTION 702 QUALIFICATIONS** [BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance to this code. **SECTION 703 VERIFICATIONS** **703.1 Documentation.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the	

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GREEN BUILDING CHECKLIST - CITY OF PLEASANTON

JOB NO. 141.020
DATE 06-14-2024

5865 Owens Drive
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925-251-7200

PLAN 1, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 1A

PLAN 1, ELEVATION C, SONOMA - COLOR SCHEME 1C

PLAN 1, ELEVATION D, SPANISH - COLOR SCHEME 1D

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PLAN 1, PERSPECTIVES

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DATE 06-14-2024

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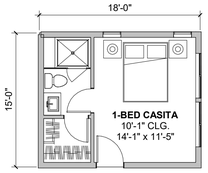
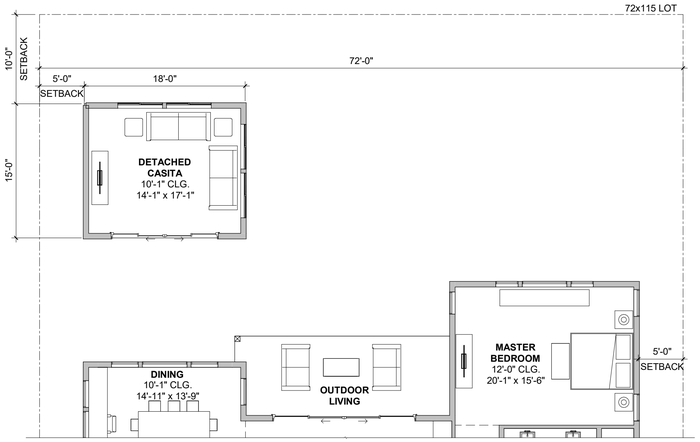
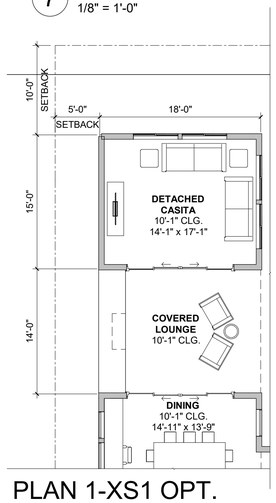


8 PLAN 1 OPT. 1-BED CASITA
1/8" = 1'-0"

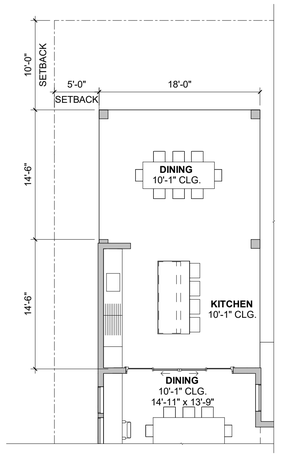


7 PLAN 1-DC1 OPT. DETACHED CASITA
1/8" = 1'-0"



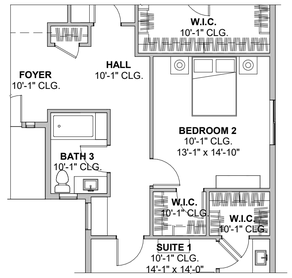
PLAN 1-XS1 OPT.
DETACHED CASITA
w/ COVERED LOUNGE

6
1/8" = 1'-0"

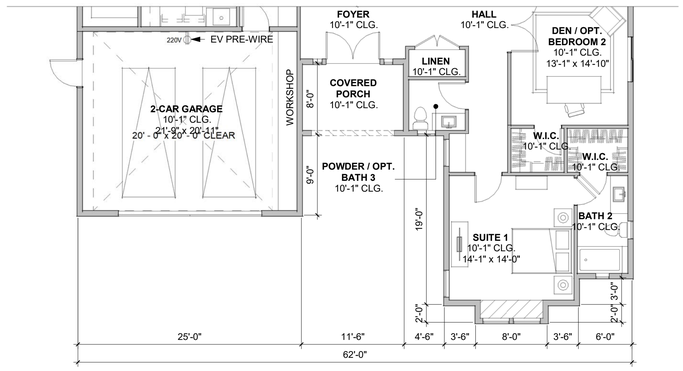


PLAN 1-XP OPT.
OUTDOOR KITCHEN & DINING

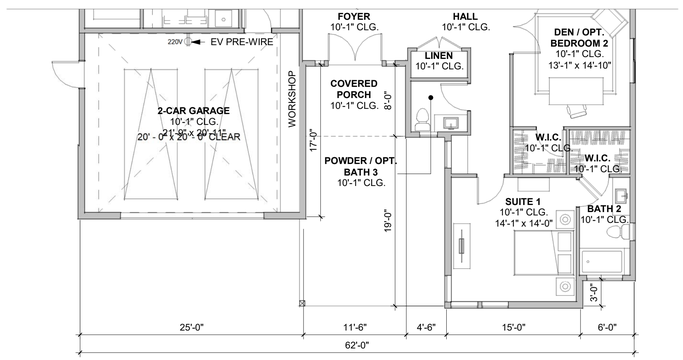
5
1/8" = 1'-0"



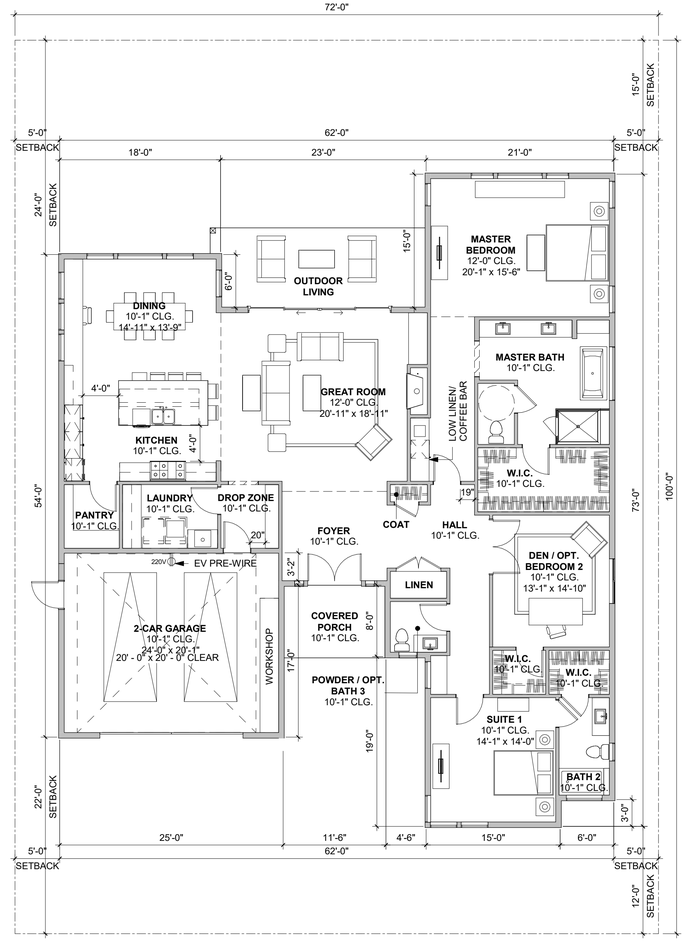
4 PLAN 1 OPT. BEDROOM 2 / BATH 3
1/8" = 1'-0"



3 PLAN 1 FIRST FLOOR PLAN, ELEVATION D, SPANISH
1/8" = 1'-0"



2 PLAN 1 FIRST FLOOR PLAN, ELEVATION C, SONOMA
1/8" = 1'-0"



1 PLAN 1 FIRST FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE
1/8" = 1'-0"

PLAN 1 - 2 BR / 2.5 BA + DEN	
Name	Area (SF)
FIRST FLOOR	2841
2-CAR GARAGE	514
ENTRY PORCH	92
OUTDOOR LIVING	211
OPT. DETACHED CASITA	270

PLAN 1-XP - 2 BR / 2.5 BA + DEN	
Name	Area
FIRST FLOOR	2841 SF
2-CAR GARAGE	514 SF
ENTRY PORCH	92 SF
OUTDOOR LIVING	207 SF
OUTDOOR DINING	271 SF
OUTDOOR KITCHEN	251 SF

PLAN 1-XS1 - 2 BR / 2.5 BA + DEN & CASITA / COVERED OUTDOOR	
Name	Area
FIRST FLOOR	2841 SF
DETACHED CASITA	270 SF
TOTAL LIVING	3111 SF
COVERED LOUNGE	252 SF
2-CAR GARAGE	514 SF
ENTRY PORCH	92 SF
OUTDOOR LIVING	207 SF

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PLAN 1, FLOOR PLANS

JOB NO. 141.020
DATE 06-14-2024

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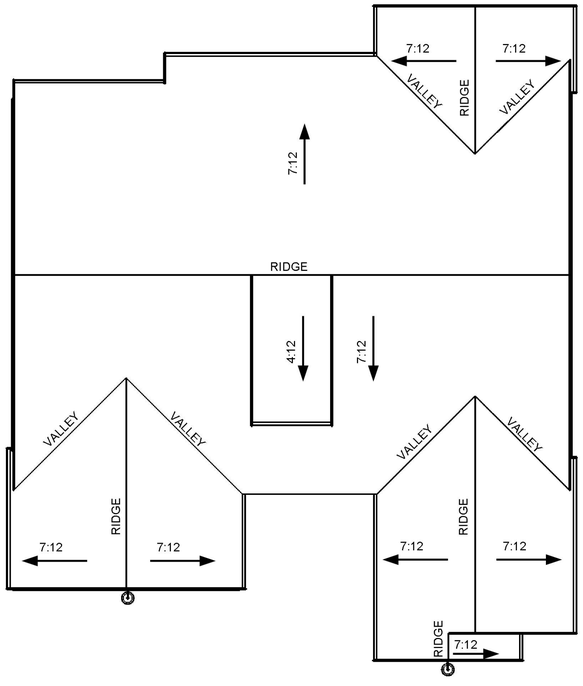

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 1, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 1, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

JOB NO. 141.020
DATE 06-14-2024

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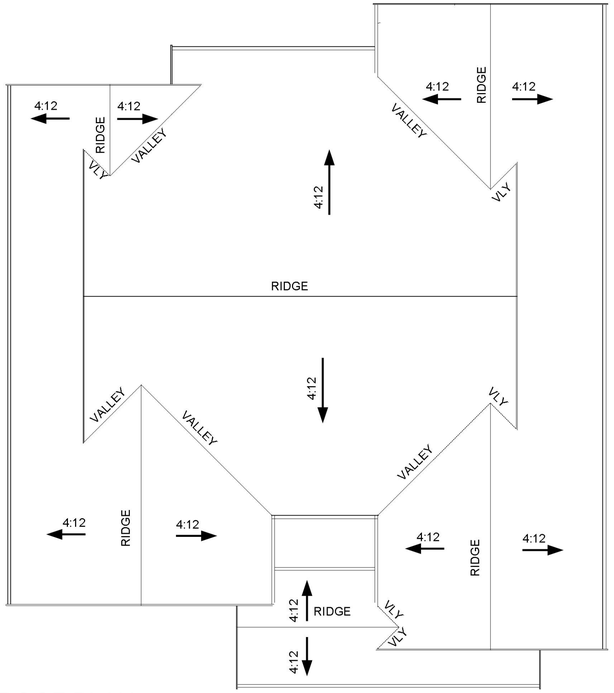
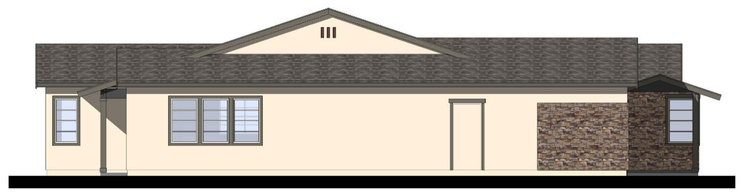


ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 1, ELEVATION C, SONOMA, FRONT ELEVATION - COLOR SCHEME 1C
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”



LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 1, ELEVATION C
SONOMA
ROOF PLAN & ELEVATIONS

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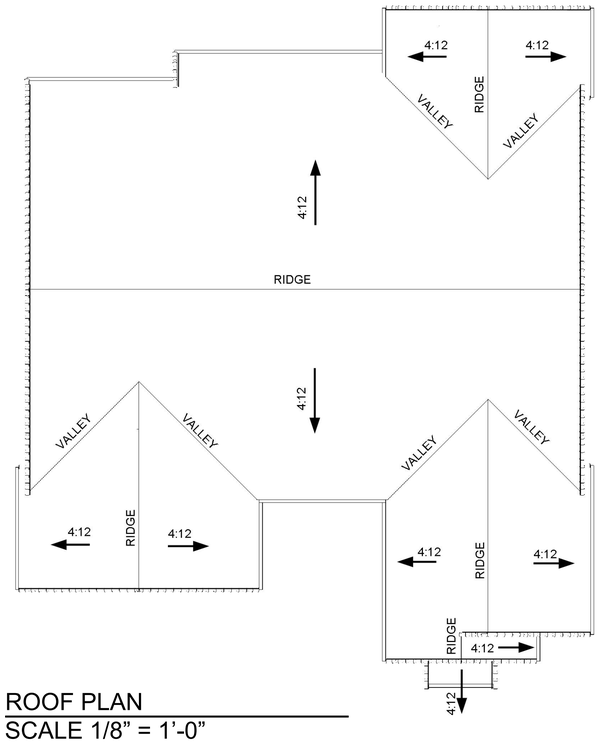
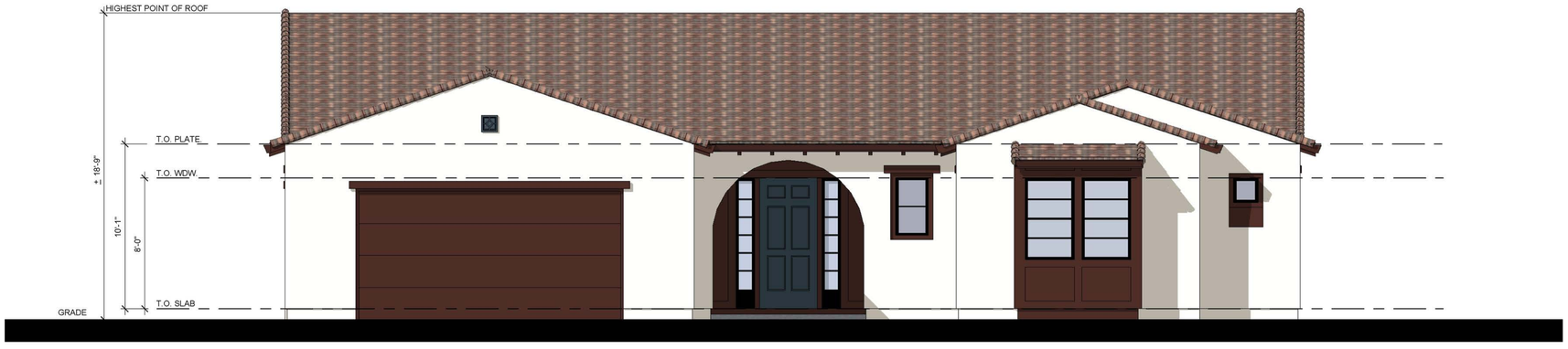
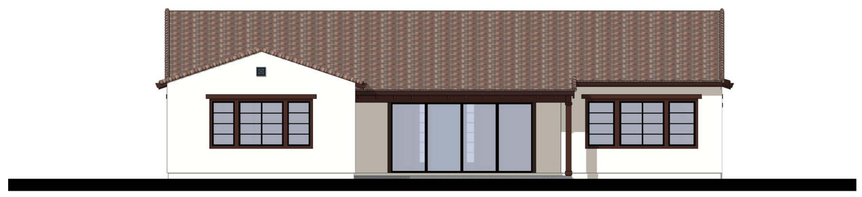


ROOF PLAN
SCALE 1/8” = 1’-0”

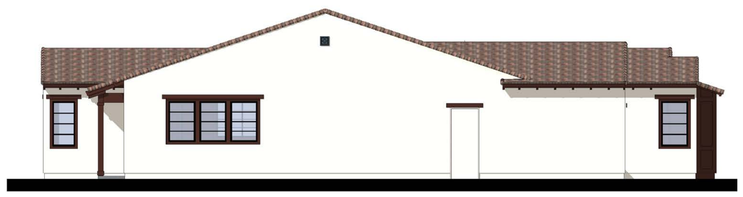


PLAN 1, ELEVATION D, SPANISH, FRONT ELEVATION - COLOR SCHEME 1D
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”



REAR ELEVATION
SCALE 1/8” = 1’-0”



LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 1, ELEVATION D
SPANISH
ROOF PLAN & ELEVATIONS

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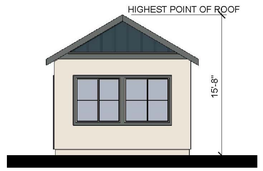
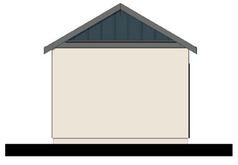
PLAN 1 - OPTIONAL DETATCHED CASITA

MODERN FARMHOUSE, FRONT ELEVATION
SCALE 1/8” = 1’-0”



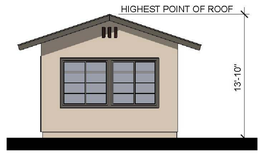
MODERN FARMHOUSE, RIGHT ELEVATION
SCALE 1/8” = 1’-0”

MODERN FARMHOUSE, REAR ELEVATION
SCALE 1/8” = 1’-0”



MODERN FARMHOUSE, LEFT ELEVATION
SCALE 1/8” = 1’-0”

SONOMA, FRONT ELEVATION
SCALE 1/8” = 1’-0”

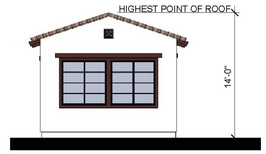


SONOMA, RIGHT ELEVATION
SCALE 1/8” = 1’-0”

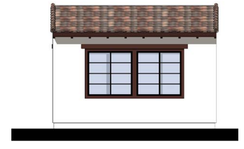
SONOMA, REAR ELEVATION
SCALE 1/8” = 1’-0”

SONOMA, LEFT ELEVATION
SCALE 1/8” = 1’-0”

SPANISH, FRONT ELEVATION
SCALE 1/8” = 1’-0”



SPANISH, RIGHT ELEVATION
SCALE 1/8” = 1’-0”



SPANISH, REAR ELEVATION
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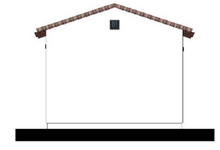

SPANISH, LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 1,
OPTIONAL CASITA
ELEVATIONS

JOB NO. 141.020
DATE 06-14-2024

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PLAN 2, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 2A

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 3B

PLAN 2, ELEVATION E, FRENCH - COLOR SCHEME 3E

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PLAN 2, PERSPECTIVES

JOB NO. 141.020
DATE 06-14-2024

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PLAN 2, ELEVATION A, MODERN FARMHOUSE, 2-STORY OPTION - COLOR SCHEME 2A

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE, 2-STORY OPTION - COLOR SCHEME 3B

PLAN 2, ELEVATION E, FRENCH, 2-STORY OPTION - COLOR SCHEME 3E

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PLAN 2, PERSPECTIVES
2-STORY OPTION

JOB NO. 141.020
DATE 06-14-2024

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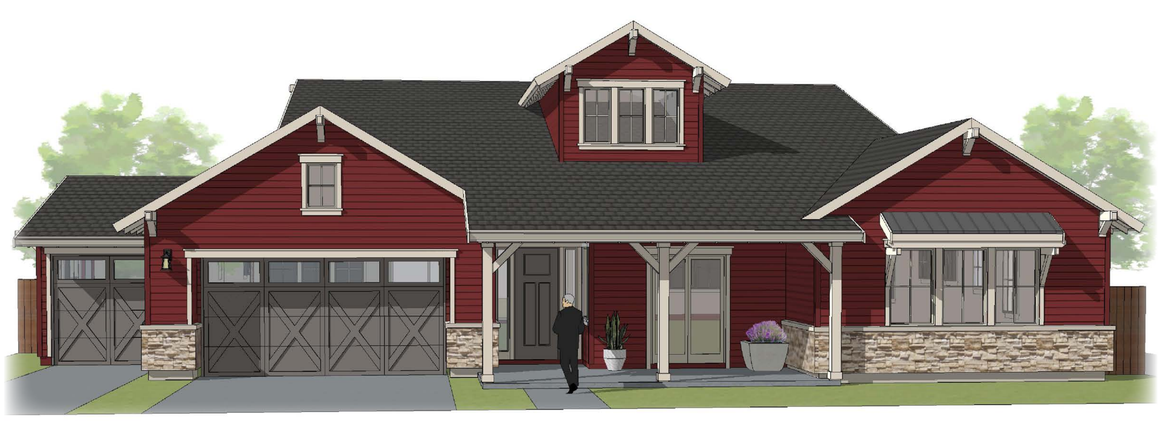
PLAN 2, ELEVATION A, MODERN FARMHOUSE, 3-CAR OPTION - COLOR SCHEME 2A



PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE, 3-CAR OPTION - COLOR SCHEME 3B

PLAN 2, ELEVATION E, FRENCH, 3-CAR OPTION - COLOR SCHEME 3E

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PLAN 2, PERSPECTIVES
3-CAR OPTION

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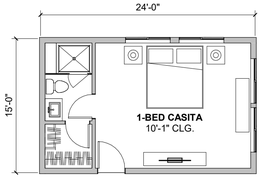
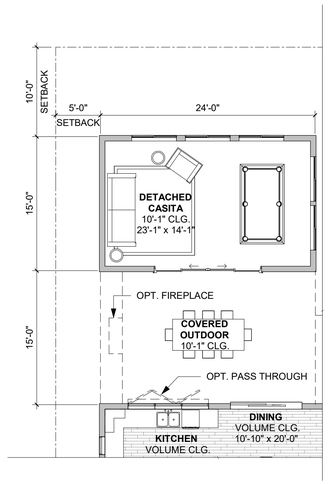
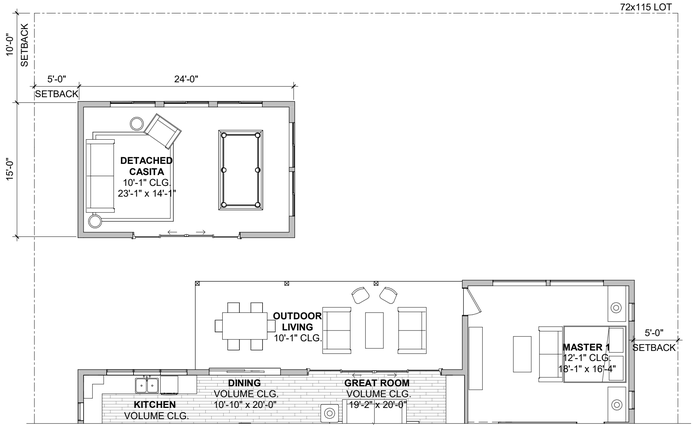


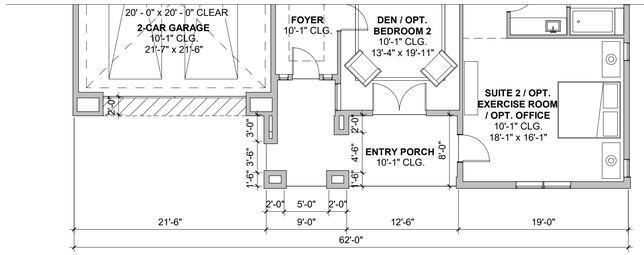
8 PLAN 2 OPT. 1-BED CASITA
1/8" = 1'-0"



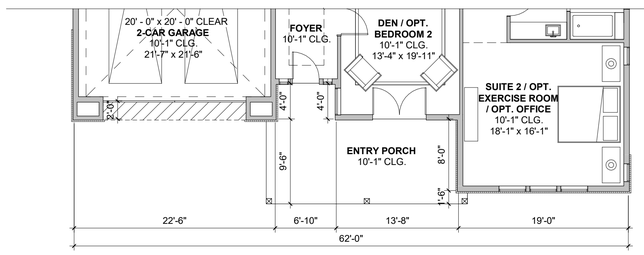
7 PLAN 2-XS2 OPT. DETACHED CASITA w/ COVERED OUTDOOR
1/8" = 1'-0"



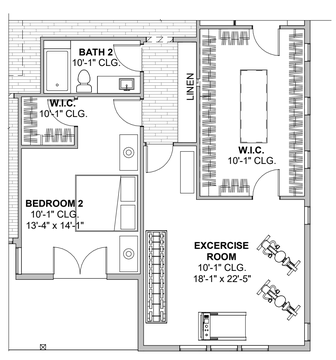
4 PLAN 2-DC2 OPT. DETACHED CASITA
1/8" = 1'-0"



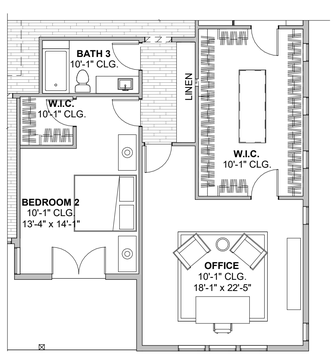
3 PLAN 2 FIRST FLOOR PLAN, ELEVATION E, FRENCH
1/8" = 1'-0"



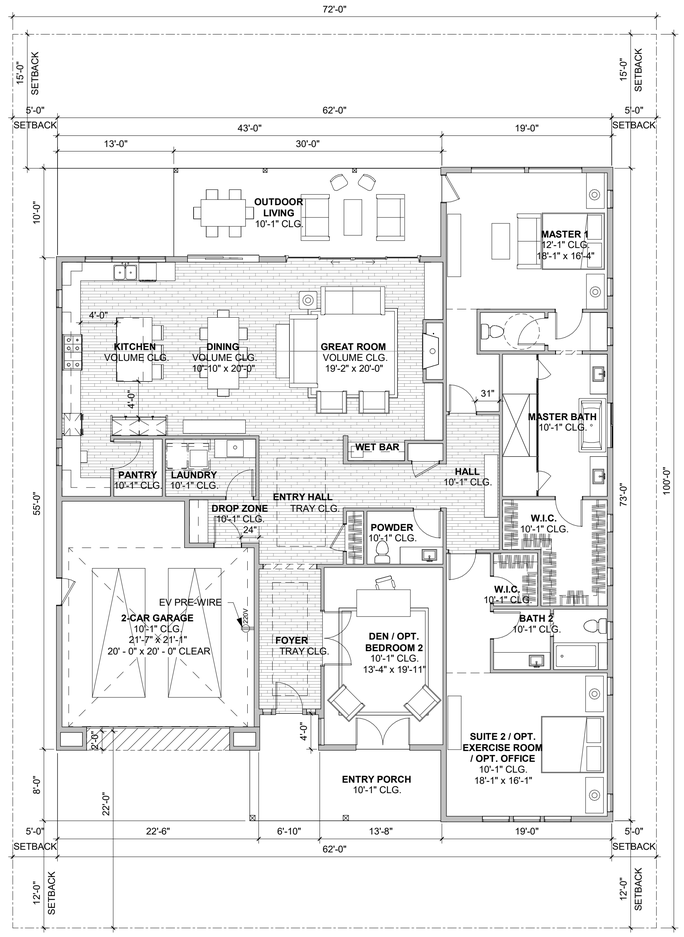
2 PLAN 2 FIRST FLOOR PLAN, ELEVATION B, TRADITIONAL FARMHOUSE
1/8" = 1'-0"



6 PLAN 2 OPT. EXERCISE ROOM AND BEDROOM 2
1/8" = 1'-0"



5 PLAN 2 OPT. OFFICE AND BEDROOM 2
1/8" = 1'-0"



1 PLAN 2 FIRST FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE
1/8" = 1'-0"

PLAN 2 - 2 BR / 2.5 BA + DEN

Name	Area
FIRST FLOOR	3151 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-G3 - 2 BR / 2.5 BA + DEN

Name	Area
FIRST FLOOR	3151 SF
3-CAR FRONT FACE GARAGE	822 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-XS1 - 2 BR / 2.5 BA + DEN + HOBBY

Name	Area
FIRST FLOOR	3151 SF
HOBBY	248 SF
TOTAL LIVING	3398 SF
2-CAR GARAGE	574 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-XS2 - 2 BR / 2.5 BA + DEN & CASITA / COVERED OUTDOOR

Name	Area
DETACHED CASITA	360 SF
FIRST FLOOR	3151 SF
TOTAL LIVING	3511 SF
OUTDOOR LIVING	190 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR	356 SF
ENTRY PORCH	199 SF

PLAN 2-XF - 3 BR + DEN + BONUS / 3.5 BA

Name	Area
FIRST FLOOR	3151 SF
SECOND FLOOR	1059 SF
TOTAL LIVING	4210 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	201 SF
OPT. DETACHED CASITA	360 SF

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PLAN 2, FLOOR PLANS

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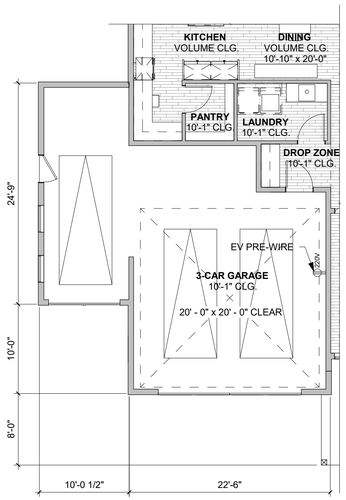
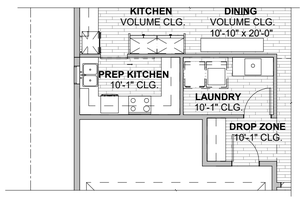
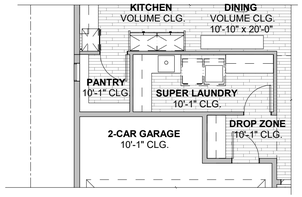


4 PLAN 2-G3 OPT. 3-CAR FRONT FACE GARAGE
1/8" = 1'-0"



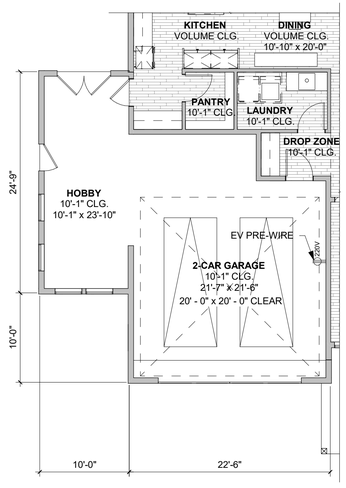
5 PLAN 2 OPT. PREP KITCHEN
1/8" = 1'-0"

20' - 0" x 20' - 0" CLEAR

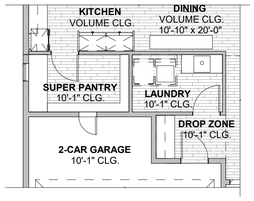


6 PLAN 2 OPT. SUPER LAUNDRY
1/8" = 1'-0"

20' - 0" x 20' - 0" CLEAR

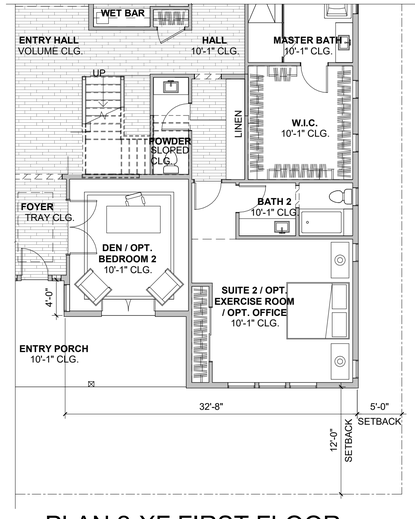


3 PLAN 2-XS1 OPT. HOBBY
1/8" = 1'-0"

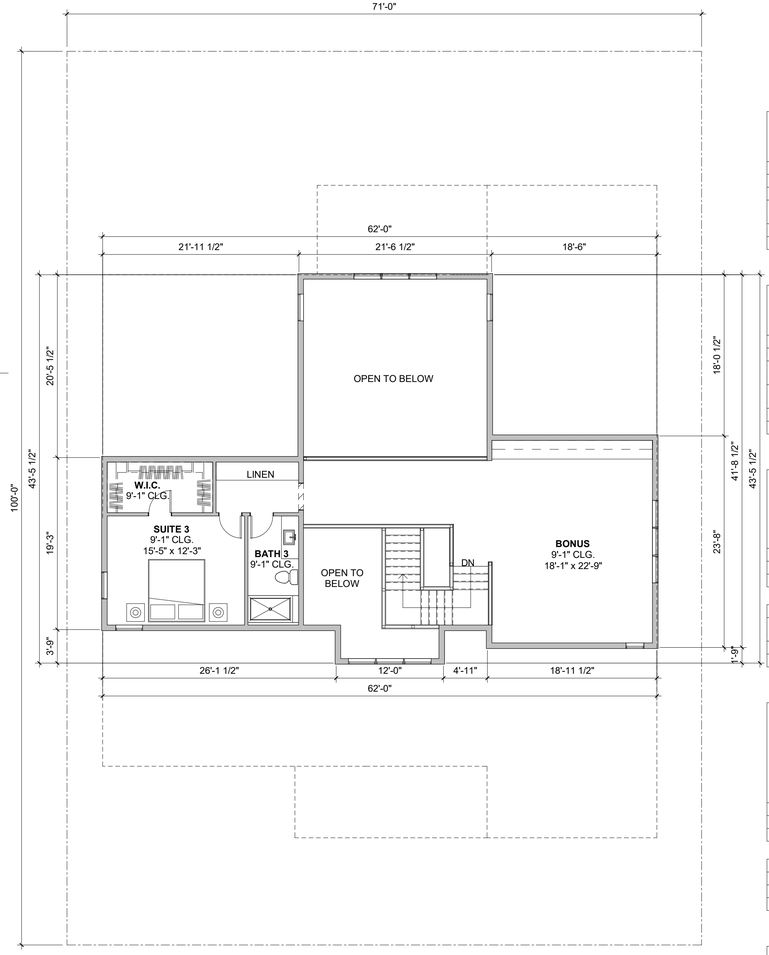


7 PLAN 2 OPT. SUPER PANTRY
1/8" = 1'-0"

20' - 0" x 20' - 0" CLEAR



PLAN 2-XF FIRST FLOOR
PLAN AT OPT. SECOND FLOOR
2 1/8" = 1'-0"



1 PLAN 2-XF OPT. SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN 2 - 2 BR / 2.5 BA + DEN

Name	Area
FIRST FLOOR	3151 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-G3 - 2 BR / 2.5 BA + DEN

Name	Area
FIRST FLOOR	3151 SF
3-CAR FRONT FACE GARAGE	822 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-XS1 - 2 BR / 2.5 BA + DEN + HOBBY

Name	Area
FIRST FLOOR	3151 SF
HOBBY	248 SF
TOTAL LIVING	3398 SF
2-CAR GARAGE	574 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	199 SF
OPT. DETACHED CASITA	360 SF

PLAN 2-XS2 - 2 BR / 2.5 BA + DEN & CASITA / COVERED OUTDOOR

Name	Area
DETACHED CASITA	360 SF
FIRST FLOOR	3151 SF
TOTAL LIVING	3511 SF
OUTDOOR LIVING	190 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR	356 SF
ENTRY PORCH	199 SF

PLAN 2-XF - 3 BR + DEN + BONUS / 3.5 BA

Name	Area
FIRST FLOOR	3151 SF
SECOND FLOOR	1059 SF
TOTAL LIVING	4210 SF
2-CAR GARAGE	529 SF
COVERED OUTDOOR LIVING	300 SF
ENTRY PORCH	201 SF
OPT. DETACHED CASITA	360 SF

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PLAN 2, FLOOR PLANS OPTIONS

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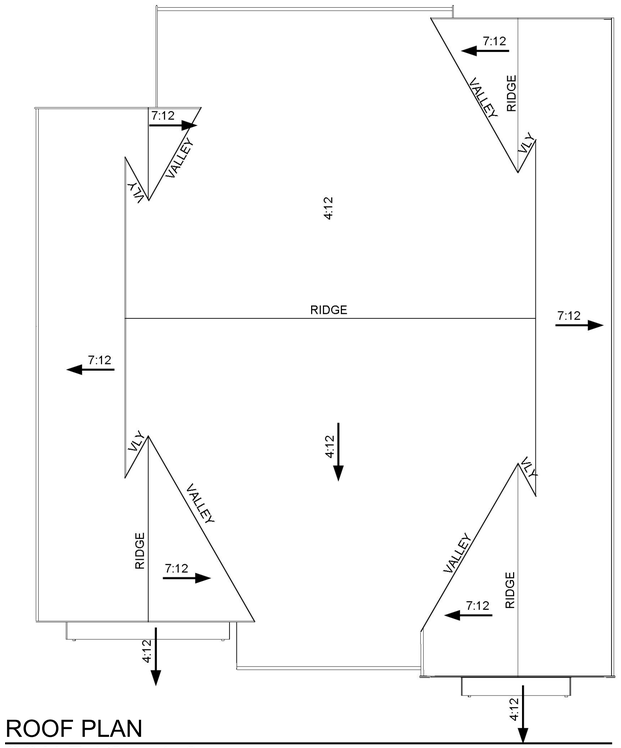

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 2A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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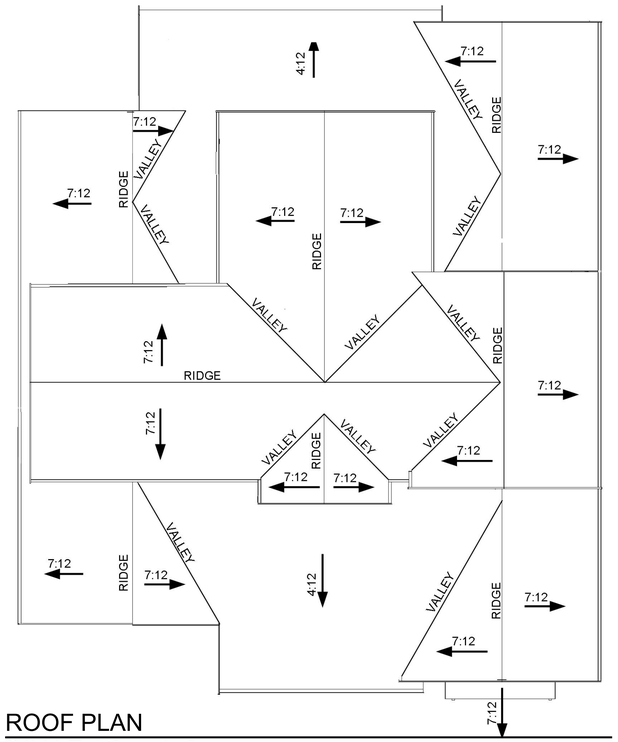

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 2A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION A
MODERN FARMHOUSE
2-STORY OPTION

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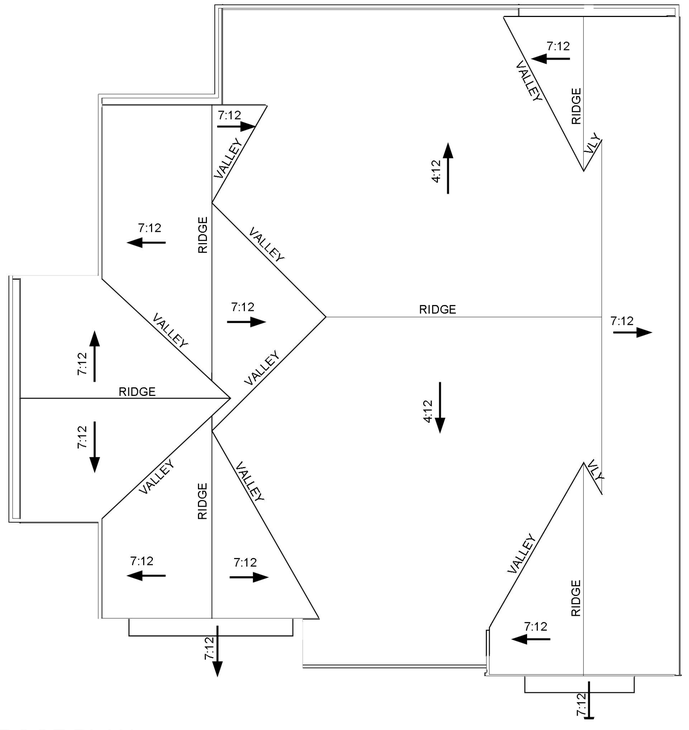

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION, 3-CAR OPTION - COLOR SCHEME 2A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION A
MODERN FARMHOUSE
3-CAR OPTION

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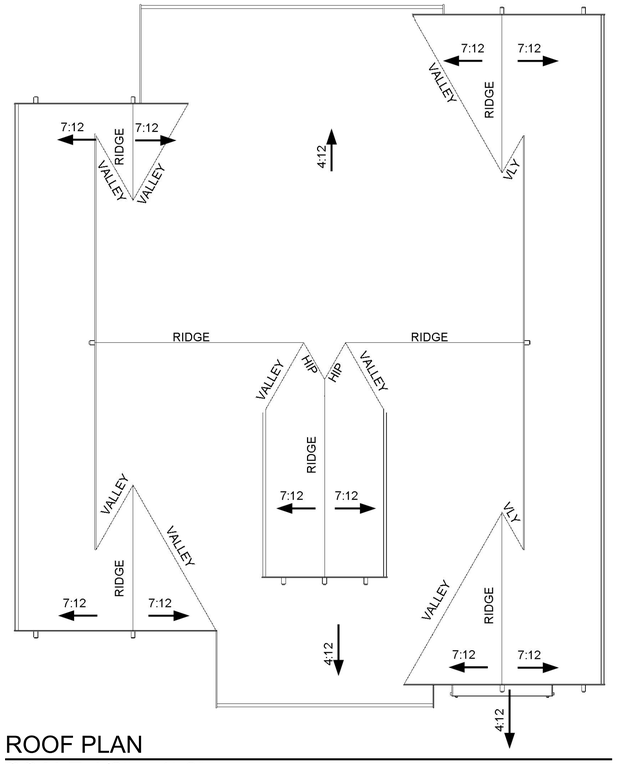

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 3B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION B
TRADITIONAL FARMHOUSE
ROOF PLAN & ELEVATIONS

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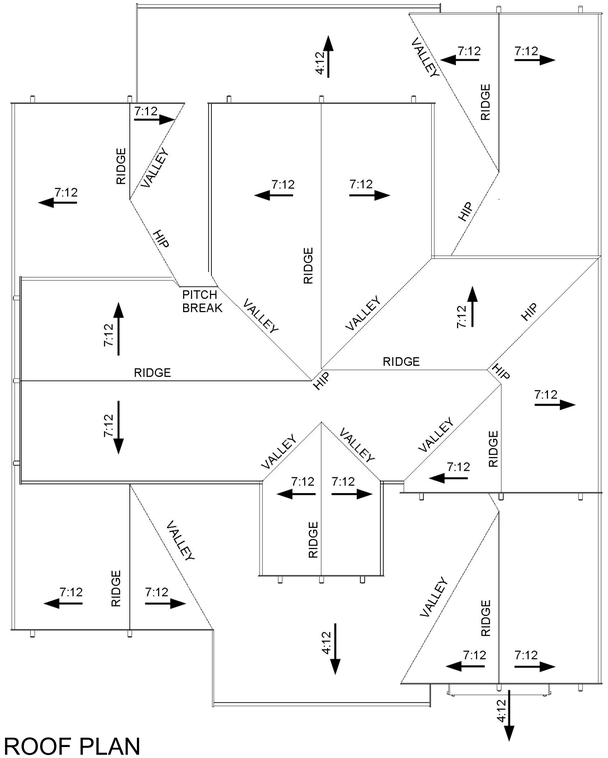

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 3B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION B
TRADITIONAL FARMHOUSE
2-STORY OPTION

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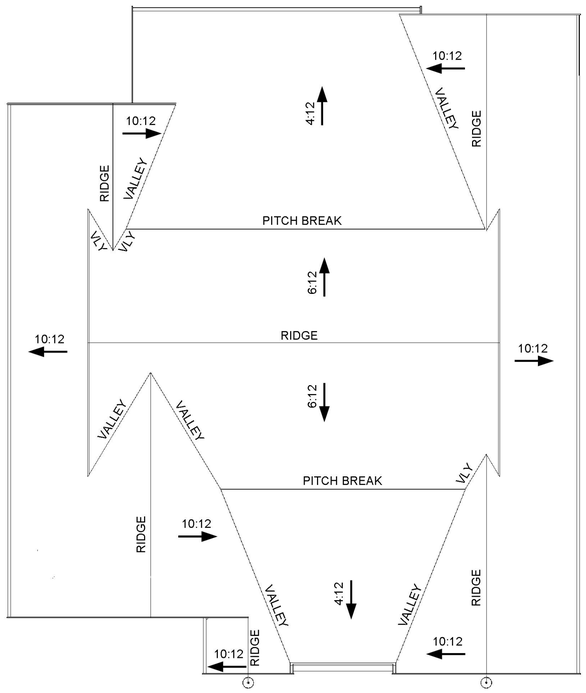

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 3E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION E
FRENCH
ROOF PLAN & ELEVATIONS

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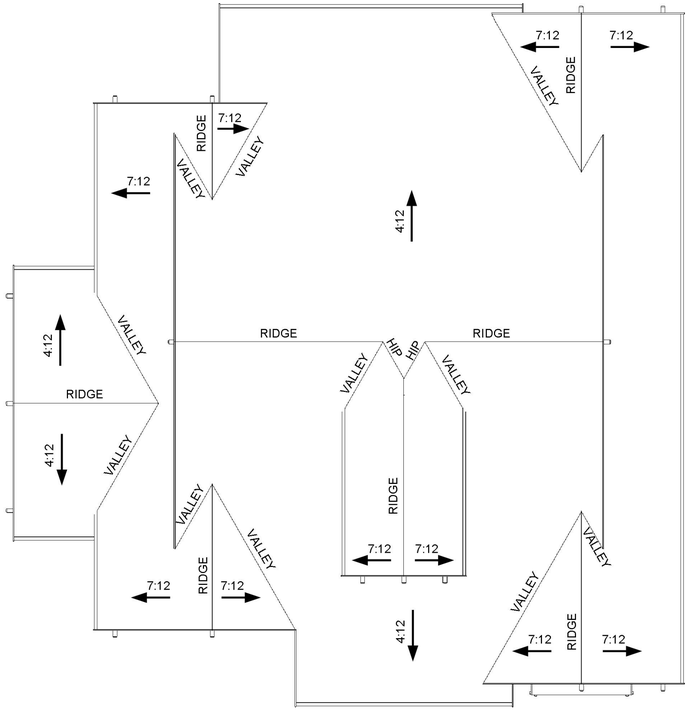

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION, 3-CAR OPTION - COLOR SCHEME 3B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION B
TRADITIONAL FARMHOUSE
3-CAR OPTION

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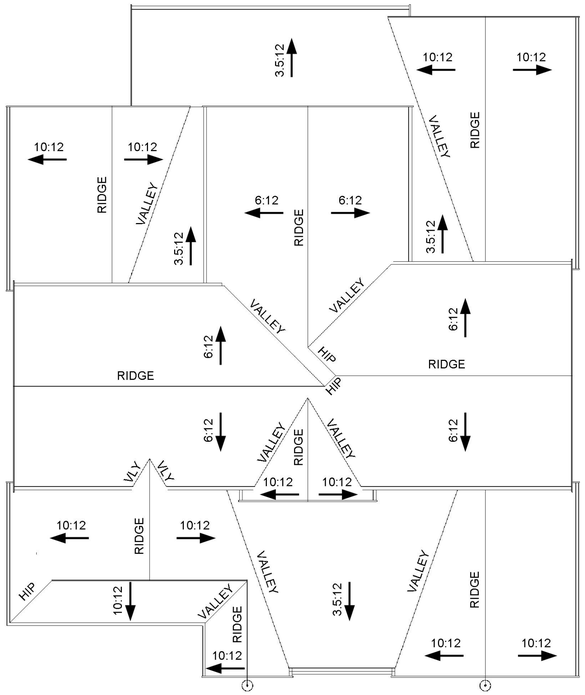

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION E, FRENCH, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 3E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION E
FRENCH
2-STORY OPTION

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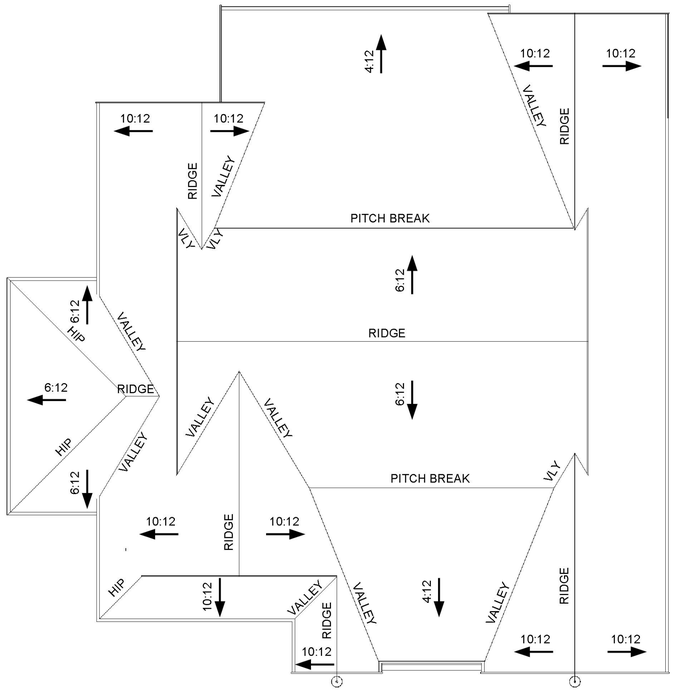

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 2, ELEVATION E, FRENCH, FRONT ELEVATION, 3-CAR OPTION - COLOR SCHEME 3E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2, ELEVATION E
FRENCH
3-CAR OPTION

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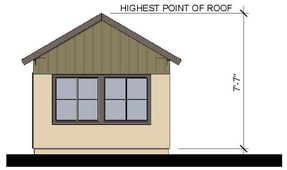
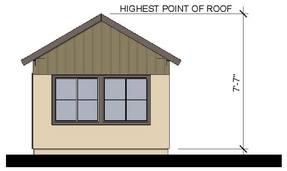
PLAN 2 - OPTIONAL DETATCHED CASITA

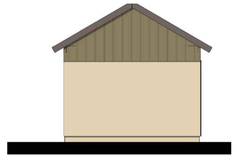


MODERN FARMHOUSE, FRONT ELEVATION
SCALE 1/8" = 1'-0"



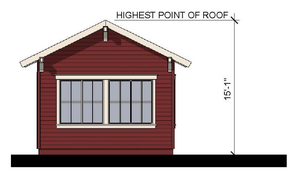
MODERN FARMHOUSE, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

MODERN FARMHOUSE, REAR ELEVATION
SCALE 1/8" = 1'-0"



MODERN FARMHOUSE, LEFT ELEVATION
SCALE 1/8" = 1'-0"

TRADITIONAL FARMHOUSE, FRONT ELEVATION
SCALE 1/8" = 1'-0"

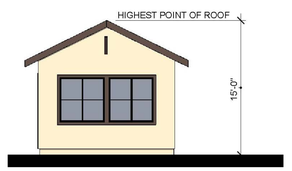


TRADITIONAL FARMHOUSE, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

TRADITIONAL FARMHOUSE, REAR ELEVATION
SCALE 1/8" = 1'-0"

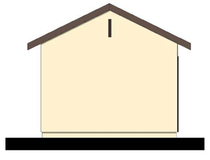
TRADITIONAL FARMHOUSE, LEFT ELEVATION
SCALE 1/8" = 1'-0"

FRENCH, FRONT ELEVATION
SCALE 1/8" = 1'-0"



FRENCH, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

FRENCH, REAR ELEVATION
SCALE 1/8" = 1'-0"



FRENCH, LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 2,
OPTIONAL CASITA
ELEVATIONS

JOB NO. 141.020
DATE 06-14-2024

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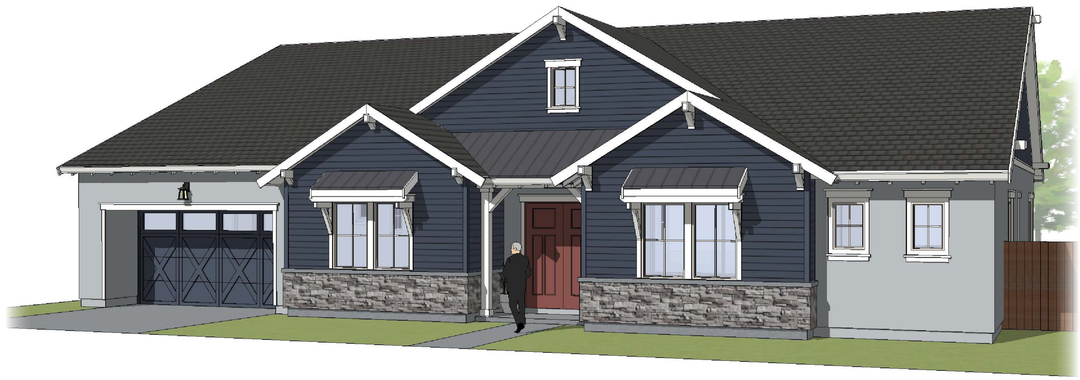

PLAN 3, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 2B

PLAN 3, ELEVATION C, SONOMA, COLOR SCHEME 2C

PLAN 3, ELEVATION E, FRENCH, COLOR SCHEME 1E

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PLAN 3, PERSPECTIVES

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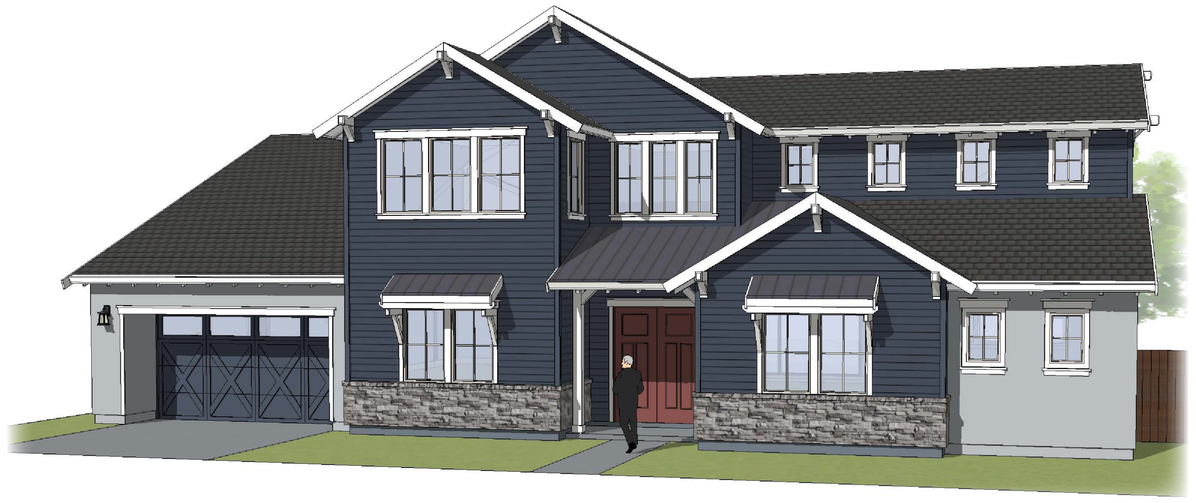
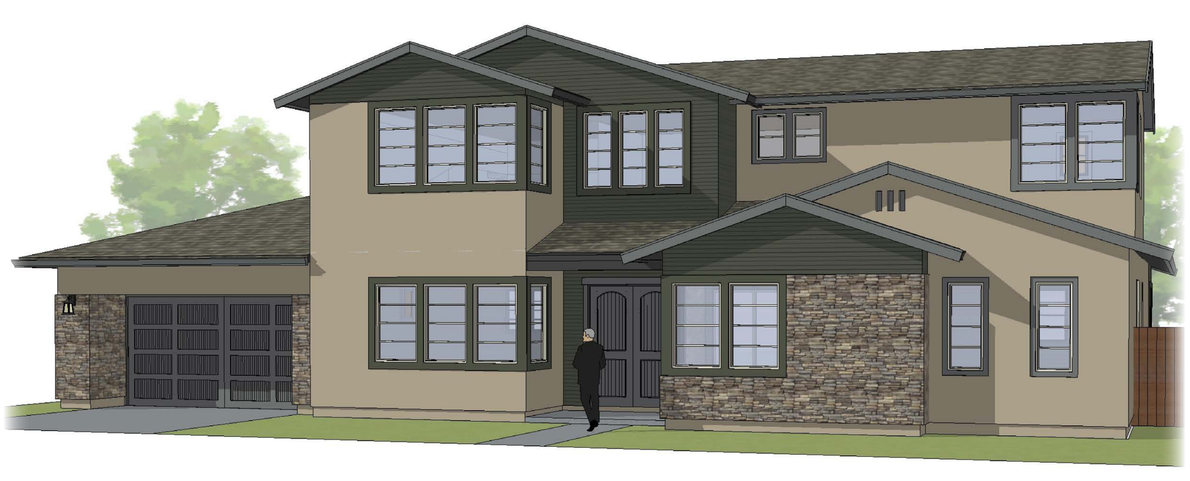


PLAN 3, ELEVATION B, TRADITIONAL FARMHOUSE, 2-STORY OPTION - COLOR SCHEME 2B



PLAN 3, ELEVATION C, SONOMA, 2-STORY OPTION - COLOR SCHEME 2C

PLAN 3, ELEVATION E, FRENCH, 2-STORY OPTION - COLOR SCHEME 1E

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PLAN 3, PERSPECTIVES
2-STORY OPTION

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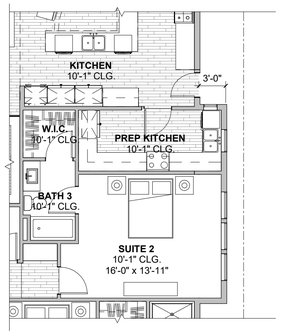
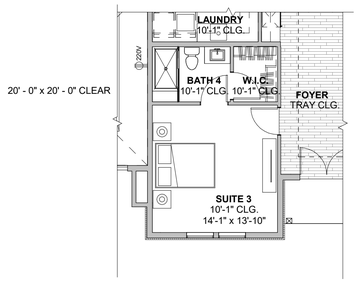
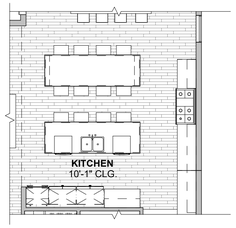
A3.2



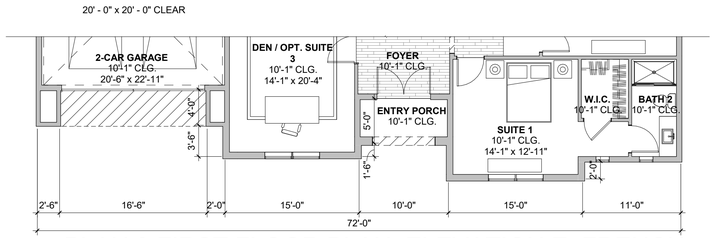
6 PLAN 3-XS4 OPT. PREP KITCHEN
1/8" = 1'-0"



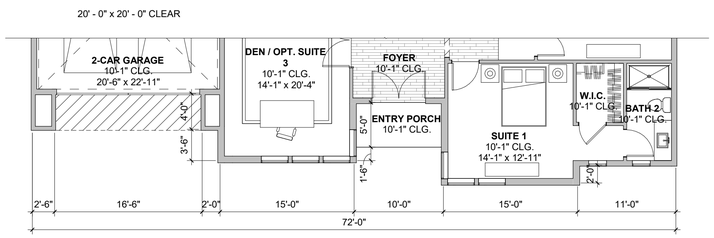
5 PLAN 3 OPT. SUITE 3
1/8" = 1'-0"



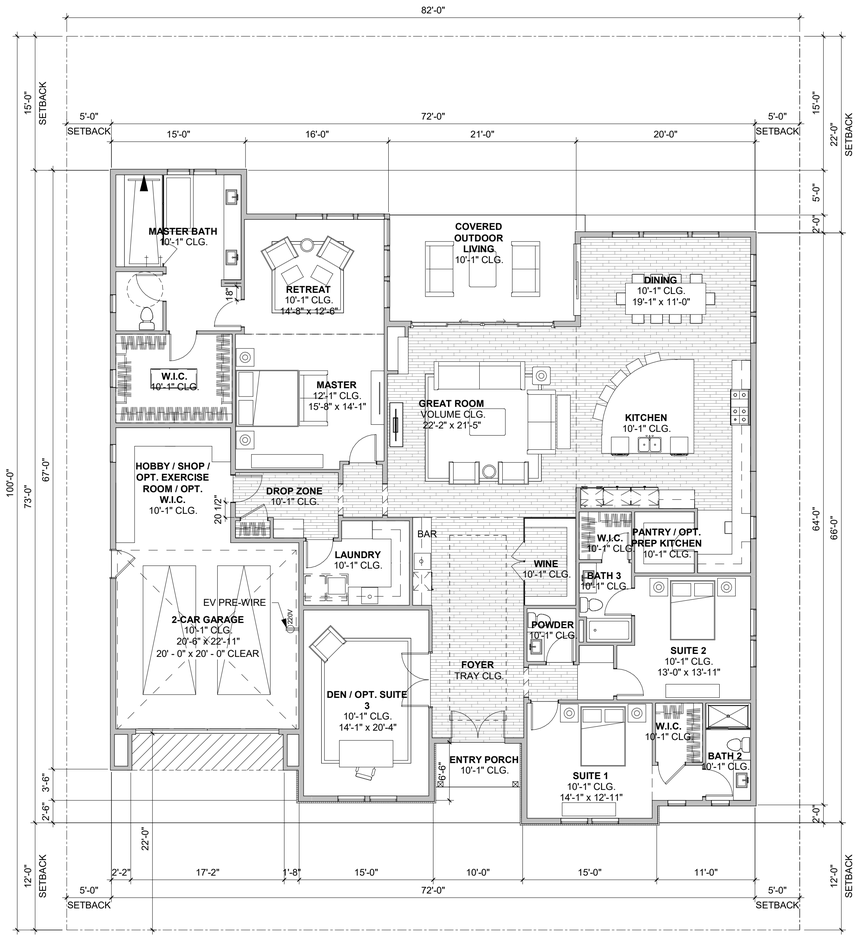
4 PLAN 3 OPT. DOUBLE ISLAND
1/8" = 1'-0"



3 PLAN 3 FIRST FLOOR PLAN, ELEVATION E, FRENCH
1/8" = 1'-0"



2 PLAN 3 FIRST FLOOR PLAN, ELEVATION C, SONOMA
1/8" = 1'-0"



1 PLAN 3 FIRST FLOOR PLAN,
ELEVATION B, TRADITIONAL FARMHOUSE
1/8" = 1'-0"

PLAN 3 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3698 SF
2-CAR GARAGE	636 SF
OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS1 & 3-XS2 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3871 SF
2-CAR GARAGE	467 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS3 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3751 SF
2-CAR GARAGE	639 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS4 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3766 SF
2-CAR GARAGE	639 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XF - 4 BR + DEN + BONUS / 4 BA

Name	Area
FIRST FLOOR	3698 SF
SECOND FLOOR	800 SF
TOTAL LIVING	4498 SF
2-CAR GARAGE	637 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

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PLAN 3, FLOOR PLANS

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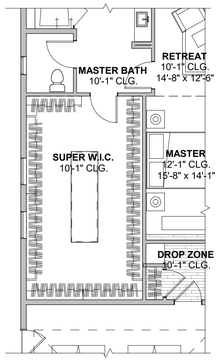
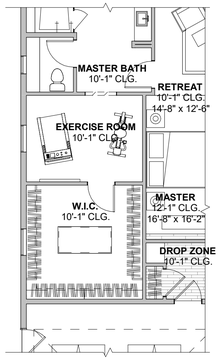


5 PLAN 3-XS1 OPT. SUPER W.I.C.

1/8" = 1'-0"

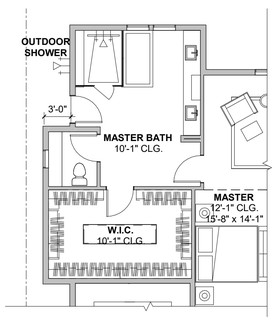
20' - 0" x 20' - 0" CLEAR



4 PLAN 3-XS2 OPT. EXERCISE ROOM

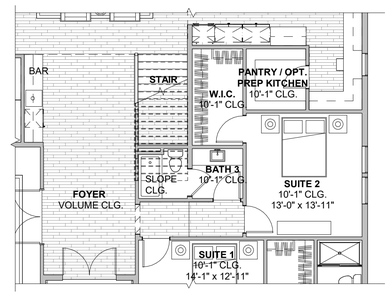
1/8" = 1'-0"

20' - 0" x 20' - 0" CLEAR



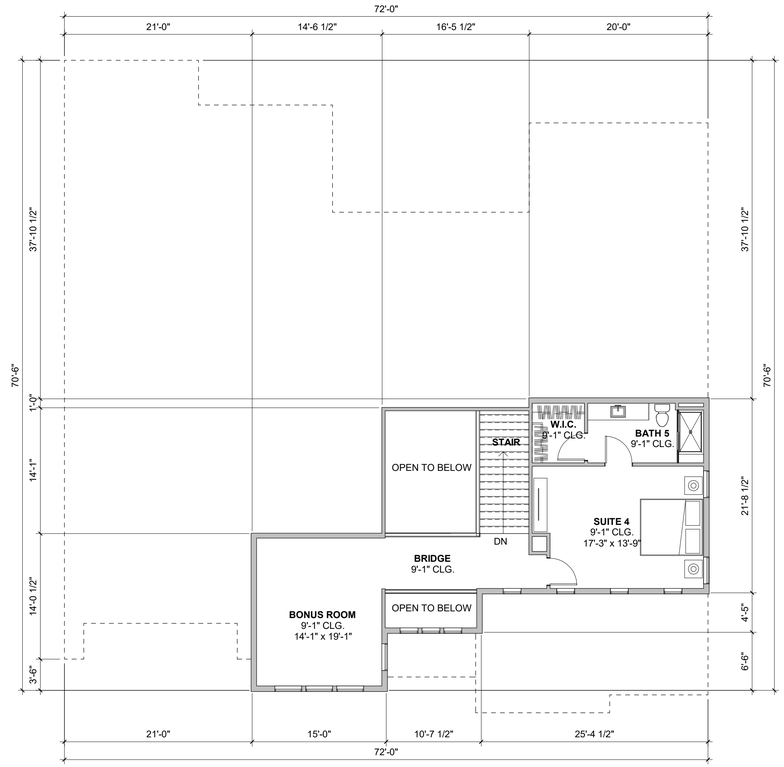
3 PLAN 3-XS3 OPT. OUTDOOR SHOWER

1/8" = 1'-0"



2 PLAN 3-XF FIRST FLOOR PLAN AT OPT. SECOND FLOOR

1/8" = 1'-0"



1 PLAN 3-XF OPT. SECOND FLOOR PLAN

1/8" = 1'-0"

PLAN 3 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3698 SF
2-CAR GARAGE	636 SF
OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS1 & 3-XS2 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3871 SF
2-CAR GARAGE	467 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS3 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3751 SF
2-CAR GARAGE	639 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XS4 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	3766 SF
2-CAR GARAGE	639 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

PLAN 3-XF - 4 BR + DEN + BONUS / 4 BA

Name	Area
FIRST FLOOR	3698 SF
SECOND FLOOR	800 SF
TOTAL LIVING	4498 SF
2-CAR GARAGE	637 SF
COVERED OUTDOOR LIVING	254 SF
ENTRY PORCH	50 SF

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PLAN 3, FLOOR PLANS OPTIONS

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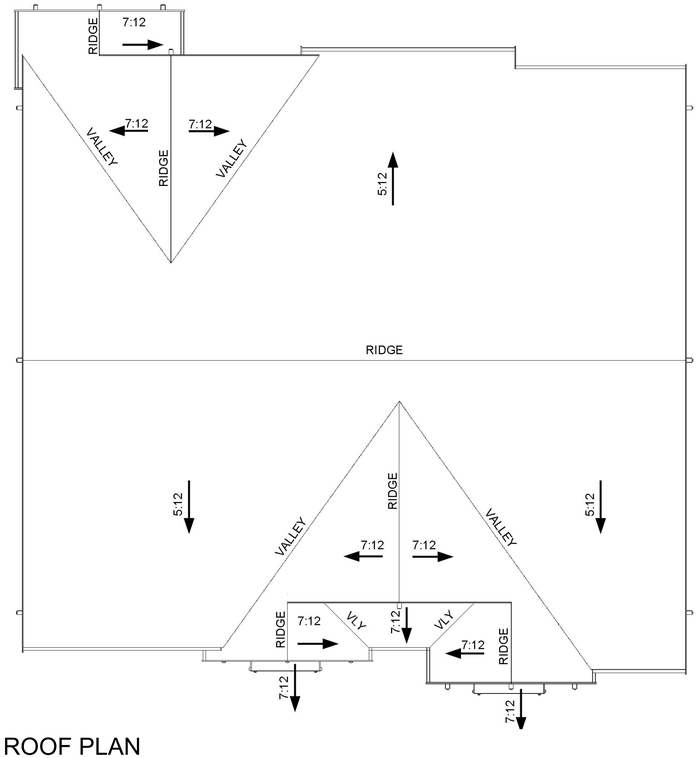

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 2B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION B
TRADITIONAL FARMHOUSE
ROOF PLAN & ELEVATIONS

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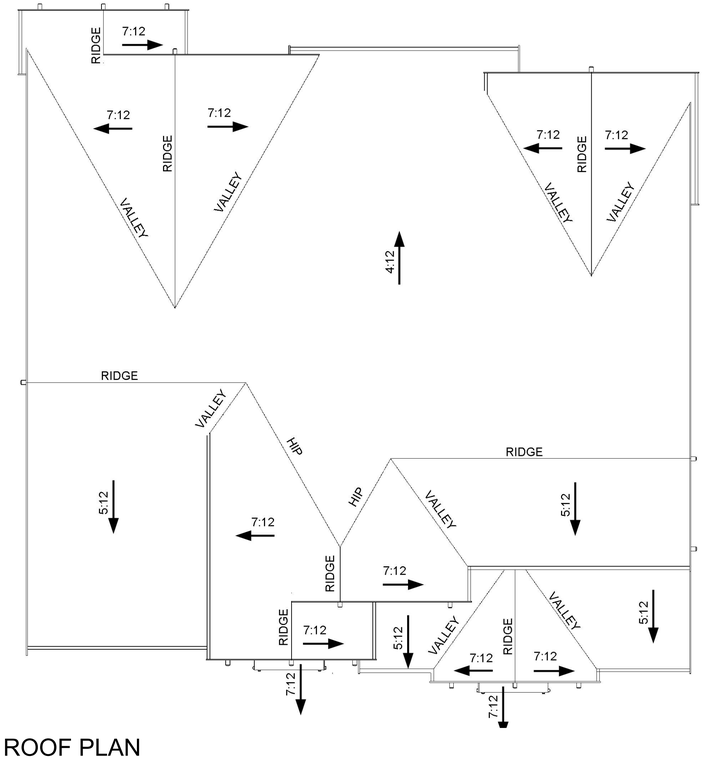

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 2B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION B
TRADITIONAL FARMHOUSE
2-STORY OPTION

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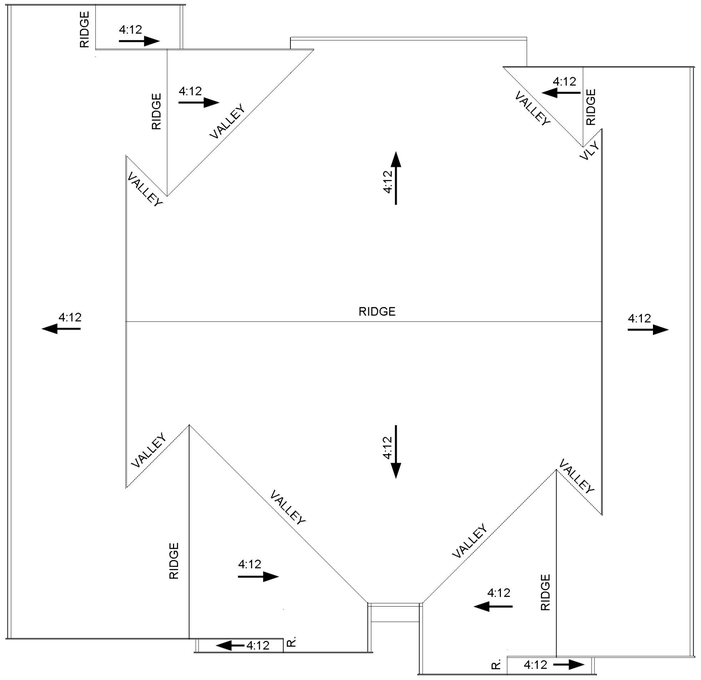

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION C, SONOMA, FRONT ELEVATION - COLOR SCHEME 2C
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION C
SONOMA
ROOF PLAN & ELEVATIONS

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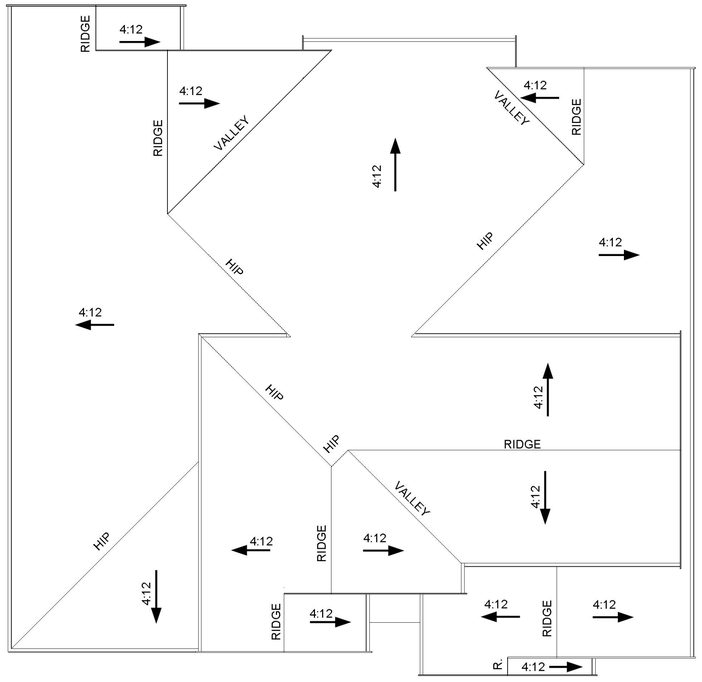

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION C, SONOMA, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 2C
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION C
SONOMA
2-STORY OPTION

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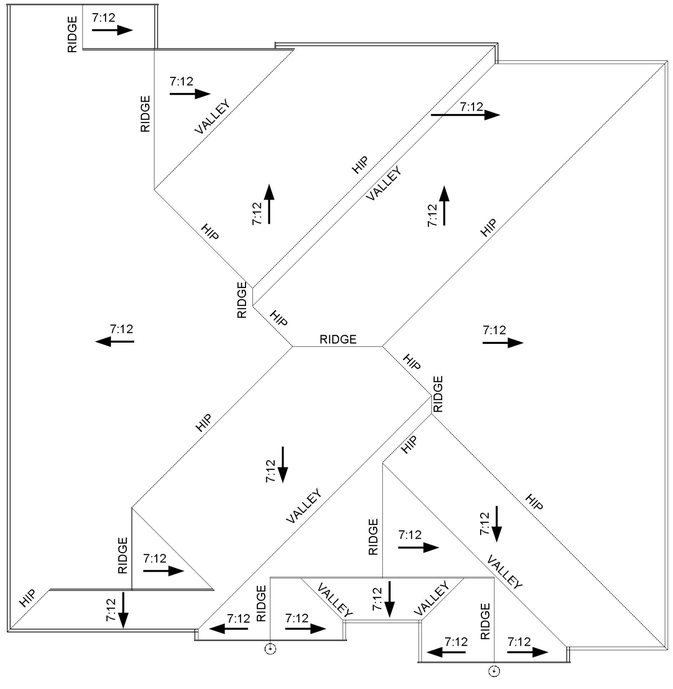

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 1E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION E
FRENCH
ROOF PLAN & ELEVATIONS

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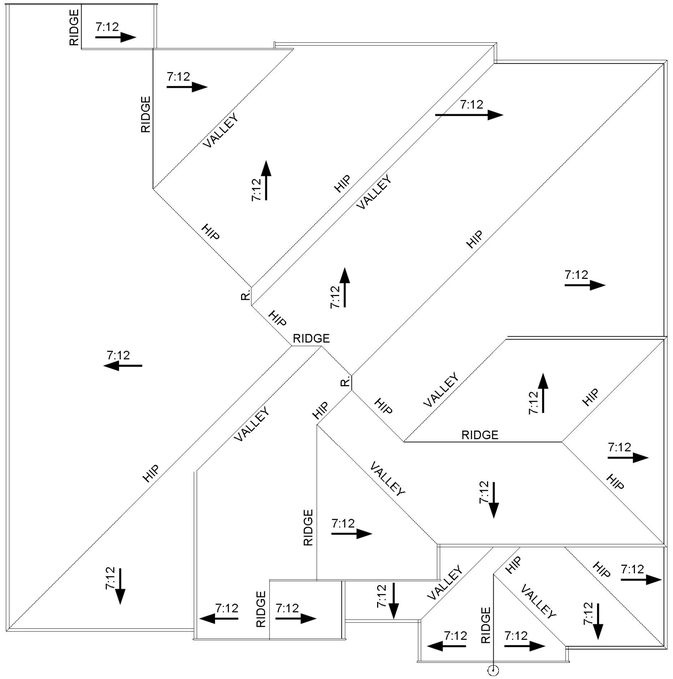

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 3, ELEVATION E, FRENCH, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 1E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 3, ELEVATION E
FRENCH
2-STORY OPTION

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PLAN 4, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

PLAN 4, ELEVATION D, SPANISH - COLOR SCHEME 2D

PLAN 4, ELEVATION E, FRENCH - COLOR SCHEME 2E

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PLAN 4, PERSPECTIVES

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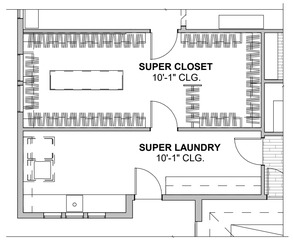
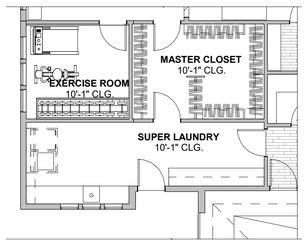
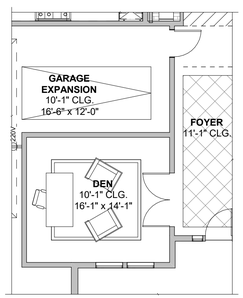
A4.1



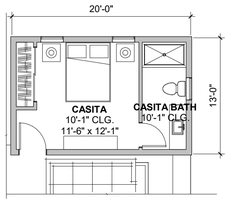
8 PLAN 4-XS1 - OPT. SUPER W.I.C. & SUPER LAUNDRY
1/8" = 1'-0"



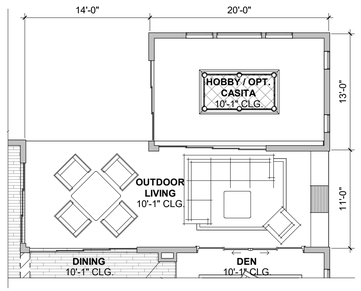
7 PLAN 4-XS2 - OPT. EXERCISE ROOM & SUPER LAUNDRY
1/8" = 1'-0"



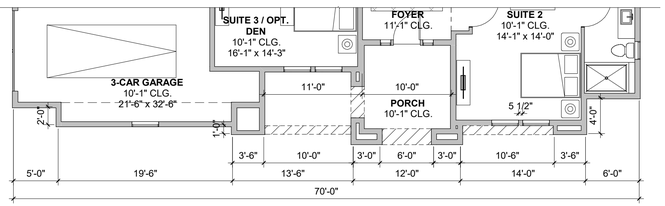
6 PLAN 4-XS3 - OPT. DEN & EXPANDED 3-CAR GARAGE
1/8" = 1'-0"



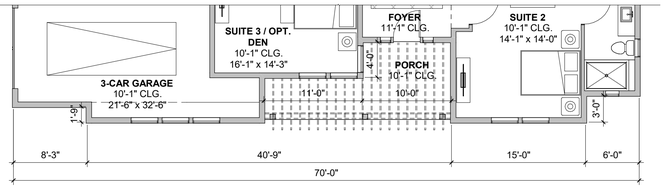
5 PLAN 4 1-BED CASITA
1/8" = 1'-0"



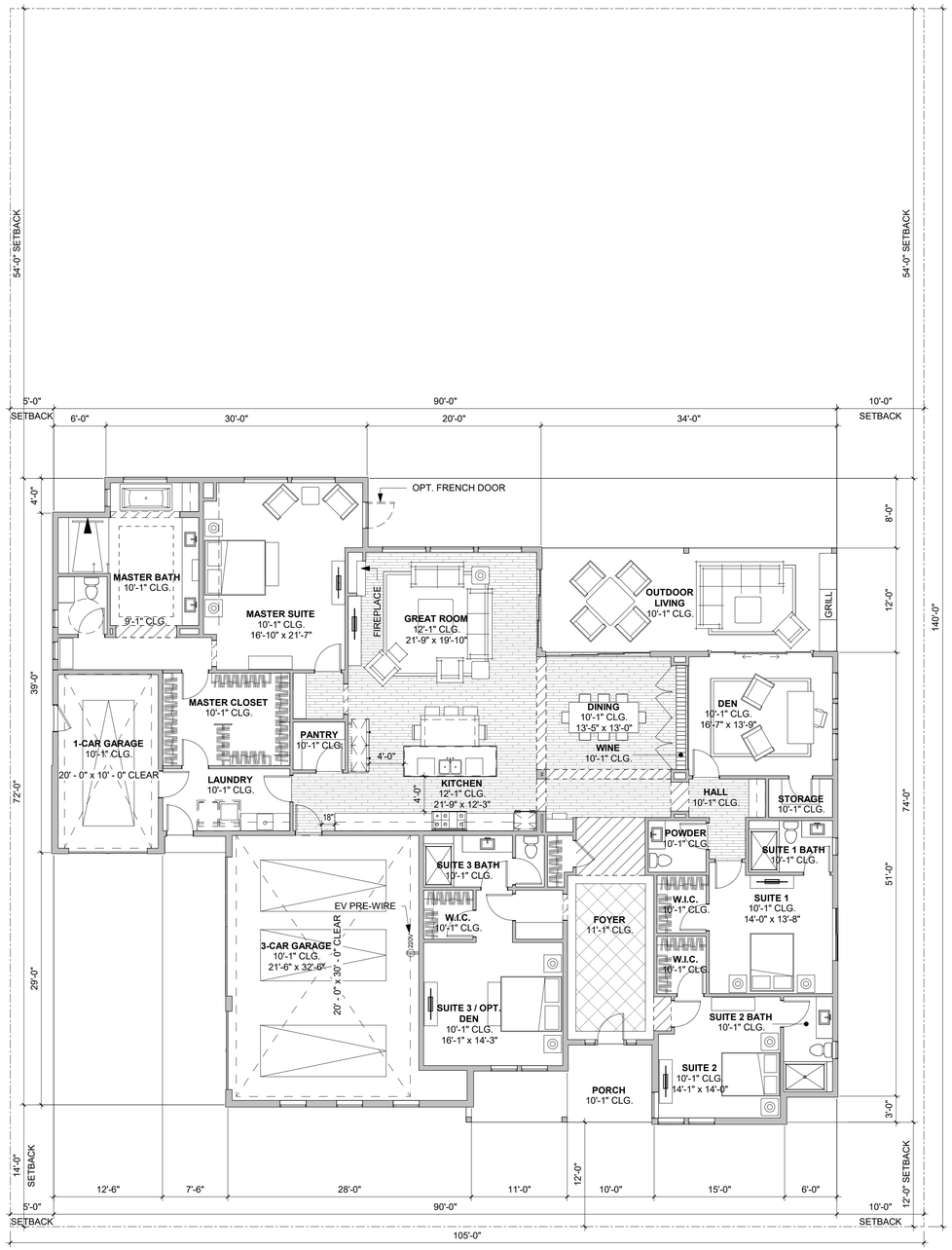
4 PLAN 4-DC4 OPT. HOBBY
1/8" = 1'-0"



3 PLAN 4 FIRST FLOOR PLAN, ELEVATION E, FRENCH
1/8" = 1'-0"



2 PLAN 4 FIRST FLOOR PLAN, ELEVATION D, SPANISH
1/8" = 1'-0"



1 PLAN 4 FIRST FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE
1/8" = 1'-0"

PLAN 4 - 4 BR + HOBBY / 4.5 BA

Name	Area
FIRST FLOOR	3977 SF
OPT. HOBBY/CASITA	260 SF
TOTAL LIVING	4237 SF
3-CAR GARAGE	706 SF
OUTDOOR LIVING	408 SF
1-CAR GARAGE	248 SF
ENTRY PORCH	157 SF

PLAN 4 - XS1 - 4 BR + HOBBY / 4.5 BA

Name	Area
FIRST FLOOR	4225 SF
OPT. HOBBY/CASITA	260 SF
3 - GARAGE	706 SF
ENTRY PORCH	157 SF
OUTDOOR LIVING	408 SF

PLAN 4 - XS2 - 4 BR + HOBBY / 4.5 BA

Name	Area
FIRST FLOOR	4225 SF
OPT. HOBBY/CASITA	260 SF
3- CAR GARAGE	706 SF
ENTRY PORCH	157 SF
OUTDOOR LIVING	408 SF

PLAN 4 - XS3 - 3BR + DEN+HOBBY/3.5 BA

Name	Area
FIRST FLOOR	3779 SF
OPT. HOBBY/CASITA	260 SF
1 - CAR GARAGE	248 SF
3- CAR GARAGE	905 SF
ENTRY PORCH	157 SF
OUTDOOR LIVING	408 SF

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PLAN 4, FLOOR PLANS

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DATE 06-14-2024

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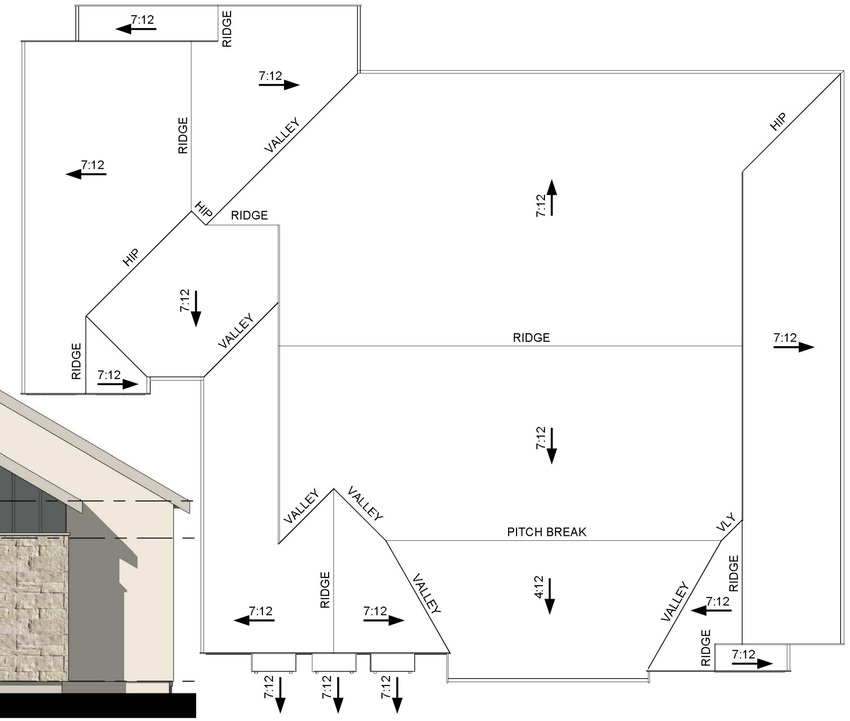
PLAN 4, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"

LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 4, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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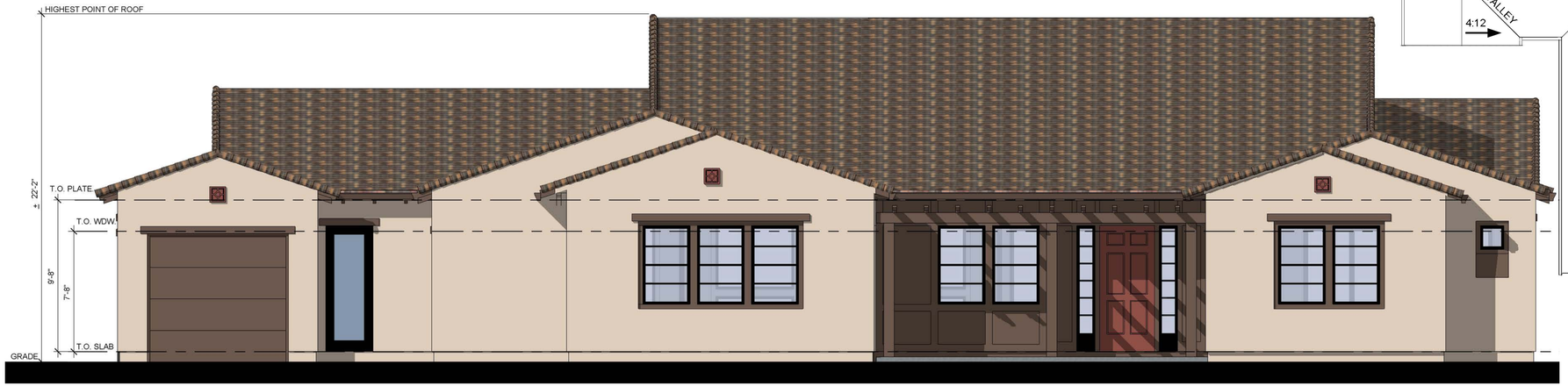
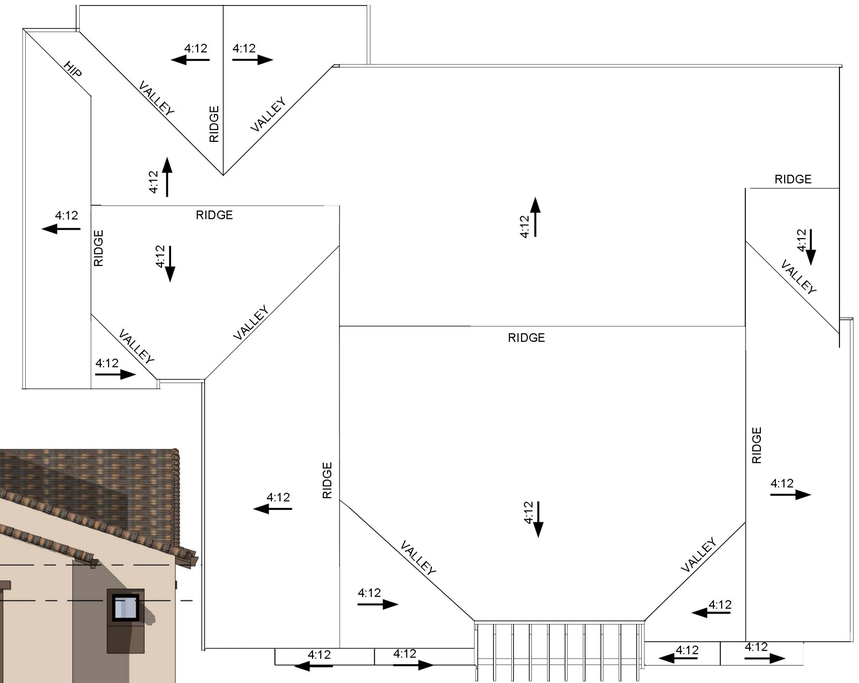
A4.3



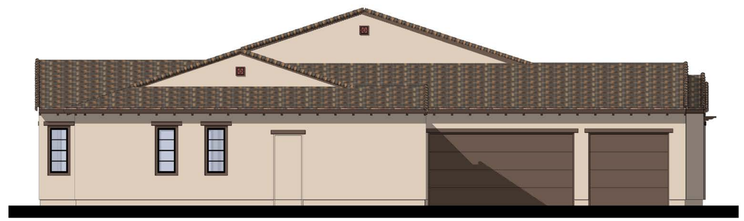
PLAN 4, ELEVATION D, SPANISH, FRONT ELEVATION - COLOR SCHEME 2D
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

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PLAN 4, ELEVATION D
SPANISH
ROOF PLAN & ELEVATIONS

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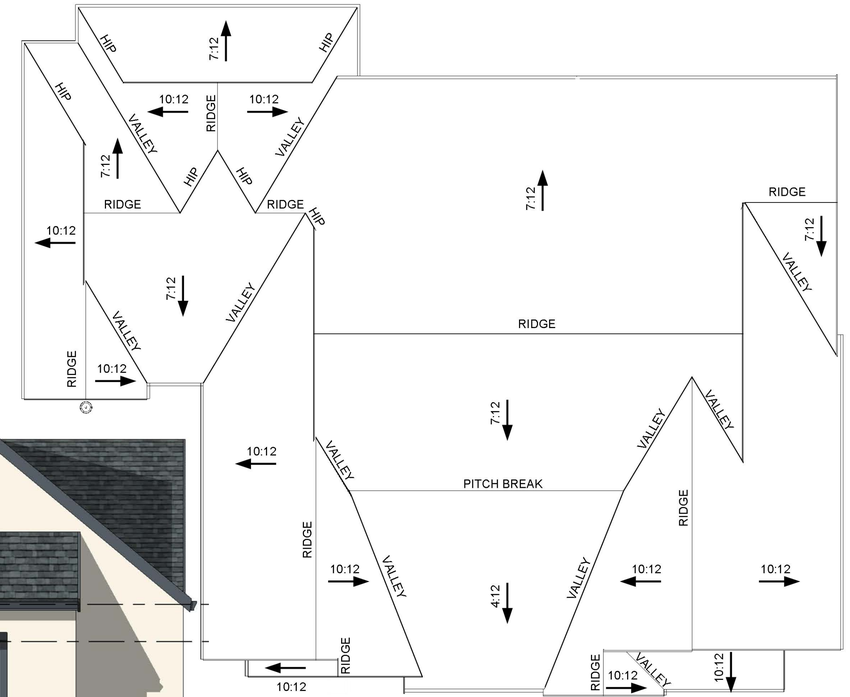
A4.4

PLAN 4, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 2E
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"

LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 4, ELEVATION E
FRENCH
ROOF PLAN & ELEVATIONS

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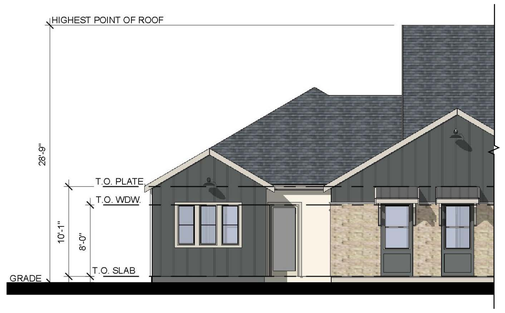
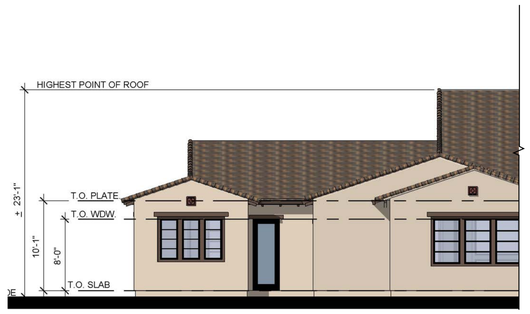
A4.5

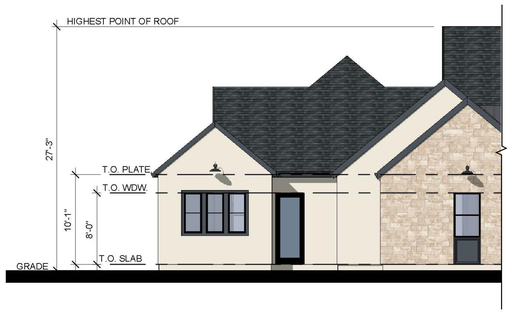
PLAN 4 - OPTIONAL SUPER LAUNDRY



OPT. SUPER LNDY, MOD. FARMHOUSE, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

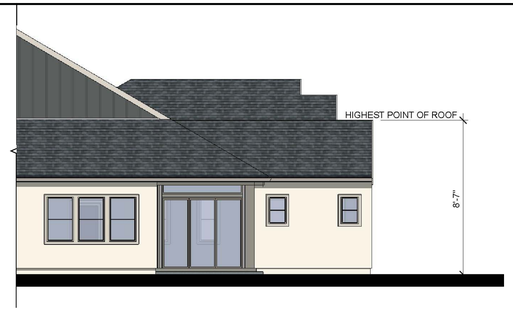


OPT. SUPER LNDY, SPANISH, RIGHT ELEVATION
SCALE 1/8" = 1'-0"



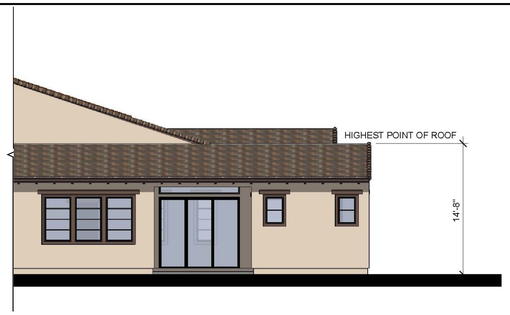
OPT. SUPER LNDY, FRENCH, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

PLAN 4 - OPTIONAL CASITA



OPT. CASITA, MOD. FARMHOUSE, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

OPT. CASITA, MOD. FARMHOUSE, REAR ELEVATION
SCALE 1/8" = 1'-0"



OPT. CASITA, SPANISH, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

OPT. CASITA, SPANISH, REAR ELEVATION
SCALE 1/8" = 1'-0"

OPT. CASITA, FRENCH, RIGHT ELEVATION
SCALE 1/8" = 1'-0"

OPT. CASITA, FRENCH, REAR ELEVATION
SCALE 1/8" = 1'-0"

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 4,
OPT. SUPER LAUNDRY &
OPT. CASITA
ELEVATIONS

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PLAN 5, ELEVATION B, TRADITIONAL FARMHOUSE - COLOR SCHEME 1B

PLAN 5, ELEVATION C, SONOMA - COLOR SCHEME 3C

PLAN 5, ELEVATION D, SPANISH - COLOR SCHEME 3D

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PLAN 5, PERSPECTIVES

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DATE	06-14-2024

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PLAN 5, ELEVATION B, TRADITIONAL FARMHOUSE, 2-STORY OPTION - COLOR SCHEME 1B

PLAN 5, ELEVATION C, SONOMA, 2-STORY OPTION - COLOR SCHEME 3C

PLAN 5, ELEVATION D, SPANISH, 2-STORY OPTION - COLOR SCHEME 3D

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PLAN 5, PERSPECTIVES
2- STORY OPTION

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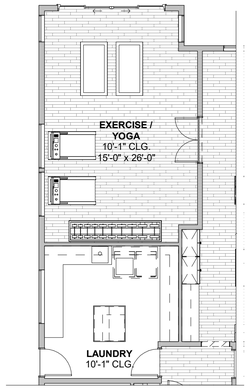
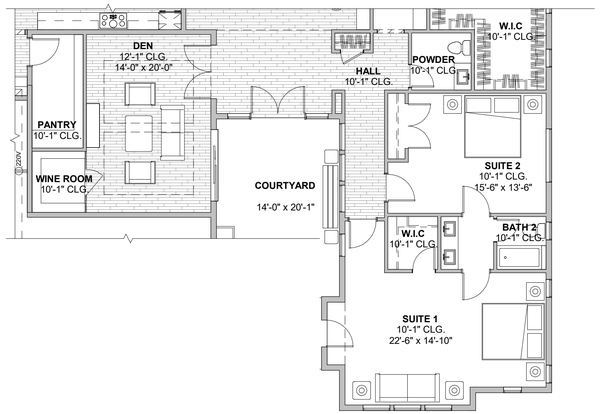
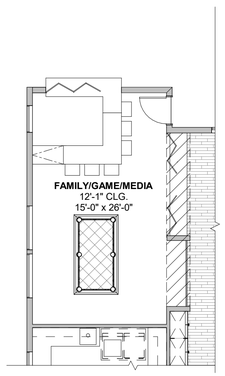


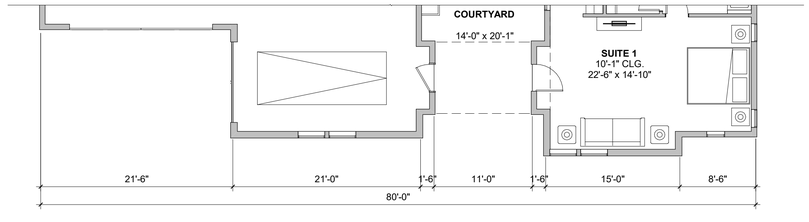
7 PLAN 5 OPT. EXERCISE /YOGA ROOM
1/8" = 1'-0"



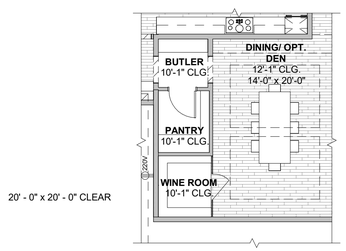
4 PLAN 5 OPT. DEN AND SUITE 2
1/8" = 1'-0"



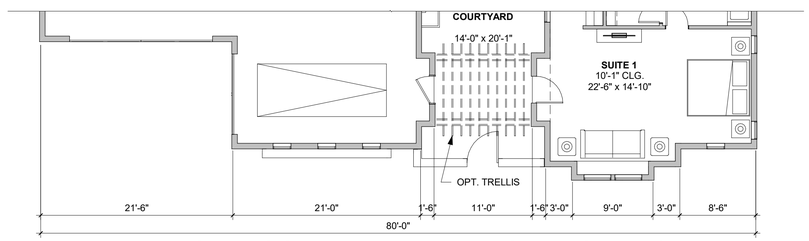
6 PLAN 5 OPT. SUITE 2 & BATH 3
1/8" = 1'-0"



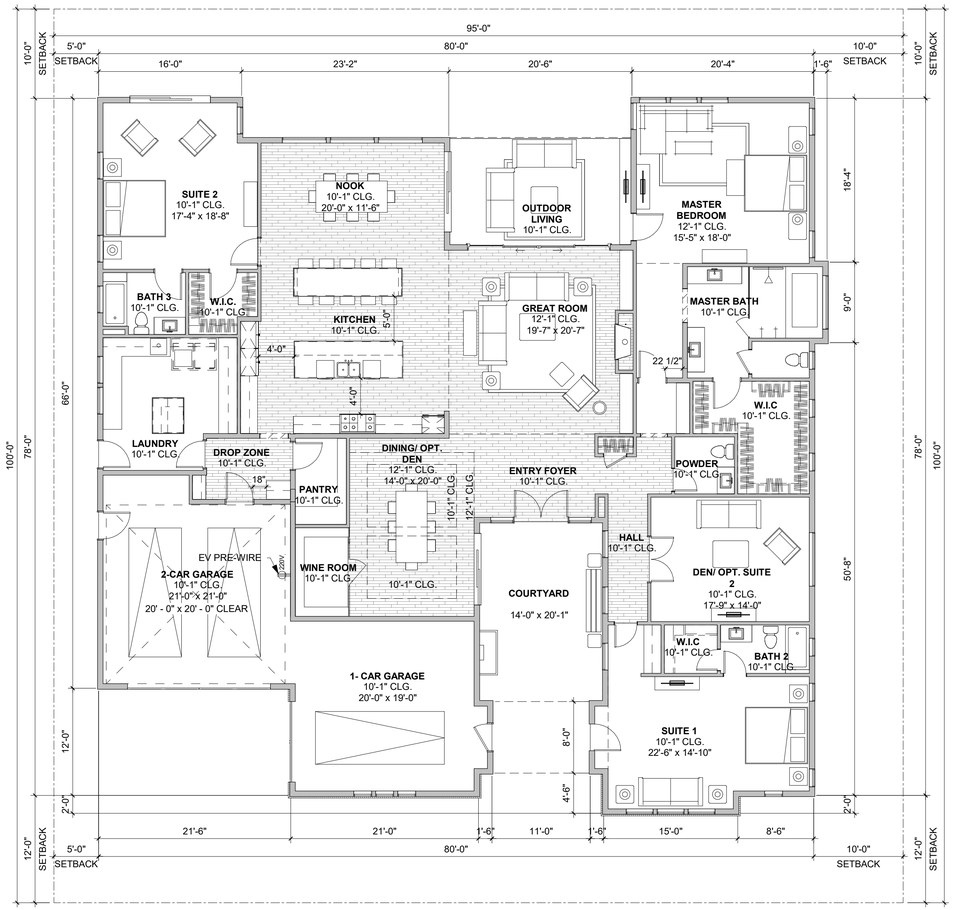
3 PLAN 5 FIRST FLOOR PLAN, ELEVATION C, SONOMA
1/8" = 1'-0"



5 PLAN 5 OPT. BUTLER
1/8" = 1'-0"



2 PLAN 5 FIRST FLOOR PLAN, ELEVATION D, SPANISH
1/8" = 1'-0"



1 PLAN 5 FIRST FLOOR PLAN, ELEVATION B, TRADITIONAL FARMHOUSE
1/8" = 1'-0"

PLAN 5 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	4280 SF
3-CAR GARAGE	898 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

PLAN 5 - XS1 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	4012 SF
4- CAR GARAGE	1166 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

PLAN 5-XF - 4 BR / 4.5 BA

Name	Area
FIRST FLOOR	4270 SF
SECOND FLOOR	680 SF
TOTAL LIVING	4950 SF

3-CAR GARAGE	908 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

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PLAN 5, FLOOR PLANS

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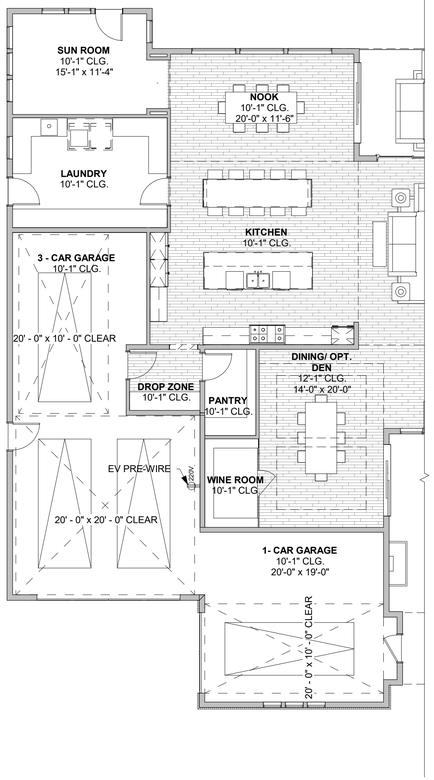
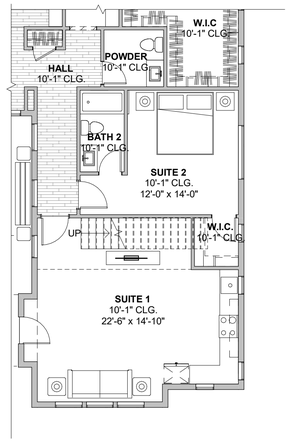


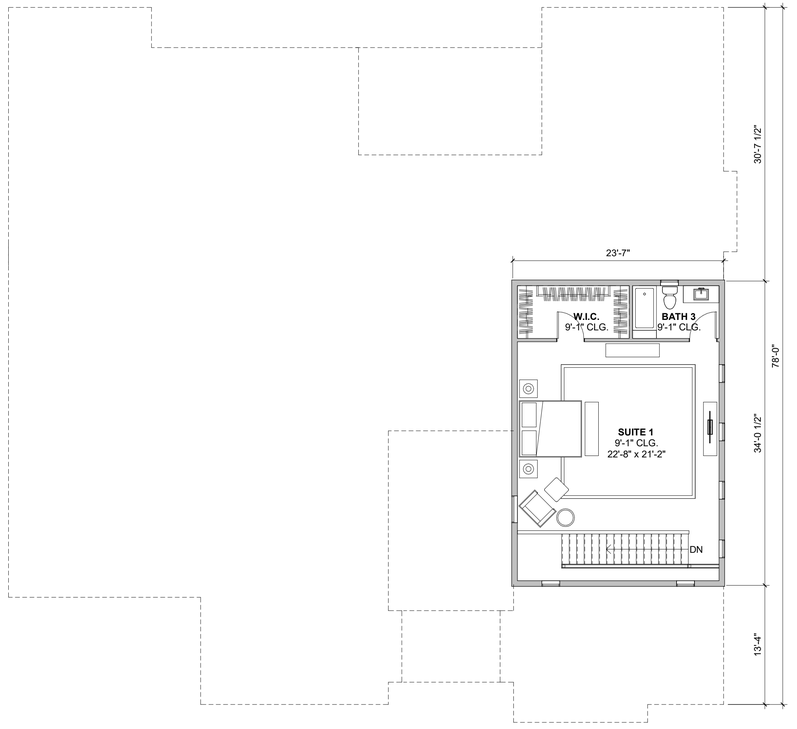
PLAN 5-XS1 OPT. SUN ROOM AND 4-CAR GARAGE

3 1/8" = 1'-0"



PLAN 5-XF OPT. 2-STORY SUITE 1 AT FIRST FLOOR

2 1/8" = 1'-0"



PLAN 5-XF OPT. 2-STORY SUITE 1 AT SECOND FLOOR

1 1/8" = 1'-0"

PLAN 5 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	4280 SF
3-CAR GARAGE	898 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

PLAN 5 - XS1 - 3 BR + DEN / 3.5 BA

Name	Area
FIRST FLOOR	4012 SF
4- CAR GARAGE	1166 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

PLAN 5-XF - 4 BR / 4.5 BA

Name	Area
FIRST FLOOR	4270 SF
SECOND FLOOR	680 SF
TOTAL LIVING	4950 SF
3-CAR GARAGE	908 SF
COURTYARD	282 SF
OUTDOOR LIVING	246 SF

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PLAN 5, FLOOR PLANS OPTIONS

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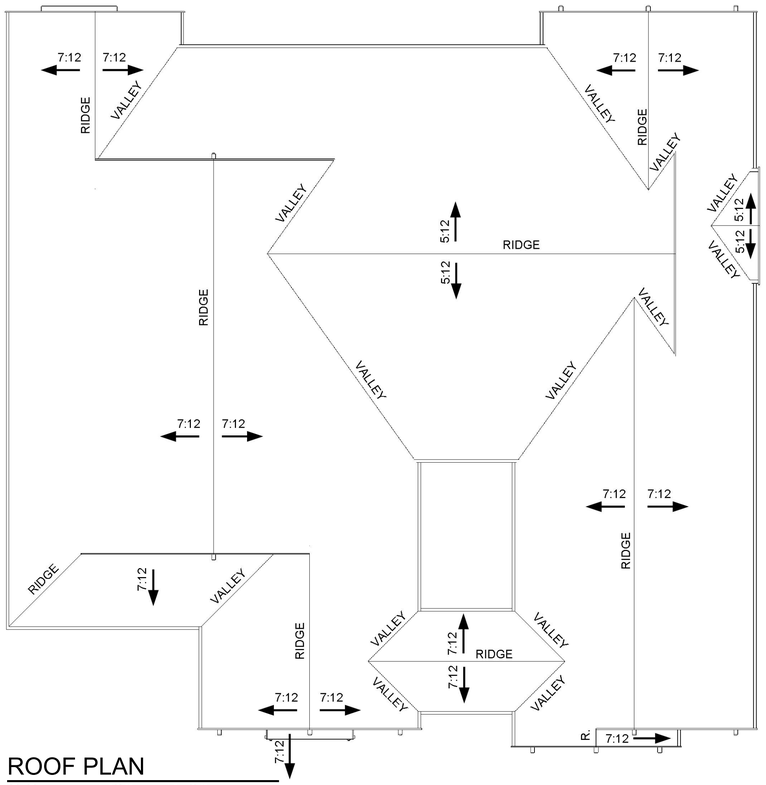

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION B
TRADITIONAL FARMHOUSE
ROOF PLAN & ELEVATIONS

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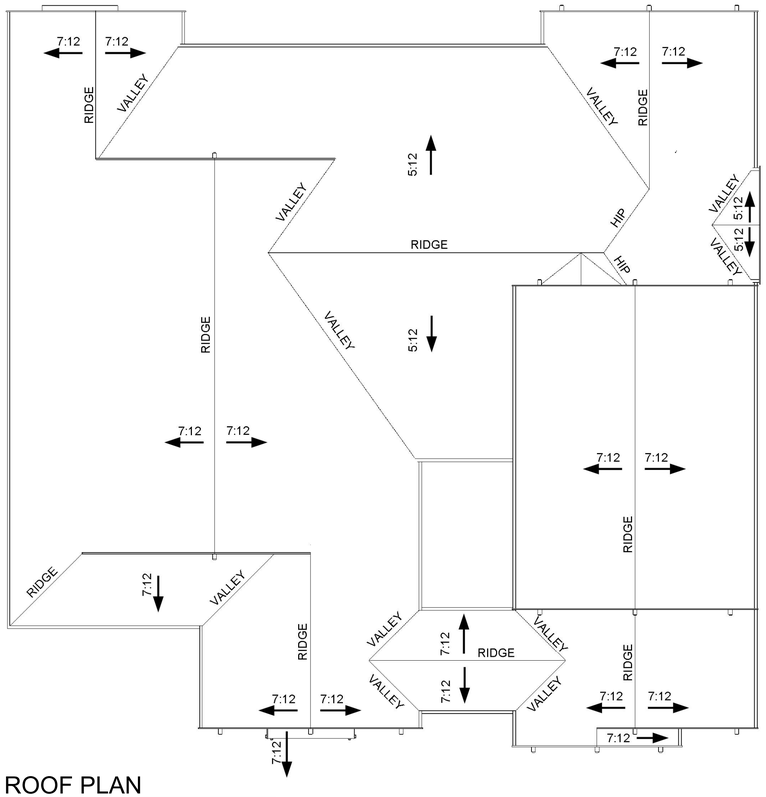

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION, 2-STORY OPTION - COLOR SCHEME 1B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION B
TRADITIONAL FARMHOUSE
2-STORY OPTION

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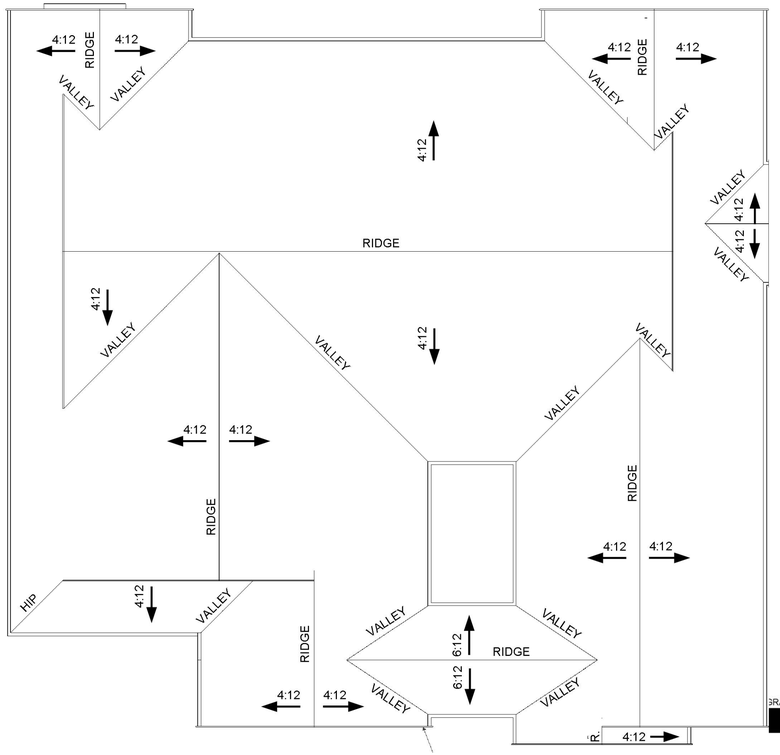

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION C, SONOMA, FRONT ELEVATION - COLOR SCHEME 3C
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION C
SONOMA
ROOF PLAN & ELEVATIONS

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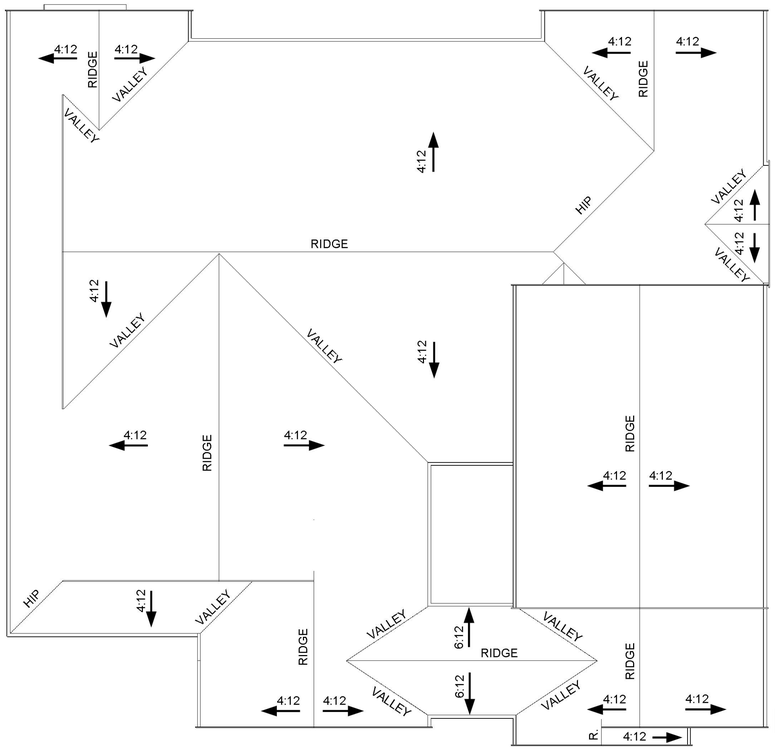

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION C, SONOMA, FRONT ELEVATION, 2-STORY OPTION - COLOR 3C
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION C
SONOMA
2-STORY OPTION

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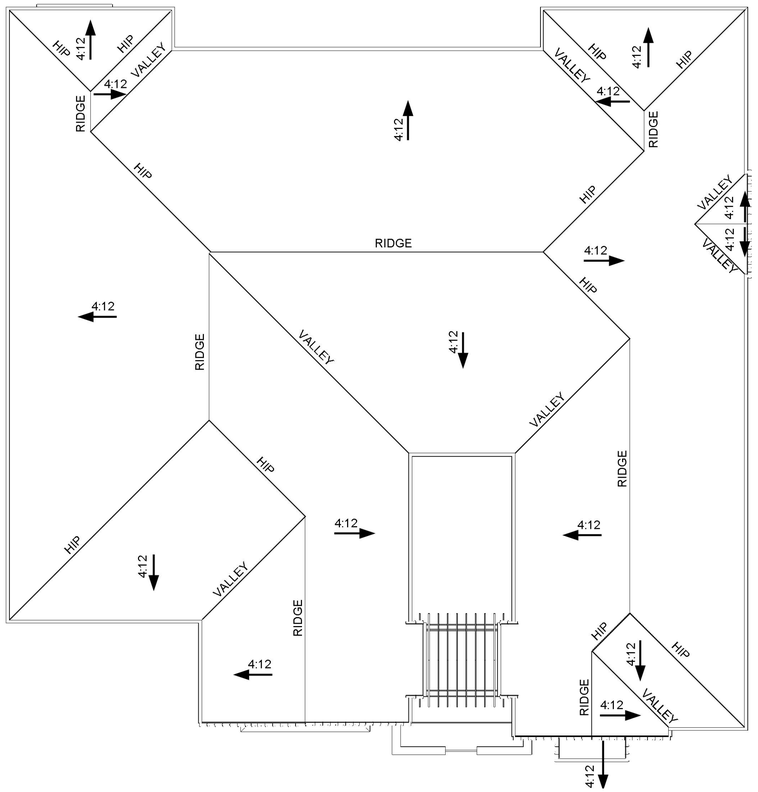
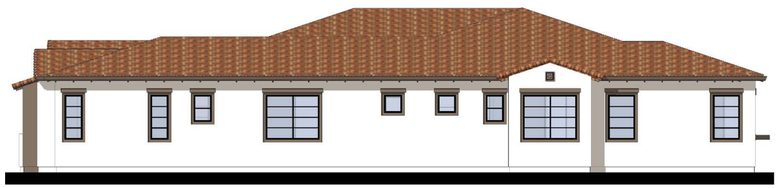


ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION D, SPANISH, FRONT ELEVATION - COLOR SCHEME 3D
SCALE 1/4” = 1’-0”



RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION D
SPANISH
ROOF PLAN & ELEVATIONS

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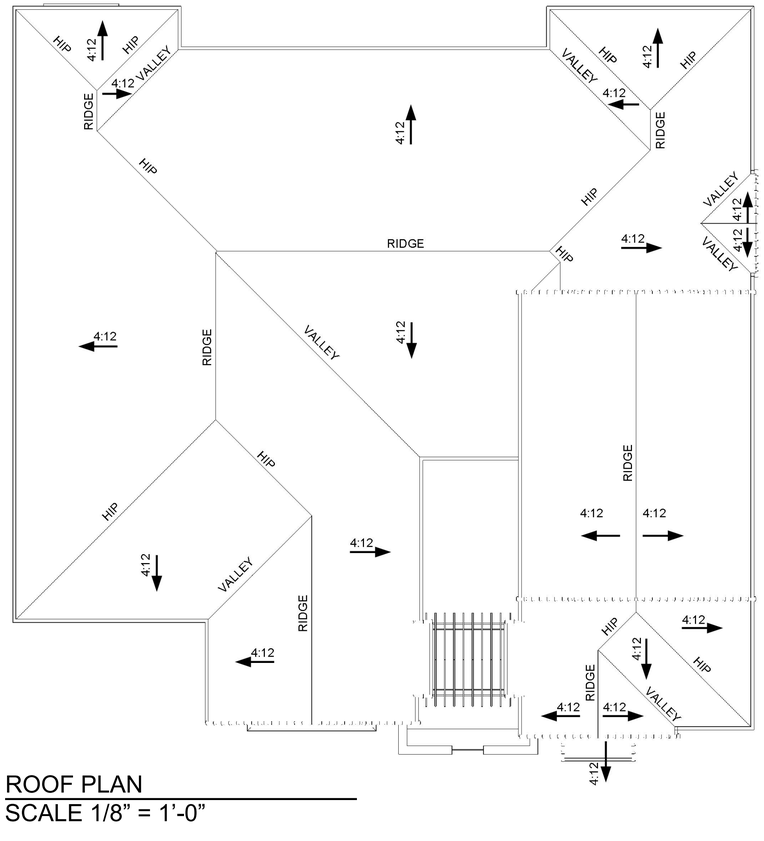

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 5, ELEVATION D, SPANISH, FRONT ELEVATION 2-STORY OPTION - COLOR 3D
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 5, ELEVATION D
SPANISH
2-STORY OPTION

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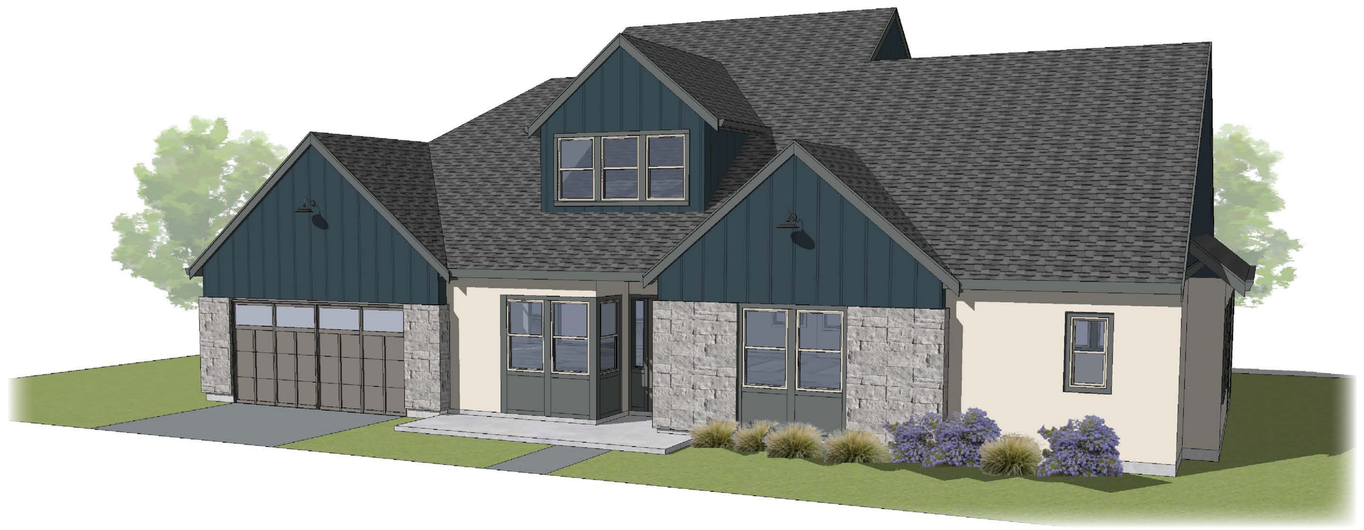

PLAN 6, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 1A

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PLAN 6, PERSPECTIVES

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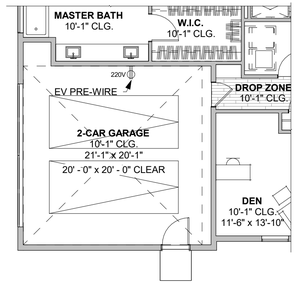
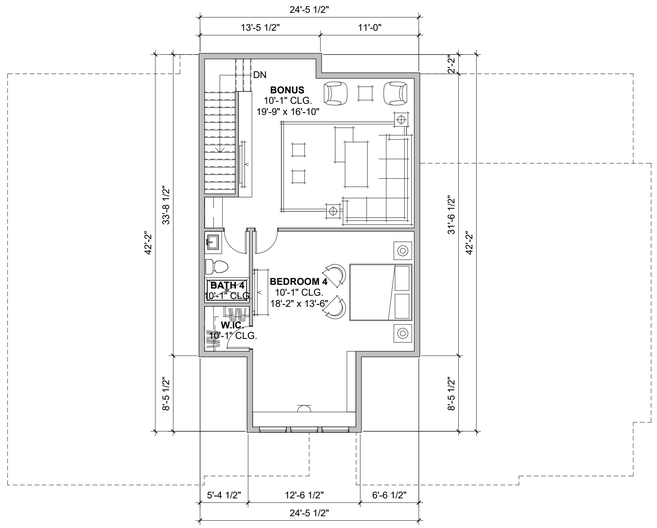


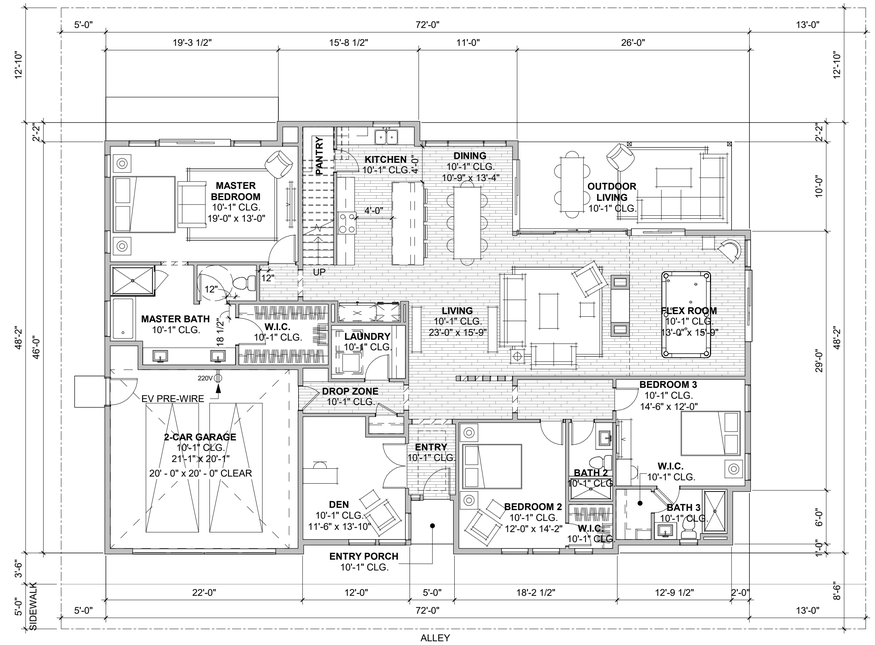
3 PLAN 6 OPT. SIDE TURNED GARAGE

1/8" = 1'-0"



2 PLAN 6 SECOND FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE

1/8" = 1'-0"



1 PLAN 6 FIRST FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE

1/8" = 1'-0"

PLAN 6 - 3 BR / 3.5 BA + BONUS RM

Name	Area
FIRST FLOOR	2565 SF
SECOND FLOOR	838 SF
	3403 SF
2-CAR GARAGE	453 SF
OUTDOOR LIVING	240 SF
ENTRY PORCH	25 SF

PLAN 6, FLOOR PLANS

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A6.2

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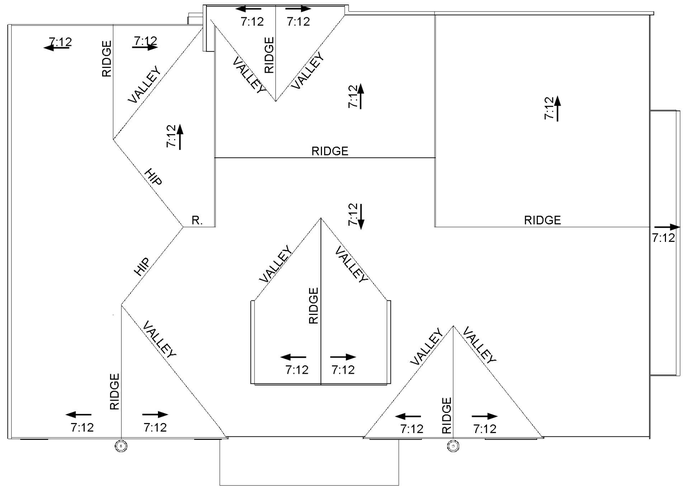

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 6, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 6, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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A6.3

PLAN 8, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

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PLAN 8, PERSPECTIVES

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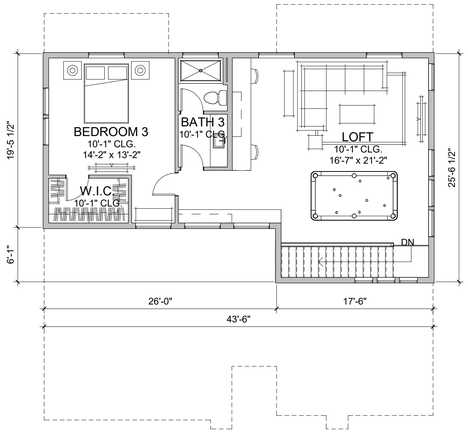
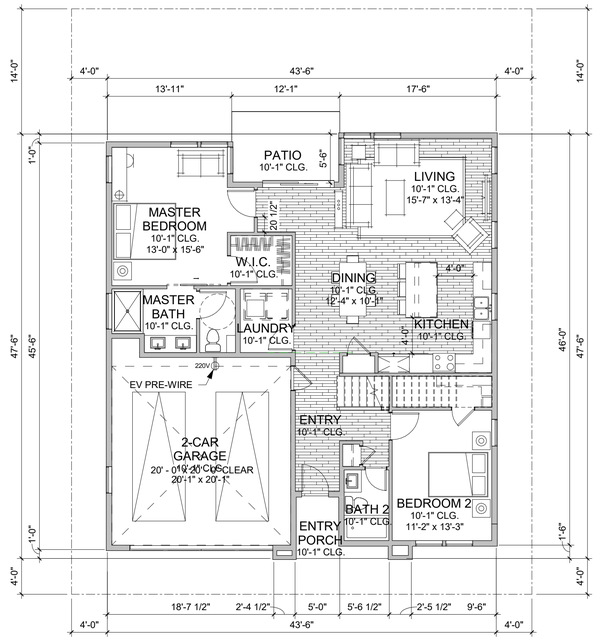


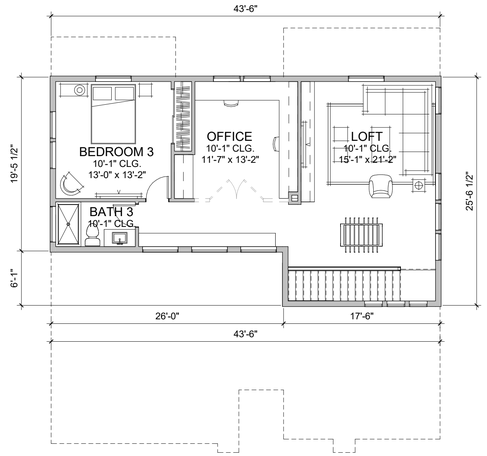
PLAN 8 SECOND FLOOR PLAN BEDROOM SUITE OPTION, ELEVATION A, MODERN FARMHOUSE

4 1/8" = 1'-0"



PLAN 8 FIRST FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE

2 1/8" = 1'-0"



PLAN 8 SECOND FLOOR PLAN, ELEVATION A, MODERN FARMHOUSE

3 1/8" = 1'-0"

PLAN 8 - 3 BR / 3 BA + OFFICE & LOFT

Name	Area
FIRST FLOOR	1451 SF
SECOND FLOOR	884 SF
	2334 SF
2-CAR GARAGE	453 SF
ENTRY PORCH	43 SF

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PLAN 8, FLOOR PLANS

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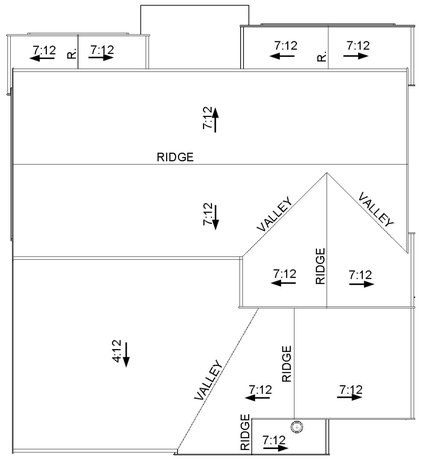

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 8, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

RIGHT ENHANCED ELEVATION
SCALE 1/8” = 1’-0”
*LOTS 67 AND 70 ENHANCED ELEVATION FEATURES

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

PLAN 8, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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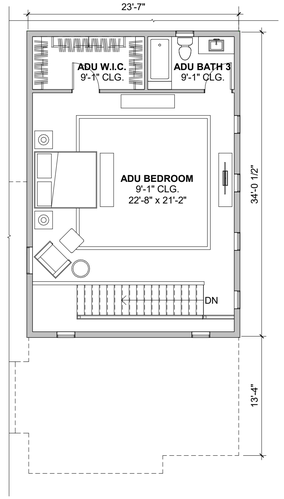
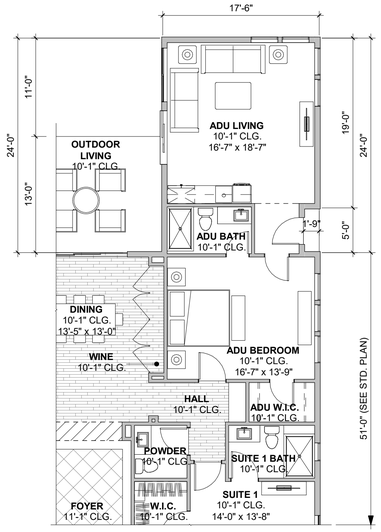
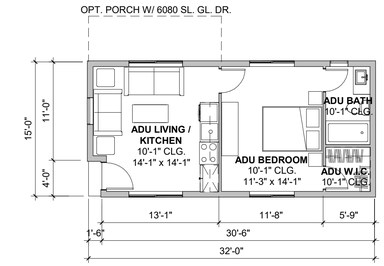


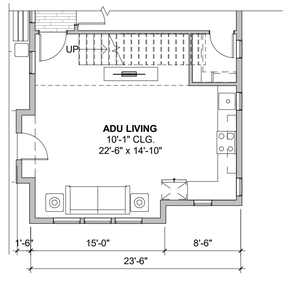
5 PLAN 5-OPT. ADU - AT SECOND FLOOR
1/8" = 1'-0"



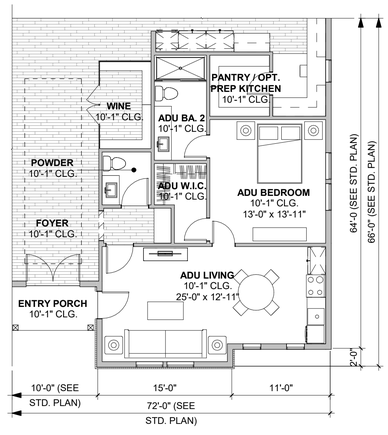
3 PLAN 4 OPT. ADU
1/8" = 1'-0"



1 DETACHED ADU
1/8" = 1'-0"



4 PLAN 5 OPT. ADU AT FIRST FLOOR
1/8" = 1'-0"



2 PLAN 3 OPT. ADU
1/8" = 1'-0"

DETACHED ADU - 1 BR / 1 BA	
Name	Area
DETACHED ADU	474 SF

PLAN 3 ADU - 1 BR / 1 BA	
Name	Area
PLAN 3 ADU	656 SF

PLAN 4 ADU - 1 BR / 1 BA	
Name	Area
PLAN 4 ADU	702 SF

PLAN 5 ADU - 1 BR / 1 BA	
Name	Area
PLAN 5 ADU FIRST FLOOR	472 SF
PLAN 5 ADU SECOND FLOOR	681 SF
TOTAL LIVING	1154 SF

ADU OPTIONS - DETACHED AND ATTACHED

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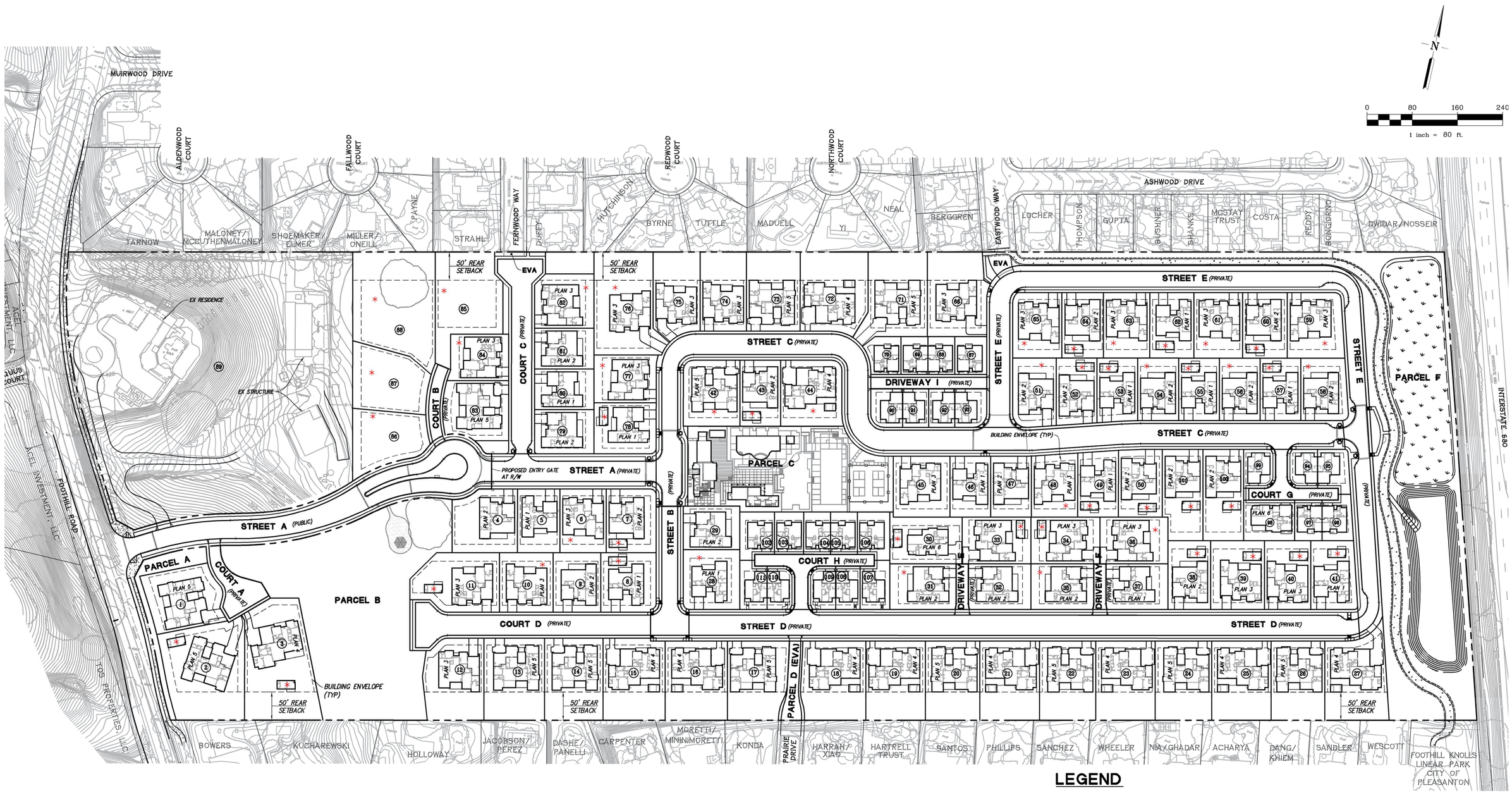

LEGEND

DETACHED ADU

LOTS THAT CAN ACCOMMODATE A DETACHED ACCESSORY DWELLING UNIT (ADU)

SAMPLE PLOTS OF DETACHED ADU

ATTACHED ADU

PLANS 3, 4, AND 5 HAVE AN OPTIONAL ATTACHED ADU.

NOTE:
1. ADU PLOTTING IS CONCEPTUAL AS THE HOME PLOTTING IS CONCEPTUAL.

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CONCEPTUAL PLOTTING FOR ADU'S - RJA

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A8.0b

PLAN 7 DUPLEX, ELEVATION B, TRADITIONAL FARMHOUSE, COLOR SCHEME 1B

PLAN 7 DUPLEX, ELEVATION E, FRENCH, COLOR SCHEME 3E

PLAN 7, ELEVATION B, TRADITIONAL FARMHOUSE, COLOR SCHEME 1B

PLAN 7, ELEVATION E, FRENCH, COLOR SCHEME 3E

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PLAN 7, PERSPECTIVES

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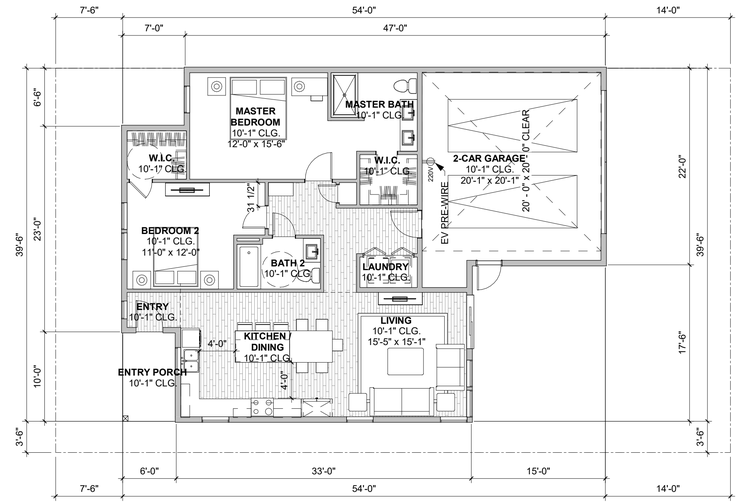
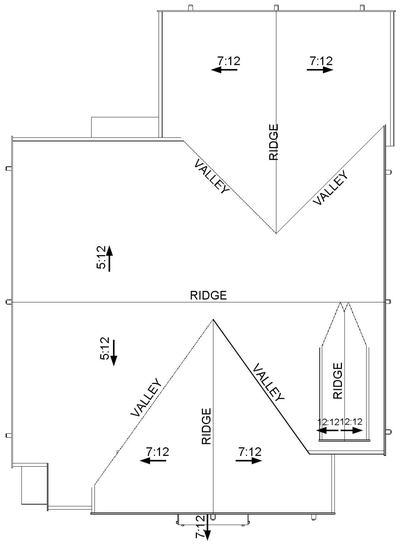


1 PLAN 7 FIRST FLOOR PLAN, ELEVATION B, TRAD. FARMHOUSE

1/8" = 1'-0"

PLAN 7 - 2 BR / 2 BA

Name	Area
FIRST FLOOR	1299 SF
2-CAR GARAGE	466 SF
ENTRY PORCH	60 SF



ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 7, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
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PLAN 7, ELEVATION B
TRADITIONAL FARMHOUSE
ROOF PLAN & ELEVATIONS

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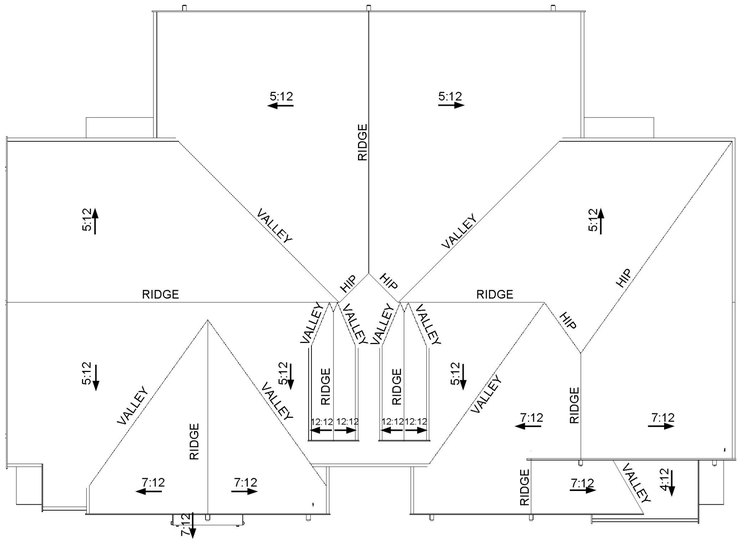
A8.3



ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 7 DUPLEX, ELEVATION B, TRADITIONAL FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 7 DUPLEX, ELEVATION B
TRADITIONAL FARMHOUSE
ROOF PLAN & ELEVATIONS

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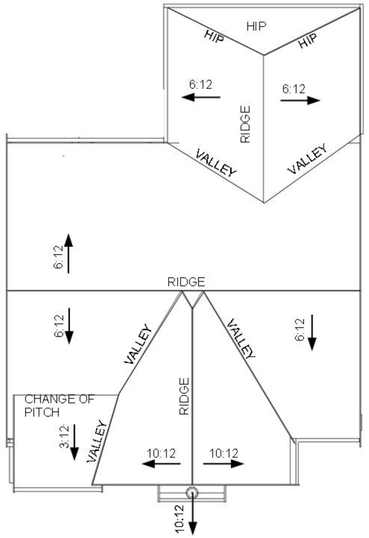
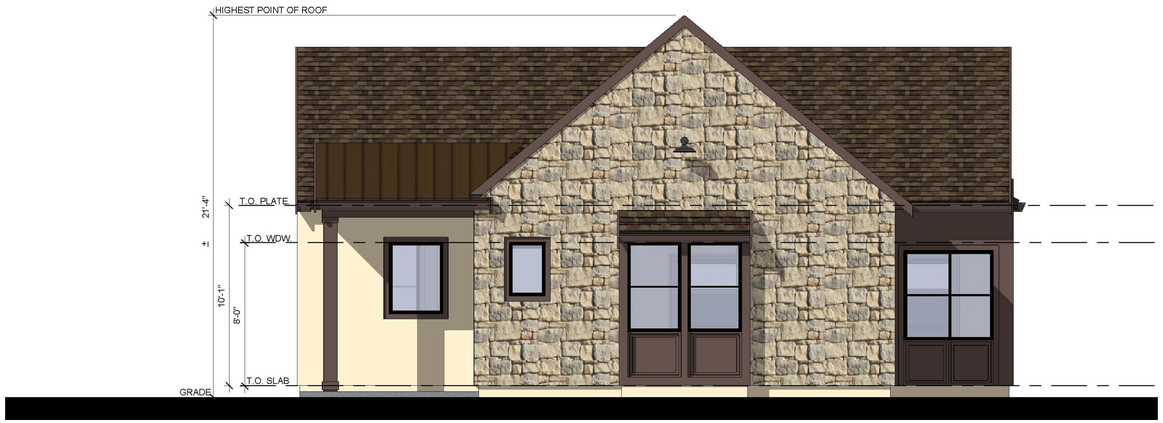


ROOF PLAN
SCALE 1/8” = 1’-0”



PLAN 7, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 3E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 7, ELEVATION E
FRENCH
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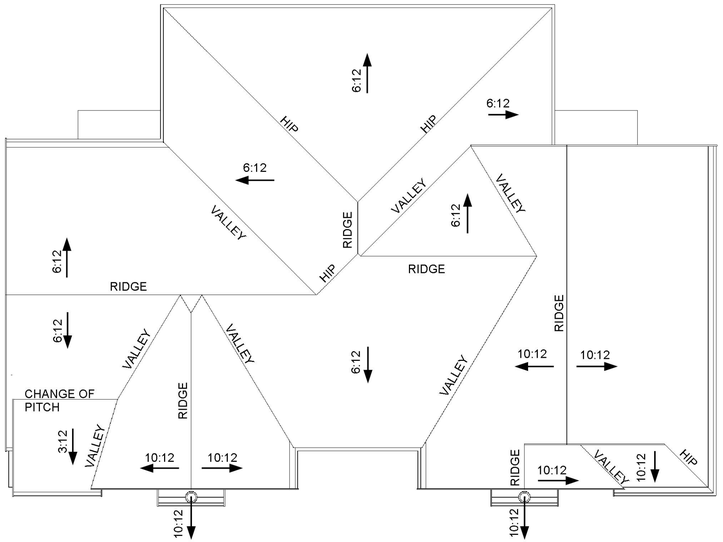

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 7 DUPLEX, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 3E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 7 DUPLEX, ELEVATION E
FRENCH
ROOF PLAN & ELEVATIONS

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PLAN 8X DUPLEX, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

PLAN 8X DUPLEX, ELEVATION E, FRENCH - COLOR SCHEME 1E

PLAN 8X, ELEVATION A, MODERN FARMHOUSE - COLOR SCHEME 3A

PLAN 8X, ELEVATION E, FRENCH - COLOR SCHEME 1E

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PLAN 8X PERSPECTIVES

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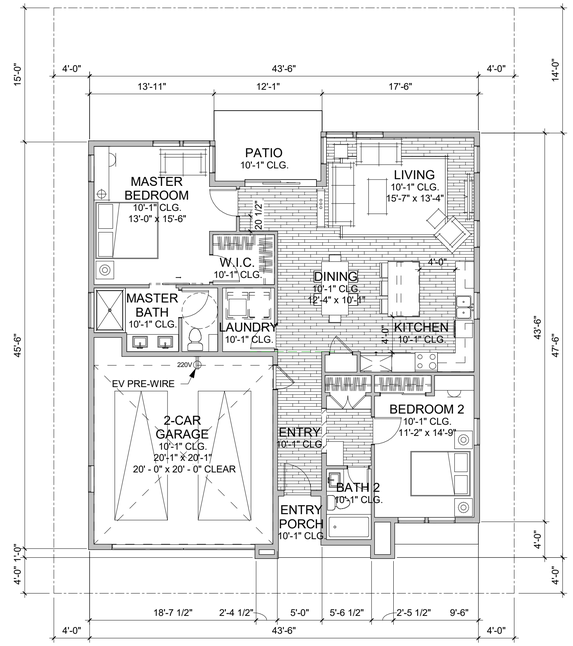
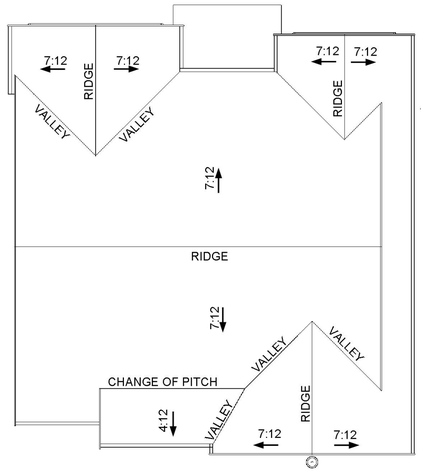


PLAN 8X FIRST FLOOR PLAN,
ELEVATION A, MODERN FARMHOUSE

1 1/8" = 1'-0"

PLAN 8X - 2 BR / 2 BA

Name	Area
FIRST FLOOR	1421 SF
2-CAR GARAGE	453 SF
ENTRY PORCH	44 SF



ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 8X, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 8X, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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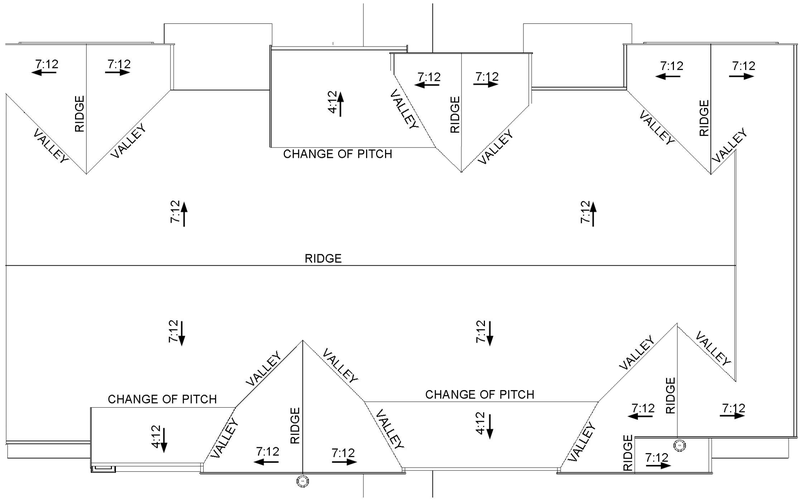

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 8X DUPLEX, ELEVATION A, MODERN FARMHOUSE, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 8X DUPLEX, ELEVATION A
MODERN FARMHOUSE
ROOF PLAN & ELEVATIONS

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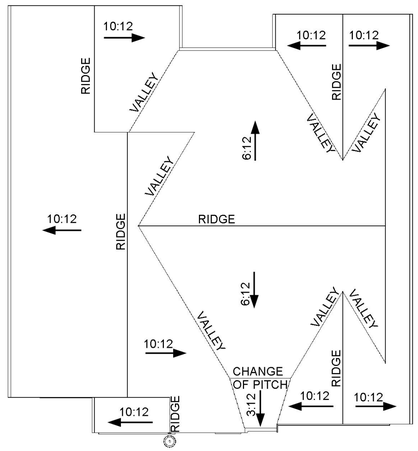

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 8X, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 1E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP.
MATERIAL FINISHES AND COLOR SCHEMES

PLAN 8X
ELEVATION E
FRENCH

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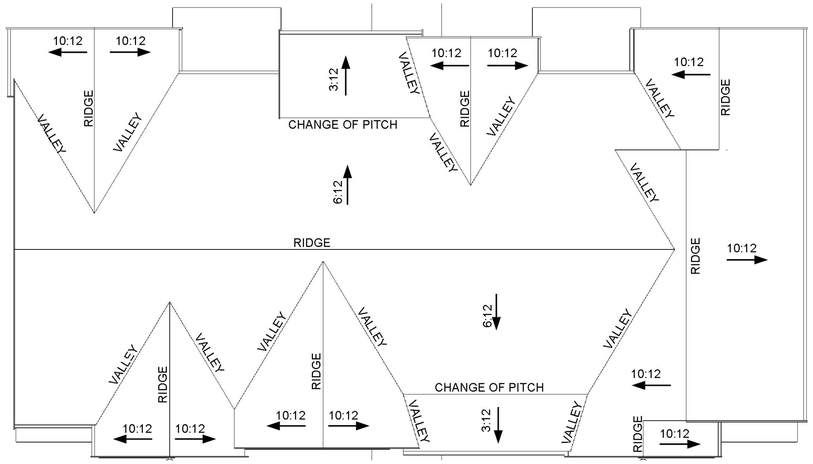

ROOF PLAN
SCALE 1/8” = 1’-0”

PLAN 8X DUPLEX, ELEVATION E, FRENCH, FRONT ELEVATION - COLOR SCHEME 1E
SCALE 1/4” = 1’-0”

RIGHT ELEVATION
SCALE 1/8” = 1’-0”

REAR ELEVATION
SCALE 1/8” = 1’-0”

LEFT ELEVATION
SCALE 1/8” = 1’-0”

NOTE: SEE SHEETS B1.1- B1.4 FOR TYP. MATERIAL FINISHES AND COLOR SCHEMES

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PLAN 8X DUPLEX, ELEVATION E FRENCH

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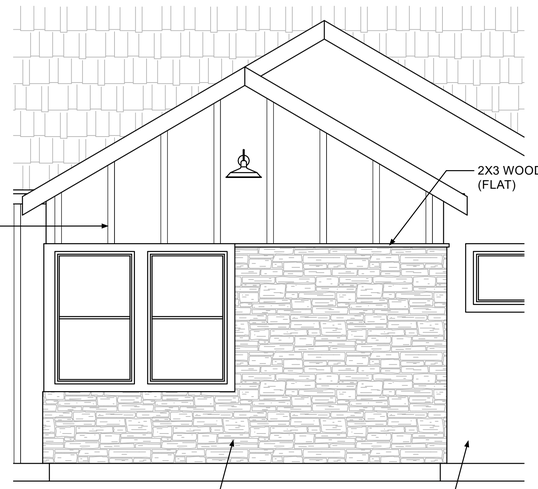
ELEVATION A - MODERN FARMHOUSE

ROOFING:
ASPHALT COMPOSITION SHINGLE ROOF WITH 1-1/2" RAKE & 6" EAVE

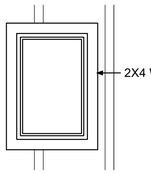
METAL STANDING SEAM WITH 1-1/2" RAKE & 6" EAVE WHERE OCCURS PER ELEVATIONS

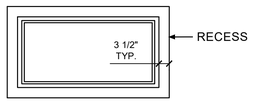
WALL FINISH:
16" O.C. BOARD & BATTEN SIDING



WALL FINISH:
MANUFACTURED STONE VENEER (SEE ELEVATIONS AND COLOR SCHEMES FOR MORE DETAILS)

WALL FINISH:
STUCCO FINISH PAINTED PER COLOR SCHEME

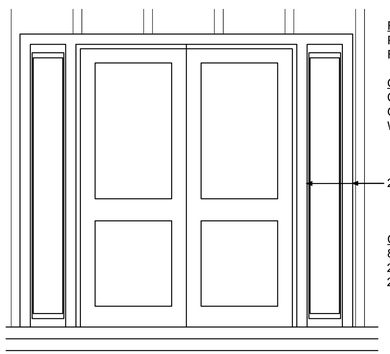




TRIM @ WINDOWS & DOORS:
2" DEEP RECESSED WINDOWS @ VINYL FRAMED WINDOWS. RECESS PAINTED PER COLOR SCHEME **AT STUCCO WALL FINISHES**.

FINISH COAT STUCCO OVER 4" FOAM TRIM @ FIBERGLASS DOORS **AT STUCCO WALL FINISHES.**

TRIM @ WINDOWS & DOORS:
2X4 WOOD TRIM @ VINYL FRAMED WINDOWS AND FIBERGLASS DOORS **AT SIDING FINISHED WALLS**

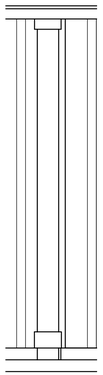


FRONT DOOR:
PAINTED FIBERGLASS FRONT DOOR

GARAGE DOOR:
CARRIAGE-STYLE GARAGE DOOR WITH WINDOWS

2X4 WOOD TRIM

COLUMN:
8X8 WOOD POST WITH 2X BOTTOM TRIM & 2X TOP TRIM



ELEVATION B - TRADITIONAL FARMHOUSE

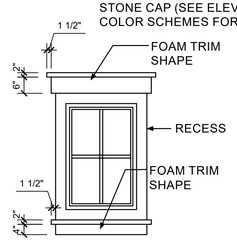
ROOFING:
ASPHALT COMPOSITION SHINGLE ROOF WITH 12" RAKE & 18" EAVE

METAL STANDING SEAM WITH 12" RAKE & 18" EAVE WHERE OCCURS PER ELEVATIONS

WALL FINISH:
6" EXPOSED HORIZONTAL LAP SIDING WITH 2X4 CORNER TRIM

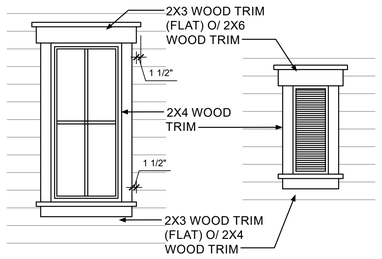
WALL FINISH:
MANUFACTURED STONE VENEER WITH STONE CAP (SEE ELEVATIONS AND COLOR SCHEMES FOR MORE DETAILS)

WALL FINISH:
STUCCO FINISH PAINTED PER COLOR SCHEME



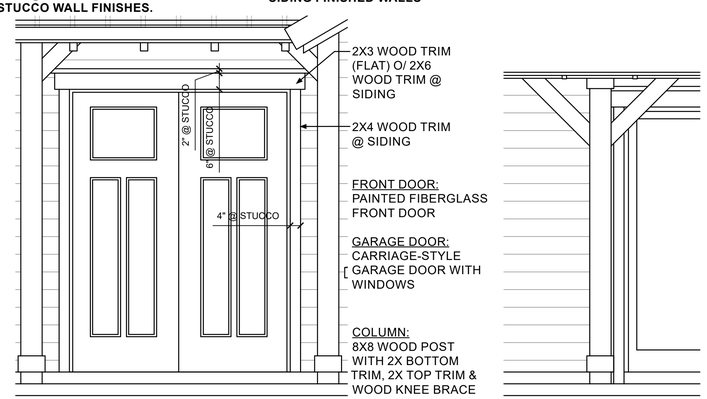
TRIM @ WINDOWS & DOORS:
2" DEEP RECESSED WINDOWS @ VINYL FRAMED WINDOWS. RECESS PAINTED PER COLOR SCHEME **AT STUCCO WALL FINISHES.**

FINISH COAT STUCCO OVER FOAM TRIM @ FIBERGLASS DOORS **AT STUCCO WALL FINISHES.**



TRIM @ WINDOWS & DOORS:
WOOD TRIM @ VINYL FRAMED WINDOWS AND FIBERGLASS DOORS **AT SIDING FINISHED WALLS**

GABLE ENDS:
GABLE END VENT WITH WOOD TRIM WHERE OCCURS



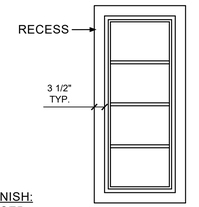
ELEVATION C - SONOMA

ROOFING:
ASPHALT COMPOSITION SHINGLE ROOF WITH 12" RAKE & 24" EAVE

METAL STANDING SEAM WITH 12" RAKE & 24" EAVE WHERE OCCURS PER ELEVATIONS

WALL FINISH:
4" EXPOSED HORIZONTAL LAP SIDING WITH 2X4 CORNER TRIM

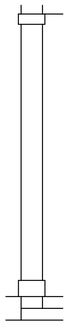
WALL FINISH:
MANUFACTURED STONE VENEER (SEE ELEVATIONS AND COLOR SCHEMES FOR MORE DETAILS)



TRIM @ WINDOWS & DOORS:
2" DEEP RECESSED WINDOWS @ VINYL FRAMED WINDOWS. RECESS PAINTED PER COLOR SCHEME **AT STUCCO WALL FINISHES.**

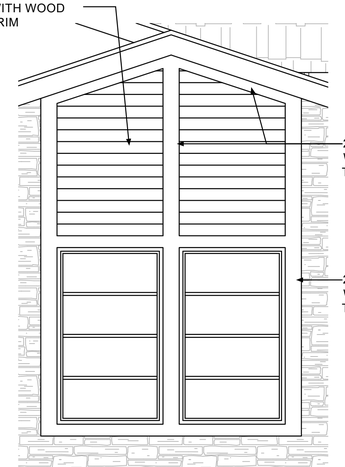
FINISH COAT STUCCO OVER FOAM TRIM @ FIBERGLASS DOORS **AT STUCCO WALL FINISHES.**

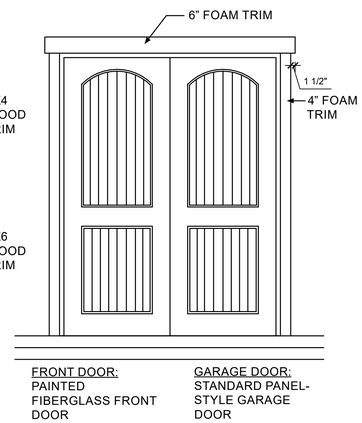
TRIM @ WINDOWS & DOORS:
WOOD TRIM @ VINYL FRAMED WINDOWS AND FIBERGLASS DOORS **AT SIDING AND STONE FINISHED WALLS**



COLUMN:
8X8 WOOD POST WITH 2X BOTTOM TRIM, 2X TOP TRIM

WALL FINISH:
4" EXPOSED HORIZONTAL LAP SIDING WITH WOOD TRIM





FRONT DOOR:
PAINTED FIBERGLASS FRONT DOOR

GARAGE DOOR:
STANDARD PANEL-STYLE GARAGE DOOR

NOTE
1: LEMENTS ARE SHOWN FOR REFERENCE ONLY AND MAY NOT OCCUR ON EVERY HOUSE. SEE ELEVATIONS FOR INCORPORATED ELEMENTS
2: WOOD TRIM MAY BE REPLACED WITH CEMENTITIOUS TRIM

ARCHITECTURAL ELEMENTS PER STYLE (1 OF 2)

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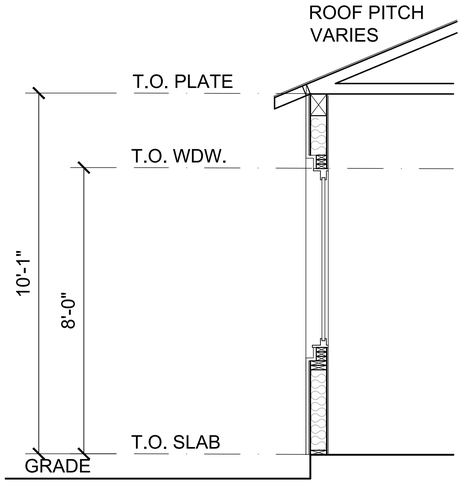


TYPICAL WALL SECTION

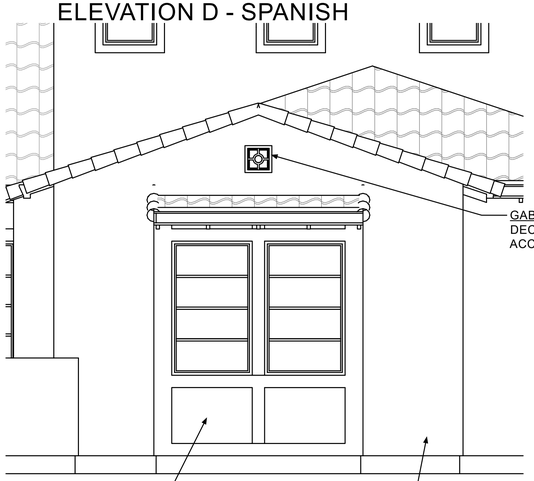
SCALE: 1/2" = 1'-0"

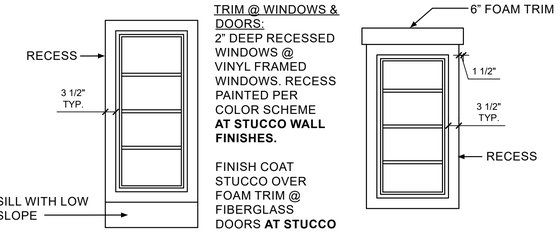
COMPARISON CHART FOR EXTERIOR FINISHES BETWEEN MARKET RATE HOME AND BELOW MARKET RATE HOMES

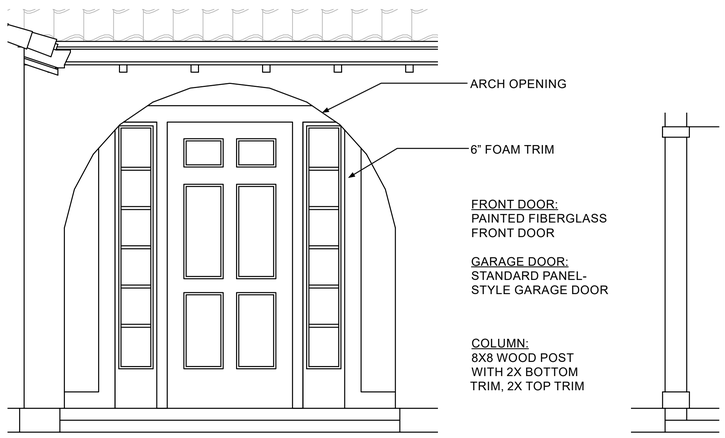
ELEVATION STYLES	EXTERIOR FINISH MATERIALS	MARKET RATE	BELOW MARKET RATE
		ALL PLANS	PLAN 7 & 8X
Modern Farmhouse	Stucco	Yes	Yes
	Batten Siding	Yes	Yes
	Stone Veneer	Yes	Yes
	Smooth Cementitous Panel	Yes	Yes
	Asphalt Composition Shingle Roof	Yes	Yes
	Standing Seam Metal Roof	Yes	No
	Fiberglass Front Door	Yes	Yes
	Vinyl Framed Windows with Mullions	Yes	Yes
	Garage Door with Lites	Yes	Yes
Traditional Farmhouse	Stucco	Yes	Yes
	6" Horizontal Lap Siding	Yes	Yes
	Stone Veneer	Yes	Yes
	Asphalt Composition Shingle Roof	Yes	Yes
	Standing Seam Metal Roof	Yes	Yes
	Fiberglass doors	Yes	Yes
	Vinyl Framed Windows	Yes	Yes
	Garage Door with Lites	Yes	Yes
French	Smooth Stucco	Yes	Yes
	Stone Veneer	Yes	Yes
	Smooth Cementitious Panel	Yes	Yes
	Asphalt Composition Shingle Roof	Yes	Yes
	Standing Seam Metal Roof	Yes	Yes
	Fiberglass Front Door	Yes	Yes
	Vinyl Framed Windows	Yes	Yes
	Carriage - Style Garage Door with Lites	Yes	Yes

ELEVATION D - SPANISH

ROOFING:
CONC. 'S' TILE ROOF WITH 0" RAKE & 12" EAVE



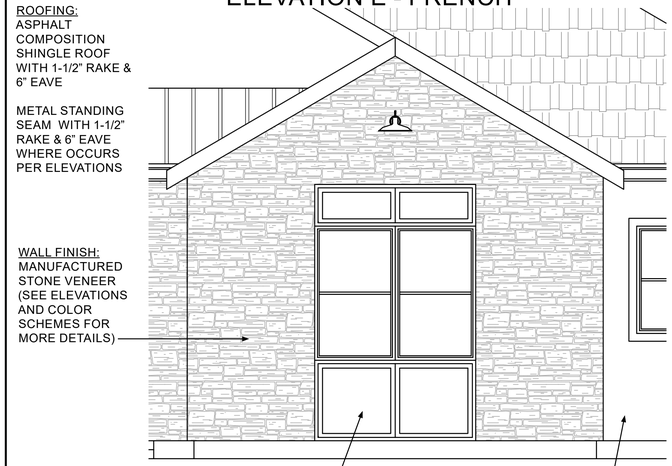


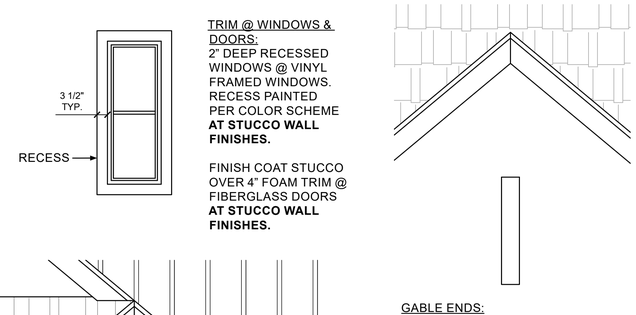


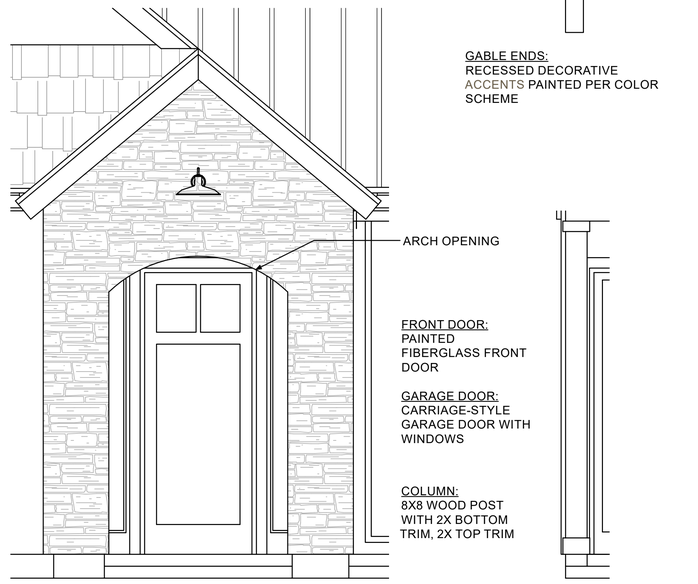
ELEVATION E - FRENCH

ROOFING:
ASPHALT COMPOSITION SHINGLE ROOF WITH 1-1/2" RAKE & 6" EAVE

METAL STANDING SEAM WITH 1-1/2" RAKE & 6" EAVE WHERE OCCURS PER ELEVATIONS







NOTE
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2: WOOD TRIM MAY BE REPLACED WITH CEMENTIOUS TRIM

ARCHITECTURAL ELEMENTS PER STYLE (2 OF 2) & WALL SECTION

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MODERN FARMHOUSE - COLOR SCHEME 1A

GAF
TIMBERLINE
Pewter Gray

ROOFING

AEP SPAN
DURA TECH 5000
Cool Slate Gray

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW7632
Modern Gray

BODY COLOR 1

SHERWIN WILLIAMS
SW7605
Gale Force

BODY COLOR 2

SHERWIN WILLIAMS
SW2848
Roycroft Pewter

BODY COLOR 3

SHERWIN WILLIAMS
SW7019
Gauntlet Gray

ACCENT

ELDORADO
Cut Course Stone
Cannonade

STONE

WINDOW FRAMES SHALL BE BEIGE.

MODERN FARMHOUSE - COLOR SCHEME 2A

GAF
TIMBERLINE
Barkwood

ROOFING

AEP SPAN
DURA TECH 5000
Cool Weathered Copper

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW6156
Ramie

BODY COLOR 1

SHERWIN WILLIAMS
SW7734
Olive Grove

BODY COLOR 2

SHERWIN WILLIAMS
SW7505
Manor House

BODY COLOR 3

SHERWIN WILLIAMS
SW6209
Ripe Olive

ACCENT

ELDORADO
Cut Course Stone
Madrona

STONE

WINDOW FRAMES SHALL BE BEIGE

MODERN FARMHOUSE - COLOR SCHEME 3A

GAF
TIMBERLINE
Pewter Gray

ROOFING

AEP SPAN
DURA TECH 5000
Cool Old Town Gray

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW7637
Oyster White

BODY COLOR 1

SHERWIN WILLIAMS
SW2848
Roycroft Pewter

BODY COLOR 2

SHERWIN WILLIAMS
SW7641
Colonnade Gray

BODY COLOR 3

SHERWIN WILLIAMS
SW7618
Deep Sea Drive

ACCENT

ELDORADO
Cut Course Stone
Seashell

STONE

WINDOW FRAMES SHALL BE BEIGE.

TRADITIONAL FARMHOUSE - COLOR SCHEME 1B

GAF
TIMBERLINE
Barkwood

ROOFING

AEP SPAN
DURA TECH 5000
Vintage

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW6209
Ripe Olive

BODY COLOR 1

SHERWIN WILLIAMS
SW6156
Ramie

BODY COLOR 2

SHERWIN WILLIAMS
SW7567
Natural Tan

BODY COLOR 3

SHERWIN WILLIAMS
SW7510
Chateau Brown

ACCENT

ELDORADO
Stacked Stone
Castaway

STONE

WINDOW FRAMES SHALL BE BEIGE

TRADITIONAL FARMHOUSE - COLOR SCHEME 2B

GAF
TIMBERLINE
Charcoal

ROOFING

AEP SPAN
DURA TECH 5000
Cool Slate Gray

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW2739
Charcoal Blue

BODY COLOR 1

SHERWIN WILLIAMS
SW9162
African Gray

BODY COLOR 2

SHERWIN WILLIAMS
SW7646
First Star

BODY COLOR 3

SHERWIN WILLIAMS
SW7594
Carriage Door

ACCENT

ELDORADO
Stacked Stone
Silver Lining

STONE

WINDOW FRAMES SHALL BE BEIGE

TRADITIONAL FARMHOUSE - COLOR SCHEME 3B

GAF
TIMBERLINE
Charcoal

ROOFING

AEP SPAN
DURA TECH 5000
Vintage

STANDING SEAM METAL ROOF

SHERWIN WILLIAMS
SW7585
Sun Dried Tomato

BODY COLOR 1

SHERWIN WILLIAMS
SW2822
Downing Sand

BODY COLOR 2

SHERWIN WILLIAMS
SW7567
Natural Tan

BODY COLOR 3

SHERWIN WILLIAMS
SW7019
Gauntlet Gray

ACCENT

ELDORADO
Stacked Stone
Dry Creek

STONE

WINDOW FRAMES SHALL BE BEIGE

TAHOE - COLOR SCHEME 1C

	GAF TIMBERLINE Weathered Wood	**ROOFING**
	AEP SPAN DURA TECH 5000 Vintage	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW7037 Balanced Beige	**BODY COLOR 1**
	SHERWIN WILLIAMS SW9182 Rojo Marron	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7645 Thunder Gray	**ACCENT**
	ELDORADO Mountain Ledge Sierra	**STONE**

WINDOW FRAMES SHALL BE BEIGE.

TAHOE - COLOR SCHEME 2C

	GAF TIMBERLINE Weathered Wood	**ROOFING**
	AEP SPAN DURA TECH 5000 Vintage	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW2845 Bunglehouse Gray	**BODY COLOR 1**
	SHERWIN WILLIAMS SW6209 Ripe Olive	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2848 Roycroft Pewter	**ACCENT**
	ELDORADO Rustic Ledge Saratoga	**STONE**

WINDOW FRAMES SHALL BE BEIGE.

TAHOE - COLOR SCHEME 3C

	GAF TIMBERLINE Barkwood	**ROOFING**
	AEP SPAN DURA TECH 5000 Cool Sierra Tan	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW7519 Mexican Sand	**BODY COLOR 1**
	SHERWIN WILLIAMS SW7645 Thunder Gray	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2808 Rookwood Dark Brown	**ACCENT**
	ELDORADO Rustic Ledge Saddleback	**STONE**

WINDOW FRAMES SHALL BE BEIGE.

SPANISH - COLOR SCHEME 1D

	EAGLE CAPISTRANO Vallejo Range	**ROOFING**
	SHERWIN WILLIAMS SW6147 Panda White	**BODY COLOR 1**
	SHERWIN WILLIAMS SW2838 Polished Mahogany	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7605 Gale Force	**ACCENT**

WINDOW FRAMES SHALL BE BLACK.

SPANISH - COLOR SCHEME 2D

	EAGLE CAPISTRANO San Miguel Blend	**ROOFING**
	SHERWIN WILLIAMS SW7037 Balanced Beige	**BODY COLOR 1**
	SHERWIN WILLIAMS SW2808 Rookwood Dark Brown	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7591 Red Barn	**ACCENT**

WINDOW FRAMES SHALL BE BLACK.

SPANISH - COLOR SCHEME 3D

	EAGLE CAPISTRANO Terracotta	**ROOFING**
	SHERWIN WILLIAMS SW6147 Panda White	**BODY COLOR 1**
	SHERWIN WILLIAMS SW7515 Homestead Brown	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2808 Rookwood Dark Brown	**ACCENT**

WINDOW FRAMES SHALL BE BLACK.

FRENCH - COLOR SCHEME 1E

	GAF TIMBERLINE Pewter Gray	**ROOFING**
	AEP SPAN DURA TECH 5000 Cool Slate Gray	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW7632 Modern Gray	**BODY COLOR 1**
	SHERWIN WILLIAMS SW6993 Black Of Night	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7074 Software	**ACCENT**
	ELDORADO Zen 24 Soft Light	**STONE**

WINDOW FRAMES SHALL BE BLACK.

FRENCH - COLOR SCHEME 2E

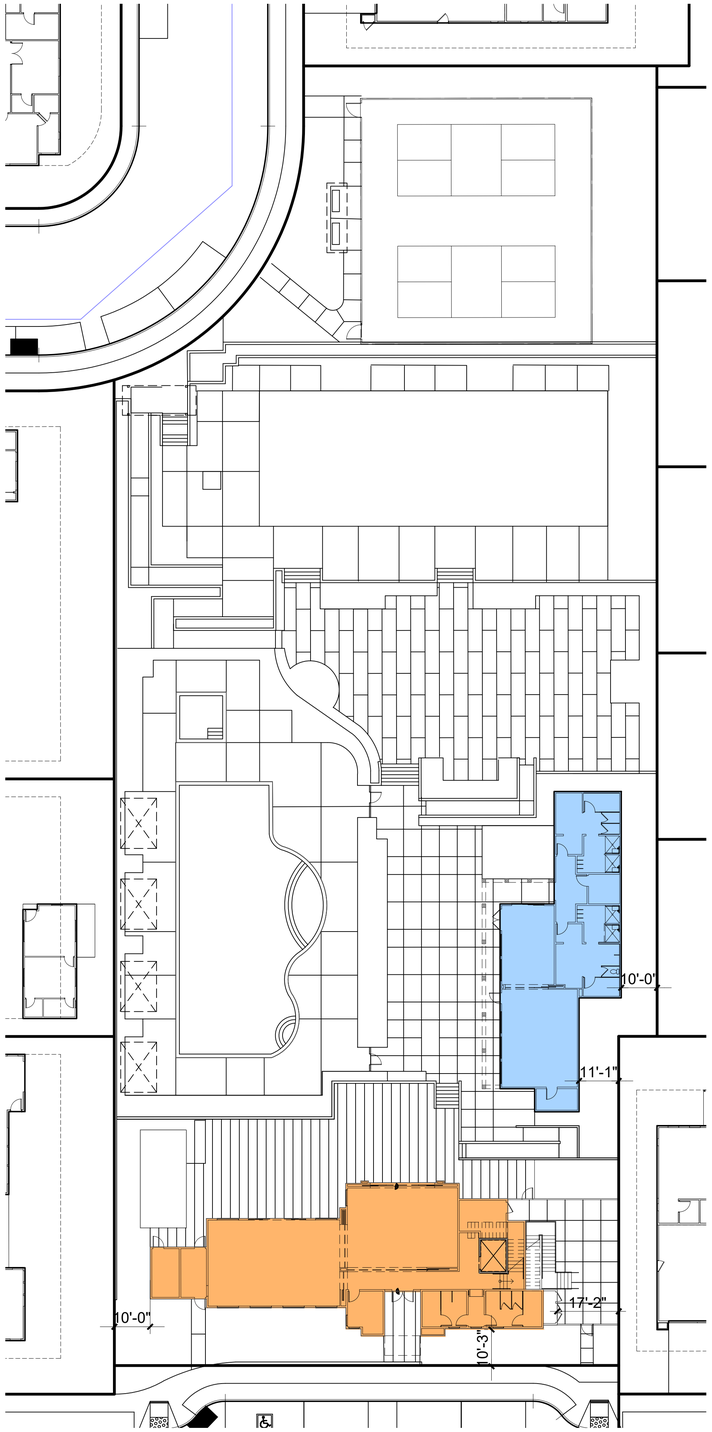
	GAF TIMBERLINE Charcoal	**ROOFING**
	AEP SPAN DURA TECH 5000 Cool Slate Gray	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW7637 Oyster White	**BODY COLOR 1**
	SHERWIN WILLIAMS SW6251 Outerspace	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2739 Charcoal Blue	**ACCENT**
	ELDORADO Coastal Reef Pearl White	**STONE**

WINDOW FRAMES SHALL BE BLACK.

FRENCH - COLOR SCHEME 3E

	GAF TIMBERLINE Barkwood	**ROOFING**
	AEP SPAN DURA TECH 5000 Cool Weathered Copper	**STANDING SEAM METAL ROOF**
	SHERWIN WILLIAMS SW7678 Cottage Cream	**BODY COLOR 1**
	SHERWIN WILLIAMS SW7510 Chateau Brown	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7505 Manor House	**ACCENT**
	ELDORADO Rough Cut Vineyard Trail	**STONE**

WINDOW FRAMES SHALL BE BLACK.



MERRITT PROPERTY CLUBHOUSE

DETAILED SUMMARY

CLUBHOUSE SITE AREA: 1.16 AC (approx.)

CLUBHOUSE_BUILDING # 1
SEE A 2.0.0, A 2.0.1 & A 3.0.0 FOR ELEVATIONS AND PLANS

CLUBHOUSE_BUILDING # 1	Description	Net Approx. SF
Great Room		685
Multi-Purpose Room		884
Catering Kitchen		98
Office		111
Restroom		280
Circulation	corridor, stair and elevator	641
Sky Bar		526
Deck		851
Total		4076

CLUBHOUSE_BUILDING # 2
SEE A 2.1.0, A 2.1.1 & A 3.1.0 FOR ELEVATIONS AND PLANS

CLUBHOUSE_BUILDING # 2	Description	Net Approx. SF
Fitness_Yoga		334
Fitness_Exercise		587
Massage Room		75
Storage		70
Restroom		772
Total		1838

N

0 10' 20' 50'

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
CITY OF PLEASANTON ORDINANCE
PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE TO ALL BUILDING TYPES:
NFPA 13, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
NFPA 24, - PRIVATE FIRE SERVICE MAINS
NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)
REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS:

NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS
(W/ ALL STANDARDS AND POLICIES IMPLEMENTED BY CITY OF PLEASANTON FIRE DEPARTMENT)

REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

OCCUPANCY GROUP:

CLUBHOUSE BUILDING:A-3

TYPE OF CONSTRUCTION: V-B (SPRINKLERED)

FIRE SPRINKLERS & ALARM SYSTEM: NFPA-13

ALLOWABLE / ACTUAL HEIGHT (TABLE 504.4):

CLUBHOUSE (A-3 OCCUPANCY):
MAXIMUM STORIES: 2 ACTUAL: 2
MAXIMUM HEIGHT: 60'-0" ACTUAL: 37'-0"

ALLOWABLE / ACTUAL FLOOR AREA (TABLE 506.2):
ALLOWABLE AREA: 18,000 S.F.
ACTUAL FLOOR AREA: 5,512 S.F.

CONSTRUCTION REQUIREMENTS:
EXTERIOR WALLS (TABLE 602): NON-RATED ≥ 10'-0" FIRE SEPARATION.
REFER TO SITE PLAN FOR ACTUAL FIRE SEPARATION DISTANCES

ALLOWABLE OPENINGS (TABLE 705.8):
FOR UNPROTECTED, SPRINKLERED
UNLIMITED, WALLS > 20'-0" FIRE SEPARATION
75%, WALLS 15'-0" < X < 20'-0" FIRE SEPARATION
45%, WALLS 10'-0" < X < 15'-0" FIRE SEPARATION
25%, WALLS 5'-0" < X < 10'-0" FIRE SEPARATION

ACCESSIBILITY:

COMMON USE FACILITIES (A-3): ACCESSIBLE PER CBC CHAPTER 11B

NOTES:
1. Refer to Civil sheets for all property lines. easements, site dimensions, accessible unit locations, etc.

2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

SITE PLAN & PROJECT DATA

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
RW Stover & Associates, Inc.
Landscape Architecture
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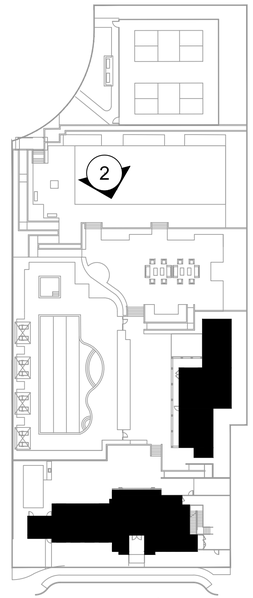
Walnut Creek, CA 94596
Ph: 925.933.2583
ktgy Architecture+Planning
DAHLIN
1814 FRANKLIN ST. SUITE 400
OAKLAND, CA 94612

JOB NO. 2018-0920
DATE 08-03-2023

A1.0.0

1. STREET SCENE



KEY MAP

2. OVERALL PERSPECTIVE

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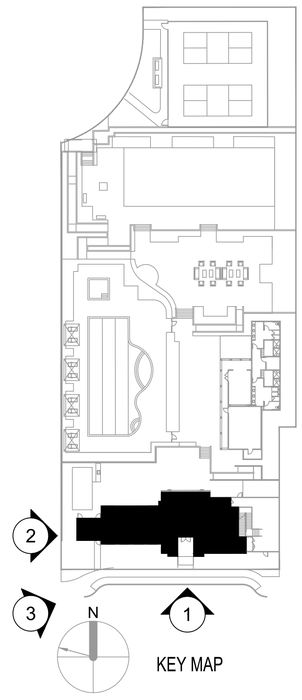
STREET SCENES

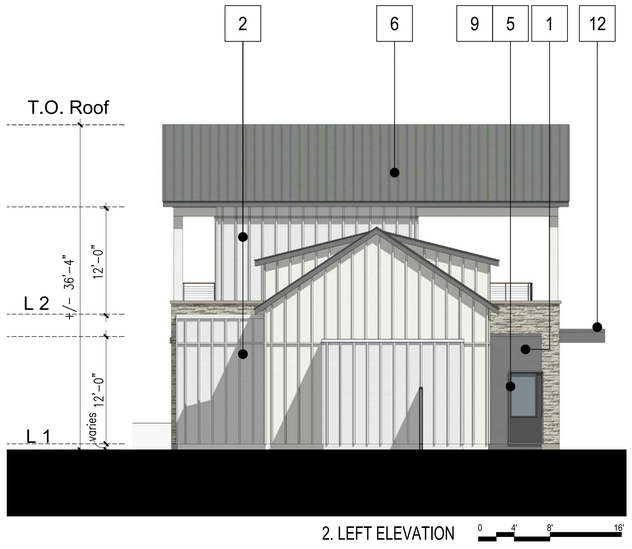
JOB NO. 2018-0920
DATE 08-03-2023

A1.1.0

3. FRONT LEFT PERSPECTIVE



KEY MAP



2. LEFT ELEVATION 0 4' 8' 16'

1. FRONT ELEVATION 0 4' 8' 16'

MATERIAL LEGEND:

1. Stucco
2. Board and Batten Siding
3. Stone Veneer
4. Fiber Cement Trim
5. High Density Foam Trim
6. Metal Roof
7. Metal Railing
8. Storefront Door & Window
9. Vinyl Window
10. Fiber Cement Clad Column
11. Wood Look Siding
12. Canopy
13. Fiber Cement Panel

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets

CLUBHOUSE _ELEVATIONS-BLDG # 1

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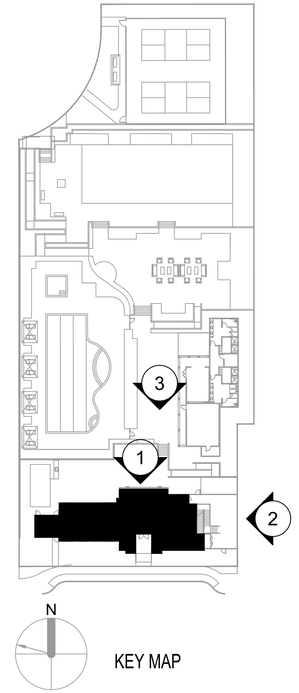
DATE 08-03-2023

A2.0.0

3. REAR PERSPECTIVE



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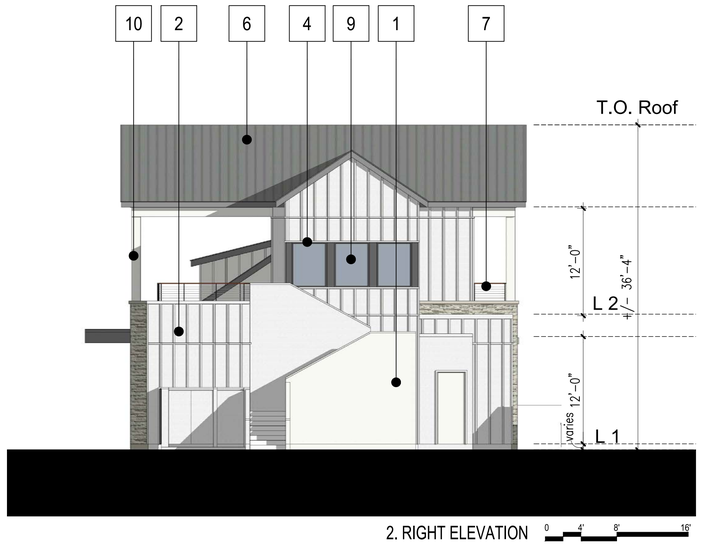

2. RIGHT ELEVATION 0 4' 8' 16'

1. REAR ELEVATION 0 4' 8' 16'

MATERIAL LEGEND:

1. Stucco
2. Board and Batten Siding
3. Stone Veneer
4. Fiber Cement Trim
5. High Density Foam Trim
6. Metal Roof
7. Metal Railing
8. Storefront Door & Window
9. Vinyl Window
10. Fiber Cement Clad Column
11. Wood Look Siding
12. Canopy
13. Fiber Cement Panel

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets

CLUBHOUSE _ELEVATIONS-BLDG # 1

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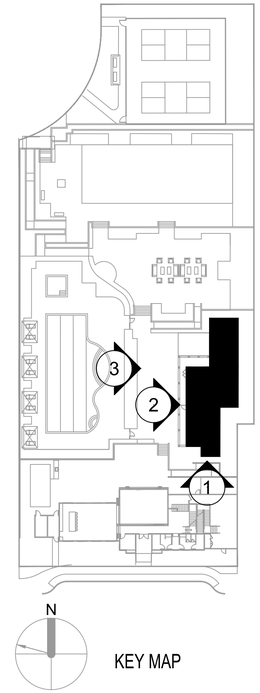
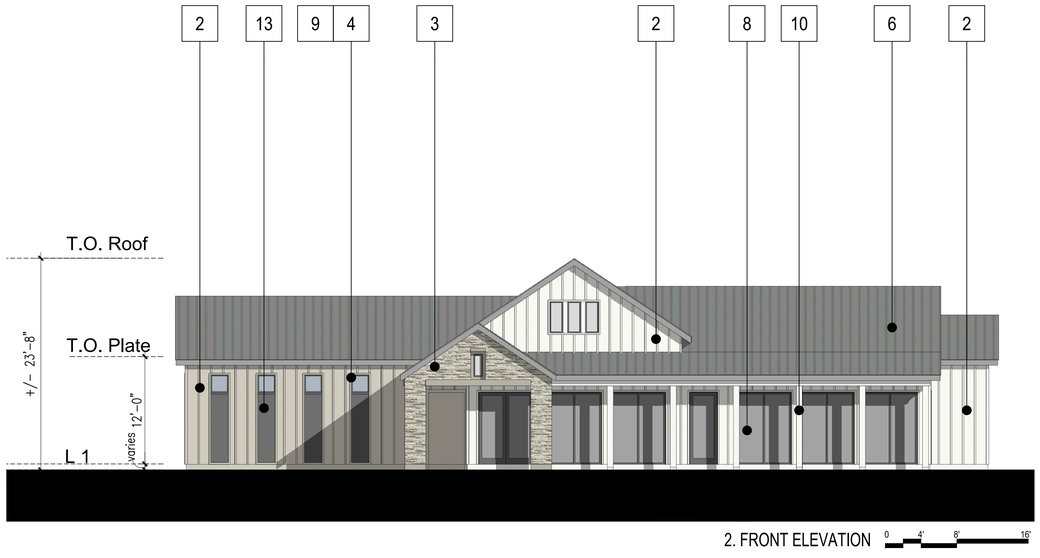
DATE 08-03-2023

A2.0.1

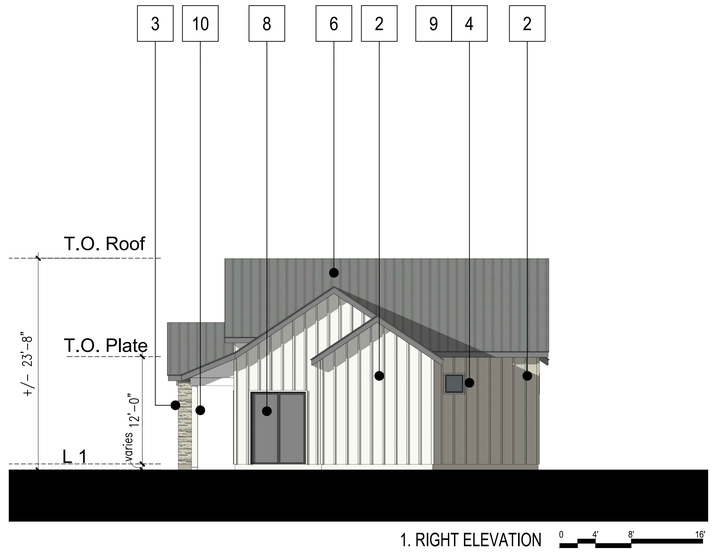
3. FRONT PERSPECTIVE



KEY MAP



2. FRONT ELEVATION



1. RIGHT ELEVATION

MATERIAL LEGEND:

1. Stucco
2. Board and Batten Siding
3. Stone Veneer
4. Fiber Cement Trim
5. High Density Foam Trim
6. Metal Roof
7. Metal Railing
8. Storefront Door & Window
9. Vinyl Window
10. Fiber Cement Clad Column
11. Wood Look Siding
12. Canopy
13. Fiber Cement Panel

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets

CLUBHOUSE _ELEVATIONS-BLDG # 2

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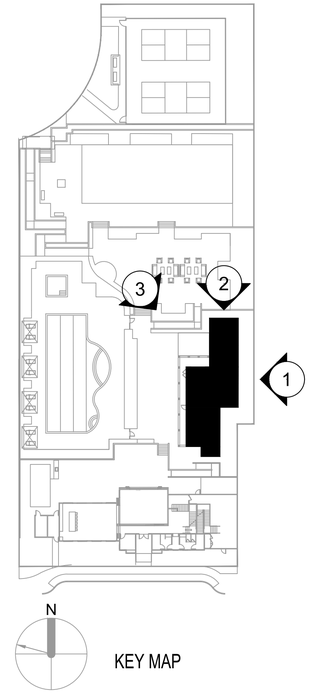
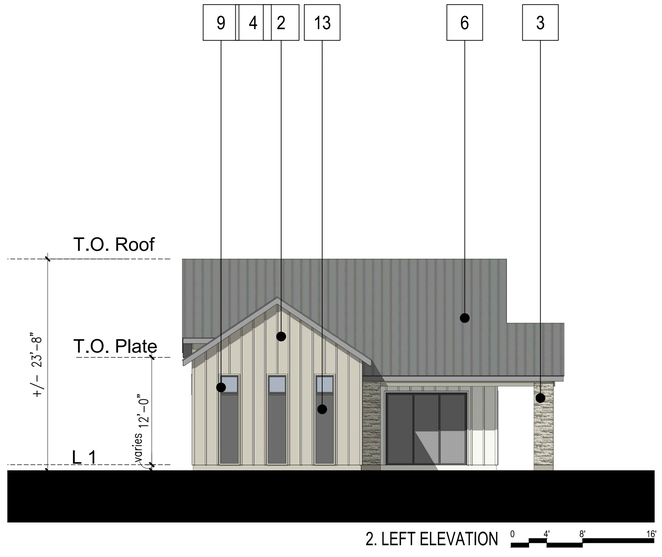
DATE 08-03-2023

A2.1.0

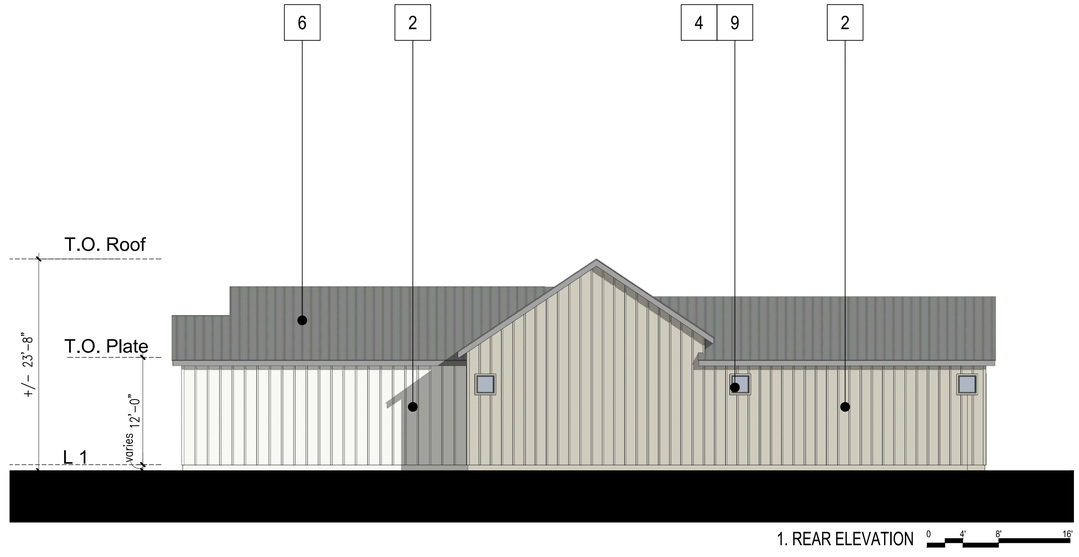
3. FRONT LEFT ELEVATION



KEY MAP



2. LEFT ELEVATION 0 4' 8' 16'



1. REAR ELEVATION 0 4' 8' 16'

MATERIAL LEGEND:

1. Stucco
2. Board and Batten Siding
3. Stone Veneer
4. Fiber Cement Trim
5. High Density Foam Trim
6. Metal Roof
7. Metal Railing
8. Storefront Door & Window
9. Vinyl Window
10. Fiber Cement Clad Column
11. Wood Look Siding
12. Canopy
13. Fiber Cement Panel

Notes:
Landscape design, dimensions, and detail information to be on Landscape Sheets

CLUBHOUSE _ELEVATIONS-BLDG # 2

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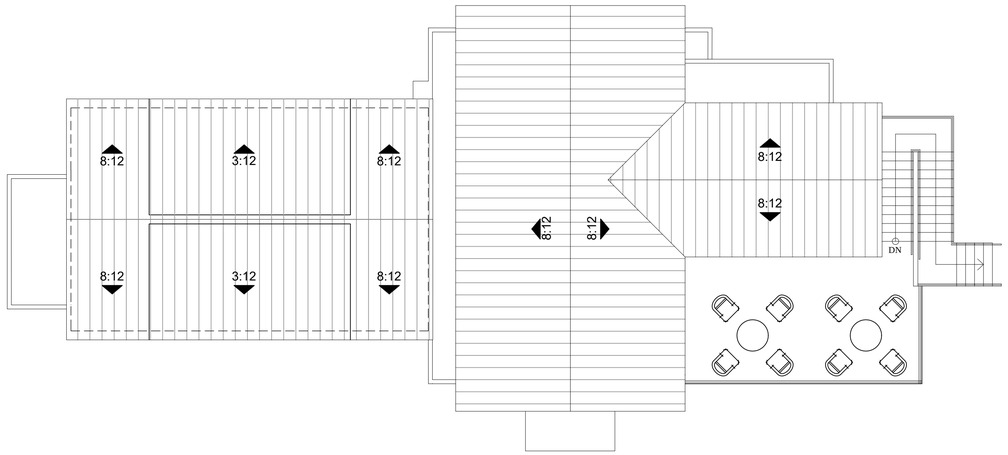
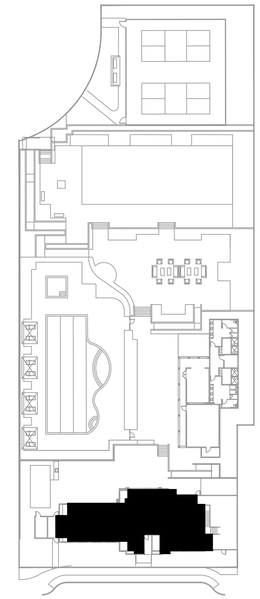
A2.1.1



3. ROOF PLAN 0 4' 8' 16'



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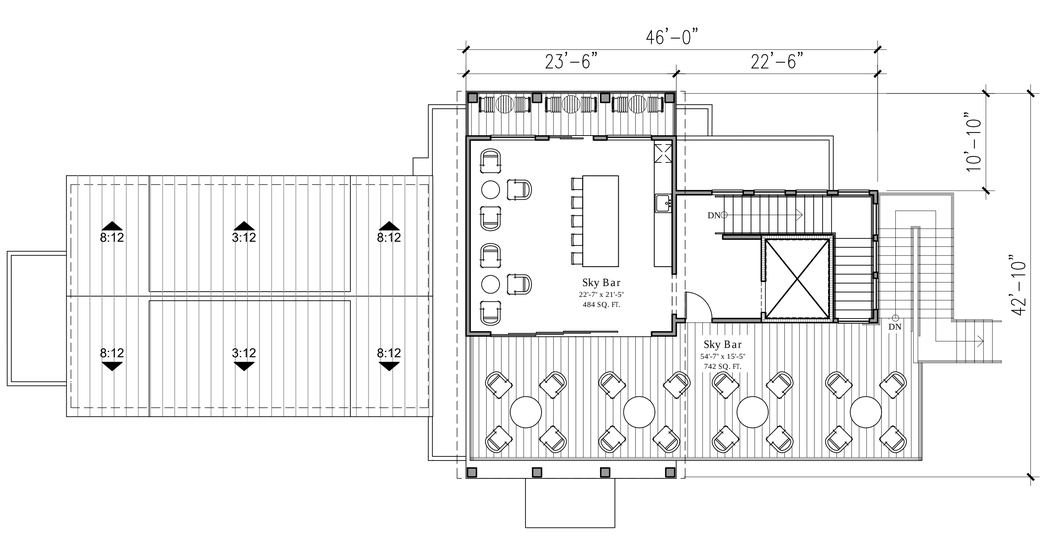
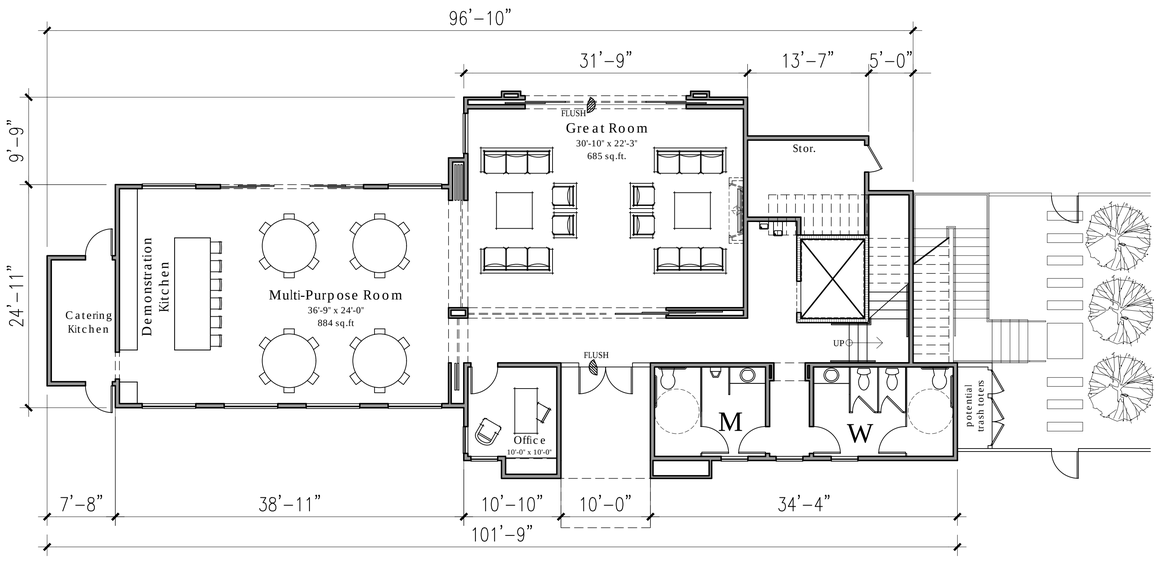


2. SECOND FLOOR PLAN 0 4' 8' 16'



1. GROUND FLOOR PLAN 0 4' 8' 16'

CLUBHOUSE_BUILDING PLANS-BLDG. #1

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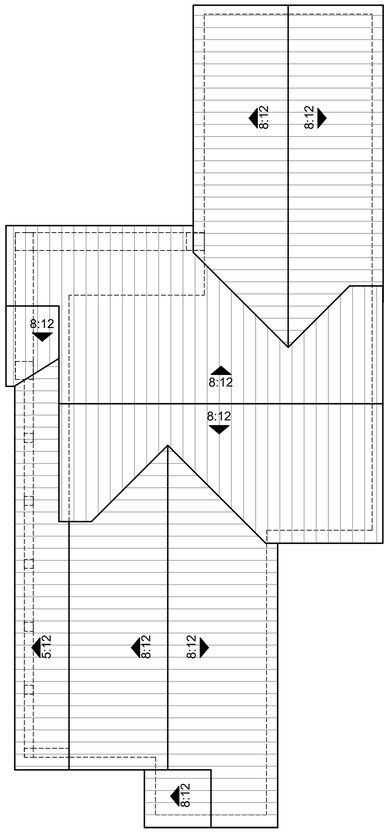
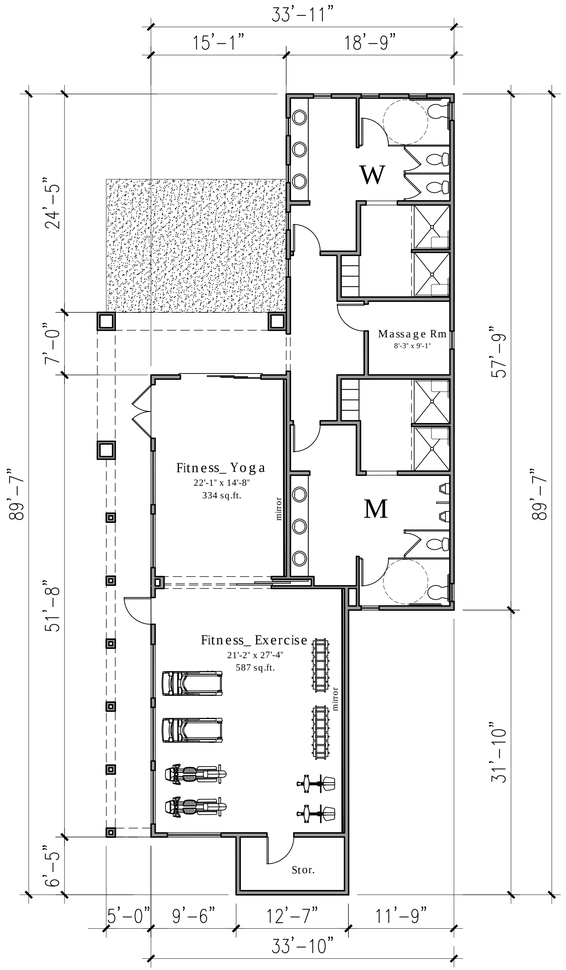
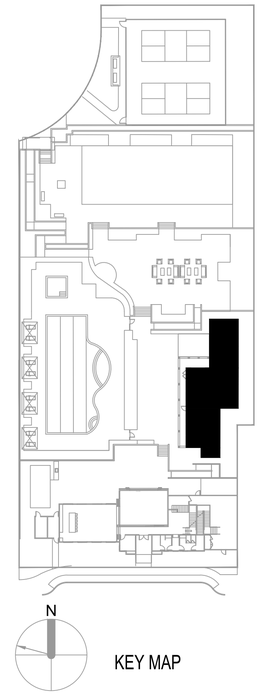
A3.0.0



2. ROOF PLAN 0 4' 8' 16'



1. GROUND FLOOR PLAN 0 4' 8' 16'



KEY MAP

CLUBHOUSE_BUILDING PLANS-BLDG. #2

MERRITT PROPERTY | Pleasanton, California

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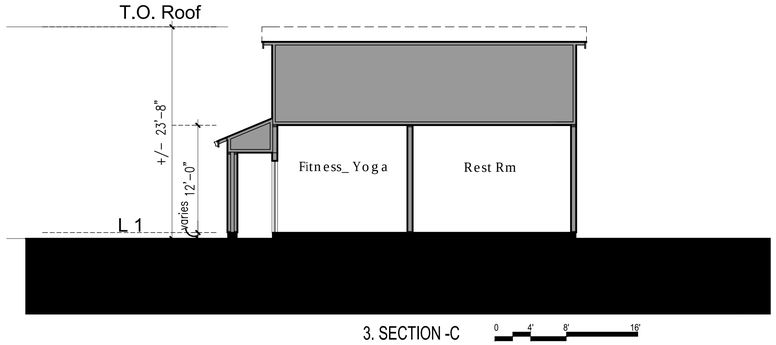
DAHLIN

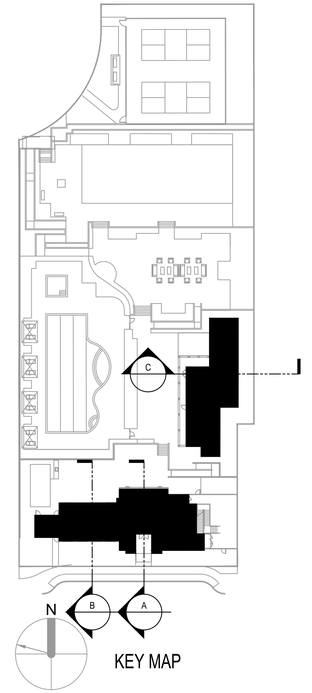
JOB NO. 2018-0920
DATE 08-03-2023

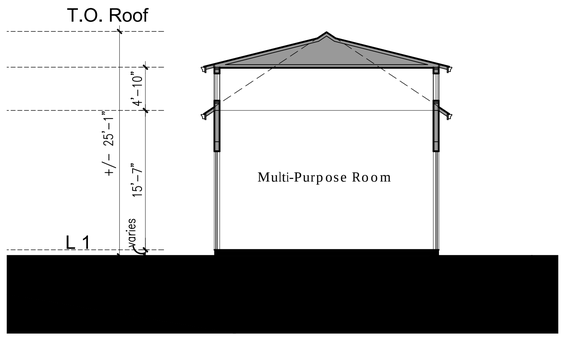
1814 FRANKLIN ST. SUITE 400
OAKLAND, CA 94612

A3.1.0

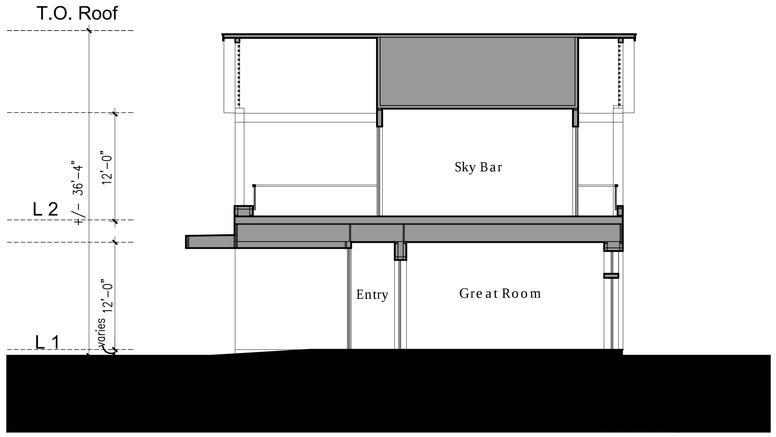


3. SECTION -C 0 4' 8' 16'





2. SECTION -B 0 4' 8' 16'



1. SECTION -A 0 4' 8' 16'

CLUBHOUSE_BUILDING SECTIONS

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JOB NO. 2018-0920
DATE 08-03-2023

A4.0.0

COLOR SCHEME

STUCCO BODY 1 /HIGH DENSITY FORM TRIM

STUCCO BODY 2

BOARD AND BATTEN SIDING / FIBER CEMENT TRIM / FIBER CEMENT COLUMN

WOOD LOOK SIDING

STONE VENEER

STOREFRONT WINDOW & DOOR / VINYL WINDOW

METAL RAILING

METAL ROOF / FASCIA

CLUBHOUSE_BUILDING #1- FRONT PERSPECTIVE

CLUBHOUSE_BUILDING #1- REAR PERSPECTIVE

CLUBHOUSE_BUILDING #2- FRONT LEFT PERSPECTIVE

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COLORS / MATERIALS

JOB NO. 2018-0920
DATE 08-03-2023

A5.0.0

PLANNED UNIT DEVELOPMENT
MERRITT PROPERTY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

BENCHMARK

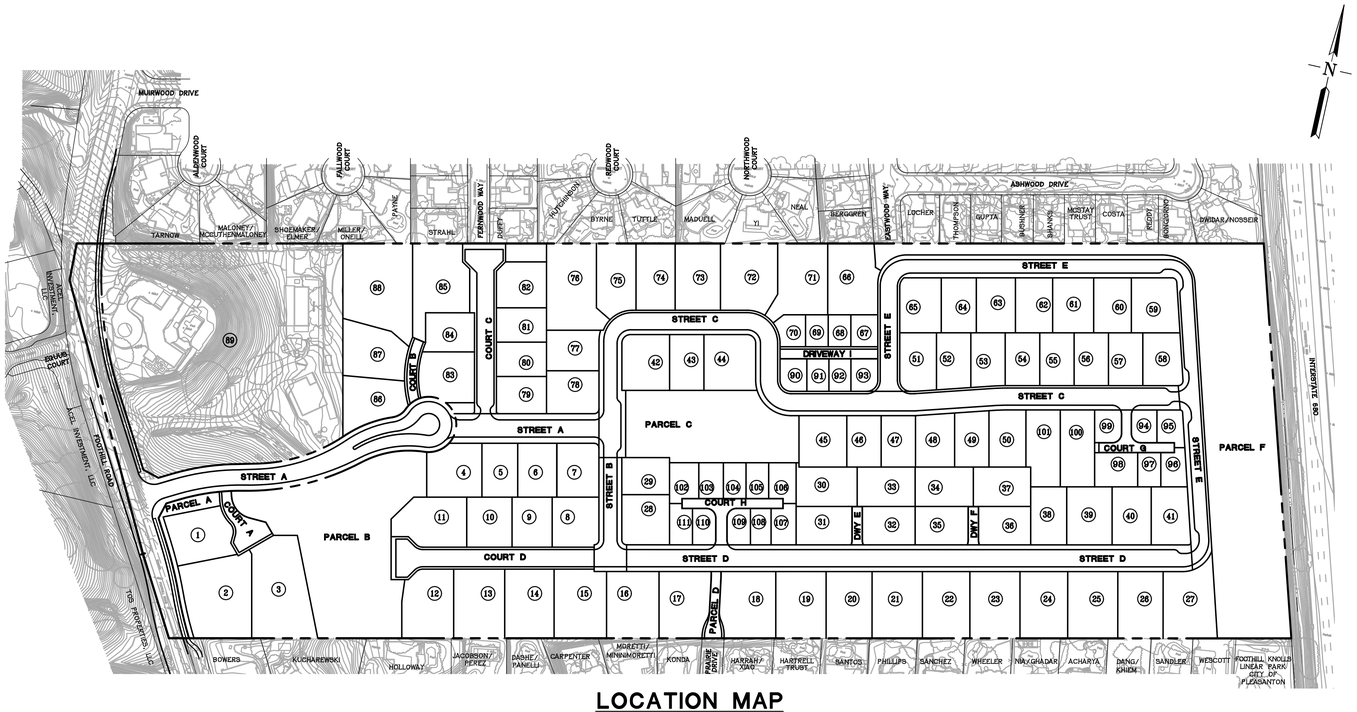
A BRASS BENCHMARK DISK LOCATED ON THE TOP OF CULVERT 20 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, IN THE TOP OF THE NORTH END OF THE WEST CONCRETE HEAD WALL OF 36-INCH PIPE CULVERT B-24.63, 0.7 FOOT SOUTH OF THE NORTH END OF THE HEAD WALL, AND ABOUT 2 FEET LOWER THAN THE HIGHWAY. ELEVATION: 365.70 (NGVD 29)

LEGEND

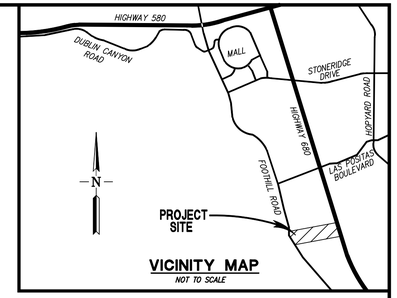
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
6"SS	SANITARY SEWER	EX 12"SS
12"W	POTABLE WATER	EX 12"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SINGLE ARM STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	CURB RAMP	
130 x 525.2	CONTOUR ELEVATIONS	130 x525.2
	SPOT ELEVATION	
	BIO-RETENTION AREA	
	SLOPE	

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT	P	PAD ELEVATION
BMR	BELOW MARKET RATE	PAV	PAVEMENT
DWY	DRIVEWAY	PCC	POINT OF COMPOUND CURVATURE
EC	END OF CURVE	PL	PROPERTY LINE
EVA	EMERGENCY VEHICLE ACCESS	PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
EX	EXISTING	PRC	POINT OF REVERSE CURVE
FC	FACE OF CURB	PSE	PUBLIC SERVICE EASEMENT
FF	FINISHED FLOOR	RET	CURB RETURN
FG	FINISHED GRADE	RW	RIGHT OF WAY
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SDE	STORM DRAIN EASEMENT
FS	FIRE SERVICE	SS	SANITARY SEWER
FW	FIRE WATER	SNS	STREET NAME SIGN
GE	GARAGE ELEVATION	SL	STREET LIGHT
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STD	STANDARD
INV	INVERT ELEVATION	SWI	STORM WATER INLET
LF	LINEAR FOOT	SWK	SIDEWALK
LP	LOW POINT	SSE	SANITARY SEWER EASEMENT
MAX	MAXIMUM	TC	TOP OF CURB
ME	MAINTENANCE EASEMENT	TG	TOP OF GRATE
MH	MANHOLE	TRW	TOP OF RETAINING WALL
MIN	MINIMUM	TW	TOP OF WALL
OS	OPEN SPACE	TYP	TYPICAL
		W	WATER LINE



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION

PLANNED UNIT DEVELOPMENT

C-1	COVER SHEET
C-2	EXISTING CONDITION PLAN
C-3	PRELIMINARY SITE DEVELOPMENT PLAN
C-4	STREET SECTIONS AND LOT PLAN
C-5	SLOPE CLASSIFICATION PLAN
C-6	EXISTING TREE PLAN
C-7	PRELIMINARY FOOTHILL ROAD WIDENING PLAN
C-8	PRELIMINARY FOOTHILL ROAD WIDENING PLAN

VESTING TENTATIVE MAP

TM1.0	TITLE SHEET
TM2.0	PRELIMINARY LOTTING PLAN
TM3.0	PRELIMINARY UTILITY PLAN
TM4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
TM5.0	PRELIMINARY STORMWATER CONTROL PLAN
TM6.0	PRELIMINARY SECTIONS AND DETAILS
TM6.1	PRELIMINARY SECTIONS AND DETAILS

PROJECT TEAM

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DUBLIN, CA 94568
CONTACT: JAMES SUMMERS
(925) 828-7999

PROJECT REPRESENTATIVE
PCJ REAL ESTATE ADVISORS, LLC
CONTACT: PAT COSTANZO
(408) 888-4224

COVER SHEET

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C-1

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NOTES:

1. THE EXISTING WATER AND SEWER SERVICES FOR THE FOOTHILL BOULEVARD HOLDING COMPANY PROPERTY SHALL BE ABANDONED IN-PLACE AS PART OF THE PROPOSED DEVELOPMENT.
2. EXISTING MERRITT PROPERTY SEWER SYSTEM SHALL BE ABANDONED IN-PLACE IN ACCORDANCE WITH CITY AND ALAMEDA COUNTY HEALTH STANDARDS AND ANY EXISTING SEPTIC TANK(S) SHALL BE REMOVED PER CITY AND ALAMEDA COUNTY HEALTH STANDARDS (ORDINANCE 15.18.07.0C). REMOVAL OF EXISTING SERVICES AND THE INSTALLATION OF NEW SEWER SERVICE SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT CAUSE INTERRUPTION OF SERVICE TO EXISTING RESIDENCES.
3. ALL EXISTING ONSITE OVERHEAD JOINT TRENCH AND EXISTING JOINT TRENCH ALONG PROJECT FRONTAGE SHALL BE REMOVED AND UNDERGROUNDED PER SEPARATE JOINT TRENCH PLANS, BY OTHERS. ALL EXISTING JOINT TRENCH SERVICES TO EXISTING RESIDENCES/STRUCTURES NOTED AS TO REMAIN SHALL BE RELOCATED WITHOUT INTERRUPTION OF SERVICE PER JOINT TRENCH PLANS, BY OTHERS.

MERRITT (APN 941-950-3-1):

EXISTING EASEMENTS PER PRELIMINARY TITLE REPORT DATED JULY 27, 2022

PTR EXCEPTION #	PURPOSE	PLOTTED	DISPOSITION
3	SANITARY SEWER	NO, LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION. LOCATION IS BELIEVED TO BE WITHIN FUTURE FOOTHILL ROAD PUBLIC DEDICATION.	TO REMAIN BY OPERATION OF FOOTHILL ROAD PUBIC DEDICATION

FOOTHILL BOULEVARD HOLDING COMPANY, LLC (APN 941-950-3-3):

EXISTING EASEMENTS PER PRELIMINARY TITLE REPORT DATED JULY 26, 2022

PTR EXCEPTION #	PURPOSE	PLOTTED	DISPOSITION
3	INGRESS AND EGRESS FOR EXTRACTION OF MINERALS	NO, BLANKET EASEMENT	TO BE QUITCLAIMED
4	PUBLIC RIGHT OF WAY	NO, LOCATION UNKNOWN	TO BE DEDICATED TO CITY
5	ACCESS, WATER AND CONSTRUCTION EASEMENTS	NO, LOCATION TO BE DETERMINED UPON RECORDATION OF FINAL MAP FOR ENTIRE PROPERTY	TO BE DEDICATED WITH FINAL MAP

0 80 160 240

1 inch = 80 ft.

MERRITT FARMS, INC (APN 941-950-3-12):

EXISTING EASEMENTS PER PRELIMINARY TITLE REPORT DATED JULY 26, 2022

PTR EXCEPTION #	PURPOSE	PLOTTED	DISPOSITION
3	INGRESS AND EGRESS FOR EXTRACTION OF MINERALS	NO, BLANKET EASEMENT	TO BE QUITCLAIMED
4	ACCESS, WATER AND CONSTRUCTION EASEMENTS	NO, LOCATION TO BE DETERMINED UPON RECORDATION OF FINAL MAP FOR ENTIRE PROPERTY	TO BE DEDICATED WITH FINAL MAP

FOOTHILL BOULEVARD HOLDING COMPANY, LLC (APN 941-950-3-11):

EXISTING EASEMENTS PER PRELIMINARY TITLE REPORT DATED JULY 26, 2022

PTR EXCEPTION #	PURPOSE	PLOTTED	DISPOSITION
3	INGRESS AND EGRESS FOR EXTRACTION OF MINERALS	NO, BLANKET EASEMENT	TO BE QUITCLAIMED
4	SANITARY SEWER EASEMENT	YES	TO REMAIN
5	ACCESS, WATER AND CONSTRUCTION EASEMENTS	NO, LOCATION TO BE DETERMINED UPON RECORDATION OF FINAL MAP FOR ENTIRE PROPERTY	TO BE DEDICATED WITH FINAL MAP

EXISTING CONDITION PLAN

MERRITT PROPERTY | Pleasanton, California

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GENERAL PLAN NOTES

1. ALL ONSITE PRIVATE STREETS AND SIDEWALKS SHALL HAVE A PUBIC SERVICE EASEMENT (PSE). ALL ONSITE PRIVATE STREETS SHALL HAVE AN EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).
2. ENTRY GATE AT RIGHT OF WAY ON STREET A SHALL HAVE ACCESS OVERRIDES FOR ACCESS BY EMERGENCY SERVICE AND TRASH SERVICE PERSONNEL.
3. CONCRETE BAND AT STREET ENTRY GATE TO DELINEATE PUBLIC STREET A FROM PRIVATE STREET A.
4. GATES AT EVA LOCATIONS SHALL ALLOW EMERGENCY VEHICLE ACCESS AND RESIDENT ONLY PEDESTRIAN ACCESS.
5. STREET PARKING SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. STREET PARKING STALLS SHALL NOT BE STRIPED. ON STREET PARKING STALLS CALCULATED USING 8'X24' DIMENSIONS.
6. POSTED "NO PARKING" SIGNAGE SHALL BE PROVIDED WHERE VEHICLE PARKING IS PROHIBITED.

N

0 80 160 240

1 inch = 80 ft.

MUIRWOOD DRIVE
ALDENWOOD COURT
FALLWOOD COURT
REDWOOD COURT
NORTHWOOD COURT
FERNWOOD WAY
EASTWOOD WAY
ASHWOOD DRIVE
TARNOW
MALONEY / MCCUTHENMALONEY
SHOEMAKER / ELMER
MILLER / ONEILL
PAYNE
STRAHL
DUFFY
HUTCHINSON
BYRNE
TUTTLE
MADUELL
YI
NEAL
BERGGREN
SEE LS PLANS FOR PROPOSED TRAIL CONNECTION
LOCHER
PROPOSED 8'X24' PARKING STALL (TYP)
THOMPSON
GUPTA
50' STRUCTURE SETBACK
WISNIEWSKI
SHANKS
MCSTAY TRUST
COSTA
REDDY
BONGIORNO
DWIDAR / NOSSEIR
ACEL INVESTMENT, LLC
EQUUS COURT
EX DRIVEWAY (TO BE ABANDONED)
EX RESIDENCE (TO REMAIN)
EX STRUCTURE (TO REMAIN)
EX DRIVEWAY
10' PSE
20' DWY
10' SDE
50' STRUCTURE SETBACK
50' REAR SETBACK
PARCEL E
EVA
MOUNTABLE CURB AT EVA ENTRY
COURT B (PRIVATE)
COURT C (PRIVATE)
STREET C (PRIVATE)
PROPOSED FH (TYP)
DRIVEWAY I (PRIVATE)
STREET E (PRIVATE)
BUILDING ENVELOPE (TYP) SEE DETAIL ON SHEET C-4
PARCEL G
STREET A (PRIVATE)
STREET B (PRIVATE)
PARCEL C
COURT G (PRIVATE)
10.5' SSE
PARCEL F
EX 10' SSE
SEE SHEET C-4 FOR TYPICAL ALLEY LOADED MARKET RATE & BMR SETBACKS
COURT H (PRIVATE)
DWY E (PRIVATE)
DWY F (PRIVATE)
PROPOSED DRIVEWAY
STREET A (PUBLIC)
PROPOSED ENTRY GATE AND CONCRETE BAND AT R/W, SEE GENERAL PLAN NOTE 2
FOOTHILL ROAD
PARCEL A
COURT A (PRIVATE)
PROPOSED FH (TYP)
PROPOSED STREET DEDICATION (1.0± ACRES)
PARCEL B
BUILDING ENVELOPE SEE DETAIL ON SHEET C-4 (TYP)
COURT D (PRIVATE)
STREET D (PRIVATE)
PARCEL D (EVA)
22' SDE
INTERSTATE 680
TOS PROPERTIES, LLC
BOWERS
KUCHAREWSKI
HOLLOWAY
JACOBSON / PEREZ
DASHE / PANELLI
CARPENTER
MORETTI / MININIMORETTI
KONDA
PRAIRIE DRIVE
HARRAH / XIAO
HARTRELL TRUST
SANTOS
PHILLIPS
SANCHEZ
WHEELER
NIAYGHADAR
ACHARYA
PANG / KHIEM
SANDLER
WESCOTT
FOOTHILL KNOLLS LINEAR PARK

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
EXISTING RESIDENCE (LOT 89)	1	5.1	11.1%
LOW DENSITY RESIDENTIAL (LDR) SINGLE FAMILY DETACHED 7,200 S.F. TO 26,500 S.F. LOT SIZE	86	23.2	50.0%
MARKET RATE & BELOW MARKET RATE (BMR) (SENIOR AFFORDABLE HOUSING) 2,475 S.F. TO 5,500 S.F. LOT SIZE	24	2.0	4.3%
PRIVATE STREETS AND SIDEWALKS	–	7.2	15.5%
OPEN SPACE (PARCEL A – G)	–	6.9	14.9%
FOOTHILL ROAD STREET DEDICATION	–	1.0	2.1%
STREET A (PUBLIC STREET)	–	1.0	2.1%
TOTAL	111	46.4	100.0%

PROPOSED UNIT COUNT	= 111 (92 DETACHED + 18 BMRS + 1 EXISTING)
GROSS SITE AREA	= 46.4 ACRES
MAXIMUM ALLOWABLE GROSS DENSITY	= 46.4 AC X 2 DU/AC = 93 HOMES
PROPOSED DENSITY	
MARKET RATE HOMES	= 92 PROPOSED + 1 EXISTING
PROPOSED SENIOR AFFORDABLE HOMES (20% OF BASE DENSITY=18.4=18 PER IZO)	= 18 HOMES
TOTAL HOMES	= 111 HOMES
DEDICATION	= 1.0± ACRES (PUBLIC STREET)
NET SITE AREA	= (GROSS SITE AREA – DEDICATION) = 45.4 ACRES

NOTES

1. SEE SHEET C-4 FOR STREET SECTIONS, LOT TABLE, AND LOT SETBACK DETAIL.
2. FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
3. PRELIMINARY HOUSE SQUARE FOOTAGES ARE APPROXIMATE.
4. LOT 89 CONSISTS OF ONE EXISTING RESIDENCE AND TWO EXISTING NON-HABITABLE STRUCTURES TO REMAIN, ALL INCLUDED AS ONE DWELLING UNIT IN THE DENSITY CALCULATIONS.
5. DENSITY BONUS FOR SENIOR HOUSING PURSUANT TO CHAPTER 17.38 SECTIONS 17.38.030 (C) AND 17.38.040 (B).
6. A 20% DENSITY BONUS IS BEING PROPOSED.

COMMON LOT AREA SUMMARY

LOT	AREA (SF)
PARCEL A	6,247
PARCEL B	86,201
PARCEL C	50,476
PARCEL D	3,783
PARCEL E	3,318
PARCEL F	146,878
PARCEL G	1,141
TOTAL	298,044

PARKING SUMMARY

STREET	177
GARAGE (2 PER PLAN 1, 2, 3, 6, 7, 8)(1)	174
GARAGE (3 PER PLAN 4 & 5)	72
DRIVEWAY (2 PER SINGLE-FAMILY DETACHED RESIDENCE)	174
TOTAL	597

(1) GARAGE OPTIONS ARE AVAILABLE FOR SOME PLAN TYPES AND MAY CHANGE THE PARKING COUNTS SHOWN HEREIN.

LOT SIZE	BUILDING (1) Maximum Height 1 story/2 story (FT)	BUILDING (2) Maximum FAR (%)	MINIMUM YARD (3) Garage (FT)	(3) Front Yard (FT)	(4)(5) Sides (A) One side/Total (FT)	(6) Rear Interior Lots (FT)	(7) Rear Perimeter Lots (FT)	(8) Front Porches (FT)	MINIMUM LOT (9) Minimum Area (SF)	(10) Minimum Width (FT)	(11) Minimum Depth (FT)
PUD-LDR (DETACHED)	25' / 32'	60%	22'	12'	5' / 10'	15'	50'	8'	7,000	72	100
PUD-MR/BMR (COURTYARD HOMES)	25' / 32'	N/A	3'	3'	3.3' / 6.6'	5' (PATIO) 8' (ALLEY) /15' (INTERNAL)	N/A	3.5'	2,475	43	55

BUILDING

1. MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the point of the highest ridge, excluding chimneys.
2. FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage. Additionally, up to Eight Hundred feet (800) of Living space is excluded for Accessory Dwelling structures above garages or attached to main house. ADU's that are detached are excluded from this calculation. Not applicable to PUD MR/BMR lots.

MINIMUM YARD

3. FRONT HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the house. Front setbacks on PUD-LDR lots are allowed to be reduced to 8 feet, for a maximum allowable 15 feet width projection.
4. SIDE SETBACK: The minimum one side yard and the minimum total of the both side yards. Measured from the side property line(or street right-–of-way if a corner lot) to the foundation plane on the home (excludes popouts for fireplaces, media niches, and/or bay windows).
5. Side yard setback for corner lots on PUD-LDR lots shall be ten feet (10) on corner side.
6. MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the home (excludes popouts for fireplaces, media niches, nooks, and/or bay windows). Fifty percent (50%) of the rear plane of the foundation may project into the setback by up to 10 feet.
7. Lots that are located along the northern and southern property lines shall have a minimum of a 50 feet setback for habitable structures.
8. FRONT PORCH SETBACK: The minimum setback from a front porch to right of way line.

MINIMUM LOT

9. MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
10. MINIMUM WIDTH: Average minimum lot width excepting cul-de-sacs where the minimum street frontage width may be 15 feet.
11. MINIMUM DEPTH: Average minimum depth.

ACCESSORY DWELLING UNITS

Accessory dwelling units are offered in several configurations, with building heights allowed up to 25 feet and side and rear setbacks at minimum 4 feet.

ACCESSORY STRUCTURES:

a. The maximum height shall be 20 feet for any accessory structure (shed, play house, etc.) other than Accessory Dwelling Units.
b. No accessory structure shall be located in a front yard.
c. Unroofed porches, steps, decks, patios, outdoor kitchens, shall have a minimum 3 foot setback from side and rear yards provided that the height, including railings shall not exceed 6 feet above the grade of the ground.
d. Covered patios attached to a main structure and enclosed on more than one side, sheds, and pool houses must maintain a setback of 5 feet from side property line or fence and five feet from rear yard property line. Covered patios open on three or more sides may come to within 5 feet of the rear and three feet of the side property lines.
e. Swimming pools and in-ground spas must be kept 5 feet from any property line (as measured from the pool water line), and portable, cord-connected spas must be kept 3 feet from any property line, except on the street side of a corner lot, where the minimum side yard setback for any pool or spa is 10 feet. No setback is required for pool equipment unless it is located within the required side yard setback adjacent to the main structure (house), where a 3 foot setback must be maintained. Pool equipment must be in compliance with the City of Pleasanton Municipal Code.

PRELIMINARY SITE DEVELOPMENT PLAN

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C-3

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TABLE REPRESENTS CONCEPTUAL PRE-PLOTTING OF HOMES. ANY HOME CAN GO ON ANY LOT THAT ACCOMMODATES THAT PLAN AND MEETS THE REQUIRED SETBACKS. THEREFORE FAR TABLE IS CONCEPTUAL.

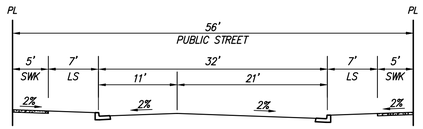
LOT SUMMARY

LOT #	LOT AREA (SF)	HOUSE MODEL	FAR
1	13,481	5	0.39
2	23,442	5	0.22
3	24,687	4	0.19
4	12,453	2	0.37
5	8,474	1	0.38
6	9,264	3	0.52
7	9,953	2	0.46
8	10,207	1	0.32
9	8,832	2	0.52
10	9,965	3	0.48
11	14,482	3	0.33
12	15,074	3	0.32
13	15,514	5	0.33
14	15,007	5	0.35
15	15,820	4	0.29
16	15,400	4	0.30
17	14,428	5	0.36
18	16,056	4	0.29
19	14,770	4	0.31
20	13,480	5	0.39
21	14,770	4	0.31
22	13,930	5	0.37
23	14,700	4	0.32
24	14,014	5	0.37
25	14,700	4	0.32
26	13,300	5	0.39
27	16,108	4	0.29
28	10,494	1	0.31
29	7,770	2	0.59
30	9,414	6	0.36
31	10,629	2	0.43
32	10,038	2	0.46
33	8,891	3	0.54
34	8,949	3	0.54
35	10,078	2	0.45
36	9,935	3	0.48
37	8,790	1	0.37
38	9,186	2	0.50
39	11,579	3	0.41
40	9,978	3	0.48
41	9,640	1	0.34
42	11,630	5	0.45
43	8,424	2	0.54
44	12,646	4	0.37
45	10,801	3	0.44
46	7,757	1	0.42
47	7,757	2	0.54
48	9,065	3	0.53
49	8,332	1	0.39
50	9,258	2	0.49
51	9,268	2	0.49
52	8,439	2	0.54
53	8,099	1	0.40
54	8,029	2	0.57
55	7,973	1	0.41
56	7,973	2	0.57

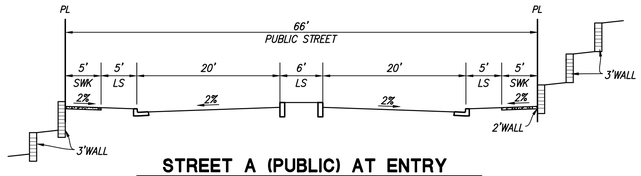
LOT SUMMARY

LOT #	LOT AREA (SF)	HOUSE MODEL	FAR
57	7,973	1	0.41
58	8,987	2	0.51
59	11,306	3	0.42
60	9,105	2	0.50
61	9,911	3	0.48
62	8,988	1	0.36
63	9,448	3	0.51
64	8,468	2	0.54
65	9,975	3	0.48
66	15,489	3	0.31
67	3,785	8	N/A
68	3,182	8 X	N/A
69	3,182	8 X	N/A
70	3,838	8	N/A
71	16,578	5	0.31
72	16,622	4	0.28
73	13,300	5	0.39
74	11,479	3	0.42
75	12,123	3	0.40
76	19,836	3	0.24
77	9,376	3	0.51
78	9,879	1	0.33
79	8,185	2	0.56
80	7,560	1	0.43
81	7,560	2	0.56
82	9,917	3	0.48
83	11,738	5	0.44
84	8,474	3	0.57
85	18,266	TBD	TBD
86	12,297	TBD	TBD
87	13,975	TBD	TBD
88	26,309	TBD	TBD
89	220,865	Existing	TBD
90	3,714	7	N/A
91	3,128	7	N/A
92	3,156	7	N/A
93	3,715	7	N/A
94	3,566	7	N/A
95	4,031	7	N/A
96	4,037	8 X	N/A
97	3,476	8 X	N/A
98	3,465	6	N/A
99	3,762	7	N/A
100	11,604	2	0.39
101	11,190	2	0.41
102	4,872	8	N/A
103	3,863	8	N/A
104	3,563	8 X	N/A
105	3,562	8 X	N/A
106	4,599	8	N/A
107	4,282	7	N/A
108	3,289	7	N/A
109	3,637	7	N/A
110	3,608	7	N/A
111	3,933	7	N/A

NOTES:
1. LOTS ARE LIMITED TO MAX FAR AS SHOWN PER THE TABLE ON SHEET C-3.
2. GARAGE AND OUTDOOR LIVING AREAS ARE EXCLUDED FROM FAR CALCULATIONS. SEE SHEET C-3 FOR MORE INFORMATION.



STREET A (PUBLIC) AT FOOTHILL ROAD
NOT TO SCALE



STREET A (PUBLIC) AT ENTRY
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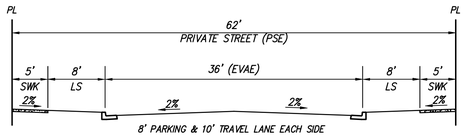

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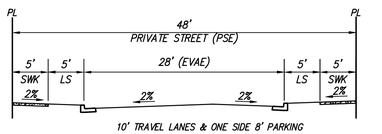
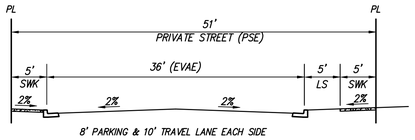
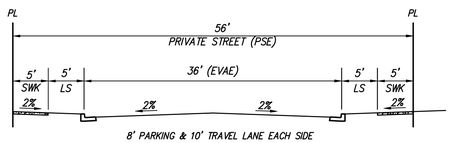


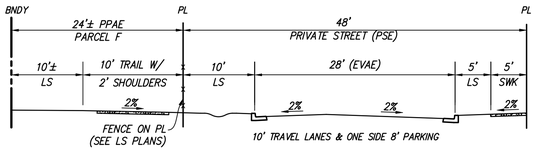
STREET B
NOT TO SCALE



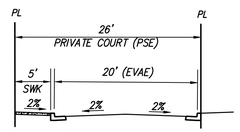
STREET C
NOT TO SCALE



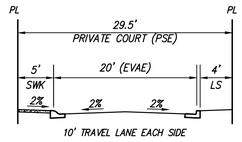
STREET D
NOT TO SCALE



STREET E WITH TRAIL
NOT TO SCALE



COURT A
NOT TO SCALE



COURT B
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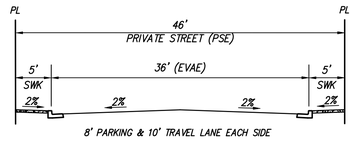
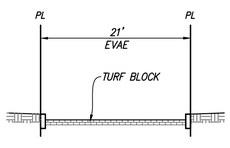
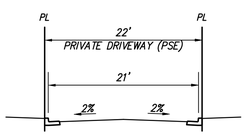


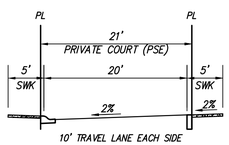
STREET E, COURT C & D
NOT TO SCALE



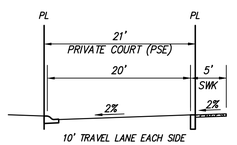
EVA ENTRY (PARCEL D)
NOT TO SCALE



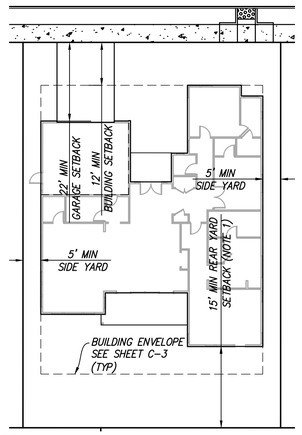
DRIVEWAY E & F
NOT TO SCALE



COURT G & H
NOT TO SCALE

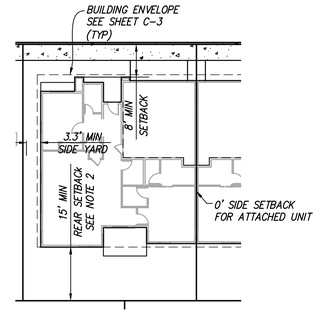


DRIVEWAY I
NOT TO SCALE



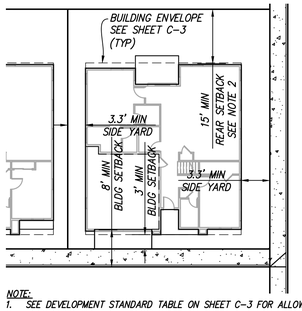
NOTES:
1. LOTS 12-27, 66 AND 71-76 SHALL HAVE A 50' MIN REAR YARD SETBACK FOR HABITABLE STRUCTURES.
2. SEE DEVELOPMENT STANDARD TABLE ON SHEET C-3 FOR ALLOWABLE PROJECTIONS INTO SETBACKS.

TYPICAL SINGLE-FAMILY DETACHED LOT SETBACK
SCALE: 1" = 20'



NOTE:
1. SEE DEVELOPMENT STANDARD TABLE ON SHEET C-3 FOR ALLOWABLE PROJECTIONS INTO SETBACKS.
2. LOTS WHERE THE REAR YARD FACES AN ALLEY SHALL HAVE A MINIMUM SETBACK OF 8 FEET TO ALLEY.

TYPICAL COURTYARD HOME SETBACK ATTACHED UNIT
SCALE: 1" = 20'



NOTE:
1. SEE DEVELOPMENT STANDARD TABLE ON SHEET C-3 FOR ALLOWABLE PROJECTIONS INTO SETBACKS.
2. LOTS WHERE THE REAR YARD FACES AN ALLEY SHALL HAVE A MINIMUM SETBACK OF 8 FEET.

TYPICAL COURTYARD HOME SETBACK DETACHED UNIT
SCALE: 1" = 20'

STREET SECTIONS AND LOT PLAN

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RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

ktgy Architecture+Planning

DAHLIN

JOB NO. 171057
DATE 06-14-2024
4690 CHABOT DRIVE
PLEASANTON, CA 94588
928-227-9100

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SLOPE CLASSIFICATION PLAN

MERRITT PROPERTY | Pleasanton, California

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928-227-9100

LEGEND

- EX TREE TO REMAIN
- EX TREE TO BE REMOVED

NOTES:
1. FOR TREE ASSESSMENT AND PRESERVATION RECOMMENDATIONS, SEE THE TREE REPORT, PREPARED FOR THE DESILVA GROUP BY HORTSCIENCE, DATED APRIL 2023.

N

0 80 160 240

1 inch = 80 ft.

MUIRWOOD DRIVE
ALDENWOOD COURT
FALLWOOD COURT
PAYNE
REDWOOD COURT
NORTHWOOD COURT
FERNWOOD WAY
EASTWOOD WAY
ASHWOOD DRIVE
EQUUS COURT
FOOTHILL ROAD
PURI CT.
INTERSTATE 680
ACEL INVESTMENT, LLC
TOGS PROPERTIES

TARNOW | MALONEY/ MCCUTHENMALONEY | SHOEMAKER/ ELMER | MILLER/ O'NEILL | STRAHL | DUFFY | HUTCHINSON | BYRNE | TUTTLE | MADUELL | YI | NEAL | BERGGREN | LOCHER | THOMPSON | GUPTA | BUSHNER | SHANKS | MCSTAY TRUST | COSTA | REDDY | BONGIORNO | DWIDAR/NOSSEIR

BOWERS | KUCHARSEWSKI | HOLLOWAY | JACOBSON/ PEREZ | DASHE/ PANELLI | CARPENTER | MORETTI/ MININIMORETTI | KONDA | PRAIRIE DRIVE | HARRAH/ XIAO | HARTRELL TRUST | SANTOS | PHILLIPS | SANCHEZ | WHEELER | NIA/GHADAR | ACHARYA | DANG/ | SANDLER | WESCOTT | FOOTHILL KNOLLS LINEAR PARK CITY OF PLEASANTON

TREE #	SPECIES	ACTION
906	Valley oak	Remove
907	Valley oak	Remove
908	Coast live oak	Remove
909	Valley oak	Remove
910	Valley oak	Remove
911	Valley oak	Remove
912	Calif. black walnut	Remove
916	Pear	Remove
919	Deodar cedar	Remove
920	Deodar cedar	Remove
922	Deodar cedar	Remove
923	Deodar cedar	Remove
924	Deodar cedar	Remove
925	Flowering plum	Remove
926	Valley oak	Remove
927	Valley oak	Remove
928	Valley oak	Remove
929	Valley oak	Remove
930	Valley oak	Remove
931	Valley oak	Remove
932	Coast live oak	Remove
933	Plum	Remove
947	Valley oak	Remove
948	Coast live oak	Remove
949	Valley oak	Remove
950	Valley oak	Remove
951	Valley oak	Remove
952	Valley oak	Remove

TREE #	SPECIES	ACTION
953	Valley oak	Remove
954	Valley oak	Remove
963	English walnut	Remove
964	Valley oak	Preserve
965	English walnut	Remove
967	English walnut	Remove
968	English walnut	Remove
969	English walnut	Remove
971	English walnut	Remove
972	English walnut	Remove
973	English walnut	Remove
975	English walnut	Remove
977	English walnut	Remove
978	English walnut	Remove
979	English walnut	Remove
980	English walnut	Remove
981	English walnut	Remove
982	English walnut	Remove
983	English walnut	Remove
984	English walnut	Remove
985	English walnut	Remove
986	English walnut	Remove
987	English walnut	Remove
988	English walnut	Remove
989	English walnut	Remove
990	English walnut	Remove
991	English walnut	Remove
992	English walnut	Remove

TREE #	SPECIES	ACTION
993	English walnut	Remove
994	English walnut	Remove
995	English walnut	Remove
996	English walnut	Remove
997	English walnut	Remove
998	English walnut	Remove
999	English walnut	Remove
1000	English walnut	Remove
1401	English walnut	Remove
1402	English walnut	Remove
1403	English walnut	Remove
1404	English walnut	Remove
1406	English walnut	Remove
1407	English walnut	Remove
1409	English walnut	Remove
1410	English walnut	Remove
1411	English walnut	Remove
1414	English walnut	Remove
1415	English walnut	Remove
1416	English walnut	Remove
1417	English walnut	Remove
1418	English walnut	Remove
1420	English walnut	Remove
1421	English walnut	Remove
1422	English walnut	Remove
1425	English walnut	Remove
1426	English walnut	Remove
1427	English walnut	Remove

TREE #	SPECIES	ACTION
1428	English walnut	Remove
1429	English walnut	Remove
1430	English walnut	Remove
1431	English walnut	Remove
1432	English walnut	Remove
1434	Calif. black walnut	Remove
1435	Calif. black walnut	Remove
1436	Calif. black walnut	Remove
1438	Calif. black walnut	Remove
1439	Calif. black walnut	Remove
1440	Calif. black walnut	Remove
1441	Valley oak	Preserve
1450	Blue gum	Remove
1451	Valley oak	Remove
1452	Coast live oak	Remove
1454	Coast live oak	Remove
1455	Coast live oak	Remove
1456	Coast live oak	Remove
1457	Coast live oak	Remove
1458	Coast live oak	Remove
1459	Coast live oak	Remove
1460	Coast live oak	Remove
1461	Coast live oak	Remove
1462	Valley oak	Remove
1463	Valley oak	Remove
1464	Valley oak	Remove
1467	Deodar cedar	Remove
1474	Calif. black walnut	Remove

TREE #	SPECIES	ACTION
1475	Valley oak	Preserve
1476	Valley oak	Preserve
1477	Valley oak	Preserve
1478	Valley oak	Preserve
1479	Valley oak	Preserve
1480	Valley oak	Preserve
1481	Valley oak	Preserve
1482	Valley oak	Preserve
1483	Valley oak	Preserve
1484	Valley oak	Remove
1485	Valley oak	Remove
1486	Valley oak	Preserve
1487	Valley oak	Preserve
1488	Valley oak	Preserve
1489	Valley oak	Preserve
1490	Valley oak	Preserve
1491	Sycamore	Remove
1492	Coast live oak	Remove
1493	Valley oak	Preserve
1494	Valley oak	Preserve
1495	Calif. buckeye	Remove
1496	Valley oak	Preserve
1497	Valley oak	Preserve
1504	Valley oak	Preserve
1505	Coast live oak	Preserve
1506	Valley oak	Preserve
1507	Valley oak	Preserve
1508	Calif. black walnut	Remove

TREE #	SPECIES	ACTION
1509	Valley oak	Remove
1510	Valley oak	Remove
1511	Valley oak	Preserve
1512	Valley oak	Preserve
1513	Valley oak	Preserve
1514	Valley oak	Preserve
1515	Valley oak	Preserve
1516	Valley oak	Preserve
1517	Valley oak	Preserve
1518	Coast live oak	Remove
1519	Coast live oak	Preserve
1520	Coast live oak	Remove
1521	Valley oak	Preserve
1522	Valley oak	Preserve
1523	Coast live oak	Preserve
1524	Valley oak	Preserve
1525	Coast live oak	Remove
1526	Valley oak	Remove
1527	Coast live oak	Remove
1528	Valley oak	Remove
1529	Valley oak	Remove
1530	Valley oak	Preserve
1531	Coast live oak	Remove
1532	Valley oak	Remove
1533	Coast live oak	Remove
1534	Valley oak	Remove
1535	Coast live oak	Remove
1536	Valley oak	Remove

TREE #	SPECIES	ACTION
1537	Sycamore	Preserve
1538	Valley oak	Remove
1539	Coast live oak	Remove
1540	Calif. buckeye	Remove
1541	Valley oak	Remove
1542	Valley oak	Remove
1543	Valley oak	Remove
1544	Valley oak	Remove
1545	Valley oak	Remove
1546	Valley oak	Remove
1547	Valley oak	Preserve
1548	Valley oak	Preserve
1553	Valley oak	Remove
1554	Valley oak	Remove
1555	Valley oak	Remove
1556	Valley oak	Remove
1557	Valley oak	Remove
1558	Valley oak	Remove
1559	Valley oak	Remove
1560	Valley oak	Remove
1561	Valley oak	Remove
1562	Valley oak	Remove
1563	Valley oak	Remove
1564	Valley oak	Remove
1565	Valley oak	Remove
1566	Valley oak	Remove
1567	Valley oak	Remove
1568	Valley oak	Remove

TREE #	SPECIES	ACTION
1569	Valley oak	Remove
1570	Valley oak	Remove
1571	Coast live oak	Preserve
1572	Valley oak	Remove
1573	Valley oak	Remove
1574	Valley oak	Remove
1575	Valley oak	Remove
1576	Coast live oak	Remove
1577	Valley oak	Remove
1578	Valley oak	Remove
1579	Coast live oak	Preserve
1580	Coast live oak	Preserve
1581	Valley oak	Remove
1582	Valley oak	Remove
1583	Valley oak	Remove
1584	Valley oak	Remove
1585	Coast live oak	Remove
1597	Valley oak	Remove
1598	Blackwood acacia	Remove
1599	Blackwood acacia	Remove
1604	Blackwood acacia	Remove
1605	Glossy privet	Remove
1606	Fruitless mulberry	Remove
1607	Fruitless mulberry	Remove
1608	Modesto ash	Remove
1609	Modesto ash	Remove
1611	Valley oak	Remove
1612	Evergreen pear	Preserve

TREE #	SPECIES	ACTION
1613	English walnut	Remove
1614	Valley oak	Remove
1615	Valley oak	Remove
1616	Valley oak	Remove
1617	Valley oak	Remove
1618	Valley oak	Remove
1619	Valley oak	Remove
1620	Valley oak	Remove
1621	Valley oak	Remove
1622	Valley oak	Remove
1623	Coast live oak	Preserve
1625	Italian cypress	Remove
1626	Coast live oak	Remove
1627	Deodar cedar	Remove
1628	Coast live oak	Remove
1629	Italian cypress	Remove
1630	Valley oak	Remove
1631	Monterey pine	Remove
1632	Monterey pine	Remove
1633	Coast live oak	Remove
1634	Coast live oak	Remove
1635	Arroyo willow	Remove
1636	Valley oak	Remove
1637	Valley oak	Remove
1638	Coast live oak	Remove
1639	Valley oak	Remove
1640	Coast live oak	Remove
1641	Valley oak	Remove

TREE #	SPECIES	ACTION
1642	Valley oak	Remove
1643	Valley oak	Remove
1644	Valley oak	Remove
1645	Valley oak	Remove
1646	Coast live oak	Remove
1647	Coast live oak	Remove
1648	Valley oak	Remove
1649	Valley oak	Remove
1650	Valley oak	Remove
1651	Valley oak	Remove
1652	Valley oak	Remove
1653	Valley oak	Remove
1654	Valley oak	Remove
1655	Coast live oak	Remove
1656	Valley oak	Remove
1657	Valley oak	Remove
1658	Valley oak	Remove
1659	Valley oak	Remove
1660	Coast live oak	Remove
1661	Coast live oak	Remove
1662	Valley oak	Remove
1663	Valley oak	Remove
1664	Coast live oak	Remove
1665	Valley oak	Remove
1666	Coast live oak	Remove
1667	Coast live oak	Remove
1668	Coast live oak	Remove
1669	Coast live oak	Remove

TREE #	SPECIES	ACTION
1670	Coast live oak	Remove
1671	Coast redwood	Remove
1672	Blue gum	Remove
1673	Arroyo willow	Remove
1674	Arroyo willow	Remove
1675	Coast live oak	Remove
1676	Coast live oak	Remove
1677	Coast live oak	Remove
1678	Valley oak	Remove
1679	Calif. black walnut	Remove
1680	Aleppo pine	Remove
1681	Calif. black walnut	Remove
1682	Flowering plum	Remove
1683	Glossy privet	Preserve
1684	Coast live oak	Preserve
1685	Coast live oak	Remove
1686	Coast live oak	Preserve
1687	Coast live oak	Remove
1688	Coast live oak	Remove
1689	Coast live oak	Remove
1690	Coast live oak	Remove
1691	Coast live oak	Remove
1692	Coast live oak	Remove
1693	Coast live oak	Remove
1694	Valley oak	Remove
1695	Coast live oak	Remove
1696	Coast live oak	Remove
1697	Calif. black walnut	Remove

TREE #	SPECIES	ACTION
1698	Coast live oak	Remove
1699	Coast live oak	Remove
1700	Coast live oak	Remove
1701	Valley oak	Remove
1702	Coast live oak	Remove
1703	Valley oak	Remove
1704	Valley oak	Remove
1705	Valley oak	Remove
1706	Valley oak	Remove
1707	Valley oak	Remove
1708	River red gum	Remove
1709	Flowering plum	Remove
1710	Valley oak	Remove
1711	Valley oak	Remove
1712	River red gum	Remove
1713	Valley oak	Remove
1714	Valley oak	Remove
1715	Valley oak	Remove
1716	Purpleleaf plum	Remove
1717	Landon plane	Preserve
1718	Deodar cedar	Preserve
1719	Deodar cedar	Preserve
1720	Flowering plum	Remove
1721	Raywood ash	Preserve
1722	Coast live oak	Remove
1723	Coast live oak	Remove
1724	Coast live oak	Remove
1725	English walnut	Remove

TREE #	SPECIES	ACTION
1726	Valley oak	Remove
1727	Coast live oak	Remove
1728	Coast live oak	Remove
1729	Coast redwood	Preserve
1730	Western sycamore	Remove
1731	Coast live oak	Remove
1732	Coast live oak	Remove
1733	Coast live oak	Remove
1734	Valley oak	Remove
1735	Coast live oak	Remove
1736	Arroyo willow	Remove
1737	Coast live oak	Remove
1738	Valley oak	Remove
1739	Coast live oak	Remove
1740	Coast live oak	Remove
1741	Cottonwood	Remove
1742	Coast live oak	Remove
1743	Coast live oak	Remove
1744	Coast live oak	Remove
1745	Coast live oak	Remove
1746	Coast live oak	Remove
1747	Coast live oak	Remove
1748	Coast redwood	Remove
1749	Coast redwood	Remove
1750	Coast redwood	Remove
1751	Coast live oak	Remove
1752	Valley oak	Remove
1753	Coast live oak	Remove

TREE #	SPECIES	ACTION
1754	Valley oak	Remove
1755	Coast live oak	Remove
1756	Coast redwood	Preserve
1757	Coast redwood	Preserve
1758	Western sycamore	Remove
1759	Western sycamore	Remove
1760	Valley oak	Remove
1761	Sweetgum	Remove
1762	Coast live oak	Remove
1763	Sweetgum	Remove
1764	Valley oak	Remove
1765	Sweetgum	Remove
1766	Sweetgum	Remove
1767	Valley oak	Remove
1768	Valley oak	Remove

EXISTING TREE PLAN

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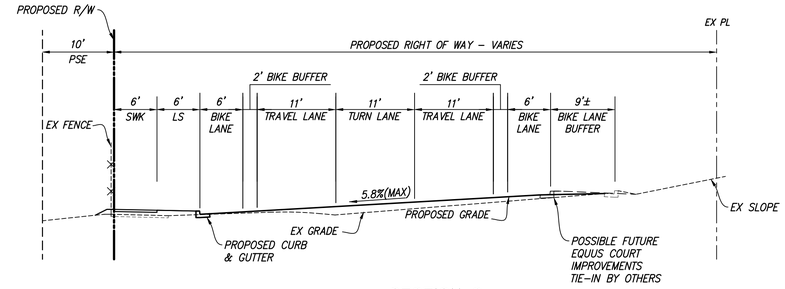

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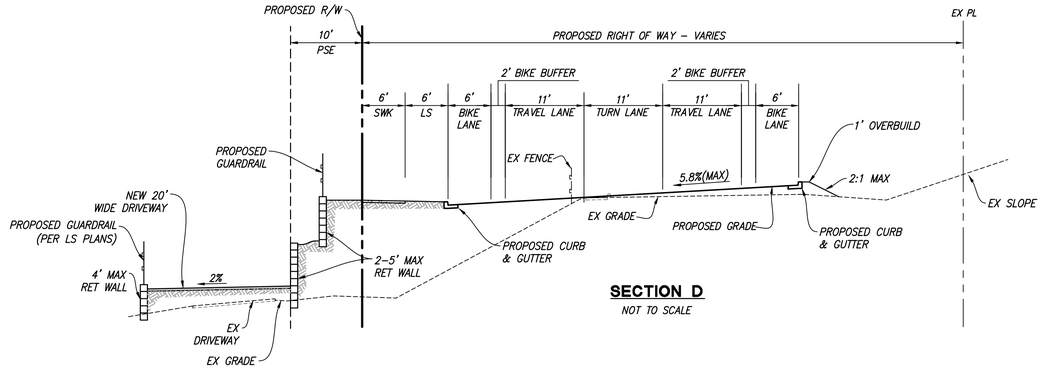

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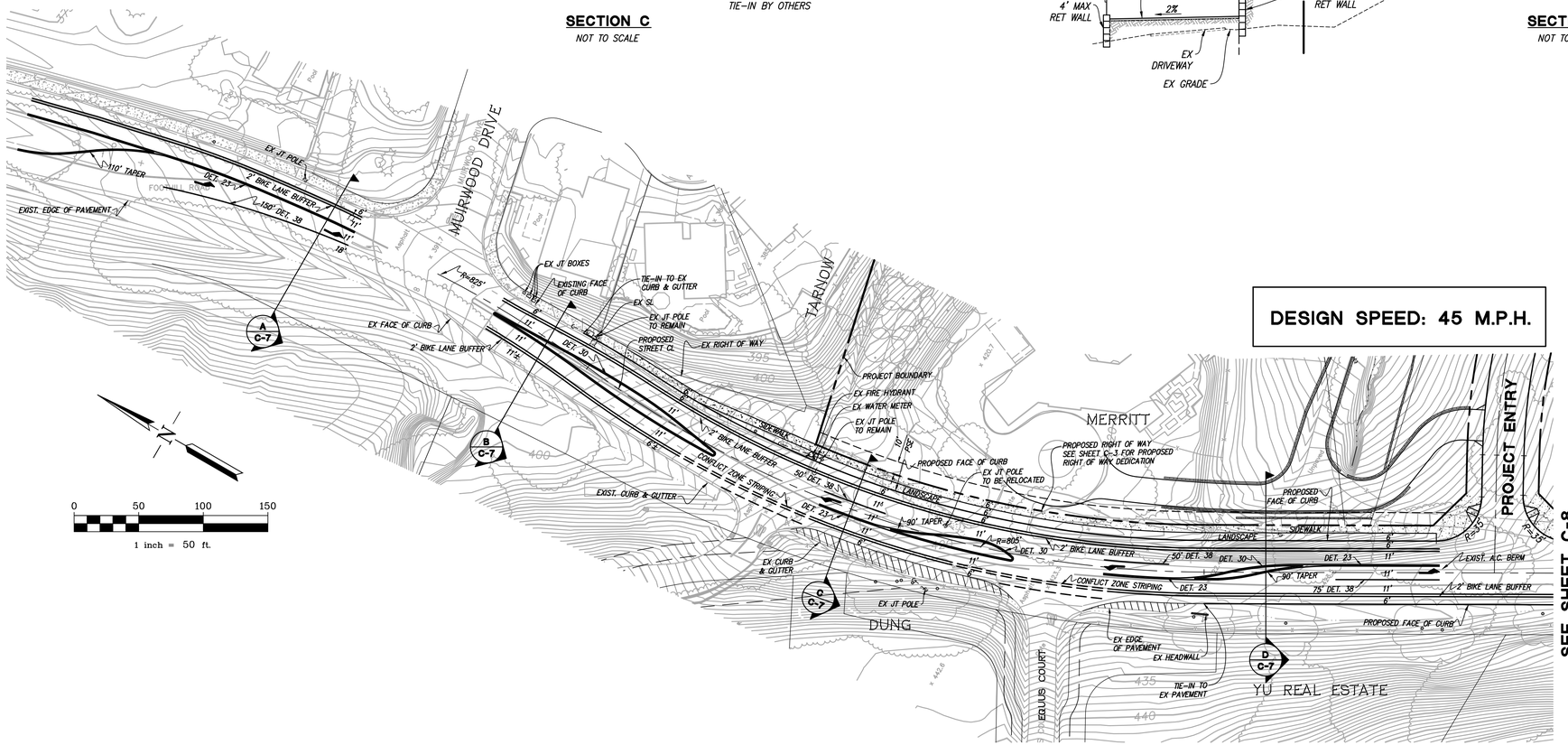
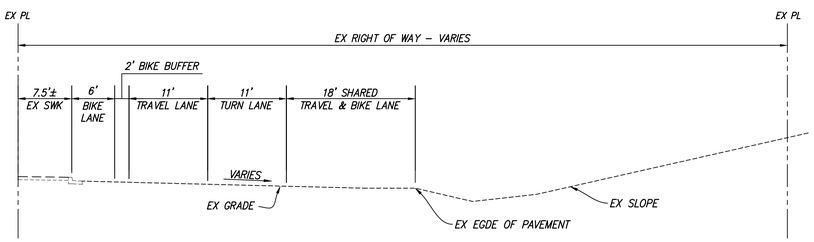


DESIGN SPEED: 45 M.P.H.

0 50 100 150

1 inch = 50 ft.

POSSIBLE FUTURE EQUUS COURT IMPROVEMENTS AND TIE–IN BY OTHERS



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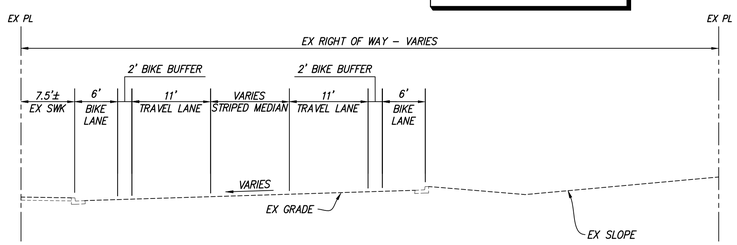

SECTION B

NOT TO SCALE

PRELIMINARY
FOOTHILL ROAD
WIDENING PLAN

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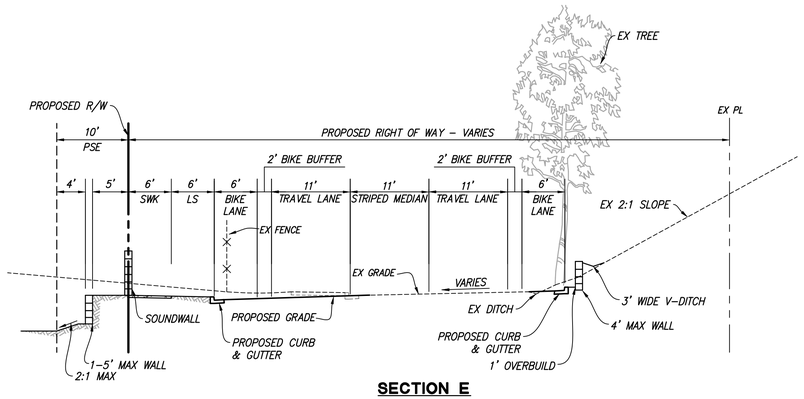

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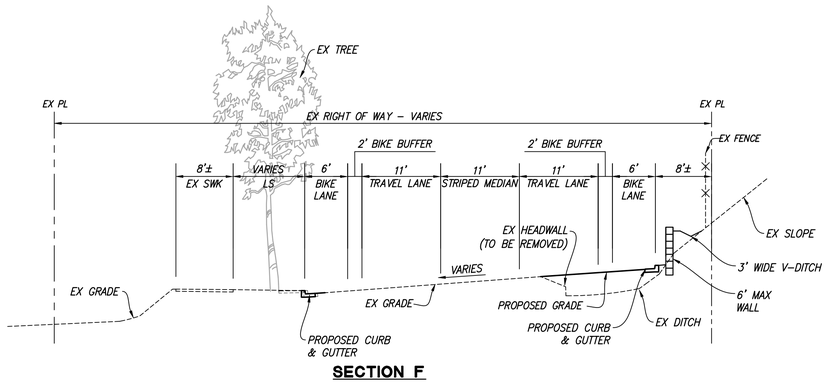

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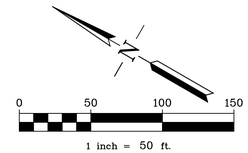

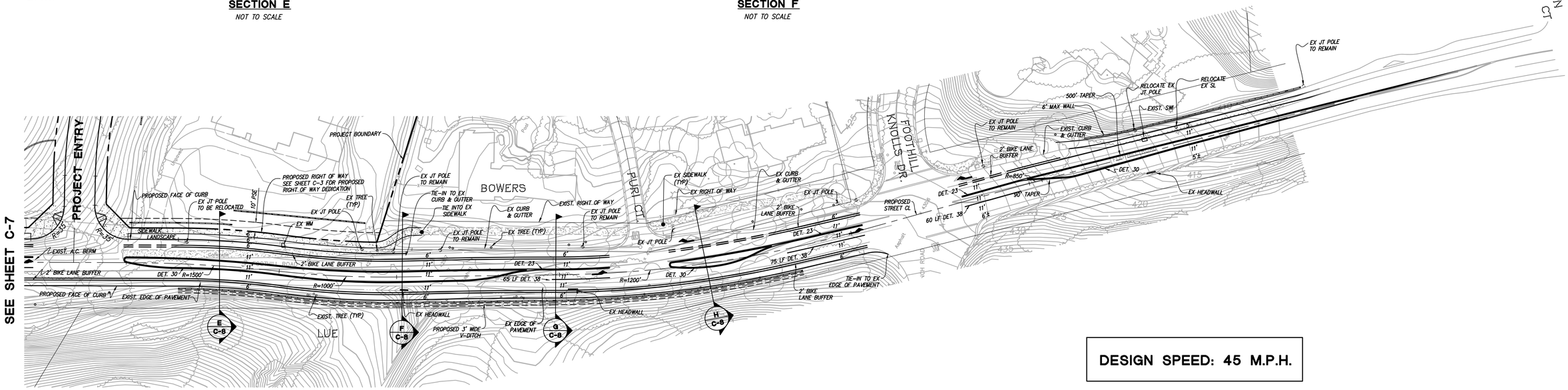

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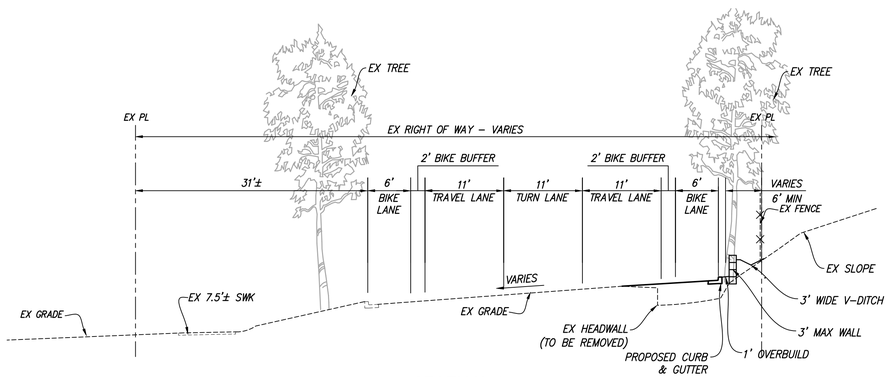

SECTION G

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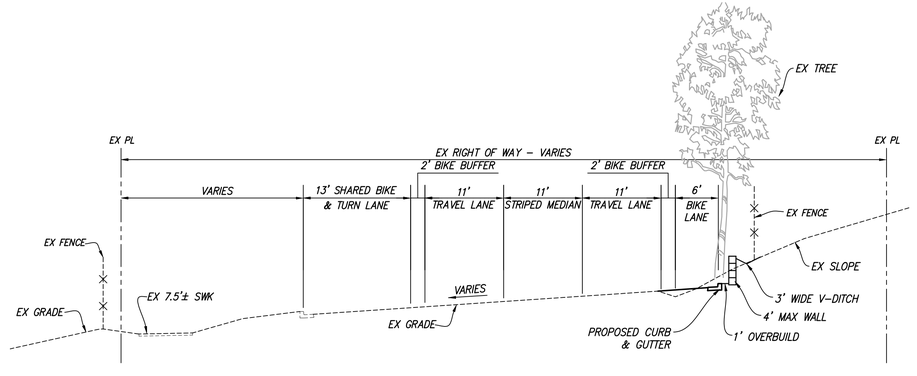

SECTION H

NOT TO SCALE

PRELIMINARY
FOOTHILL ROAD
WIDENING PLAN

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VESTING TENTATIVE MAP
TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA

BENCHMARK

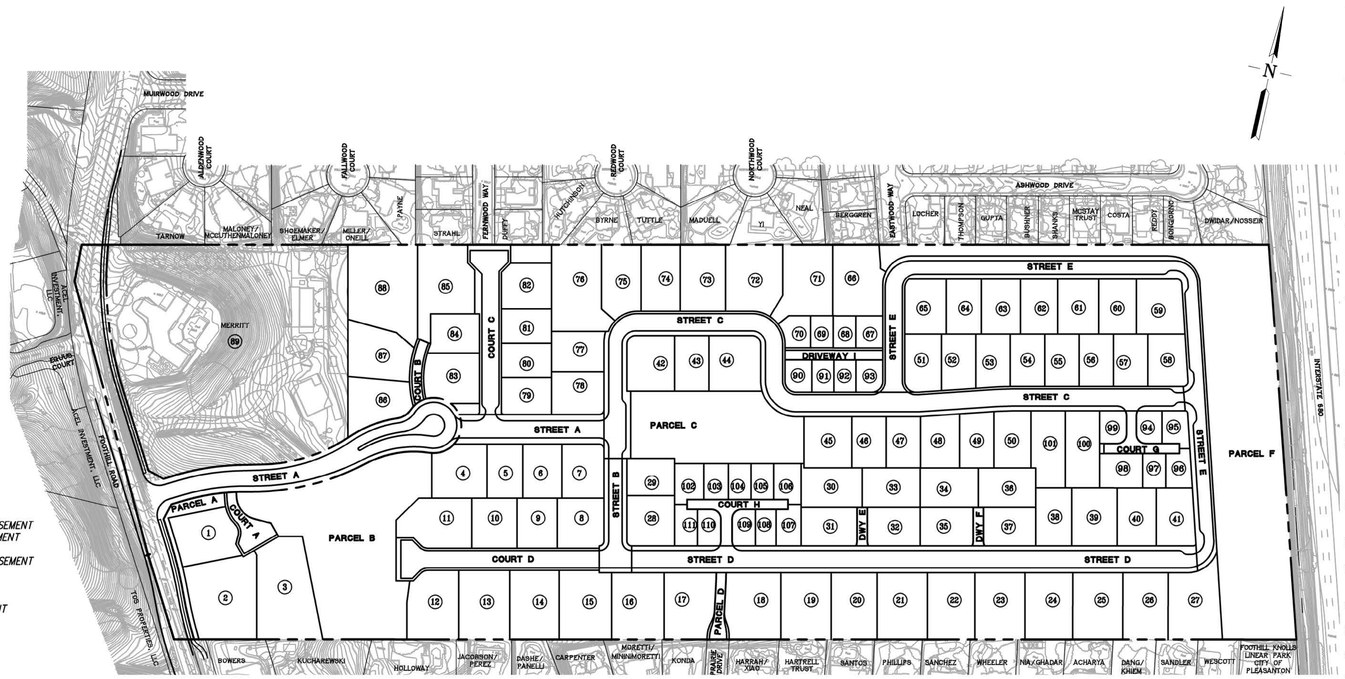
A BRASS BENCHMARK DISK LOCATED ON THE TOP OF CULVERT 20 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, IN THE TOP OF THE NORTH END OF THE WEST CONCRETE HEAD WALL OF 36-INCH PIPE CULVERT B-24.63, 0.7 FOOT SOUTH OF THE NORTH END OF THE HEAD WALL, AND ABOUT 2 FEET LOWER THAN THE HIGHWAY.
ELEVATION: 365.70 (NGVD 29)

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
12"W	POTABLE WATER	EX 12"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SINGLE ARM STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	CURB RAMP	
130 x 525.2	CONTOUR ELEVATIONS / SPOT ELEVATION	130 x525.2
	BIO-RETENTION AREA	
	SLOPE	

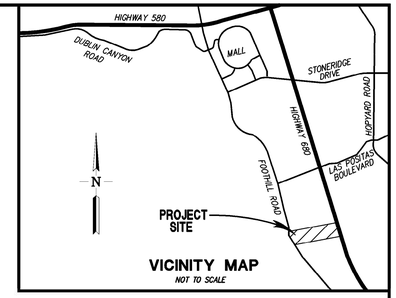
ABBREVIATIONS

AB	AGGREGATE BASE	P	PAD ELEVATION
AC	ASPHALT CONCRETE	PAE	PUBLIC ACCESS EASEMENT
AD	AREA DRAIN	PAV	PAVEMENT
ARV	AIR RELEASE VALVE	PCC	POINT OF COMPOUND CURVATURE
BC	BEGINNING OF CURVE	PIV	POST INDICATOR VALVE
BO	BLOWOFF	PL	PROPERTY LINE
BU	BUBBLE UP	PMAE	PRIVATE MAINTENANCE ACCESS EASEMENT
BW	BOTTOM OF WALL	PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
COMM	COMMUNICATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PSE	PUBLIC SERVICE EASEMENT
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE PIPE
EAE	EMERGENCY ACCESS EASEMENT	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RW	RIGHT OF WAY
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SNS	STREET NAME SIGN
FG	FINISHED GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
FS	FIRE SERVICE	SWI	STORM WATER INLET
FW	FIRE WATER	SWK	SIDEWALK
GE	GARAGE ELEVATION	SSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT ELEVATION	TMC	TOP OF MOUNTABLE CURB
LF	LINEAR FOOT	TRW	TOP OF RETAINING WALL
LP	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
ME	MAINTENANCE EASEMENT	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	W(R)	RECYCLED WATER
MIN	MINIMUM	W	WATER LINE
OS	OPEN SPACE	WLE	WATER LINE EASEMENT



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	OWNER:	JAMES E MERRITT & MARGARET M MERRITT MERRITT FARMS, FOOTHILL BOULEVARD HOLDING COMPANY 4141 FOOTHILL ROAD PLEASANTON, CA 94588
2.	PROJECT REPRESENTATIVE:	PCJ REAL ESTATE ADVISORS, LLC TEL: (408) 888-4224 CONTACT: PAT COSTANZO
3.	DEVELOPER:	FOOTHILL BOULEVARD HOLDING COMPANY, LLC 11555 DUBLIN BOULEVARD DUBLIN, CA 94568 TEL: (925) 828-7999 CONTACT: JAMES SUMMERS
4.	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: DAVID TERHUNE
5.	GEOTECHNICAL ENGINEER:	BERLOGAR STEVENS & ASSOCIATES 5587 SUNOL BOULEVARD PLEASANTON, CA 94566 TEL: (925) 484-0220 CONTACT: FRANK BERLOGAR
6.	ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 TEL (925) 251-7200 CONTACT: LAURI MOFFET-FEHLBERG
8.	CLUBHOUSE ARCHITECT:	KTGY 1814 FRANKLIN STREET, SUITE 400 OAKLAND, CA 94612 TEL (510) 463-2018 CONTACT: JILL WILLIAMS
9.	LANDSCAPE ARCHITECT:	RW STOVER & ASSOCIATES, INC. 1620 NORTH MAIN STREET, SUITE 4 WALNUT CREEK, CA 94596 TEL (925) 933-2583 CONTACT: RICK STOVER
10.	PROPERTY DESCRIPTION:	BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL
11.	ASSESSOR'S PARCEL NUMBER:	941-950-3-1, 941-950-3-3, 941-950-3-12, 941-950-3-11
12.	CURRENT GENERAL PLAN DESIGNATION:	2 DWELLING UNITS/ACRE
13.	CURRENT USE:	2 SINGLE FAMILY HOMES (DETACHED); WALNUT ORCHARD 2 STRUCTURES (BARN AND WORKSHOP)
14.	PROPOSED USE:	AGE-QUALIFIED SINGLE-FAMILY RESIDENTIAL & DUPLEXES
15.	EXISTING ZONING:	AGRICULTURAL (ALAMEDA COUNTY)
16.	PROPOSED ZONING:	PUD - LDR, PUD - MR/BMR
17.	SITE AREA:	46.4± ACRES
18.	SMALLEST LOT AREA:	3,128 SF (BELOW MARKET RATE) 3,785 SF (MARKET RATE ALLEY) 7,560 SF (SINGLE FAMILY DETACHED)
19.	TOTAL NUMBER OF PROPOSED LOTS:	132
20.	UTILITIES	
	a. WATER	CITY OF PLEASANTON
	b. SANITARY SEWER:	CITY OF PLEASANTON
	c. STORM DRAIN:	CITY OF PLEASANTON
	d. FIRE:	LIVERMORE-PLEASANTON FIRE DEPARTMENT
	e. GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
	f. TELEPHONE:	AT&T
	g. CABLE TV:	COMCAST
19.	TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN 2017.	
20.	THE MAJORITY OF THIS PROPERTY LIES OUTSIDE FLOOD ZONE X-AREAS OF 0.2% ANNUAL CHANCE FLOOD. APPROXIMATELY 20% OF THE PROPERTY (EASTERN PORTION) FALLS WITHIN ZONE X. APPROXIMATELY 5% ON THE PROPERTY (SOUTHEAST CORNER) FALLS WITHIN ZONE AH (EL 319, NAVD 88).	
21.	THIS SUBDIVISION MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.	

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.0	PRELIMINARY LOTTING PLAN
TM3.0	PRELIMINARY UTILITY PLAN
TM4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
TM5.0	PRELIMINARY STORMWATER CONTROL PLAN
TM6.0	PRELIMINARY SECTIONS AND DETAILS
TM6.1	PRELIMINARY SECTIONS AND DETAILS

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RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.

TM1.0

SHEET 1 OF 7

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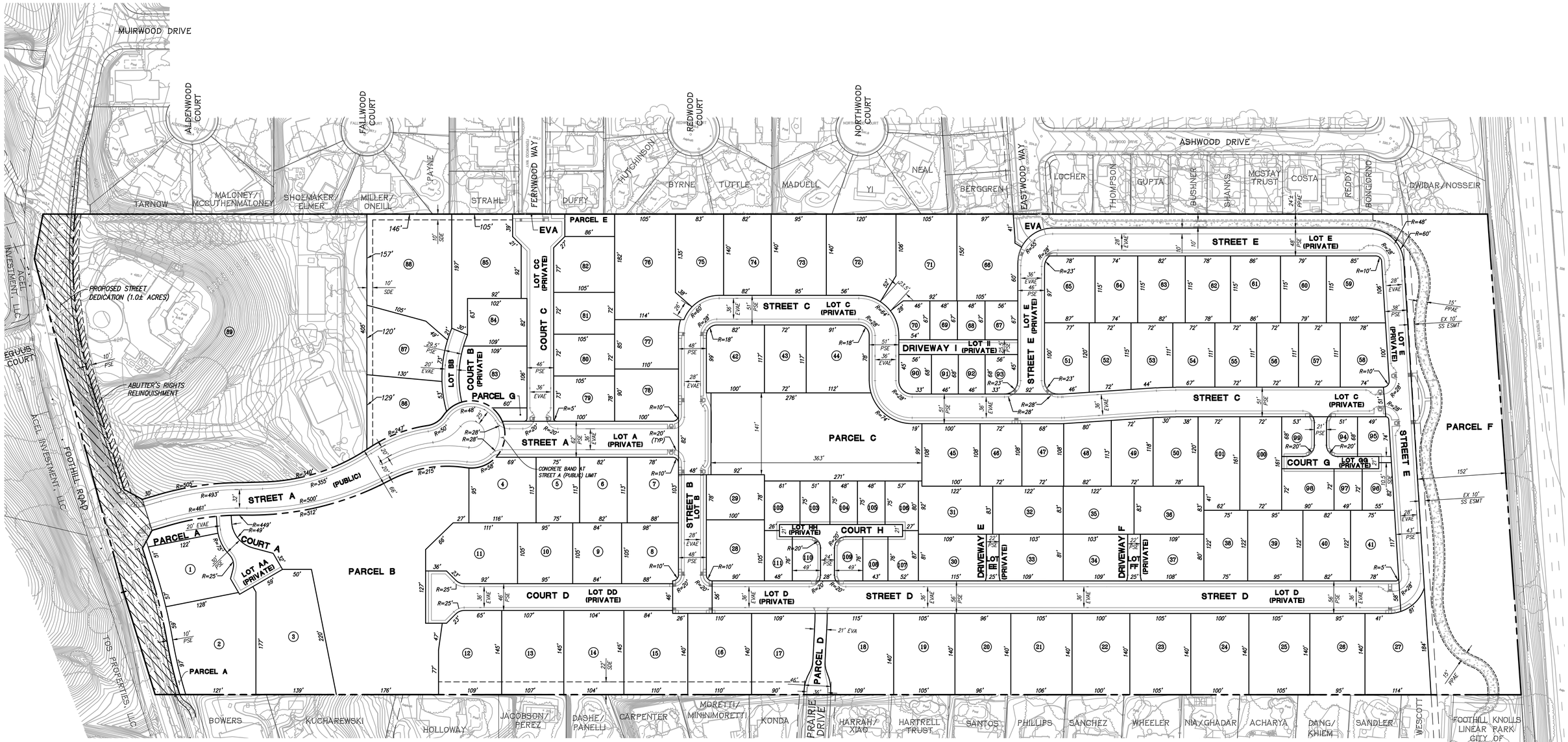

LOT SUMMARY	
LOT #	LOT AREA (SF)
1	13,481
2	23,442
3	24,687
4	12,453
5	8,474
6	9,264
7	9,953
8	10,207
9	8,832
10	9,965
11	14,482
12	15,074
13	15,514
14	15,007
15	15,820
16	15,400
17	14,428
18	16,056
19	14,770
20	13,480
21	14,770
22	13,930
23	14,700
24	14,014
25	14,700

LOT SUMMARY	
LOT #	LOT AREA (SF)
26	13,300
27	16,108
28	10,494
29	7,770
30	9,414
31	10,629
32	10,038
33	8,891
34	8,949
35	10,078
36	9,935
37	8,790
38	9,186
39	11,579
40	9,978
41	9,640
42	11,630
43	8,424
44	12,646
45	10,801
46	7,757
47	7,757
48	9,065
49	8,332
50	9,258

LOT SUMMARY	
LOT #	LOT AREA (SF)
51	9,268
52	8,439
53	8,099
54	8,029
55	7,973
56	7,973
57	7,973
58	8,987
59	11,306
60	9,105
61	9,911
62	8,988
63	9,448
64	8,468
65	9,975
66	15,489
67	3,785
68	3,182
69	3,182
70	3,838
71	16,578
72	16,622
73	13,300
74	11,479
75	12,123

LOT SUMMARY	
LOT #	LOT AREA (SF)
76	19,836
77	9,376
78	9,879
79	8,185
80	7,560
81	7,560
82	9,917
83	11,738
84	8,474
85	18,266
86	12,297
87	13,975
88	26,309
89	220,865
90	3,714
91	3,128
92	3,156
93	3,715
94	3,566
95	4,031
96	4,037
97	3,476
98	6,465
99	3,762
100	11,604

LOT SUMMARY	
LOT #	LOT AREA (SF)
101	11,190
102	4,872
103	3,863
104	3,563
105	3,562
106	4,599
107	4,282
108	3,289
109	3,637
110	3,608
111	3,933
TOTAL	1,322,161

LOT SUMMARY	
LOT #	LOT AREA (SF)
LOT A	18,805
LOT B	12,629
LOT C	81,178
LOT D	66,330
LOT E	63,380
LOT AA	6,480
LOT BB	3,864
LOT CC	19,489
LOT DD	22,125
LOT EE	1,783
LOT FF	1,783
LOT GG	5,134
LOT HH	6,461
LOT II	5,228
TOTAL	314,669

PARCEL SUMMARY	
PARCEL #	AREA (SF)
A	6,247
B	86,201
C	50,476
D	3,783
E	3,318
F	146,878
G	1,141
TOTAL	298,044

SITE SUMMARY

NUMBER OF UNITS*	111	
NUMBER OF LOTS**	132	
GROSS SITE AREA	46.4	ACRES
FOOTHILL ROAD		
PUBLIC STREET DEDICATION	1.0±	ACRES
NET SITE AREA	45.4	ACRES
SINGLE FAMILY RESIDENTIAL	28.3	ACRES
BMR & MARKET RATE RESIDENTIAL	2.0	ACRES
PUBLIC STREETS & SIDEWALK	1.0	ACRES
PRIVATE STREETS & SIDEWALK	7.2	ACRES
OPEN SPACE	6.9	ACRES

* NUMBER OF UNITS INCLUDES 1 DWELLING UNIT TO REMAIN ON LOT 89.
** NUMBER OF LOTS INCLUDE PARCELS A–G
*** ALL ON–SITE STREETS AND COURTS WILL BE PRIVATE, EXCEPT FOR A PORTION OF STREET A AS SHOWN.

LEGEND

PUBLIC STREET DEDICATION

ABUTTER'S RIGHTS RELINQUISHMENT

N

0 80 160 240

1 inch = 80 ft.

PRELIMINARY LOTTING PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.

TM2.0

SHEET 2 OF 7

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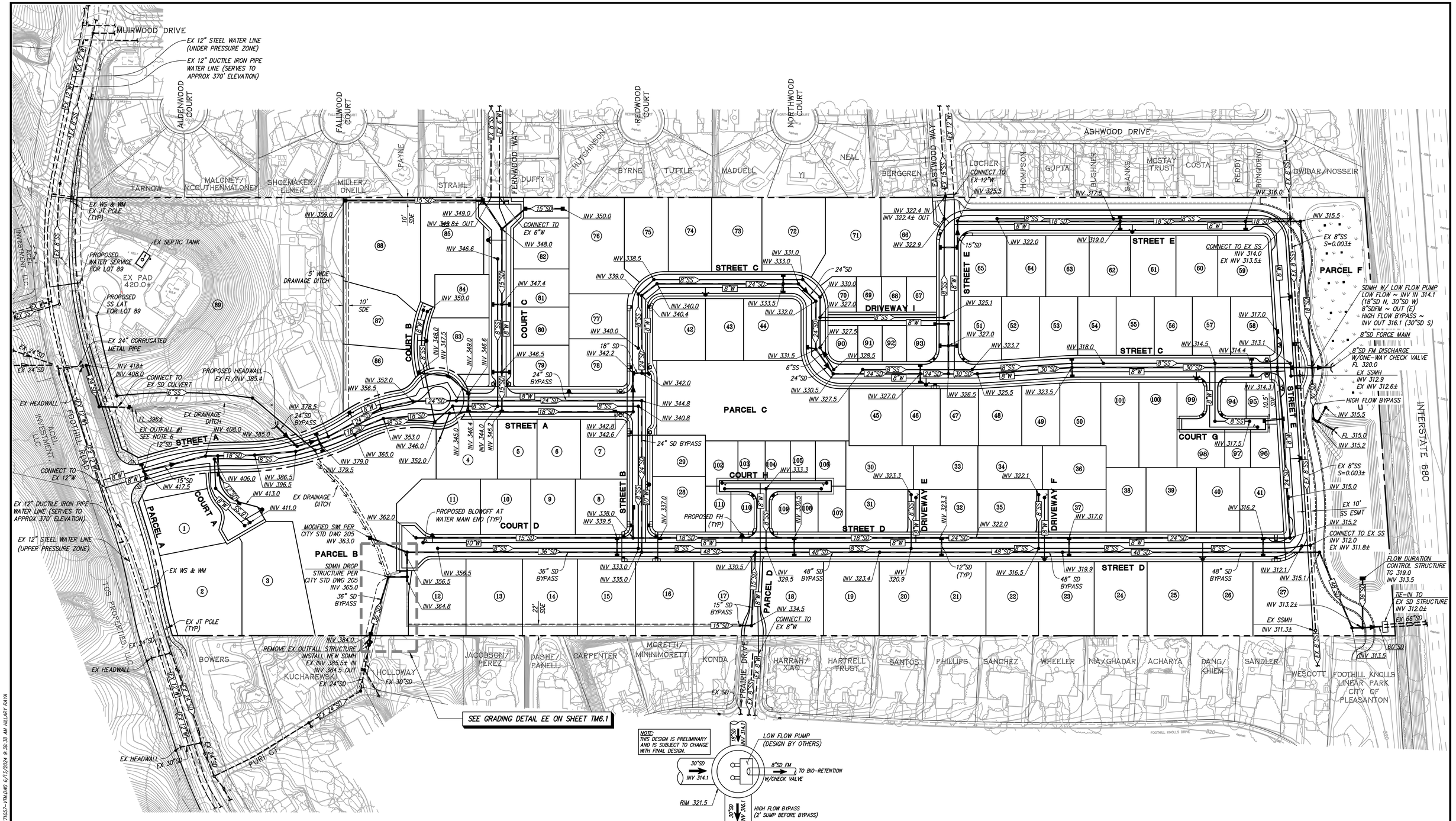
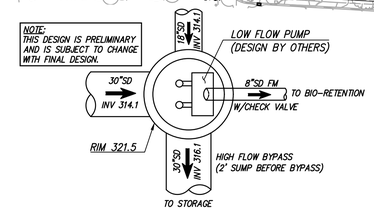


NOTE:
THIS DESIGN IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.



PRELIMINARY SDMH WITH LOW FLOW PUMP DETAIL

NOT TO SCALE

UTILITY NOTES:

1. MINIMUM SLOPE FOR PROPOSED SEWER IS S=0.0030, PER CITY OF PLEASANTON SPECIFICATIONS.
2. OFF-SITE STORM DRAIN RUN-ON FROM PURI COURT AND FOOTHILL ROAD SHALL BE CONVEYED THROUGH THE SITE IN A SEPARATE STORM DRAIN BYPASS SYSTEM, SHOWN HEREIN ON STREETS A, B, D, AND COURT D.
3. ON-SITE WATER AND SEWER SYSTEMS AND FACILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED.
4. ON-SITE STORM DRAIN SYSTEM AND FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITH THE EXCEPTION OF THE BYPASS STORM DRAIN CARRYING OFFSITE RUN-ON FROM FOOTHILL ROAD AND PURI COURT, AS DESCRIBED IN NOTE 2. THE AFOREMENTIONED BYPASS STORM DRAIN SHALL BE PUBLICLY MAINTAINED.
5. LOTS 1, 2, 3, 11, AND 12 SHALL HAVE BOOSTER PUMPS INSTALLED IN ORDER TO ACHIEVE MINIMUM WATER PRESSURE DURING PEAK HOUR DEMANDS.
6. THE PROPOSED 24-INCH STORM DRAIN ON LOT 89 SHALL BE FITTED WITH AN ENERGY DISSIPATER SUCH AS RIP-RAP APRON, OR APPROVED EQUIVALENT AT DISCHARGE POINT.
7. THE EXISTING WATER AND SEWER SERVICES FOR THE MERRITT PROPERTY SHALL BE REMOVED AND REPLACED AS PART OF THE PROPOSED DEVELOPMENT.
8. EXISTING MERRITT PROPERTY SEWER SYSTEM SHALL BE ABANDONED IN-PLACE IN ACCORDANCE WITH CITY AND ALAMEDA COUNTY HEALTH STANDARDS AND ANY EXISTING SEPTIC TANK(S) SHALL BE REMOVED PER CITY AND ALAMEDA COUNTY HEALTH STANDARDS (ORDINANCE 15.18.07.0C). REMOVAL OF EXISTING SERVICES AND THE INSTALLATION OF NEW SEWER SERVICE SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT CAUSE INTERRUPTION OF SERVICE TO EXISTING RESIDENCES.
9. ALL EXISTING ONSITE OVERHEAD JOINT TRENCH AND EXISTING JOINT TRENCH ALONG PROJECT FRONTAGE SHALL BE REMOVED AND UNDERGROUNDED PER SEPARATE JOINT TRENCH PLANS, BY OTHERS. ALL EXISTING JOINT TRENCH SERVICES TO EXISTING RESIDENCES/STRUCTURES NOTED AS TO REMAIN SHALL BE RELOCATED WITHOUT INTERRUPTION OF SERVICE PER JOINT TRENCH PLANS, BY OTHERS.
10. SEE DETAIL FOR PRELIMINARY FLOW DURATION CONTROL STRUCTURE ON SHEET TM5.0.

PRELIMINARY UTILITY PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

0 80 160 240

1 inch = 80 ft.

RJA
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ENGINEERS ▪ PLANNERS ▪ SURVEYORS
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DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.

TM3.0

SHEET 3 OF 7

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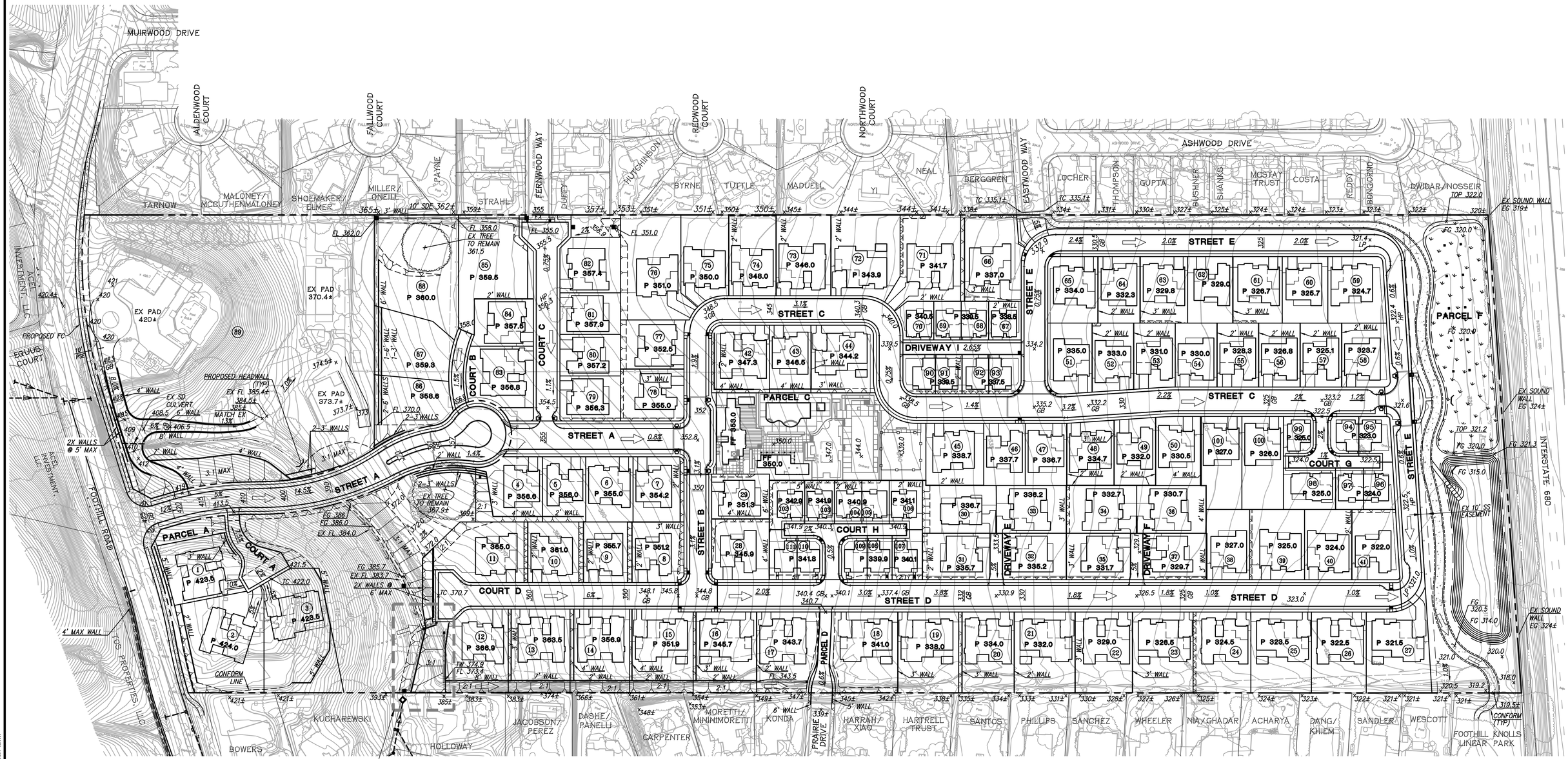

LEGEND

⇨ OVERLAND RELEASE

PRELIMINARY ESTIMATED EARTHWORK QUANITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
STRIPPING (2" ASSUMED)	10,600	10,600
OVEREXCAVATION (24")	4,600	4,600
STREETS & COURTS	32,200	12,600
LOTS & PARCELS	76,000	90,200
BUILDING SPOILS	4,000	--
TRENCH SPOILS	14,500	--
RETAINING WALL SPOILS	1,800	--
C.3 SPOILS	3,600	--
POOL & SPA SPOILS	600	--
NET SHRINKAGE	--	17,500
TOTAL	147,900	135,500
EXPORT	12,400	

NOTES:
1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. THE SITE WILL EXPERIENCE APPROXIMATELY NET 17,500 CY OF SHRINKAGE, PER GEOTECHNICAL INVESTIGATION FOR MERRITT PROPERTY, PREPARED BY BERLOGAR STEVENS & ASSOCIATES, DATED DECEMBER 21, 2022.
3. PER GEOTECHNICAL RECOMMENDATION, STRIPPED SOIL MAY BE USED AS NON-STRUCTURAL FILL IN LANDSCAPING AREAS. THE AMOUNT OF STRIPPING WILL BE EVALUATED BEFORE GRADING ACTIVITIES COMMENCE.
4. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
5. FOUNDATION AND BUILDING SPOILS ARE ASSUMED AT 40 CY PER SINGLE-FAMILY DETACHED BUILDING AND 20 CY FOR BMR UNIT.
6. LANDSCAPE QUANTITIES ARE EXCLUDED WITH THIS CALCULATION.

N

0 80 160 240

1 inch = 80 ft.

PRELIMINARY GRADING AND DRAINAGE PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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JOB NO.: 171057

SHEET NO.
TM4.0
SHEET 4 OF 7

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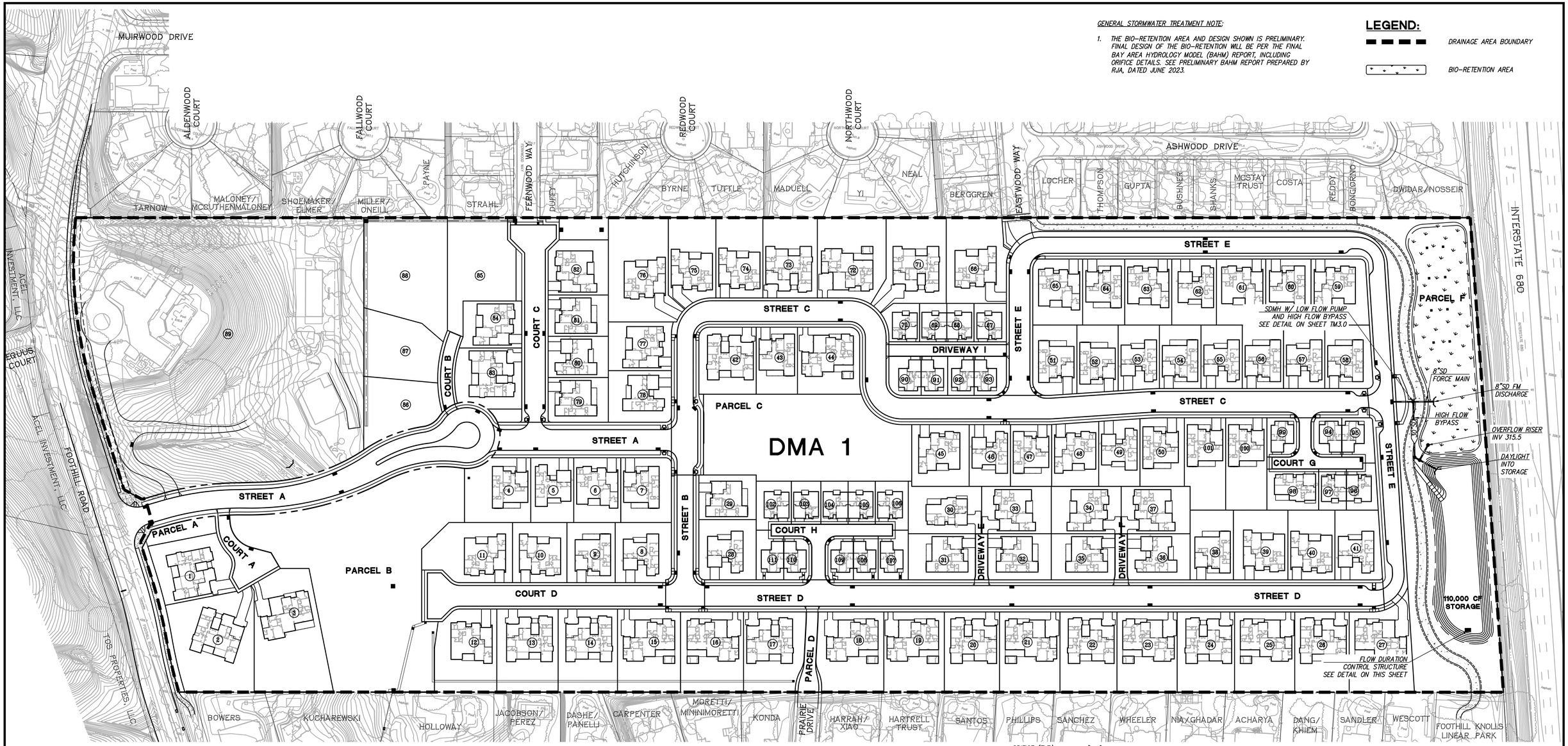
GENERAL STORMWATER TREATMENT NOTE:

1. THE BIO-RETENTION AREA AND DESIGN SHOWN IS PRELIMINARY. FINAL DESIGN OF THE BIO-RETENTION WILL BE PER THE FINAL BAY AREA HYDROLOGY MODEL (BAHM) REPORT, INCLUDING ORIFICE DETAILS. SEE PRELIMINARY BAHM REPORT PREPARED BY RJA, DATED JUNE 2023.

LEGEND:

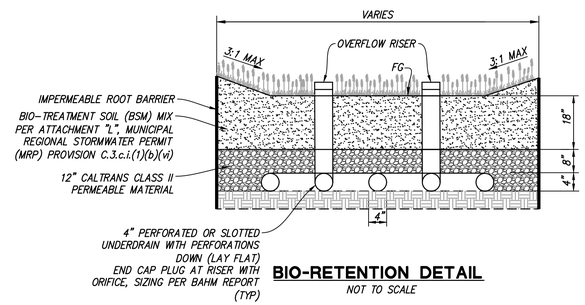
DRAINAGE AREA BOUNDARY

BIO-RETENTION AREA



PRELIMINARY STORMWATER TREATMENT CALCULATIONS								
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA			PERVIOUS AREA	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
		ROOF (SF)	STREET (SF)	SIDEWALK (SF)	LANDSCAPE (SF)			
1	1,975,779	504,054	257,088	122,378	1,092,259	992,746	39,710	39,750
TOTAL		883,520						
% IMPERVIOUS		0.45						

NOTES:
1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017, AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
   c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR
   d. 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
3. REQUIRED BIO-RETENTION AREA IS CALCULATED PER THE FLOW-BASED METHOD.



BIO-RETENTION DETAIL
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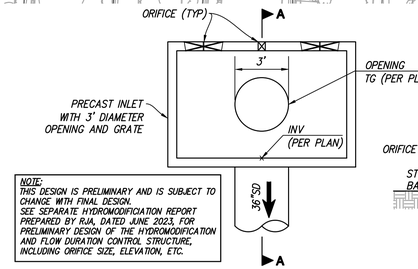

PRELIMINARY FLOW DURATION CONTROL STRUCTURE DETAIL
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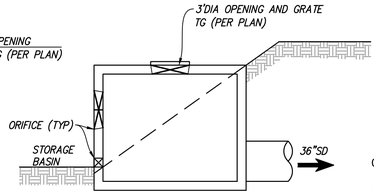

SECTION A-A
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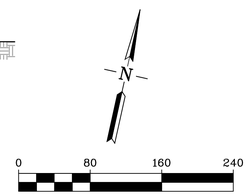

PRELIMINARY STORMWATER CONTROL PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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TM5.0
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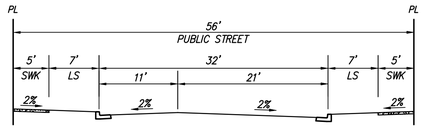

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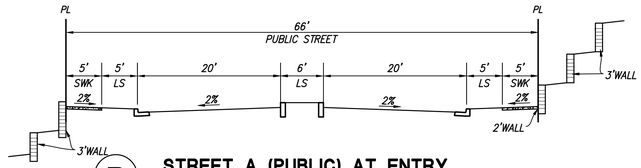

B STREET A (PUBLIC) AT ENTRY
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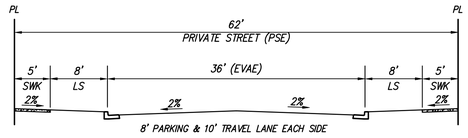

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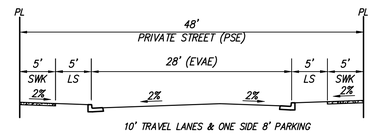

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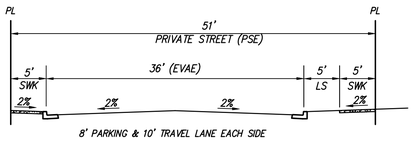

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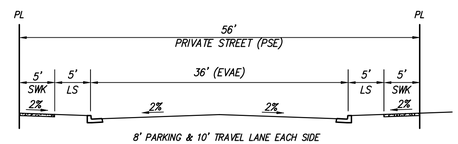

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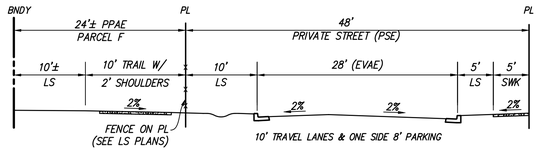

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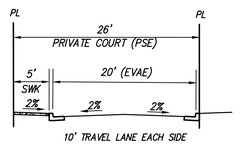

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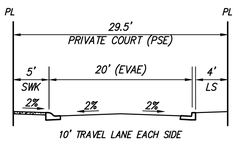

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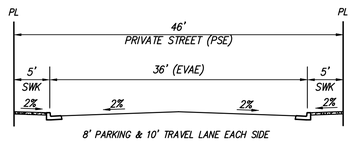

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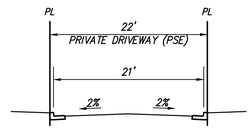

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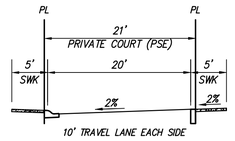

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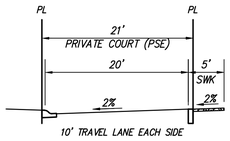

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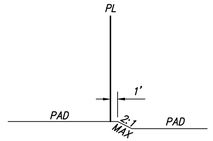

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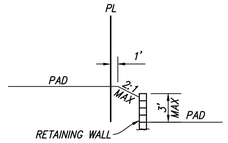

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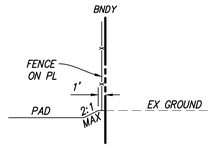

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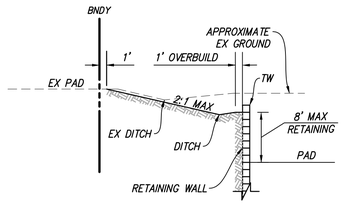

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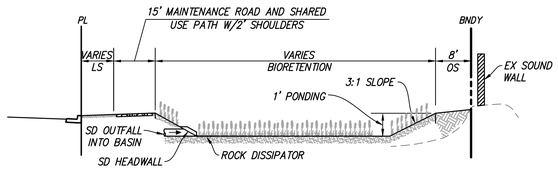

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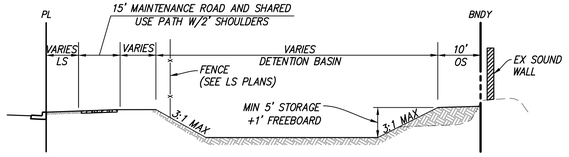

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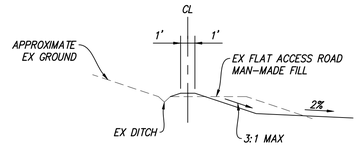

T GRADING DETAIL
NOT TO SCALE

PRELIMINARY SECTIONS AND DETAILS

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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TM6.0

SHEET 6 OF 7

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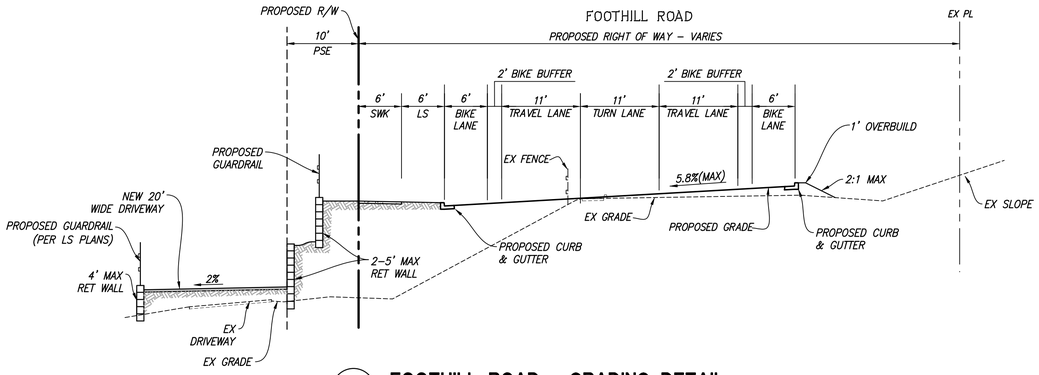

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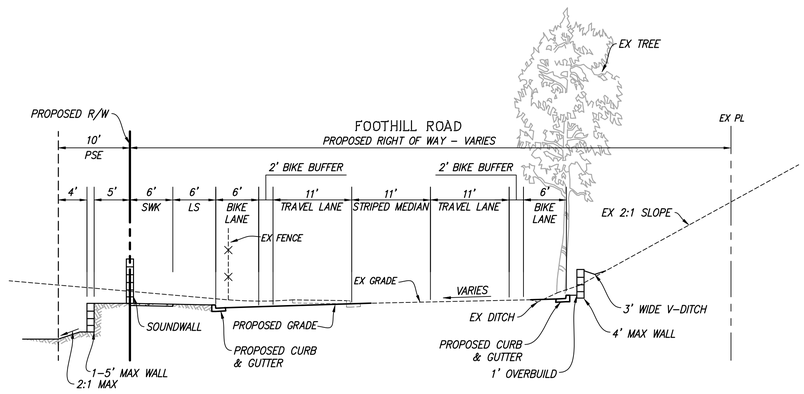

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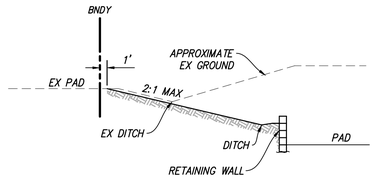

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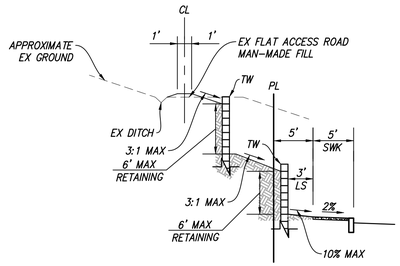

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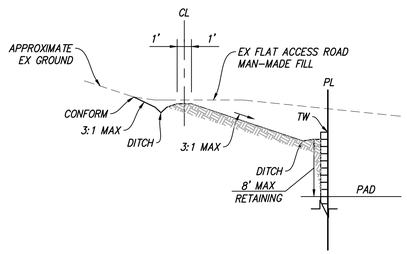
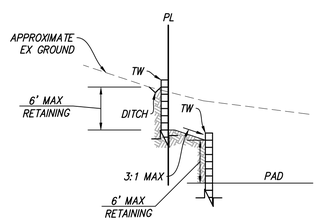


Y GRADING DETAIL
NOT TO SCALE



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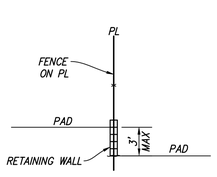
NOT TO SCALE



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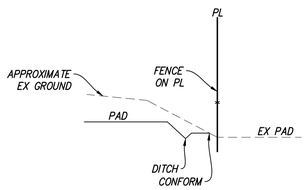

BB GRADING DETAIL
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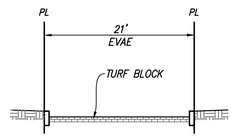
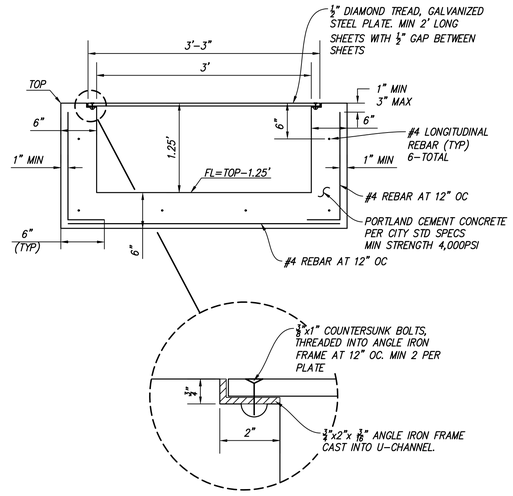
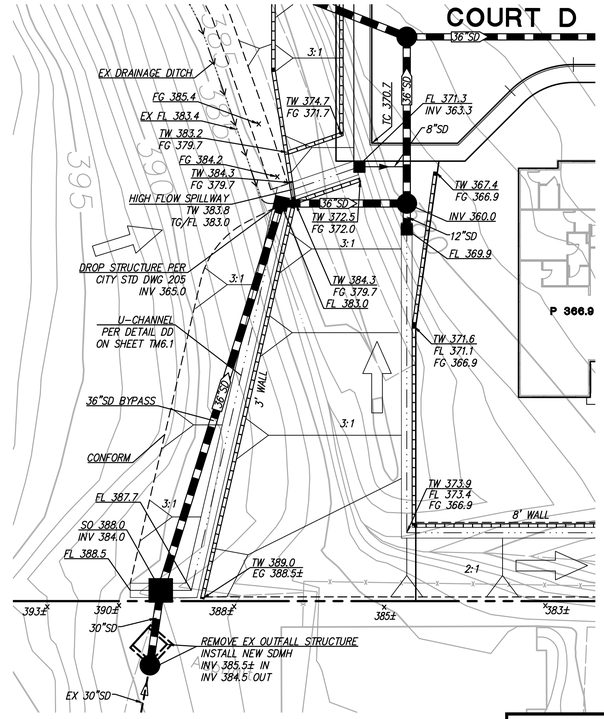


CC EVA ENTRY (PARCEL D)
NOT TO SCALE



DD U CHANNEL
NOT TO SCALE



EE GRADING DETAIL
SCALE 1"=20'

PRELIMINARY SECTIONS AND DETAILS

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227–9100 FAX: (925) 227–9300

DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.
TM6.1
SHEET 7 OF 7

C:\JOBS\171\171057\CAD FILES\02–PLANNING\TENT–MAP\06–07–171057–YTM.DWG 11/20/2023 3:31:45 PM HILLARY RAYA

CUSTOM RESIDENTIAL LOTS
(LOT 85 THROUGH LOT 88)

SECURITY GATE ENTRY
AREA EXHIBIT SHT. L2

RECREATION CENTER
AND COMMUNITY BLDG.
EXHIBIT SHT. L4

EMERGENCY VEHICLE ACCESS
ROUTE W/ TURFBLOCK AND
PEDESTRIAN GATE ACCESS
FOR OWNERS ONLY

TYPICAL SINGLE FAMILY
RESIDENTIAL LOTS

TYPICAL FRONT YARD &
INTERIOR STREETSCAPE
EXHIBIT SHT. L5

STORMWATER TREATMENT
BASIN WITH HYDROSEED MIX

EMERGENCY VEHICLE ACCESS
ROUTE W/ TURFBLOCK AND
PEDESTRIAN GATE ACCESS
FOR OWNERS ONLY

EXISTING PRIVATE
RESIDENTIAL PROPERTY

FOOTHILL ROAD

PROJECT ENTRY AREA
AT FOOTHILL ROAD
EXHIBIT SHT. L2

OPEN SPACE
VINEYARD

PASSIVE PARK NEAR
OPEN SPACE WITH
EXSITING OAK TREE

RECREATION AREA WITH
COMMUNITY BUILDING

TYPICAL COURTYARD HOME
RESIDENTIAL LOTS

EMERGENCY VEHICLE ACCESS
ROUTE W/ TURFBLOCK AND
PEDESTRIAN GATE ACCESS
FOR OWNERS ONLY

TYPICAL SINGLE FAMILY
RESIDENTIAL LOTS

COURTYARD HOMES
AREA EXHIBIT SHT. L5

PAVED TRAIL CONNECTION
EXHIBIT SHT. L6

STORMWATER DETENTION
BASIN WITH HYDROSEED MIX

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

OVERALL SITE PLAN

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L1.1

6 FT. HEIGHT DECORATIVE METAL PICKET FENCE AT PROJECT ENTRY DRIVE

6 FT. HEIGHT WALL ALONG REC. AREA BORDER WITH PLASTER COLOR AND FINISH TO MATCH CLUBHOUSE

5 FT. HEIGHT DECORATIVE METAL PICKET SECURITY FENCE AROUND POOL AND SPA AREA

8 FT. HEIGHT VINYL-CLAD CHAIN LINK FENCE AROUND PICKLE BALL COURTS

4 FT. HEIGHT WOOD AND WIRE FENCE ALONG TRAIL SYSTEM

EMERGENCY VEHICLE ACCESS ROUTE W/ TURFBLOCK AND PEDESTRIAN GATE ACCESS FOR OWNERS ONLY

EMERGENCY VEHICLE ACCESS ROUTE W/ TURFBLOCK AND PEDESTRIAN GATE ACCESS FOR OWNERS ONLY

TYPICAL SINGLE FAMILY RESIDENTIAL LOTS

EXISTING PRIVATE RESIDENTIAL PROPERTY

STORMWATER TREATMENT BASIN

PASSIVE PARK NEAR OPEN SPACE PARK W/ EXISTING OAK TREE

STORMWATER DETENTION BASIN

OPEN SPACE VINEYARD ON SLOPE

RECREATION AREA WITH COMMUNITY BUILDING

TYPICAL COURTYARD HOME RESIDENTIAL LOTS

8 FT. HEIGHT SOUND WALL AT LOTS ALONG PUBLIC RIGHT OF WAY (OLD CASTLE 'MARQUE' STYLE)

6 FT. HEIGHT WOOD FENCE WITH LATTICE TOP FACING PUBLIC AREAS FOR ALL RESIDENTIAL LOTS

TYPICAL SINGLE FAMILY RESIDENTIAL LOTS

EMERGENCY VEHICLE ACCESS ROUTE W/ TURFBLOCK AND PEDESTRIAN GATE ACCESS FOR OWNERS ONLY

6 FT. HEIGHT WOOD FENCE BETWEEN SINGLE FAMILY AND COURTYARD RESIDENCES

42 IN. HEIGHT VINYL-CLAD CHAINLINK FENCE AT DETENTION BASIN, SET 3 FT. BELOW RIM

FENCE LEGEND:

PLAN SYMBOL	DESCRIPTION
	6 FT. HEIGHT WOOD FENCE WITH LATTICE TOP; SEE DETAIL 1/L1.3
	6 FT. HEIGHT SOLID WOOD FENCE; SEE DETAIL 2/L1.3
	6 FT. HEIGHT WOOD AND WIRE FENCE; SEE DETAIL 3/L1.3
	5 FT. HEIGHT METAL PICKET SECURITY FENCE AT POOL AND SPA; SEE DETAIL 4/L1.3
	6 FT. HEIGHT DECORATIVE METAL PICKET FENCE AT EVA ENTRANCES; SEE DETAIL B/L1.3
	4 FT. HEIGHT WOOD AND WIRE FENCE; SEE DETAIL 5/L1.3
	42 IN. HEIGHT VINYL-CLAD CHAINLINK FENCE AT DETENTION BASIN; SEE DETAIL 7/L1.3
	8 FT. HEIGHT VINYL-CLAD CHAINLINK FENCE AT PICKLE BALL COURTS; SEE DETAIL 8/L1.3
	6 FT. HEIGHT WALL WITH PLASTER FINISH AND COLOR TO MATCH RECREATION CLUB HOUSE
	8 FT. HEIGHT SOUND WALL AT LOTS ALONG FOOTHILL ROAD RIGHT-OF-WAY; SEE IMAGE 6/L1.3

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

FENCE PLAN

MERRITT PROPERTY | Pleasanton, California

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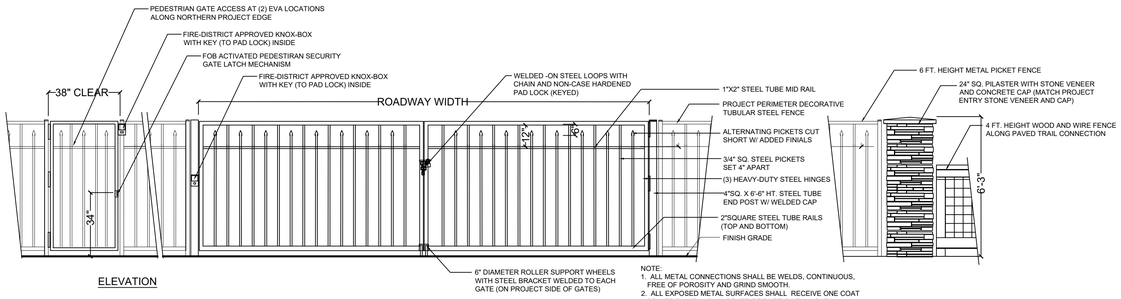
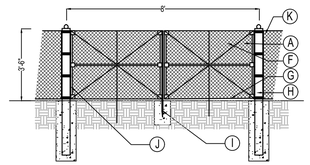
L1.2



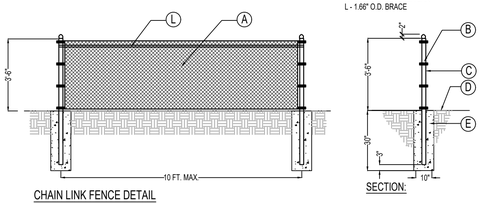
NOTE:
1. ALL METAL CONNECTIONS SHALL BE WELDS, CONTINUOUS, FREE OF POROSITY AND GRIND SMOOTH.
2. ALL EXPOSED METAL SURFACES SHALL RECEIVE ONE COAT PRIMER PAINT AND (2) COATS OF RUST-O-LEUM, SATIN BLACK FINISH.

B EMERGENCY VEHICLE ACCESS GATE DETAIL



CHAIN LINK GATE DETAIL
NO SCALE

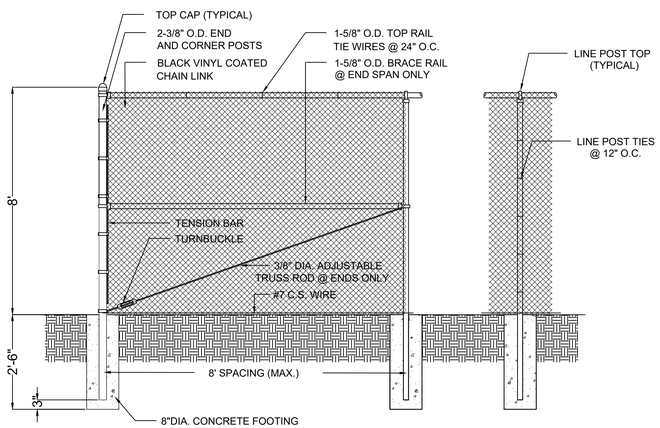
DESCRIPTION:
- A - #11 CAGE WIRE FABRIC WITH 2" MESH AND CLASS 1 COATING
- B - STEEL CLAMPS AT 14" +- TYP.
- C - 2.375 O.D. POST
- D - FINISH GRADE
- E - 8" DIAMETER x 24" DEEP CONCRETE FOOTING AT POSTS
- F - 3" ROD WITH TURN-BUCKLE (TIE BARIC TO RODS WITH HOG RINGS AT 18" O.C.(TYP.)
- G - NO.7 GUAGE GALV. TENSION WIRE WITH CLASS I COATING
- H - 4" DIAMETER GATE POST
- I - INDUSTRIAL GRADE GATE LATCH W/ LATCH FORK AND LOCK KEEPER GUIDE
- J - 1.9" O.D. GATE FRAMES
- K - STEEL STRETCHER BAR
- L - 1.66" O.D. BRACE



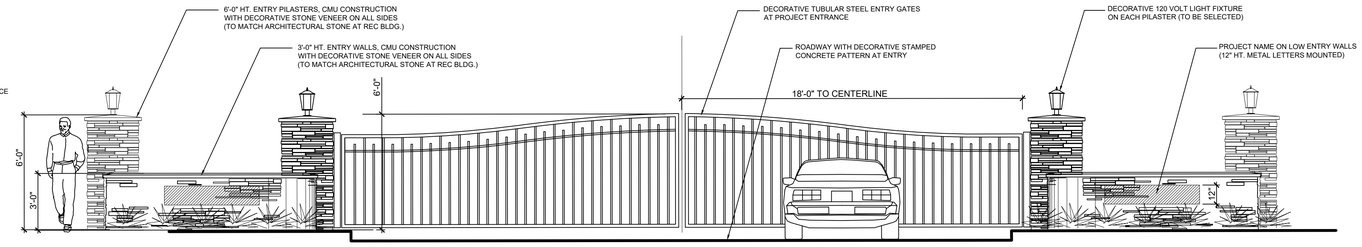
SECTION:

7 CHAIN LINK FENCE DETAIL
NO SCALE

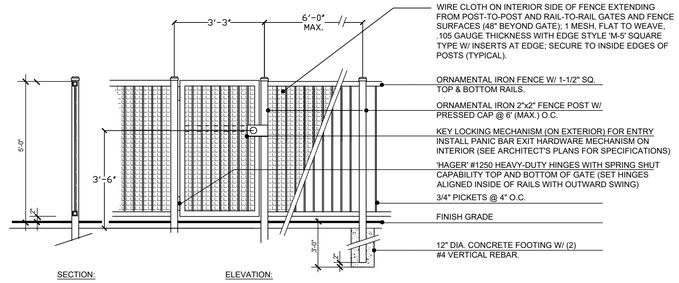
NOTES:
1. CENTERLINE OF CHAINLINK FENCE SHALL BE 6" INSIDE RIGHT OF WAY UNLESS OTHERWISE INDICATED
2. ALL HARDWARE SHALL BE INDUSTRIAL HARDWARE GRADE
3. BRACING IS THE SAME ON BOTH SIDES OF CORNER POSTS
4. INSTALL INDUSTRIAL GRADE GATE STOPS AS DIRECTED BY THE ENGINEER
5. TIE WIRE AND HOG RINGS SHALL BE NO. 9 GUAGE GALVANIZED STEEL, CLASS A
6. ALL CHAINLINK FABRIC TO BE VINYL CLAD BLACK COLOR
7. ALL HARDWARE TO RECEIVE (2) COATS RUSTOLIUM PAINT SATIN BLACK FINISH



8 CHAIN LINK FENCE DETAIL
NO SCALE



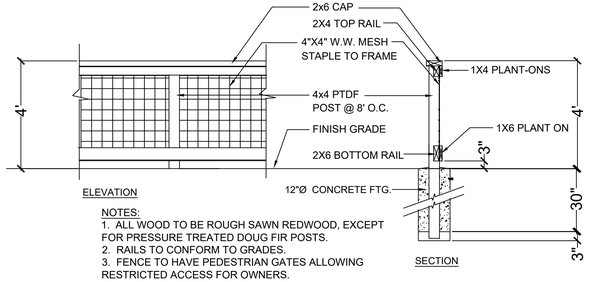
A ELEVATION: PROJECT ENTRY SECURITY GATES AND MONUMENT SIGNS



SECTION: ELEVATION:

NOTE: ALL EXPOSED FENCE AND WIRE CLOTH SURFACES SHALL BE PAINTED WITH ONE COAT PRIMER AND (2) COATS PAINT SATIN BLACK FINISH

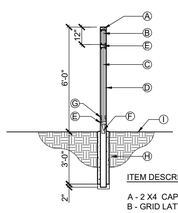
4 POOL METAL FENCE W/ WIRE CLOTH DETAIL
NO SCALE



NOTES:
1. ALL WOOD TO BE ROUGH SAWN REDWOOD, EXCEPT FOR PRESSURE TREATED DOUG FIR POSTS.
2. RAILS TO CONFORM TO GRADES.
3. FENCE TO HAVE PEDESTRIAN GATES ALLOWING RESTRICTED ACCESS FOR OWNERS.

5 WIRE MESH FENCE AT TRAIL

6 8 FT. HEIGHT SOUND WALL:
OLD CASTLE PRECAST 'MARQUE' DESIGN



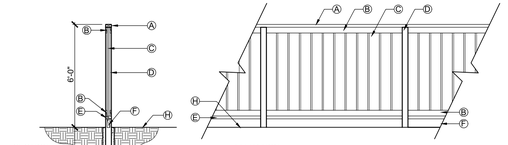
ITEM DESCRIPTIONS:
- A - 2 X4 CAP; CONTINUOUS
- B - GRID LATTICE PANEL INSETS; SECURED W/ 1x1 NAIL STRIPS TOP/BOTTOM, BOTH SIDES
- C - 1x8 BOARDS; ANGLE SET WITH 1" OVERLAP
- D - 4 X4 PTDF POST AT 8' O.C. MAX; EXTEND 2" BELOW CONCRETE INTO 3" SAND BASE.
- E - 2 X4 MID RAIL AND BOTTOM STRINGER
- F - 2 X8 PTDF KICKER
- G - 1x4 NAILER EACH SIDE BOTTOM OF BOARDS
- H - 8"ØX36" DEEP CONCRETE FOOTING
- I - FINISH GRADE

NOTES:

ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.

HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

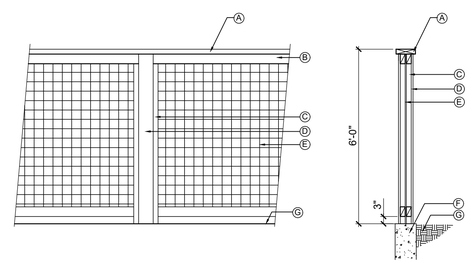
1 RESIDENTIAL WOOD FENCE W/ GRID LATTICE
NO SCALE



NOTES:
1. ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
2. HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

ITEM DESCRIPTIONS:
- A - 2"X4" CAP; CONTINUOUS
- B - 1"X4" CLEATS; BOTH SIDES
- C - 1"X8" BOARDS; ANGLE SET WITH 1" OVERLAP
- D - 4"X4" PTDF POSTS
- E - 2"X4" BOTTOM STRINGER
- F - 2"X6" PTDF KICKER
- G - 8"ØX36" DEEP CONCRETE FOOTING
- H - FINISH GRADE
- I - EXTEND WOOD POSTS INTO 3" DEEP BASE OF CLEAN SAND

2 RESIDENTIAL SOLID WOOD FENCE DETAIL
NO SCALE



ITEM DESCRIPTIONS:
- A - 2 x 8 CONTINUOUS REDWOOD ROUND CAP
- B - 2 x 4 GRABBERS; TOP AND BOTTOM OF FENCE
- C - 2 x 2 VERTICALS; EITHER SIDE OF POST
- D - 6 x 6 P.T.D.F. POST AT 8'-0" O.C. SPACING (MAX.)
- E - 14 GAUGE 4 x 4 W.W.M. SECURED BETWEEN DOUBLE GRABBERS AND VERTICAL 2 x 2s
- F - CONCRETE FOOTING AT POSTS
- G - FINISH GRADE

ITEM DESCRIPTIONS:
- ALL POSTS TO BE PRESSURE TREATED DOUGLAS FIR
- ALL OTHER MEMBERS TO BE ROUGH SAWN REDWOOD
- ALL EXPOSED WOOD SURFACES TO RECEIVE (2) COATS STAIN SELECTED BY OWNER

3 6 FT. HEIGHT WOOD AND WIRE FENCE

FENCE DETAILS

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
RW Stover & Associates, Inc. Landscape Architecture
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JOB NO.
DATE 10-28-2022
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REVISED 6-13-2024

L1.3

GRAPHIC SCALE

16 0 8 16 32 32

(IN FEET)
1 inch = 16 ft.

EXHIBIT: PROJECT ENTRY AT FOOTHILL ROAD

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L2

EXISTING PRIVATE RESIDENCE ADJACENT PROPERTY

MERRITT RETAINED RESIDENTIAL LOTS

ENTRY KIOSK TO CALL OWNER

STREET TREES ALONG ENTRY DRIVE (INTERIOR LIVE OAK)

FLOWERING ACCENT TREES WITH LOW GRASSES IN ENTRY MEDIAN

ALTERNATING GROUND COVER MASSES IN PARKWAY STRIP

6 FT. HEIGHT PILASTERS DEFINE THE ROTUNDRA GATED ENTRY

FLOWERING ACCENT TREES BORDER PARK AREA (REDBUDS)

PASSIVE PARK GATHERING AREA W/ PICNIC TABLES AND DECOMPOSED GRANITE GRAVEL SURFACE

PREFABRICATED GAZEBO

INTRODUCED VINEYARD ROWS ON SLOPE ABOVE PARK

BROADLEAF EVERGREEN TREES (HOLLY OAKS)WITH MEDIUM SIZE SHRUBS AND GROUND COVER IN TRANSITION COMMON AREAS

SLOPE AREA BETWEEN PARK AND VINEYARD

6 FT. HEIGHT LATTICE TOP FENCE WHERE VISIBLE FROM STREETS

MIXTURE OF SMALL AND MEDIUM SIZE SHRUBS WITH GROUND COVER IN INDIVIDUAL RESIDENCE FRONT YARDS (TYPICAL)

MEDIUM SIZE SHRUBS AND GROUND COVER IN TRANSITION COMMON AREAS

LOW MONUMENT SIGN WALLS AT GATED ENTRY

6 FT. HEIGHT SWINGING SECURITY GATED ENTRY W/ 6 FT. HEIGHT PILASTERS

DECORATIVE STAMPED, COLORED ASPHALT PAVING AT REC. BLDG. ENTRY DROP-OFF AREA (RUNNING BOND BRICK PATTERN)

SPECIMEN CALIFORNIA LIVE OAK TREE WITH DECORATIVE COBBLES AT CENTER OF ROUND ABOUT

PRIVATE REAR YARDS AT SINGLE FAMILY RESIDENCES BY INDIVIDUAL OWNER

6 FT. HEIGHT SOLID WOOD FENCE BETWEEN LOTS (WHERE NOT VISIBLE FROM STREETS)

EXISTING CALIFORNIA LIVE OAK NO DISTURBANCE WITHIN DRIP LINE

LARGE SHRUB ROW ALONG FENCELINE ON COMMON TRANSITION AREA

GRAPHIC SCALE

16 0 8 16 32 32

(IN FEET)
1 inch = 16 ft.

EXHIBIT: SECURITY ENTRY GATE AREA

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ITALIAN CYPRESS TREES

SCREENING TREES AROUND POOL AREA (TYPICAL)

TALL SCREEN PLANTING ALONG PERIMETER WALLS

FENCED-IN CONCRETE POOL AND SPA DECK AREA

PRIVATE REAR YARDS AT SINGLE FAMILY RESIDENCES BY INDIVIDUAL OWNER

DINING AND GATHERING AREAS ON SEVERAL TERRACE LEVELS

MIXTURE OF SMALL AND MEDIUM SIZE SHRUBS WITH GROUND COVER IN INDIVIDUAL RESIDENCE FRONT YARDS (TYPICAL)

STREET TREES WITH LOW GRASSES THROUGHOUT PARKWAY STRIP PLANTERS

RECREATION AREA SURFACES AND FINISHES:

1. UPPER TERRACE AT MULTI-PURPOSE ROOM CERAMIC TILE W/ WOOD GRAIN APPEARANCE SURFACE
2. 42 INCH HIGH CLEAR PLEXIGLASS AND STAINLESS STEEL SAFETY RAILING AT UPPER TERRACE
3. CONCRETE PAVING WITH MEDIUM BROOM FINISH AND DEEP CONTROL JOINT SCORING
4. BUILT-IN OUTDOOR COUNTER WITH GAS GRILL
5. ARTIFICIAL TURF ACTIVITY AREAS
6. GATHERING AND DINING AREAS WITH DECORATIVE PRECAST PAVERS; BELGARD 'URBANA' PAVERS WITH TOSCANY COLOR BLEND (GRAY, BUFF, & CHARCOAL)
7. FREESTANDING 6-POST OVERHEAD ARBOR
8. 42 INCH HEIGHT DECORATIVE METAL PICKET RAILING ON RETAINING WALL (RAIL TO MATCH POOL FENCE PICKET CHARACTER, WALL TO HAVE PLASTER COLOR AND TEXTURE TO MATCH RECREATION BLDG.
9. PICKLE BALL COURTS WITH 8 FT. HEIGHT VINYL-CLAD PERIMETER CHAINLINK FENCE
10. 5 FT. HEIGHT DECORATIVE METAL PICKET SECURITY FENCE AROUND POOL/SPA AREA
11. DECORATIVE BENCH SEATING
12. PREFABRICATED CABANAS ALONG POOL DECK
13. BIKE RACKS

6 FT. HEIGHT PRIVACY WALL W/ PLASTER FINISH TO MATCH RECREATION BLDG. COLOR AND TEXTURE, AT PROPERTY LINES SHARED BY PICKLEBALL COURTS AND RESIDENCES

PRIVATE REAR YARDS AT SINGLE FAMILY RESIDENCES BY INDIVIDUAL OWNER

DECORATIVE STAMPED, COLORED ASPHALT PAVING AT REC. BLDG. ENTRY DROP-OFF AREA

LOUNGING AREA WITH OVERHEAD SHADE TRELLIS

MID LEVEL TERRACE SEATING AND GATHERING AREA

LOWER TERRACE AREA WITH ARTIFICIAL TURF AND PAVED AREAS FOR TABLES AND CHAIRS

SCREENING TREES ALONG RECREATION AREA PERIMETER (TYPICAL)

GRAPHIC SCALE

16 0 8 16 32 32

(IN FEET)
1 inch = 16 ft.

EXHIBIT: RECREATION AREA

GRAPHIC SCALE

16 0 8 16 32 32

(IN FEET)
1 inch = 16 ft.

EXHIBIT: COURTYARD HOMES AREA

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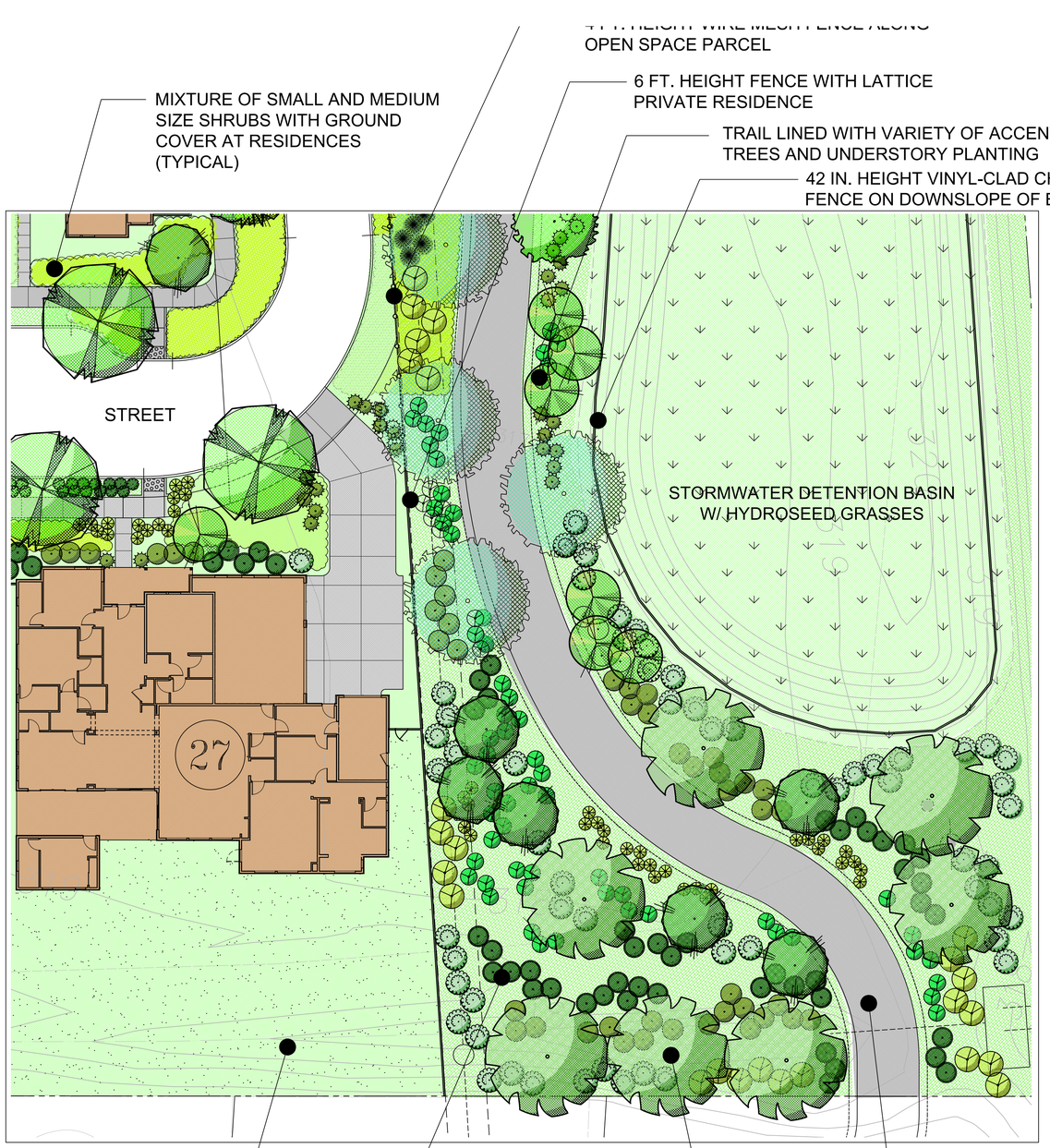
L5



MINI PARK AREA ON TRAIL

EXHIBIT: TYPICAL FRONT YARD STREETSCAPE

GRAPHIC SCALE
16 0 8 16 32 32
(IN FEET)
1 inch = 16 ft.

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RW Stover & Associates, Inc. Landscape Architecture 1620 North Main Street, Suite 4 Walnut Creek, CA 94596 Ph: 925.933.2583
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DATE 10-28-2022
REVISED 12-6-2023
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20 FT. DIAMETER PREFABRICATE WOOD GAZEBO
(FROM 'COUNTRY LANE GAZEBOS')

BIKE RACK LOOPS AT RECREATION CENTER
(PARKING FOR 8 BIKES)

7 FT. LONG CONCRETE ADA PICNIC TABLE
(FROM 'THE PARK CATALOG')

DECORATIVE METAL BENCH SEATING AT RECREATION CENTER
CANTERBURY DESIGNS, 'VEGA' 6 FT. LONG

PASSIVE PARK AMENITIES

PICKLE BALL COURTS W/ VINYL-CLAD CHAIN LINK FENCING

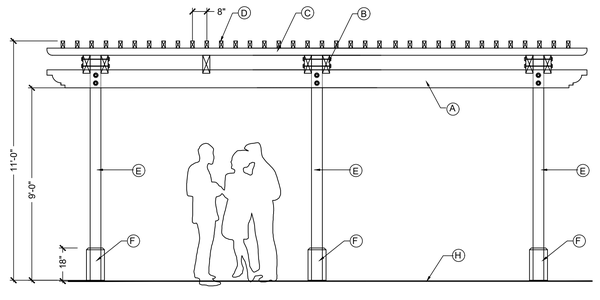
SHADE CABANAS LINE ALONG POOL EDGE

DECORATIVE STAMPED COLORED ASPHALT PAVING IN STREETS
BRICK RUNNING BOND PATTERN

CLEAR PLEXIGLASS AND STAINLESS STEEL RAILING
AT UPPER TERRACE OF RECREATION BLDG.

DECORATIVE PAVERS AT RECREATION CENTER
BELGARD 'URBANA' PAVERS, RANDOM PATTERN

CERAMIC OUTDOOR NON-SLIP TILE W/ WOOD GRAIN APPEARANCE
AT UPPER TERRACE OF RECREATION BLDG.



DESCRIPTIONS:

A 4X10 LOWER DOUBLE GRABBERS SECURED WITH 1/2" THREADED RODS WITH MALLEABLE WASHERS AND HEX NUTS: CUT ROD ENDS FLUSH, GRIND SMOOTH; SEE INSET FOR GRABBER END TREATMENT

B 4X10 DOUBLE JOISTS AT POSTS, AND SINGLE MID JOIST, EASE 2" ONTO LOWER BEAMS; CUT ENDS AS SHOWN.

C 4X4'S AT 24" O.C. SPACING; PROVIDE 3" RADIUS ENDS.

D 2X4 MEMBERS AT 8" O.C. SPACING.

E 6X6 FULL POST; EXTEND TO TOP OF JOISTS, AND THROUGH CONCRETE FOOTING 2"; EASE EDGES 1/4" RADIUS (6 TOTAL).

F 2X10 WOOD SKIRT AT EACH POST: PROVIDE 1" CHAMFER AT TOP AND MITRE CUT CORNERS

G FINISH PAVING

NOTES:
1. POSTS TO BE PRESSURE TREATED DOUGLAS FIR; ALL OTHER WOOD TO BE ROUGH SAWN DOUGLAS FIR
2. ALL FASTENERS TO BE GALVANIZED
3. BID OPTION: PROVIDE ONE COAT PRIMER AND (2) COATS PAINT TO MATCH OFFICE/LAUNDRY BUILDING TRIM COLOR.

FREESTANDING TRELLIS AT RECREATION CENTER

IMAGES

RJA
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ENGINEERS • PLANNERS • SURVEYORS

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ARBUTUS 'MARINA' (ARBUTUS)
MINOR BROADLEAF EVERGREEN TREE

CERCIS OCCIDENTALIS (WESTERN REDBUD)
SECONDARY FLOWERING ACCENT TREE

CUPRESSUS SEMPERVIRENS (ITALIAN CYPESS)
TALL NARROW ACCENT TREE - REC AREA

LAGERSTROEMIA SPP. (CRAPE MYRTLE)
PRIMARY FLOWERING ACCENT TREE

LOPHOSTEMON CONFERTUS (BRISBANE BOX)
BROADLEAF EVERGREEN SITE TREE

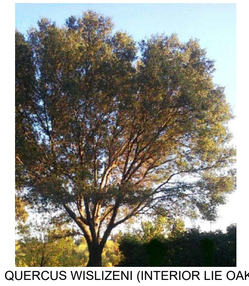
OLEA EUROPAEA (FRUITLESS OLIVE)
BROADLEAF EVERGREEN TREE - REC AREA

PLATANUS ACERIFOLIA (PLANETREE)
SECONDARY CANOPT STREET TREE

QUERCUS AGRIFOLIA (LIVE OAK)
SECONDARY BROADLEAF EVERGREEN TREE

QUERCUS COCCINA (SCARLET OAK)
PRIMARY CANOPY STREET TREE

QUERCUS ILEX (HOLLY OAK)
PRIMARY BROADLEAF EVERGREEN TREE



QUERCUS WISLIZENI (INTERIOR LIE OAK)
BROADLEAF EVERGREEN STREET TREE

ROBINIA IDAHOENSIS (IDAHO LOCUST)
MINOR DECIDUOUS CANOPY TREE

PROPOSED PROJECT TREES:

PRIMARY CANOPY STREET TREE
QUERCUS COCCINEA (SCARLET OAK)

SECONDARY CANOPY STREET TREE
PLATANUS ACERIFOLIA 'COLUMBIA' (PLANETREE)

BROADLEAF EVERGREEN STREET TREE
QUERCUS WISLIZENI (INTERIO LIVE OAK)

BROADLEAF EVERGREEN SITE TREE
LOPHOSTEMON CONFERTUS (BRISBANE BOX)

MINOR DECIDUOUS CANOPY TREE
ROBINIA 'IDAHOENSIS' (LOCUST)

RECREATION AREA BROADLEAF EVERGREEN TREE
OLEA EUROPAEA (FRUITLESS OLIVE)

PRIMARY BROADLEAF EVERGREEN TREE
QUERCUS ILEX (HOLLY OAK)

SECONDARY BROADLEAF EVERGREEN TREE
QUERCUS AGRIFOLIA (CALIFORNA LIVE OAK)

MINOR BROADLEAF EVERGREEN TREE
ARBUTUS 'MARINA' (ARBUTUS)

PRIMARY FLOWERING ACCENT TREE
LAGERSTROEMIA SPECIES (CRAPE MYRTLE)

SECONDARY FLOWERING ACCENT TREE
CERCIS OCCIDENTALIS (WESTERN REDBUD)

TALL NARROW ACCENT TREE AT RECREATION AREA
CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)

NOTES:
1. PERMIT LANDSCAPE PLANS TO COMPLY WITH THE CITY'S WATER EFFICIENCY LALNDSCAPE ORDINANCE (WELO)
2. EACH RESIDENTIAL LOT HAS A MINIMUM OF ONE FRONT YARD TREE; EACH CORNER LOT HAS A MINIMUM OF (3) FRONT YARD TREES.

RECOMMENDED PLANT LIST:

SPECIMEN TREE AT PROJECT ENTRY: 60" BOX SIZE	**WATER USE**
QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)	VL
TREES: 15 GALLON SIZE	**WATER USE**
ARBUTUS 'MARINA' (ARBUTUS)	L
CERCIS OCCIDENTALIS (STD) (WESTERN REDBUD)	L
LAGERSTROEMIA INDICA (STD) (CRAPE MYRTLE)	L
LOPHOSTEMON CONFERTUS (BRISBANE BOX)	M
OLEA EUROPAEA 'SWAN HILL' (FRUITLESS LIVE)	L
PLATANUS ACERIFOLIA 'COLUMBIA' (PLANETREE)	M
QUERUS AGRIFOLIA (CALIFORNIA LIVE OAK)	VL
QUERCUS COCCINEA (SCARLET OAK)	M
QUERCUS ILEX (HOLLY OAK)	L
QUERCUS WISLIIZENI (INTERIOR LIVE OAK)	VL
ROBINIA 'IDAHOENSIS' (IDAHO LOCUST)	M
LARGE SHRUBS: 5 GALLON SIZE	**WATER USE**
ARCTOSTAPHYLOS 'HOWARD MCMINN' (MCMINN MANZANITA)	L
CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)	L
ELAEAGNUS 'MACULATA' (GOLDEN ELAEAGNUS)	L
HETEROMELES ARBUTIFOLIA (TOYON)	L
FEIJOJA SELLOWIANA (PINEAPPLE GUAVA)	L
MEDIUM SIZE SHRUBS: 5 GALLON SIZE	
CEANOTHUS SPECIES (WILD LILAC)	L
HESPERALOE PARVIFLORA (RED YUCCA)	L
MYRTUS COMMUNIS 'COMPACTA' (DWARF MYRTLE)	L
NANDINA DOMESTICA 'COMPACTA' (COMPACT NANDINA)	L
PITTOSPORUM 'VARIEGATA' (VARIEGATED TOBIRA)	L
PLUMBAGO AURICULATA (CAPE PLUMBAGO)	M
RHAMNUS CALIFORNICA 'EVE CASE' (COFFEEBERRY)	L
RHAPHIOLEPIS INDICA (INDIA HAWTHORN)	L
ROSMARINUS 'TUSCAN BLUE' (TUSCAN ROSEMARY)	L
SALVIA SPECIES (SAGE)	L
TEUCHRIUM FRUTICANS (GERMANDER)	L

LOW SHRUBS: 5 GALLON SIZE	
CALLISTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)	L
NANDINA 'GULFSTREAM' (GULFSTREAM NANDINA)	L
RHAPHIOLEPIS INDICA 'BALLERINA' (INDIA HAWTHORN)	M
ROSA 'MAGIC CARPET' (CARPET ROSE)	M
ROSMARINUS 'HUNTINGTON BLUE' (ROSEMARY)	L
ORNAMENTAL GRASSES: ONE AND 5 GALLON SIZE	
FESTUCA GLAUCA 'ELIJAH BLUE' (BLUE FESCUE)	L
LOMANDRA LONGIFOLIA 'BREEZE' (DWARF MAT RUSH)	L
PENNISETUM 'LITTLE BUNNY TAILS' (DWARF FOUNTAIN GRASS)	L
PENNISETUM 'RUBRUM' (RED FOUNTAIN GRASS)	L
ACCENT SHRUBS/PERENNIALS: ONE GALLON SIZE	
DIETES VEGETA (FORTNIGHT LILY)	L
ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)	L
LAVANDULA AUGUSTIFOLIA (ENGLISH LAVENDER)	L
PHORMIUM SPECIES (FLAX)	L
GROUNDCOVERS: ONE GALLON @ 36" O.C. SPACING	
MYOPORUM PARVIFOLIUM (PROSTRATE MYOPORUM)	L
ARCTOSTAPHYLOS 'POINT REYES' (MANZANITA)	L
COTONEASTER 'LOWFAST' (COTONEASTER)	L
ROSMARINUS PROSTRATUS (ROSEMARY)	L
HYDROSEED MIX OF GRASSES AND WILDFLOWERS IN STORMWATER TREATMENT AND DETENTION BASINS	L

RECOMMENDED PLANT LIST

RUGGERI-JENSEN-AZAR ENGINEERS * PLANNERS * SURVEYORS
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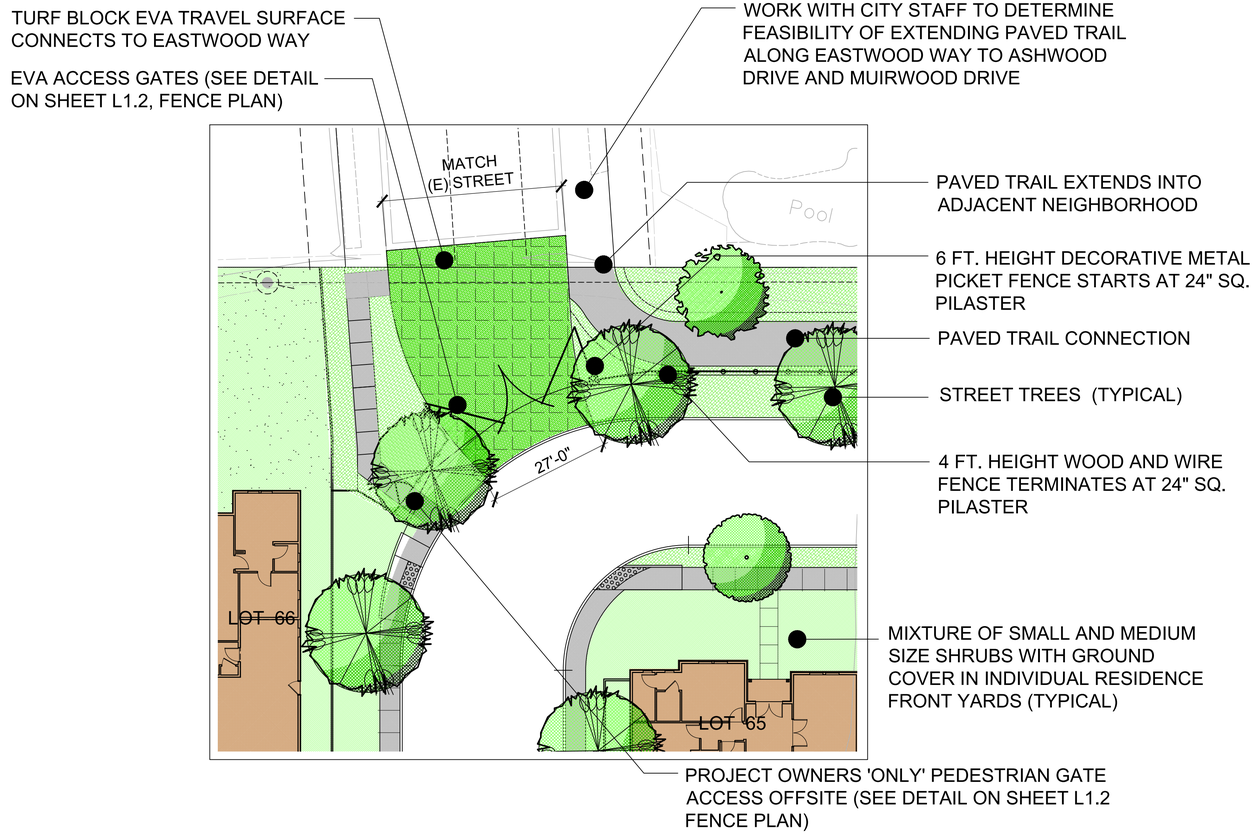

EXHIBIT: EVA EASTWOOD WAY

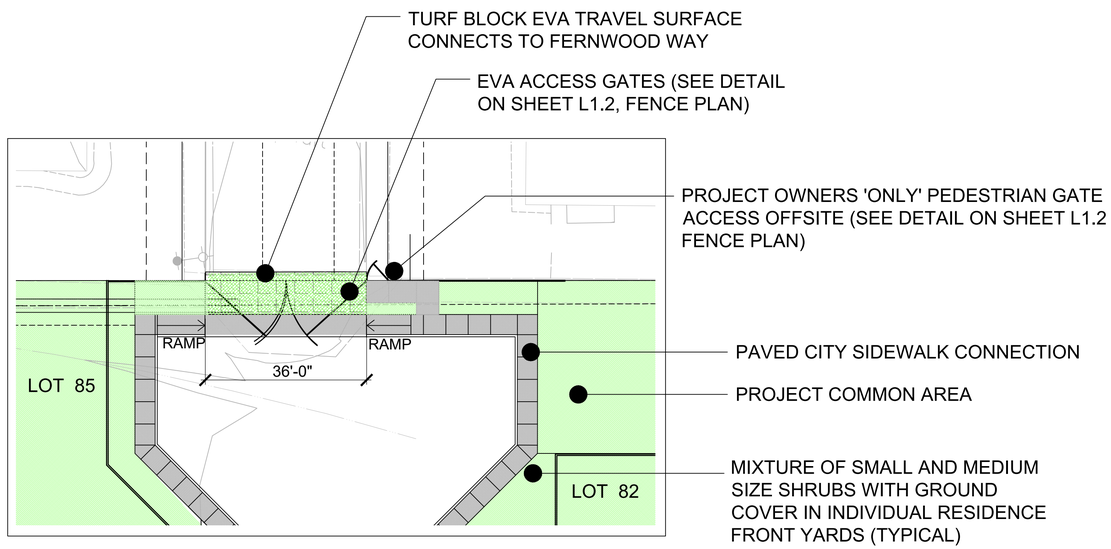

EXHIBIT: EVA FERNWOOD WAY

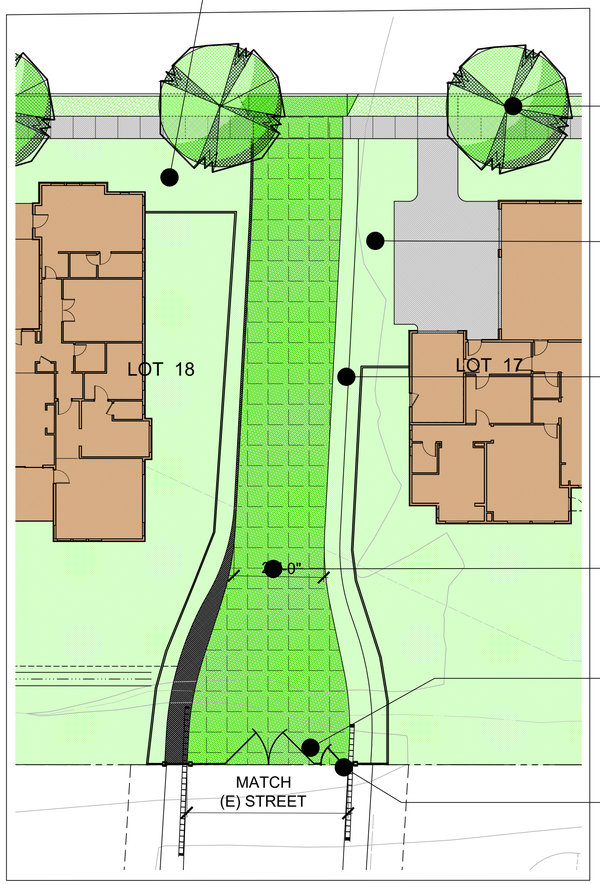

EXHIBIT: EVA FOOTHILL KNOLLS DRIVE

GRAPHIC SCALE

16 0 8 16 32 32

(IN FEET)
1 inch = 16 ft.

EXHIBIT: EMERGENCY VEHICLE ACCESS LOCATIONS

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MERRITT PROPERTY | Pleasanton, California

VIEW LOCATOR

MERRITT PROPERTY | Pleasanton, California

Foothill Road Southbound

Existing **VIEW-01**

MERRITT PROPERTY | Pleasanton, California

Foothill Road Southbound

Proposed VIEW-01

Foothill Road Entrance **Existing VIEW-02**

MERRITT PROPERTY | Pleasanton, California

Foothill Road Entrance

Proposed VIEW-02

MERRITT PROPERTY | Pleasanton, California

Foothill Road Northbound

Existing **VIEW-03**

MERRITT PROPERTY | Pleasanton, California

Foothill Road Northbound

Proposed VIEW-03

MERRITT PROPERTY | Pleasanton, California

Mini Park on Trail

Proposed VIEW-04

MERRITT PROPERTY | Pleasanton, California

Street E EVA Eastwood Way

Existing VIEW-05

MERRITT PROPERTY | Pleasanton, California

Street E EVA Eastwood Way

Proposed VIEW-05

3953

MERRITT PROPERTY | Pleasanton, California

Court C EVA Fernwood Way

Proposed VIEW-06

MERRITT PROPERTY | Pleasanton, California

Street A

Existing VIEW-07

Street A

Proposed VIEW-07

MERRITT PROPERTY | Pleasanton, California

Street C Eastbound

Proposed VIEW-08

MERRITT PROPERTY | Pleasanton, California

Club House

Proposed VIEW-09

Architectural Design Guidelines
For
Four Custom “Merritt Lots” at Merritt Property

LOTS 85, 86, 87, 88 (PUD-147, Tract 8522)

City of Pleasanton, Alameda County, California

2023

RECEIVED
08/03/2023
PUD-147, P22-1089, Tra
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

CONTENTS

A. Purpose

B. Intent

C. Architectural Styles

D. Architectural Design Criteria

E. Development Standards

F. Sustainability Principles

G. Construction Principles

H. Fire Protection

A. Purpose: These Design Guidelines (Guidelines) shall apply to Lots 85, 86, 87, and 88 within PUD-147 (Tract 8522). These Guidelines include suggestions for architectural styles, design details, material preferences, and window configurations.

i. Guidelines are provided to convey informational guidance to applicants and convey the subjective design intent and desires for the Custom homes. Final design and details are subject to staff level approval by the City of Pleasanton.

B. Intent: The purpose of the Guidelines is to provide a framework for future custom home construction within the context of the remaining Merritt Property community (production homes). Individual sites (Lots 85, 86, 87, and 88) shall integrate architecturally and visually create connections with the remaining Merritt Property community (production homes) and existing adjacent residential neighborhoods. All custom home designs shall require staff level Design Review approval by the City of Pleasanton prior to issuance of a building permit and beginning construction. These Guidelines are intended to produce a vibrant comprehensive development.

C. Architectural Styles: The approved production home architecture for PUD-147 provides an eclectic mix of elevation styles including French, Modern Farmhouse, Sonoma, Spanish and Traditional Farmhouse. The architectural style for the lots subject to these Guidelines shall reflect the same architectural styles and character as the elevational styles of the production homes within PUD-147.

Modern and Traditional Farmhouse: The farmhouse is elegant and yet simple. It represents a peaceful agrarian life, but at the same time it serves as a home base for its activity, hence connected to productivity. The proportions and scale of the farmhouse derive from practical reasons related to the ease of construction. Traditional materials help intimately tie a new home to its unique place in the world. On a farmhouse, porches are important as a transition space between home life and farmyard. The porch serves as another room, providing fresh air and open views while maintaining a sense of refuge. Horizontal or board and batten painted wood-look siding are common to this style. Windows are often grouped together to create larger openings. White or pale neutral colors, again, utilitarian, are the traditional and contemporary colors typically used with windows frames and doors often accented in a contrasting color.

French: Embodies the romantic ideal of a French country manor. They have a steeply pitched roof, often with multiple overlapping, front-facing gables of varying heights. The majority of their front exteriors have some manufactured-stone accents.

Windows are tall and generally more rectangular. Large groupings of windows are common, and may include floating bay windows on the first or second story.

Though often not in the center of the house, the entry is still a significant architectural feature on French homes. They typically have an arch at the top and tend to be bordered by a contrasting color or manufactured stone.

Inspired by the French countryside, French style homes are subdued, lived-in, and subtle. Defined by natural finishes, simple, neutral color palettes, and some serious inspiration from their natural surroundings. Design elements include stone-accented facades, and tall, hipped roofs.

Sonoma: This style is characterized by a minimalist approach to design and detailing. Features include very regular and rigorous geometric lines composed in asymmetrical profiles. Generally, separate building materials expressing defined forms and functions are detailed into simple shapes carefully connected into the competed compositional design.

Low pitched roofs, sliding-glass doors and other expansive panes of glass allow light to enter rooms from multiple angles.

Spanish: This style is marked by the prodigious use of predominantly stucco walls and chimney finishes emulating adobe construction, low-pitched tile roofs with gable, or shed or hipped roofs.

Other characteristics typically include small porches or balconies, beam details, and smaller window openings in general reflecting the hot climate in which the style originated. Floor plans may include inner courtyards.

D. Architectural Design Criteria: The selected architectural style shall be consistently applied throughout each custom lot, with variation allowed for function, focus, economy, and scale.

Quality:

i. The architectural design of each custom home shall include appropriate architectural detailing that is professionally executed and complementary to the overall design character of the Merritt community to the satisfaction of the City of Pleasanton.

Massing, Volume, and Bulk:

ii. Multiple, articulated, additive forms of varied heights are appropriate to the rural feel. To enhance the articulation and depth of the architecture, design

elements such as covered porches at entries and patios, entry alcoves, bay windows, entry and parking courts and connective breezeways are encouraged.

iii. To lower perceived height, second floor living spaces are encouraged to be placed within the first-floor roof forms with the use of dormer windows. Rooflines that vary between one, one and one-half and two stories, that have varied ridge heights and that vary the direction of ridges are encouraged.

iv. Architectural volumes of one, one and one-half, and two-story elements are encouraged. A sense of order, proportion, and balance should be expressed in the design. Specific features of the chosen architectural style will be consistent, well developed, and appropriately detailed.

Color and Material:

v. Material selection and colors are to be appropriate for the home's architectural style and consistent with those approved for the production homes.

vi. All architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall be extended or wrapped a minimum distance four (4) feet along the side yard elevations or to the side yard fence, or to the point of the wall where there is change in plane.

vii. On all elevations, openings shall be trimmed and articulated with an appropriate head, sill and jamb detailing appropriate to the architectural character of the elevation. Colors shall be used to accentuate trim, windows, and doors.

viii. Gutters, downspouts, and rainwater leader heads shall be integrated into the roof/wall detailing. Exposed downspouts shall be colored to match the surface to which they are attached or to compliment such surface.

ix. Highly reflective materials are to be shaded or screened from public view.

Front Entry/Porch:

x. For homes sited forward on lots fronting on the public right-of-way, front porch design is encouraged to enhance neighborhood interaction and maintain safety.

xi. Orient home entries to adjacent roadways. Front entry doors and windows are encouraged to be a feature design element of the main residence.

xii. Home entries should be clearly identifiable and protected from weather and

provided with lighting for nighttime safety.

Elevations:

xiii. Front elevations shall show depth and a variety of architectural projections.

xiv. Side and rear elevations shall allow for privacy to neighboring properties with special care given to second story windows and balconies.

xv. Window grids used on the front elevations shall be used on all elevations.

Roof:

xvi. Roof form, color, and material shall be compatible with the architectural style and shall meet the current Title 24 requirements at the time of the application.

Garage Side entry garages are encouraged:

xvii. When garage doors face the street, the garage door shall provide windows, and/or other detail on the street facing façade. Garage doors shall be insulated and made of steel, fiberglass or wood-clad and the design shall be compatible with the architectural style of home.

Fence and Walls:

xviii. Fence, wall planes, proposed materials and details shall be consistent with those approved for PUD-147.

Landscape:

xix. Planting materials shall meet the City's Water Efficiency Landscape Ordinance (WELO) and Bay Area Friendly Basics. Plant material shall be:

- Trees native to California, native and other climate appropriate shrubs, grasses, and groundcovers.
- Plantings shall be from the approved plant and tree palette for the community.
    - At a minimum each lot shall include one front yard tree, with corner lots having a minimum of 3 front yard trees. Required trees shall be a minimum size of 24" box on each lot and for corner lots one minimum 24" box and two minimum 15 gallon trees.

Accessory Dwelling Units:

- Accessory dwelling units and other structures on each lot shall be designed in the same architectural style as the main dwelling.

Utilities:

- Above ground utilities and related equipment shall be screened from direct public view. The screening may be achieved through planting, fencing or screen.

- Planting, when used for screening, shall include evergreen plant species in order to maintain year-round visual screening.

- All equipment needs to meet the City's Noise Ordinance, Chapter 9.04.

Lighting:

xx. Downward directing lighting fixtures with full cut-off shields shall be used to minimize light pollution and protect views of the night sky.

xxi. Outdoor light fixtures used to illuminate architectural and landscape features shall use a cone to confine the light to the object of interest and minimize light trespass and glare.

xxii. Use of timers and motion detectors to reduce continuous use is encouraged. Individual addresses will be clearly displayed at each Entry.

E. Development Standards: The Development Standards for these Custom lots shall be as stated below:

a. EASEMENT RESTRICTION: Lots 85 and 88 have a 50 foot easement where no habitable structure shall be constructed. Furthermore if homes on these lots contain a second story there shall be no windows facing north that would provide a view of neighboring properties to the north. High windows are acceptable.
b. LOT SIZE: Minimum lot size shall be 7,000 square feet.
c. LOT WIDTH: Minimum lot width shall be 72 feet.
d. LOT DEPTH: Minimum lot depth shall be 100 feet.
e. SIDE YARD SETBACKS: Minimum side yard shall be 5 feet with a minimum total of both sides yards to be 10 feet. Measured from the side property line (or street right-of-way if corner lot) to the foundation plane on the house(excludes popouts for fireplaces, media niches, nooks, and/or bay windows).
f. CORNER LOTS: Corner lots shall have a minimum of 5 feet landscape between street right-of-way and side yard fence or house (if no fence).
g. FRONT YARD SETBACKS: Minimum front yard setback from living area shall be 12 feet. Excepting architectural projections, minimum front yard is measured from street right-of-way line to the front foundation plane of structure. Front setbacks are allowed to be reduced to 8 feet for a maximum allowable 15 feet projection.

h. FRONT PORCH: The minimum setback from a front porch to right-of-way shall be 8 feet.
i. FRONT FACING GARAGE DOOR SETBACKS: The minimum setback to a garage door on the front elevation of a home shall be 22 feet.
j. REAR YARD SETBACKS: The minimum rear yard shall be 15 feet measured from the property line to the foundation plane of the home (excludes popouts for fireplaces, media niches, nooks, and/or bay windows). Fifty percent of the rear plane of the foundation may project into the setback by up to 10 feet. Lots adjacent to existing homes to the north shall have a minimum of a 50 foot setback for habitable structures.
k. BUILDING HEIGHT: The maximum building height for the principal structure shall be 25 feet for a one story and 32 feet for a two story. Height of building shall be measured from the pad elevation at the foundation to the point of the highest ridge, excluding chimneys.
l. FLOOR AREA RATIO: The ratio of the floor area allowed per lot to lot area shall be a maximum of 60%. Seven hundred (700) square feet are excluded from the FAR calculation for the garage. Additionally, up to eight hundred square feet (800) of living area is excluded for Accessory Dwelling Unit (ADU) structures above a garage or attached to main home and one hundred percent of the living area of any detached ADU is excluded from this calculation.
m. ADDITIONS RELATED TO HEIGHTS OF STRUCTURES: Additions to the main structure may be constructed with the same setbacks as original provided the addition is consistent with terms a. through l. above.
n. ACCESSORY STRUCTURES:
    a. The maximum height shall be 20 feet for any accessory structure other than Accessory Dwelling Units (shed, pool house, play house, etc).
    b. No accessory structure shall be located in a front yard.
    c. Unroofed porches, steps, decks, patios, outdoor kitchens, shall have a minimum 3 foot setback from side and rear yards provided that the height, including railings shall not exceed 6 feet above the grade of the ground.
    d. Covered patios attached to a main structure and enclosed on more than one side, sheds, and pool houses must maintain a setback of 5 feet from side property line or fence and five feet from rear yard property line. Covered patios open on three or more sides may come to within 5 feet of the rear and three feet of the side property lines.
    e. Swimming pools and in-ground spas must be kept 5 feet from any property line (as measured from the pool water line), and portable, cord-connected spas must be kept 3 feet from any property line, except on the street side of a corner lot, where the minimum side yard setback for any pool or spa is 10 feet. No setback is required for pool equipment unless it is located within the required side yard setback adjacent to the main structure (house), where a 3 foot setback must be maintained. Pool equipment must be in compliance with the City of Pleasanton Municipal Code.

o. FENCES: Rear and side yard fences(including returns to house) shall be good neighbor style wood and shall not exceed 6 feet in height or 7 feet if top foot is lattice.

F. Sustainability Principles: Residential buildings shall utilize solar photo voltaic collection, as mandated by state and local requirements.

G. Construction Principles: All construction practices to follow requirements for the approved Merritt Property community including hours of work, dust and noise control, recycling and waste management.

H. Fire Protection: All structures will be constructed under the latest applicable fire codes for low density residential buildings with review and approval by the City of Pleasanton Building Department, and the Livermore Pleasanton Fire District. Residential construction to be equipped with automatic sprinkler systems.

THE CITY OF PLEASANTON

Community Development Department
Planning Division
200 Old Bernal Avenue • P.O. Box 520
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www.pleasantonpermits.com

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PLANNING DIVISION
EXHIBIT B

GHG EMISSION COMPLIANCE CHECKLIST

The City of Pleasanton has adopted the Climate Action Plan (CAP) 2.0 that establishes 2030 and 2045 greenhouse gas (GHG) emissions targets. The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 MTCO2e per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045. This is consistent with and exceeds California's goal of reducing GHG emissions to 40 percent below 1990 levels (per Senate Bill 32) by 2030 and neutrality (per Executive Order B-55-18) by 2045.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if it complies a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that are subject to discretionary review and trigger environmental review pursuant to the CEQA. The purpose of the following GHG Emission Compliance Checklist (herein referred to as "Checklist") is to assist with determining CAP 2.0 consistency for a future development project or plan (herein referred to as the "Project").

The CAP 2.0 includes actions that are both mandatory and voluntary actions, both contained in this Checklist. While mandatory actions that are required, voluntary actions are encouraged. Funding may be available for certain efforts as noted in the Checklist. Projects that are consistent with the CAP 2.0, as determined using this Checklist, may rely on the programmatic CAP 2.0 Initial Study-Negative Declaration GHG emissions analysis for the respective project- and cumulative-level GHG emissions impacts analysis. Inconsistency with any of the applicable mandatory actions in this Checklist would make a Project inconsistent with the overall Checklist. **Projects that are identified as inconsistent with the CAP 2.0 through the use of this Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to BAAQMD GHG emissions thresholds or other GHG emissions thresholds determined appropriate by the City. Said projects must still incorporate CAP 2.0 actions in this Checklist to the extent feasible.**

This Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs.

Checklist Applicability

The Checklist includes a column with the applicable regulation, project type, requirements, Project compliance, and explanation. The **Project Type** column of the Checklist indicates regulation applicability based on project type. Project types include:

- Renovations and additions
- New construction (which includes any new buildings irrespective of existing development on a lot as well as any development on a vacant lot)

- A development plan/planning document
- Covered Projects which includes:
    1. Construction of any City-Sponsored project
    2. Construction of any new commercial/industrial building
    3. Construction of any new residential unit(s) or mixed-use project
    4. Renovation/Additions of any commercial or City-sponsored project that is 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings)
    5. Additions to any residential project that are 2,000 gross square-feet or greater
    6. Addition to any residential project of any size if it has been less than five years from the date of certificate of occupancy for original structure.
- All projects (which includes all the above listed project types)

It is possible for a project to fit multiple project types and all applicable regulations must be met.

All Project applicants should complete the **Compliance** column for each regulation (i.e., indicate yes, no, or N/A). The **Explanation** column should note the plan sheets where the action is shown in plan set, if applicable. It should also provide and explanation if it will not be achieved.

Submittal Requirements

This Checklist is required to accompany discretionary applications submittals as detailed in submittal requirement handouts. The Checklist is designed to assist the applicant in identifying the minimum CAP 2.0 and other applicable climate-focused requirements specific to a Project. However, it may be necessary to supplement the completed Checklist with supporting materials, calculations, or certifications to demonstrate compliance with CAP 2.0 and other requirements. If the minimum CAP 2.0 and other applicable climate-focused requirements are not already clearly committed to as part of the Project, the mandatory actions will be included as respective project conditions of approval.

Please note, cumulative GHG emissions associated with construction from a land use development project are generally orders of magnitude lower than the operational emissions from a project because construction emissions are generally short in duration compared to the project's overall lifetime, and thus can be assessed qualitatively as part of related CEQA GHG emissions analysis. However, some projects may have long construction periods or entail large quantities of cut and fill that could result in construction related GHG emissions that may be considered significant. Thus, the City retains the discretion on a project-by-project basis to consider whether a project's construction-related GHG emissions could be cumulatively considerable and require more detailed quantitative CEQA GHG emissions analysis and respective mitigation. The City also retains discretion to require additional analysis of GHG emissions on a case-by-case basis and require additional climate mitigations.

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. **Green Building.** Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes☒ No☐ N/A☐	Project will comply with adopted CalGreen Code requirements at the time of building permit submittal
Municipal Code	Covered Projects[1]	4. **Green Building.** Will the Project comply with the Pleasanton Municipal Code Chapter 17.50 including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes☒ No☐ N/A☐	Project will comply with adopted laws and regulations at the time of building permit submittal.
CAP 2.0 (P11)	New Construction	5. **LEED Neighborhood.** If the project is neighborhood scale, does it incorporate elements of LEED ND? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes☐ No☐ N/A☒	N/A project is not neighborhood scale

[1] Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that is 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-feet or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. **Energy Efficiency Upgrades.** Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. Rebates and financing may be available. *Voluntary*	Yes■ No☐ N/A☐	Project intends to utilize energy efficient fixtures
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. **Solar.** Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes■ No☐ N/A☐	
CAP 2.0 (P4)	Covered Projects	8. **Energy Storage System.** When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes☐ No■ N/A☐	Garage have been designed to allow for battery storage installation.
CAP 2.0 (P4)	All Projects	9. **Water Heater.** If a new water heater is being installed, will the Project include installation of a solar water heater? *Voluntary*	Yes☐ No■ N/A☐	Solar water heating is not being proposed.

Building Electrification				
CAP 2.0 (P1)	New Construction	10. **All-Electric.** Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating?	Yes☒ No☒ N/A☐	Project will comply with requirements at time of building permit issuance. Due to age-qualified gas cooking is preferred.
CAP 2.0 (P2)	Additions and Renovations	11. **All-Electric Existing Buildings.** Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? Rebates may be available. *Voluntary*	Yes☐ No☐ N/A☒	N/A
CAP 2.0 (S1)	All Projects	12. **Refrigerant Management.** If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? *Voluntary*	Yes☐ No☐ N/A☐	Project will utilize appropriate equipment to achieve Title 24 requirements at time of permit submittal.

Vehicle Electrification				
CAP 2.0 (P5)	New Construction	13. **EV Charging.** Will the Project install electric vehicle charging infrastructure as follows: • SFR: One Level 2 EV Ready[2] space and one Level 1 EV Ready per unit. • ADU: One Level 1 EV Ready space per unit (where parking is provided). • Multi-family: 15-percent of dwelling units shall provide one Level 2 EVCS[3] space, and 85-percent of dwelling units shall provide one Level 2 EV Ready[4]. • Offices: 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable[5]. • All other non-residential: 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable. Indicate the plan sheet(s) where EV Charging information is provided.	Yes☐ No☐ N/A☐	EV ready pre-wiring is currently proposed.

[2] EV Ready includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). Level 2 must be capable of 8.3 kVa (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVa (110/120 volt, 20-amp).

[3] EVCS includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). and vehicle supply equipment.

[4] Five Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA- 480 volt, 100-amp).

[5] EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. **Transit Connections.** Will the project provide transit incentives as follows: • Multi-family: Comply with Municipal Code Chapter 17.26. *Mandatory* • Non-residential: If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. *Voluntary*	Yes☐ No☐ N/A■	N/A
Municipal Code (18.88)	All Projects (Commercial and Multi-family)	15. **Alternative Vehicle Parking.** Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes☐ No☐ N/A■	N/A
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi-family)	18. **Bicycle Amenities.** Will the Project include bicycle parking and/or protected bicycle storage as follows: • Multi-family: One short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. • Non-residential: Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-feet of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-feet of gross floor area	Yes☐ No☐ N/A■	N/A

		Additionally, for offices- will the Project include showers and changing areas as follows: • One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet. • One dressing area per shower facility Indicate the plan sheet(s) where bicycle amenities information is provided.		
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations[6]	19. **Landfill Diversion.** Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes■ No☐ N/A☐	Project will comply with adopted laws and regulations at the time of building permit submittal. _____
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. **Waste Requirements.** Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with Municipal Code Chapter 9.20? Indicate the plan sheet(s) where waste container information is provided.	Yes■ No☐ N/A☐	Project will comply with adopted laws and regulations at the time of building permit submittal. _____

[6] All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-feet, demolition with a total value of $25,000 or greater, and/or non-residential alternations/renovations with a total value of $125,000 or greater.

Green Materials				
CAP 2.0 (S6)	All Projects	21. **Embodied Carbon.** Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? *Voluntary*	Yes☐ No▬ N/A☐	The use of recycled materials in construction has not been determined at this time.
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. **Water Conservation.** Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? Rebates may be available. *Voluntary*	Yes▬ No☐ N/A☐	Project will comply with WELO standards per the landscape designs.
Municipal Code (17.14) and State WELO	All Projects	23. **Water Efficient Landscape.** If the project includes new landscape areas of greater than 500 square-feet or rehabilitated landscape areas of greater than 2,500 square-feet, will the Project comply with Municipal Code Chapter 17.14 and implement the City's Water Efficient Landscape Ordinance (WELO)?	Yes▬ No☐ N/A☐	Project will comply with adopted laws and regulations at the time of building permit submittal.
Water Recycling				
CAP 2.0 (S8)	All Projects	24. **Green Stormwater Infrastructure.** Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? *Voluntary*	Yes▬ No☐ N/A☐	Bioretention basin is proposed for project, see Civil plans.

SF Bay Region Requirements	All Projects	25. **Stormwater Management.** For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City stormwater management requirements?	Yes☒ No☐ N/A☐	Project will comply with the NPDES permit and City stormwater requirements. See Civil plans.
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. **Tree Planting.** If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes☐ No☐ N/A☐	Project will provide native climate-adjusted plantings.
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. **Wildfire Prevention and Preparation.** Will the Project incorporate a wildfire-defensible space, fire hardening retrofits, and commit to fire prevention through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? *Voluntary*	Yes☒ No☐ N/A☐	Project will be Type VB construction.

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PLANNING DIVISION
EXHIBIT B

The Foothill Boulevard Holding Company

Tree Report
Merritt Property

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April 2023

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Tree Report

Merritt Property
Pleasanton CA

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Tree Assessment Form

Tree Location Map

Tree Report

Merritt Property
Pleasanton CA

Introduction and Overview

The Foothill Boulevard Holding Company is planning to develop the Merritt property located in Pleasanton CA. Current site use consists of an abandoned walnut orchard. The Foothill Boulevard Holding Company requested that HortScience | Bartlett Consulting, divisions of the F.A. Bartlett Tree Expert Company, prepare a **Tree Report** for the site. This report provides the following information:

1. A survey of trees currently growing on the site.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Recommendations for action.
4. Estimate of tree value.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods

Trees were assessed in 1996, 2007 and June 2018. Fifteen new trees (#1754 to 1768) were added in July 2019. The scope encompassed all trees over 6-inches in diameter located within and immediately adjacent to the proposed project area. The assessment procedure consisted of the following steps:

1. Verify the species of tree.

2. Verify the presence of a numerically coded metal tag to the trunk of each tree. If the tag was missing, it was replaced. Tree tag numbers were not continuous.

3. Verify the tree's location on a map.

4. Re-measure the trunk diameter at 54-inches above grade.

5. Re-evaluate the health and structural condition using a scale of 0 – 5 where 0 = dead, 1 = poor and 5 = excellent condition.

5. Comment on presence of defects in structure, insects or diseases and other aspects of development.

6. Assess the tree's suitability for preservation as low, moderate or high. In earlier reports, suitability was assessed as poor, moderate or good.

Access to some trees was limited by several factors including steep slopes and/or extensive vine and shrub growth. Trees that could not be accessed were given a tree number but no tag was attached to the trunk. Where vines prevented visual inspection of the lower trunk and base, it is noted in the ***Tree Assessment Form***.

Results for individual trees are located in the ***Tree Assessment Form*** (see **Attachments**). Tree locations are noted by tree tag number in the ***Tree Location Map***.

Description of Trees

Three hundred seventy-nine (379) trees were evaluated, representing 26 species (Table 1, following page). Trees were both planted and naturally occurring. Species native to the Pleasanton area include coast live oak, valley oak, Calif. buckeye, willow, and cottonwood. Together these native species comprised 260 of the 379 trees assessed (69%). Trees of these species appeared to be indigenous to the site. They were concentrated on the periphery of the orchard area and along Foothill Road.

One hundred thirty-two (132) new trees were added to the assessment in 2018 and 2019 including 55 coast live oaks and 42 valley oaks. Forty-five (45) were located along the south property line, 33 in the entry area, and 37 along Foothill Road. The number of new trees generally reflected the length of time since the most recent assessment in 2007. Over time, trees grew to be 6-inches or larger in diameter. Also included were seven trees along the south property but located on adjacent properties. The trunks of these seven trees were close enough to the property line to be included. In addition tree canopies extended into the project area.

Both new and previously assessed trees were concentrated in several areas.

Orchard area

An old English walnut orchard dominates most of the site (Photo 1). Only walnuts near the property lines were assessed. Fifty-two (52) English walnuts were present of which 19 were dead. A number of trees had died and been removed.

Photo 1. Looking east at the orchard area. Grove of native oaks in on the right.

The orchard trees offer little to no potential for preservation. First, trees are mature in development and have been declining in condition for many years. Dieback of twigs and branches was common as was decay in the lower trunk and branches. Second, the English walnut scions were grafted onto Calif. black walnut rootstock. Calif. black walnut has the least tolerance to impacts from construction of any tree species I know.

Also present in the orchard area were 26 coast live oaks concentrated along the south property line. Valley oaks #964, 1441, and 1451 were mature specimens in good condition. Scattered among the English walnuts in the orchard were 14 Calif. black walnut. In general, these were in poor condition. Crown dieback was common. In some cases, a large trunk supported a few small diameter sprouts.

Table 1. Tree condition & frequency of occurrence. Merritt Property. Pleasanton CA.

Common name	Scientific name	Condition					No. of Trees	
		Dead (0)	Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Heri-tage	Total
Blackwood acacia	*Acacia melanoxylon*	--	3	--	--	--	--	3
Calif. buckeye	*Aesculus californica*	--	1	--	1	--	--	2
Deodar cedar	*Cedrus deodara*	--	1	4	4	--	5	9
Italian cypress	*Cupressus sempervirens*	--	--	--	--	2	--	2
Blue gum	*Eucalyptus globulus*	--	1	1	--	--	2	2
River red gum	*Eucalyptus camaldulensis*	--	1	1	--	--	2	2
Raywood ash	*Fraxinus oxycarpa* 'Raywood'	--	1	--	--	--	1	1
Modesto ash	*Fraxinus velutina* 'Modesto'	--	--	2	--	--	2	2
Calif. black walnut	*Juglans hindsii*	2	14	1	1	--	8	18
English walnut	*Juglans regia*	19	17	17	--	1	17	54
Glossy privet	*Ligustrum japonicum*	--	--	2	--	--	2	2
Sweetgum	*Liquidambar styracilflua*	--	--	--	4	--	--	4
Fruitless mulberry	*Morus alba*	--	2	--	--	--	2	2
Aleppo pine	*Pinus halepensis*	--	1	--	--	--	--	1
Monterey pine	*Pinus radiata*	--	--	2	--	--	2	2
Western sycamore	*Platanus racemosa*	--	--	4	--	--	2	4
London plane	*Platanus* x *hispanica*	--	--	--	1	--	1	1
Cottonwood	*Populus fremontii*	--	1	--	--	--	--	1
Flowering plum	*Prunus cerasifera*	--	4	1	--	--	1	5
Purpleleaf plum	*Prunus cerasifera* 'Atropurpurea'	--	--	1	--	--	--	1
Pear	*Pyrus communis*	--	--	1	--	--	--	1
Evergreen pear	*Pyrus kawakamii*	--	--	--	1	--	--	1
Coast live oak	*Quercus agrifolia*	--	9	39	35	7	33	90
Valley oak	*Quercus lobata*	1	20	78	50	10	47	159
Arroyo willow	*Salix laevigata*	--	3	1	--	--	3	4
Coast redwood	*Sequoia sempervirens*	--	--	--	3	3	5	6
Total, all trees assessed		**22**	**79**	**155**	**100**	**23**	**135**	**379**

Existing entry and residence areas
The Merritt site includes a residence and numerous out-buildings (Photo 2). These are located on the west side of the site and are generally associated with Foothill Road. There was a wide mix of species in this area.

Photo 2. Looking north at entry drive. Planted Deodar cedars in the foreground. Valley oak #1597 in the rear.

One hundred forty (140) trees were present in this area, both native and exotic species. Valley oak (77 trees) and coast live oak (31) were most common. These were generally small diameter trees. Exotic species included Deodar cedar, Italian cypress, Modesto ash, mulberry, and blackwood acacia. Thirty-five (35) new trees were added to the assessment including 21 valley oaks and 12 coast live oaks.

Foothill Road
The development of the Merritt site will involve installation of improvements to Foothill Road. One- hundred and seven (107) trees were assessed in the area just south of Puri Court to just north of Muirwood Drive (Photo 3). Access to some trees in this area was problematic due to steep slopes and extensive poison oak.

Photo 3. Looking north along Foothill Road. This area was dominated by native valley and coast live oaks. Western sycamore #1537 is on the left.

The group was dominated by valley oak, with coast live oak, sycamore, Calif. black walnut and Calif. buckeye also represented.

Species Present
Overall, valley oak was the most frequently occurring species with 159 trees (42% of all trees assessed). Valley oaks were found as individual specimens as well as in groves. Trees varied from 6-inches to 70-inches in diameter. Approximately half of all valley oaks were 10-inches or smaller. Fourteen trees were 30-inches or greater. Notable valley oaks included: #964 (50-inches), 1441 (70-inches), and 1597 (64-inches). Each of these trees was in good condition.

Condition of valley oaks varied widely. Approximately 50% of the trees (78) were in fair condition. Another 38% were in either good or excellent condition while 20 trees were poor. The most important factor affecting tree condition was the recent drought as evidenced by twig dieback and thin canopies of foliage (Photo 4). Other factors included poor form and structure, and leaning and bowed stems.

Photo 4. Health of valley oaks was variable due to effects of the drought. Some trees had recovered better than others.

Ninety (90) coast live oaks were present, approximately 24% of all trees assessed. Coast live oaks were most likely to be found in groves than as individual specimens. Trees varied from 6-inches to 36-inches in diameter. About half of all coast live oaks were 10-inches or smaller and/or had more than one stem that originated near the ground. Notable coast live oaks were #1533 (36-inches) and 1539 (28-inches). Both were located on the west side of Foothill Road.

Condition of coast live oaks were mostly fair (39 trees) and good (35). Nine trees were in poor condition while seven were excellent. Coast live oak is more drought tolerant than valley oak. The primary factors affecting tree condition were overall form and structure.

Photo 5. Coast live oak #1628 was 20-inches in diameter and in good condition.

Fifty-four (54) English walnuts were assessed, ranging from 6-inches to 27-inches. These trees were concentrated along the north side of the orchard area. They were mature in development but declining due to lack of irrigation and routine maintenance (Photo 6). Nineteen (19) trees were dead. Another 17 trees were in poor condition and 17 were fair. Factors affecting tree condition included wounds on the lower trunk and branches, and dieback in the crown. In many cases, sprouts from the Calif. black walnut rootstock had developed.

Eighteen (18) Calif. black walnuts were present. Trees varied from semi-mature to overmature in development. Trunk diameters ranged from 15-inches to 33-inches. Fourteen of 18 trees were in poor condition; trees #1438 and 1508 were dead.

Nine Deodar cedars were found at the existing residence and along the entrance driveway (Photo 1). Trees were semi-mature and mature in development. Trunk diameters varied from 11-inches to 22-inches. Tree condition was poor (#923), fair (#919, 924, 1467, 1627) and good (#920, 922, 1718, 1719). Deodar cedars #1718 and 1719 were located off-site to the south.

None of the remaining species were represented by more than six trees. Included in this group were:

- Aleppo pine #1680 was 15-inches and in poor condition. The tree had been topped to clear overhead electrical lines.

- Arroyo willows #1635, 1673, 1674 and 1736 were located on the south side of the site, associated with an existing swale. Tree #1674 was 6-inches and young while the others had multiple stems and were more mature in development. Condition was poor for all except #1635 which was fair.

- Blackwood acacias #1598, 1599 and 1604 were located along the entry driveway. All were in poor condition with extensive dieback.

- Blue gums #1450 and 1672 were along the south property line. Both trees were mature in development. Tree #1450 was in fair condition while #1672 was poor.

- Calif. buckeyes #1495 and 1540 were typical small multistem trees. Both were located along Foothill road. Tree #1495 as in poor condition while #1540 was fair.

- Coast redwood #1671 was located on the south side of the site. It was a young tree in excellent condition. Trees #1748, 1749, and 1750 were located off-site to the south. Tree canopies extended into the project area. All were in good condition. Redwoods #1756 and 1757 were located near Puri Court.

- Cottonwood #1741 had trunks of 7-inches and 4-inches. It was located in the swale on the south side of the site. Condition was poor.

- Evergreen pear #1612 was 8-inches and in good condition.

- Flowering plums #925, 933, 1682, and 1709 were typical small unmanaged small trees with several stems that arose at ground level. All were in poor condition. Flowering plum #1720 was 6-inches in diameter and in fair condition.

- Fruitless mulberry #1606 and 1607 were located along the entrance driveway. Both were mature in development and in poor condition.

- Glossy privet #1605 and 1683 were typical multistem trees in fair condition.

- Italian cypress #1625 and 1629 were mature trees in excellent condition.

- London plane #1717 was off-site to the south, 20-inches, and in good condition.

- Modesto ashes #1608 and 1609 were mature trees in fair condition.
- Monterey pines #1631 and 1632 were mature trees in fair condition.
- Pear #916 was 9-inches and fair.
- Purpleleaf plum #1716 had numerous stems that arose at ground level and was in fair condition.
- Raywood ash #1721 was 20-inches and poor. It was located off-site to the south.
- River red gums #1708 and 1712 were on the east side of the site near the I-680 freeway. Both were mature in development. Tree #1708 was 19-inches and in poor condition while #1712 was 28-inches and fair.
- Sweetgums #1761, 1763, 1765 and 1766 were semi-mature trees near Puri Court. Condition was good. Trunk diameters ranged from 6- to 9-inches.
- Western sycamores #1491 (60-inches) and 1537 (45-inches) were large mature trees on the west side of Foothill Road. Both were in fair condition. Sycamores #1758 and 1759 were semi-mature (15- and 14-inches) and in fair condition.

The City of Pleasanton defines Heritage trees as having a trunk diameter of 18-inches or greater or a height of 35-feet or more. For trees with more than one stem, trunk diameter is determined by adding together the two largest stems. Using these criteria, I determined there to be 135 Heritage trees including 47 valley oaks, 33 coast live oaks, and 17 English walnuts.

Description of individual trees is found on the enclosed ***Tree Assessment Form***. Tree locations are found on the ***Tree Location Map***. Both are included as **Attachments**.

Suitability for Preservation

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

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Monterey pine, Calif. black walnut, and blue gum are very sensitive to construction impacts; while coast live oak and coast redwood are more tolerant of site disturbance.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (www.cal-ipc.org) lists species identified as having being invasive. Pleasanton is part of the Central West Floristic Province. Species identified as invasive that were present at Merritt property include purpleleaf plum, flowering plum, river red gum, glossy privet, and blackwood acacia.

Tree condition (health and structure) is the starting point for assessing suitability for preservation. In addition, suitability for preservation considers species response to impacts and invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. Merritt property. Pleasanton CA.

High	Trees in good condition that have potential longevity at the site. Forty-three (43) trees were rated as having high suitability for preservation: valley oak #910, 911, 952, 1441, 1475, 1480, 1507, 1524, 1534, 1538, 1562, 1566, 1567, 1573, 1574, 1617, 1620, 1642, 1678, 1705, 1710, 1711, 1726; coast live oak #908, 948, 1452, 1539, 1571, 1669, 1695, 1724, 1727, 1740; sweetgums #1761, 1762, 1763, 1766; Italian cypress #1625, 1629; Deodar cedar #922, English walnut #1725, and coast redwood #1671.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. One hundred and one (101) trees were rated as having moderate suitability for preservation including: 48 valley oak; 39 coast live oak; Deodar cedar #919, 920, 1467, 1718, 1719; coast redwood #1748, 1749, 1750; Calif. black walnut #1697; Calif. buckeye #1540, evergreen pear #1612, London plane #1717, and western sycamore #1758.

Table 2, continued. Tree suitability for preservation. Merritt property. Pleasanton CA.

Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Two hundred and thirteen (213) trees were rated as having low suitability for preservation including: 87 valley oak; 40 English walnut; 35 coast live oak; and 15 Calif. black walnut.

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

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference points for tree condition and quality. To assess impacts to trees I reviewed the Merritt Property plan set dated December 2022, prepared by RJA, project engineers.

Site improvements will be required throughout the site. A new connection (Street A) between the project area and Foothill Road will involve grading and installation of retaining walls. Grading is also widespread across the orchard area itself. A landscape area and bioretention facility will be created on the east part of the site, near I-680.

Installation of improvements on the west side of Foothill Road will also impact trees. Widening the road requires extensive grading, largely in the form of cutting back slopes. Since many of the trees were located directly adjacent to the existing road, grading will necessitate significant tree removal.

Two hundred sixty-one (261) trees were located within the proposed project area. I recommend preservation of 9 trees (8 Heritage) and removal of 252 (74 Heritage) (Tables 3 and 4). Included among trees recommended for removal are 21 Calif. black walnut trees and 31 English walnut trees that are either dead or in poor condition.

An additional 118 trees were located along Foothill Road within and immediately areas proposed for improvements to the roadway included 11 that were located within the Merritt property. I recommend preservation of 40 trees (15 Heritage) and removal of 78 (38 Heritage).

Table 3. Summary of proposed action. Merritt property. Pleasanton CA.

Area	Preserve		Remove		Total
	Non-heritage	Heritage	Non-heritage	Heritage	
Project area	1	8	178	74	**261**
Foothill Road improvements					
Off-site	25	15	37	30	**107**
On-site	0	0	3	8	**11**
Total	26	23	218	112	**379**
	49		**330**		

Estimate of Tree Value

The City of Pleasanton requires that the value of trees "included in the tree report affected by the development which are required to remain" (section17.16.050 #6) be established. To establish the estimated reproduction of the assessed trees, I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

I used the trunk formula method to estimate the reproduction cost of each tree. This estimate is based on four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The ***Species Classification and Group Assignment*** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual tree. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

The estimated value of the nine trees recommended for preservation within the project area is $111,700 and that of the 252 trees recommended for removal is $788,300 (Table 3). In the area of the Foothill Road improvements, the estimated value of the 40 trees recommended for preservation is $236,300 and that of the 78 trees recommended for removal is $227,100.

Table 4. Proposed action and estimate of value. Merritt Property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
906	Valley oak	27	Yes	3	$7,950	Remove	On-site; Foothill Road
907	Valley oak	23	Yes	3	$7,250	Remove	On-site; Foothill Road
908	Coast live oak	19	Yes	4	$3,900	Remove	On-site; Foothill Road
909	Valley oak	11,5	No	3	$1,550	Remove	On-site; Foothill Road
910	Valley oak	24	Yes	4	$11,000	Remove	On-site; Foothill Road
911	Valley oak	35	Yes	5	$25,800	Remove	On-site; Foothill Road
912	Calif. black walnut	26	Yes	2	$950	Remove	On-site; Foothill Road
916	Pear	9	No	3	$450	Remove	On-site
919	Deodar cedar	12	No	3	$1,050	Remove	On-site
920	Deodar cedar	11	No	4	$1,250	Remove	On-site
922	Deodar cedar	22	Yes	4	$4,850	Remove	On-site
923	Deodar cedar	14	No	2	$550	Remove	On-site
924	Deodar cedar	18	Yes	3	$1,850	Remove	On-site
925	Flowering plum	9,9,7,5,5	Yes	1	$200	Remove	On-site
926	Valley oak	19	Yes	3	$3,950	Remove	On-site
927	Valley oak	9	No	3	$900	Remove	On-site
928	Valley oak	13	No	2	$950	Remove	On-site
929	Valley oak	21	Yes	3	$4,850	Remove	On-site
930	Valley oak	9	No	2	$450	Remove	On-site
931	Valley oak	12	No	4	$1,600	Remove	On-site
932	Coast live oak	10	No	2	$400	Remove	On-site
933	Plum	8,6,4,3,3	No	2	$350	Remove	On-site
947	Valley oak	15	No	3	$2,500	Remove	On-site
948	Coast live oak	12,10,8,6	Yes	4	$3,900	Remove	On-site
949	Valley oak	12,8,6	Yes	3	$2,650	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
950	Valley oak	8	No	3	$700	Remove	On-site
951	Valley oak	10	No	4	$2,250	Remove	On-site
952	Valley oak	12	No	4	$3,200	Remove	On-site
953	Valley oak	14	No	4	$4,300	Remove	On-site
954	Valley oak	10,10	Yes	4	$4,200	Remove	On-site
963	English walnut	11	No	1	$100	Remove	On-site
964	Valley oak	50	Yes	4	$42,700	Preserve	On-site
965	English walnut	17	No	3	$1,200	Remove	On-site
967	English walnut	15	No	3	$950	Remove	On-site
968	English walnut	20	--	0	$0	Remove	On-site; dead
969	English walnut	22	--	0	$0	Remove	On-site; dead
971	English walnut	11,10,10	Yes	3	$1,250	Remove	On-site
972	English walnut	16	No	1	$100	Remove	On-site
973	English walnut	13	No	3	$700	Remove	On-site
975	English walnut	8,6	No	3	$400	Remove	On-site
977	English walnut	25	Yes	2	$1,050	Remove	On-site
978	English walnut	17	--	0	$0	Remove	On-site; dead
979	English walnut	23	Yes	2	$1,100	Remove	On-site
980	English walnut	24	Yes	2	$950	Remove	On-site
981	English walnut	16	No	2	$650	Remove	On-site
982	English walnut	16	No	2	$650	Remove	On-site
983	English walnut	24	Yes	3	$2,350	Remove	On-site
984	English walnut	22	Yes	2	$1,000	Remove	On-site
985	English walnut	15	No	2	$550	Remove	On-site
986	English walnut	19	Yes	3	$1,500	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
987	English walnut	17	No	3	$1,200	Remove	On-site
988	English walnut	14	No	2	$400	Remove	On-site
989	English walnut	18	--	0	$0	Remove	On-site; dead
990	English walnut	17	No	1	$150	Remove	On-site
991	English walnut	16	--	0	$0	Remove	On-site; dead
992	English walnut	16	--	0	$0	Remove	On-site; dead
993	English walnut	21	--	0	$0	Remove	On-site; dead
994	English walnut	21	--	0	$0	Remove	On-site; dead
995	English walnut	15	--	0	$0	Remove	On-site; dead
996	English walnut	19	Yes	1	$200	Remove	On-site
997	English walnut	18	--	0	$0	Remove	On-site; dead
998	English walnut	27	Yes	1	$350	Remove	On-site
999	English walnut	7,6,5,5,4	No	2	$300	Remove	On-site
1000	English walnut	11,11,10,10	Yes	2	$850	Remove	On-site
1401	English walnut	13	No	2	$550	Remove	On-site
1402	English walnut	25	Yes	3	$2,550	Remove	On-site
1403	English walnut	13	No	1	$200	Remove	On-site
1404	English walnut	9,8,7,6	No	3	$800	Remove	On-site
1406	English walnut	13	No	3	$800	Remove	On-site
1407	English walnut	23	Yes	3	$2,400	Remove	On-site
1409	English walnut	24	Yes	3	$2,600	Remove	On-site
1410	English walnut	22	Yes	3	$1,750	Remove	On-site
1411	English walnut	10	--	0	$0	Remove	On-site; dead
1414	English walnut	20	Yes	3	$1,800	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1415	English walnut	19	Yes	3	$1,300	Remove	On-site
1416	English walnut	11	--	0	$0	Remove	On-site; dead
1417	English walnut	13	No	1	$100	Remove	On-site
1418	English walnut	13	No	1	$150	Remove	On-site
1420	English walnut	18	--	0	$0	Remove	On-site; dead
1421	English walnut	16	--	0	$0	Remove	On-site; dead
1422	English walnut	10	--	0	$0	Remove	On-site; dead
1425	English walnut	18	Yes	2	$900	Remove	On-site
1426	English walnut	8	--	0	$0	Remove	On-site; dead
1427	English walnut	19	--	0	$0	Remove	On-site; dead
1428	English walnut	10,9	Yes	3	$750	Remove	On-site
1429	English walnut	15	--	0	$0	Remove	On-site; dead
1430	English walnut	12	No	1	$50	Remove	On-site
1431	English walnut	10,9	--	0	$0	Remove	On-site; dead
1432	English walnut	8,6,6,5	No	1	$50	Remove	On-site
1434	Calif. black walnut	19	Yes	2	$800	Remove	On-site
1435	Calif. black walnut	25	Yes	2	$900	Remove	On-site
1436	Calif. black walnut	33	Yes	2	$1,550	Remove	On-site
1438	Calif. black walnut	28	--	0	$0	Remove	On-site; dead
1439	Calif. black walnut	24	Yes	1	$400	Remove	On-site
1440	Calif. black walnut	22	Yes	2	$700	Remove	On-site
1441	Valley oak	70	Yes	4	$51,600	Preserve	On-site
1450	Blue gum	34,21	Yes	3	$2,500	Remove	On-site
1451	Valley oak	30,27,24,20,18	Yes	4	$43,750	Remove	On-site
1452	Coast live oak	12,12,11	Yes	5	$5,500	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1454	Coast live oak	9,8,7,4	No	3	$1,350	Remove	On-site
1455	Coast live oak	14	No	3	$1,450	Remove	On-site
1456	Coast live oak	22,15	Yes	3	$4,950	Remove	On-site
1457	Coast live oak	9	No	2	$300	Remove	On-site
1458	Coast live oak	13,11	Yes	3	$2,450	Remove	On-site
1459	Coast live oak	14,9	Yes	4	$2,800	Remove	On-site
1460	Coast live oak	14	No	4	$2,150	Remove	On-site
1461	Coast live oak	16,16	Yes	4	$5,500	Remove	On-site
1462	Valley oak	6	No	4	$650	Remove	On-site
1463	Valley oak	7	No	3	$550	Remove	On-site
1464	Valley oak	11	No	4	$2,350	Remove	On-site
1467	Deodar cedar	19	Yes	3	$2,100	Remove	On-site
1474	Calif. black walnut	17	No	1	$200	Remove	On-site; Foothill Road
1475	Valley oak	31	Yes	5	$23,150	Preserve	Off-site; Foothill Road
1476	Valley oak	24	Yes	3	$7,850	Preserve	Off-site; Foothill Road
1477	Valley oak	18	Yes	3	$3,550	Preserve	Off-site; Foothill Road
1478	Valley oak	15	No	3	$2,500	Preserve	Off-site; Foothill Road
1479	Valley oak	13	No	3	$1,900	Preserve	Off-site; Foothill Road
1480	Valley oak	27	Yes	4	$13,950	Preserve?	Off-site; Foothill Road
1481	Valley oak	24,15	Yes	3	$10,600	Preserve?	Off-site; Foothill Road
1482	Valley oak	16	Yes	3	$2,800	Remove	Off-site; Foothill Road
1483	Valley oak	13	No	3	$1,900	Preserve	Off-site; Foothill Road
1484	Valley oak	23	Yes	3	$5,800	Remove	Off-site; Foothill Road
1485	Valley oak	14	No	3	$2,150	Remove	Off-site; Foothill Road
1486	Valley oak	12	No	3	$1,600	Remove	Off-site; Foothill Road

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1487	Valley oak	10	No	2	$550	Preserve	Off-site; Foothill Road
1488	Valley oak	13	No	4	$3,300	Preserve	Off-site; Foothill Road
1489	Valley oak	8	No	3	$700	Preserve	Off-site; Foothill Road
1490	Valley oak	12	No	3	$2,000	Preserve	Off-site; Foothill Road
1491	Sycamore	60	Yes	3	$10,200	Remove	Off-site; Foothill Road
1492	Coast live oak	24	Yes	4	$7,250	Remove	Off-site; Foothill Road
1493	Valley oak	10	No	4	$1,700	Preserve	Off-site; Foothill Road
1494	Valley oak	8	No	3	$700	Preserve	Off-site; Foothill Road
1495	Calif. buckeye	8,8,4,4,4	No	2	$450	Remove	Off-site; Foothill Road
1496	Valley oak	12	No	3	$2,000	Preserve	Off-site; Foothill Road
1497	Valley oak	41	Yes	4	$33,000	Preserve	Off-site; Foothill Road
1504	Valley oak	26	Yes	3	$8,450	Preserve	Off-site; Foothill Road
1505	Coast live oak	8	No	3	$500	Preserve	Off-site; Foothill Road
1506	Valley oak	15	No	3	$2,500	Preserve	Off-site; Foothill Road
1507	Valley oak	27,13	Yes	4	$18,750	Preserve	Off-site; Foothill Road
1508	Calif. black walnut	11	--	0	$0	Remove	Off-site; Foothill Road; dead
1509	Valley oak	10	No	2	$850	Remove	Off-site; Foothill Road
1510	Valley oak	14	No	2	$1,650	Remove	Off-site; Foothill Road
1511	Valley oak	12	No	3	$2,000	Preserve	Off-site; Foothill Road
1512	Valley oak	13	No	4	$3,300	Preserve	Off-site; Foothill Road
1513	Valley oak	12	No	2	$1,200	Preserve	Off-site; Foothill Road
1514	Valley oak	7	No	2	$400	Preserve	Off-site; Foothill Road
1515	Valley oak	9	No	3	$1,150	Remove	Off-site; Foothill Road
1516	Valley oak	7	No	2	$400	Preserve	Off-site; Foothill Road
1517	Valley oak	40	Yes	4	$27,950	Remove	Off-site; Foothill Road

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1518	Coast live oak	15,12,10	Yes	3	$3,250	Remove	Off-site; Foothill Road
1519	Coast live oak	22	Yes	4	$5,250	Preserve	Off-site; Foothill Road
1520	Coast live oak	24	Yes	3	$4,150	Remove	Off-site; Foothill Road
1521	Valley oak	24	Yes	3	$6,300	Remove	Off-site; Foothill Road
1522	Valley oak	12	No	3	$2,000	Preserve	Off-site; Foothill Road
1523	Coast live oak	14	No	4	$2,150	Preserve	Off-site; Foothill Road
1524	Valley oak	24	Yes	5	$16,150	Preserve	Off-site; Foothill Road
1525	Coast live oak	11,9	Yes	3	$1,750	Remove	Off-site; Foothill Road
1526	Valley oak	18	Yes	3	$3,550	Remove	Off-site; Foothill Road
1527	Coast live oak	14	No	3	$1,450	Remove	Off-site; Foothill Road
1528	Valley oak	9	No	3	$900	Remove	Off-site; Foothill Road
1529	Valley oak	11	No	3	$1,350	Remove	Off-site; Foothill Road
1530	Valley oak	7	--	0	$0	Remove	Off-site; Foothill Road; dead
1531	Coast live oak	20	Yes	4	$4,350	Remove	Off-site; Foothill Road
1532	Valley oak	32	Yes	4	$16,450	Remove	Off-site; Foothill Road
1533	Coast live oak	36	Yes	4	$13,350	Remove	Off-site; Foothill Road
1534	Valley oak	22	Yes	4	$7,950	Remove	Off-site; Foothill Road
1535	Coast live oak	13,12,12,11	Yes	3	$3,950	Remove	Off-site; Foothill Road
1536	Valley oak	10	No	3	$1,150	Remove	Off-site; Foothill Road
1537	Sycamore	45	Yes	3	$7,400	Preserve	Off-site; Foothill Road
1538	Valley oak	14	No	4	$3,250	Remove	Off-site; Foothill Road
1539	Coast live oak	28	Yes	4	$8,450	Remove	Off-site; Foothill Road
1540	Calif. buckeye	8,8	No	4	$750	Remove	Off-site; Foothill Road
1541	Valley oak	16,11	Yes	3	$5,600	Remove	Off-site; Foothill Road
1542	Valley oak	36	Yes	3	$15,450	Remove	Off-site; Foothill Road

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1543	Valley oak	44	Yes	3	$26,000	Remove	Off-site; Foothill Road
1544	Valley oak	21	Yes	3	$5,500	Remove	Off-site; Foothill Road
1545	Valley oak	42	Yes	4	$34,250	Remove	Off-site; Foothill Road
1546	Valley oak	24	Yes	3	$7,200	Remove	Off-site; Foothill Road
1547	Valley oak	30	Yes	3	$14,000	Preserve	Off-site; Foothill Road
1548	Valley oak	35	Yes	3	$14,700	Preserve	Off-site; Foothill Road
1553	Valley oak	6,5	No	3	$650	Remove	On-site; Foothill Road
1554	Valley oak	9,8,6	No	3	$1,900	Remove	On-site
1555	Valley oak	13	No	3	$1,900	Remove	On-site
1556	Valley oak	10	No	2	$550	Remove	On-site
1557	Valley oak	12	No	2	$1,200	Remove	On-site
1558	Valley oak	8,8	No	2	$950	Remove	On-site
1559	Valley oak	9	No	2	$700	Remove	On-site
1560	Valley oak	7	No	2	$400	Remove	On-site
1561	Valley oak	29	Yes	4	$13,800	Remove	On-site
1562	Valley oak	6	No	4	$750	Remove	On-site
1563	Valley oak	8	No	3	$700	Remove	On-site
1564	Valley oak	9	No	4	$1,600	Remove	On-site
1565	Valley oak	9	No	3	$900	Remove	On-site
1566	Valley oak	7	No	4	$1,000	Remove	On-site
1567	Valley oak	8	No	4	$1,250	Remove	On-site
1568	Valley oak	10,9	Yes	3	$1,850	Remove	On-site
1569	Valley oak	11	No	3	$1,350	Remove	On-site
1570	Valley oak	8	No	3	$900	Remove	On-site
1571	Coast live oak	15,13,10,9	Yes	5	$8,000	Preserve	Off-site; N.; prune for clearance

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1572	Valley oak	13,12,11,9,8	Yes	3	$7,550	Remove	On-site
1573	Valley oak	15	No	4	$4,950	Remove	On-site
1574	Valley oak	15	No	4	$4,950	Remove	On-site
1575	Valley oak	19,16,13	Yes	2	$7,150	Remove	On-site
1576	Coast live oak	12,10,9,6	Yes	4	$4,050	Remove	On-site
1577	Valley oak	8	No	4	$1,100	Remove	On-site
1578	Valley oak	7	No	3	$700	Remove	On-site
1579	Coast live oak	12	No	3	$1,050	Preserve	Off-site; Foothill Road
1580	Coast live oak	7	No	2	$300	Preserve	Off-site; Foothill Road
1581	Valley oak	10	No	4	$1,700	Remove	On-site
1582	Valley oak	8,6	No	3	$1,250	Remove	On-site
1583	Valley oak	8	No	4	$1,100	Remove	On-site
1584	Valley oak	11,6	No	4	$2,550	Remove	On-site
1585	Coast live oak	10,6,5,5	No	3	$1,150	Remove	On-site
1597	Valley oak	64	Yes	4	$54,750	Remove	On-site
1598	Blackwood acacia	8,7,5,4,4,4,4	No	1	$0	Remove	On-site
1599	Blackwood acacia	11	No	1	$0	Remove	On-site
1604	Blackwood acacia	10,4	No	2	$50	Remove	On-site
1605	Glossy privet	12,7,7	Yes	3	$300	Remove	On-site
1606	Fruitless mulberry	21	Yes	2	$750	Remove	On-site
1607	Fruitless mulberry	22	Yes	2	$800	Remove	On-site
1608	Modesto ash	22	Yes	3	$1,600	Remove	On-site
1609	Modesto ash	23	Yes	3	$1,750	Remove	On-site
1611	Valley oak	24	Yes	4	$12,550	Remove	On-site
1612	Evergreen pear	8	No	4	$800	Preserve	Off-site; N.

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1613	English walnut	10,9,9	Yes	2	$800	Remove	On-site
1614	Valley oak	11	No	3	$1,350	Remove	On-site
1615	Valley oak	14	No	4	$3,800	Remove	On-site
1616	Valley oak	12	No	4	$2,800	Remove	On-site
1617	Valley oak	10	No	4	$1,700	Remove	On-site
1618	Valley oak	9,9	Yes	3	$1,650	Remove	On-site
1619	Valley oak	10	No	4	$1,900	Remove	On-site
1620	Valley oak	11	No	5	$2,700	Remove	On-site
1621	Valley oak	10	No	3	$1,400	Remove	On-site
1622	Valley oak	13	No	4	$3,300	Remove	On-site
1623	Coast live oak	16,14,14,7	Yes	3	$5,100	Remove	On-site
1625	Italian cypress	14	No	5	$1,850	Remove	On-site
1626	Coast live oak	15,14,13	Yes	4	$8,050	Remove	On-site
1627	Deodar cedar	13	No	3	$1,000	Remove	On-site
1628	Coast live oak	20	Yes	4	$5,750	Remove	On-site
1629	Italian cypress	11	No	5	$1,150	Remove	On-site
1630	Valley oak	18,17,12,9	Yes	3	$8,350	Remove	On-site; Foothill Road
1631	Monterey pine	22	Yes	3	$850	Remove	On-site; Foothill Road
1632	Monterey pine	26	Yes	3	$1,150	Remove	On-site
1633	Coast live oak	15,11	Yes	4	$4,200	Remove	On-site
1634	Coast live oak	15	No	4	$2,900	Remove	On-site
1635	Arroyo willow	10,8,8,7,7,7,6,6,5	Yes	3	$650	Remove	On-site
1636	Valley oak	14	No	4	$3,250	Remove	On-site
1637	Valley oak	7	No	4	$1,000	Remove	On-site
1638	Coast live oak	6	No	3	$300	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1639	Valley oak	6	No	2	$300	Remove	On-site
1640	Coast live oak	7	No	4	$650	Remove	On-site
1641	Valley oak	6	No	2	$300	Remove	On-site
1642	Valley oak	6	No	5	$1,050	Remove	On-site
1643	Valley oak	6	No	3	$500	Remove	On-site
1644	Valley oak	6	No	3	$500	Remove	On-site
1645	Valley oak	6,5	No	3	$650	Remove	On-site
1646	Coast live oak	6,3,3,3	No	4	$700	Remove	On-site
1647	Coast live oak	6,5,5,5,4	No	4	$1,350	Remove	On-site
1648	Valley oak	6	No	3	$500	Remove	On-site
1649	Valley oak	7,3	No	3	$600	Remove	On-site
1650	Valley oak	8	No	4	$1,250	Remove	On-site
1651	Valley oak	6	No	2	$300	Remove	On-site
1652	Valley oak	10	No	2	$850	Remove	On-site
1653	Valley oak	8	No	2	$550	Remove	On-site
1654	Valley oak	8	No	3	$900	Remove	On-site
1655	Coast live oak	6	No	3	$350	Remove	On-site
1656	Valley oak	10	No	3	$1,150	Remove	On-site
1657	Valley oak	6	No	3	$400	Remove	On-site
1658	Valley oak	7	No	3	$550	Remove	On-site
1659	Valley oak	6	No	3	$400	Remove	On-site
1660	Coast live oak	6,4	No	3	$400	Remove	On-site
1661	Coast live oak	6	No	3	$350	Remove	On-site
1662	Valley oak	6	No	3	$400	Remove	On-site
1663	Valley oak	6	No	3	$400	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1664	Coast live oak	12,7	Yes	3	$1,700	Remove	On-site
1665	Valley oak	7	No	3	$700	Remove	On-site
1666	Coast live oak	8	No	4	$850	Remove	On-site
1667	Coast live oak	8	No	4	$850	Remove	On-site
1668	Coast live oak	7	No	3	$500	Remove	On-site
1669	Coast live oak	6	No	5	$650	Remove	On-site
1670	Coast live oak	6	No	4	$450	Remove	On-site
1671	Coast redwood	8	No	5	$700	Remove	On-site
1672	Blue gum	29	Yes	2	$750	Remove	On-site
1673	Arroyo willow	15,9	Yes	2	$500	Remove	On-site
1674	Arroyo willow	6	No	2	$50	Remove	On-site
1675	Coast live oak	8	No	3	$500	Remove	On-site
1676	Coast live oak	10,9,7,7	Yes	4	$3,500	Remove	On-site
1677	Coast live oak	6,5	No	3	$450	Remove	On-site
1678	Valley oak	6	No	5	$1,050	Remove	On-site
1679	Calif. black walnut	6,6,5,4	No	3	$350	Remove	On-site
1680	Aleppo pine	15	No	2	$400	Remove	On-site
1681	Calif. black walnut	7,6,5,4,4	No	2	$150	Remove	On-site
1682	Flowering plum	8,7,6,5,5,4,3	No	2	$500	Remove	On-site
1683	Glossy privet	9,9,8	Yes	3	$400	Preserve	Off-site; N.
1684	Coast live oak	6,6	No	3	$600	Preserve	Off-site; Foothill Road
1685	Coast live oak	8	No	3	$600	Remove	Off-site; Foothill Road
1686	Coast live oak	6	No	2	$200	Preserve	Off-site; Foothill Road
1687	Coast live oak	13,12,6	Yes	3	$2,300	Remove	Off-site; Foothill Road

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1688	Coast live oak	8	No	3	$600	Preserve	Off-site; Foothill Road
1689	Coast live oak	6	No	2	$200	Preserve	Off-site; Foothill Road
1690	Coast live oak	8	No	2	$350	Remove	Off-site; Foothill Road
1691	Coast live oak	6	No	2	$200	Remove	Off-site; Foothill Road
1692	Coast live oak	8	No	2	$350	Remove	Off-site; Foothill Road
1693	Coast live oak	7,5	No	4	$850	Remove	Off-site; Foothill Road
1694	Valley oak	13	No	3	$1,900	Remove	Off-site; Foothill Road
1695	Coast live oak	7	No	5	$950	Remove	Off-site; Foothill Road
1696	Coast live oak	13,7	Yes	4	$2,100	Remove	Off-site; Foothill Road
1697	Calif. black walnut	7,5	No	4	$300	Remove	Off-site; Foothill Road
1698	Coast live oak	13,8	Yes	3	$1,850	Remove	Off-site; Foothill Road
1699	Coast live oak	6,4,3	No	3	$450	Remove	Off-site; Foothill Road
1700	Coast live oak	7	No	3	$400	Remove	Off-site; Foothill Road
1701	Valley oak	7	No	2	$400	Remove	Off-site; Foothill Road
1702	Coast live oak	6	No	4	$450	Remove	Off-site; Foothill Road
1703	Valley oak	6	No	3	$500	Remove	Off-site; Foothill Road
1704	Valley oak	6	No	3	$400	Remove	Off-site; Foothill Road
1705	Valley oak	12	No	5	$4,000	Remove	Off-site; Foothill Road
1706	Valley oak	8	No	4	$1,250	Remove	On-site
1707	Valley oak	7,7,6	No	3	$1,750	Remove	On-site
1708	River red gum	19	Yes	1	$100	Remove	On-site
1709	Flowering plum	9,6,5,4,3,3	No	2	$450	Remove	On-site
1710	Valley oak	12	No	5	$4,550	Remove	On-site
1711	Valley oak	7	No	5	$1,600	Remove	On-site
1712	River red gum	28	Yes	3	$2,400	Remove	On-site
1713	Valley oak	8	No	4	$1,450	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1714	Valley oak	9	No	4	$1,850	Remove	On-site
1715	Valley oak	10	No	4	$2,250	Remove	On-site
1716	Purpleleaf plum	7,6,5,5,4	No	3	$1,050	Remove	On-site
1717	London plane	20	Yes	4	$3,900	Preserve	Off-site; S.; prune for clearance
1718	Deodar cedar	14	Yes	4	$1,500	Preserve	Off-site; S.; prune for clearance
1719	Deodar cedar	17	Yes	4	$2,200	Preserve	Off-site; S.; prune for clearance
1720	Flowering plum	6	No	3	$300	Remove	On-site
1721	Raywood ash	20	Yes	1	$600	Preserve	Off-site; S.; prune for clearance
1722	Coast live oak	6	No	2	$250	Remove	On-site
1723	Coast live oak	10,7	No	4	$2,050	Remove	On-site
1724	Coast live oak	11	No	5	$2,550	Remove	On-site
1725	English walnut	6	No	5	$400	Remove	On-site
1726	Valley oak	9	No	5	$2,600	Remove	On-site
1727	Coast live oak	18	Yes	5	$6,700	Remove	On-site
1728	Coast live oak	14	No	3	$2,050	Remove	On-site
1729	Coast live oak	12	No	4	$2,100	Remove	On-site
1730	Valley oak	9	No	4	$1,550	Remove	On-site
1731	Coast live oak	10,9	Yes	4	$1,850	Remove	On-site
1732	Coast live oak	12	No	4	$1,600	Remove	On-site
1733	Coast live oak	10	No	3	$750	Remove	On-site
1734	Valley oak	6	No	4	$650	Remove	On-site

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1735	Coast live oak	6	No	4	$500	Remove	On-site
1736	Arroyo willow	13,11,8,7,7,4	Yes	2	$700	Remove	On-site
1737	Coast live oak	17	No	4	$4,200	Remove	On-site
1738	Valley oak	6	No	3	$500	Remove	On-site
1739	Coast live oak	9	No	4	$1,100	Remove	On-site
1740	Coast live oak	9	No	5	$1,550	Remove	On-site
1741	Cottonwood	7,4	No	2	$50	Remove	On-site
1742	Coast live oak	6	No	3	$350	Remove	On-site
1743	Coast live oak	10	No	3	$950	Remove	On-site
1744	Coast live oak	9	No	3	$750	Remove	On-site
1745	Coast live oak	10,9	Yes	3	$1,500	Remove	On-site
1746	Coast live oak	12,7	Yes	3	$1,700	Remove	On-site
1747	Coast live oak	12,11,10,9,8	Yes	3	$3,750	Remove	On-site
1748	Coast redwood	21	Yes	4	$2,700	Remove	On-site
1749	Coast redwood	19	Yes	4	$2,200	Remove	On-site
1750	Coast redwood	23	Yes	4	$3,200	Remove	On-site
1751	Coast live oak	8	No	3	$500	Remove	On-site
1752	Valley oak	7	No	3	$550	Remove	On-site
1753	Coast live oak	6	No	4	$500	Remove	On-site
1754	Valley oak	19	Yes	3	$3,950	Remove	Off-site; Foothill Road
1755	Coast live oak	21,15	Yes	3	$4,750	Remove	Off-site; Foothill Road
1756	Coast redwood	28	Yes	5	$11,050	Preserve	Off-site; Foothill Road
1757	Coast redwood	25	Yes	5	$8,850	Preserve	Off-site; Foothill Road
1758	Western sycamore	15	No	3	$1,500	Remove	Off-site; Foothill Road
1759	Western sycamore	14	No	3	$850	Remove	Off-site; Foothill Road

Table 4, continued. Proposed action and estimate of value. Merritt property. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 0=dead 5=excell.	Estimate of Value	Proposed Action	Notes
1760	Valley oak	10	No	3	$1,150	Remove	Off-site; Foothill Road
1761	Sweetgum	6	No	4	$650	Remove	Off-site; Foothill Road
1762	Coast live oak	6	No	3	$300	Remove	Off-site; Foothill Road
1763	Sweetgum	7	No	4	$850	Remove	Off-site; Foothill Road
1764	Valley oak	20	Yes	4	$6,600	Remove	Off-site; Foothill Road
1765	Sweetgum	9	No	4	$1,050	Remove	Off-site; Foothill Road
1766	Sweetgum	9	No	4	$1,450	Remove	Off-site; Foothill Road
1767	Valley oak	17,17	Yes	4	$8,800	Remove	Off-site; Foothill Road
1768	Valley oak	23,16,13	Yes	3	$9,750	Remove	Off-site; Foothill Road

Tree Preservation Guidelines

The following are recommendations for design and construction phases that will assist in successful tree preservation. Recommendations for tree preservation and removal must be considered preliminary. Recommendations may be revised as plans are more fully developed.

Design recommendations

1. Locate the trunk of all trees recommended for preservation that are located within 25-feet of the edge of grading and/or utility installation. Include trunk locations and tree tag numbers on all plans.

2. Establish a **TREE PROTECTION ZONE** around each tree to be preserved. For design purposes, the **TREE PROTECTION ZONE** shall be 3-feet behind the edge of grading. The design guideline for specimen valley oaks shall be the dripline. No grading, excavation, construction or storage of materials shall occur within that zone. As more detailed plans become available, the **TREE PROTECTION ZONE** may be revised.

3. Install protection around all trees to be preserved. No entry is permitted into a tree protection zone without permission of the project superintendent.

4. Use only herbicides safe for use around trees and labeled for that use, even below pavement.

Pre-construction and demolition treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Stake the edge of grading prior to demolition and site clearing, particularly related to the improvements along Foothill Road. Final determination of trees to be removed and preserved can be made based on this staking.

3. Trees to be preserved may require pruning to provide adequate clearance from construction activities. All pruning shall be performed by a licensed State of California contractor possessing the C61 classification license and the D49 specification. All pruning shall reflect information contained in the latest editions of the American National Standards Institute Z133 and A300 standards.

4. Maintain tree protective fencing at the edge of the **TREE PROTECTION ZONE.** No grading, construction, installation or other activity is permitted within this area.

Tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.

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

4. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the project superintendent.

5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).

7. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

8. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

HortScience | Bartlett Consulting

James R. Clark, Ph.D.
ISA Certified Arborist WE-0846A

ATTACHMENTS

Tree Assessment Form

Tree Location Map

Tree Assessment

Merritt Property
The Foothill Boulevard Holding Company
Pleasanton CA
July 2019

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
906	Valley oak	27	Yes	3	Moderate	Pruned for utility lines; one-sided to S.
907	Valley oak	23	Yes	3	Moderate	Pruned for utility lines; open center.
908	Coast live oak	19	Yes	4	High	Vigorous young tree; trimmed on E. side; codominant trunks arise @ 5'; separated.
909	Valley oak	11,5	No	3	Low	Overtopped by adj. trees; flat-topped; suppressed.
910	Valley oak	24	Yes	4	High	Pruned for utility lines; open vase-shaped crown; old trunk wound on E.
911	Valley oak	35	Yes	5	High	At base of slope; roots exposed in drainage swale; pruned for clearance; small cavity @ base; leans SW.
912	Calif. black walnut	26	Yes	2	Low	Topped for clearance; branch dieback; asymmetric form; just poor.
916	Pear	9	No	3	Low	Small crown; num. small trunk wounds.
919	Deodar cedar	12	No	3	Moderate	Edge of swale; typical form & structure; lacks vigor.
920	Deodar cedar	11	No	4	Moderate	Edge of swale; typical form & structure.
922	Deodar cedar	22	Yes	4	High	Edge of swale; basal & trunk wound; low lateral sweeps upright.
923	Deodar cedar	14	No	2	Low	Crown thin; edge of swale; trunk wound; top dead.
924	Deodar cedar	18	Yes	3	Low	Crown thin; edge of swale; lost central leader.
925	Flowering plum	9,9,7,5,5	Yes	1	Low	Poor structure w/ codominant trunks arising @ base w/ narrow attachment; trunk wounds. **2018**: split apart @ base.
926	Valley oak	19	Yes	3	Low	At fence; codominant trunks arise @ 8'; separating; thin canopy; lacks vigor.
927	Valley oak	9	No	3	Low	Typical form & structure; lacks vigor.
928	Valley oak	13	No	2	Low	Codominant trunks @ 5'; separated; very thin canopy.
929	Valley oak	21	Yes	3	Moderate	Codominant trunks @ 4' w/ included bark; separated; lacks vigor.

Tree Assessment

Merritt Property
The Foothill Boulevard Holding Company
Pleasanton CA
July 2019

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
930	Valley oak	9	No	2	Low	Suppressed; upper crown bowed flat to S.; thin canopy.
931	Coast live oak	12	No	4	Moderate	Crowded; thin canopy.
932	Coast live oak	10	No	2	Low	Decay @ base; codominant trunks @ 5'; separated; very thin canopy.
933	Flowering plum	8,6,4,3,3	No	2	Low	Multiple attachments @ base w/ narrow attachments; ext. twig dieback.
947	Valley oak	15	No	3	Moderate	Multiple attachments @ 4'; rounded form; lacks vigor.
948	Coast live oak	12,10,8,6	Yes	4	High	Multiple attachments @ 2' w/ included bark; stub in center of attachment; round form; canopy to ground.
949	Valley oak	12,8,6	Yes	3	Low	Multiple attachments @ 3' & 6'; thin canopy.
950	Valley oak	8	No	3	Low	Codominant trunks @ 5' w/ narrow attachment; rangy form; thin canopy.
951	Valley oak	10	No	4	Moderate	Multiple attachments @ 6'.
952	Valley oak	12	No	4	High	Codominant trunks @ 7' w/ narrow attachment & included bark; okay form.
953	Valley oak	14	No	4	Moderate	Good form & structure.
954	Valley oak	10,10	Yes	4	Moderate	Codominant trunks @ 3'; 1 stem vertical; 2nd bowed S.
963	English walnut	11	No	1	Low	Basal wounds; dying.
964	Valley oak	50	Yes	4	Moderate	Huge massive tree; numerous branch failures; full crown; seam on S. side of trunk.
965	English walnut	17	No	3	Low	Twig & branch dieback to 2".
967	English walnut	15	No	3	Low	Trunk wounds & cavities; twig & branch dieback.
968	English walnut	20	--	0	--	--
969	English walnut	22	--	0	--	--
971	English walnut	11,10,10	Yes	3	Low	3 trunks @ graft union; 10" stem dead.

Tree Assessment

Merritt Property
The Foothill Boulevard Holding Company
Pleasanton CA
July 2019

HORT SCIENCE
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
972	English walnut	16	No	1	Low	Twig & branch dieback; basal trunk & scaffold branch wounds. **2018**: dying; ext. twig & branch dieback.
973	English walnut	13	No	3	Low	Large trunk wound; twig dieback.
975	English walnut	8,6	No	3	Low	Basal & trunk cavities.
977	Calif. black walnut	25	Yes	2	Low	Sprouts from base of dying English walnut; very thin canopy.
978	English walnut	17	--	0	--	--
979	English walnut	23	Yes	2	Low	3 trunks emerge from graft union; very thin canopy; ext. twig dieback.
980	Calif. black walnut	24	Yes	2	Low	Sprouts from base of dying English walnut; very thin canopy.
981	Calif. black walnut	16	No	2	Low	Sprouts from base of dying English walnut; just poor.
982	Calif. black walnut	16	No	2	Low	Sprouts from base of dying English walnut; just poor.
983	English walnut	24	Yes	3	Low	Low canopy; scaffold wounds.
984	English walnut	22	Yes	2	Low	Basal & scaffold branch wounds; twig & branch dieback.
985	Calif. black walnut	15	No	2	Low	Sprouts from base of dying English walnut; just poor.
986	English walnut	19	Yes	3	Low	Scaffold branch wounds; twig dieback.
987	English walnut	17	No	3	Low	Codominant trunks w/ included bark; thin canopy.
988	English walnut	14	No	2	Low	Numerous wounds; ext. twig dieback.
989	English walnut	18	--	0	--	Small Calif. black walnut sprouts surround dead tree.
990	English walnut	17	No	1	Low	All but dead.
991	English walnut	16	--	0	--	--
992	English walnut	16	--	0	--	--
993	English walnut	21	--	0	--	--
994	English walnut	21	--	0	--	--
995	English walnut	15	--	0	--	Small Calif. black walnut sprouts surround dead tree.
996	English walnut	19	Yes	1	Low	All but dead.
997	English walnut	18	--	0	--	Small Calif. black walnut sprouts surround dead tree.

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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
998	English walnut	27	Yes	1	Low	All but dead.
999	Calif. black walnut	7,6,5,5,4	No	2	Low	Sprouts from base of dead English walnut; just poor.
1000	English walnut	11,11,10, 10	Yes	2	Low	Ext. twig & branch dieback.
1401	English walnut	13	No	2	Low	Small Calif. black walnut sprouts @ base.
1402	English walnut	25	Yes	3	Low	Calif. black walnut sprouts now dominant.
1403	English walnut	13	No	1	Low	Thinning crown; scaffold branch wounds
1404	English walnut	9,8,7,6	No	3	Low	Typical form & structure; twig dieback.
1406	English walnut	13	No	3	Low	Basal & scaffold branch wounds; amazing dense canopy.
1407	English walnut	23	Yes	3	Low	Multiple attachments @ 5' w/ included bark.
1409	English walnut	24	Yes	3	Low	**No tag**; minor twig dieback.
1410	English walnut	22	Yes	3	Low	**No tag**; scaffold branch cavities.
1411	English walnut	10	--	0	--	Small Calif. black walnut sprouts surround dead tree.
1414	English walnut	20	Yes	3	Low	Minor twig dieback; scaffold branch wounds; basal wound.
1415	English walnut	19	Yes	3	Low	**No tag**; twig dieback; scaffold branch wounds
1416	English walnut	11	--	0	--	Small Calif. black walnut sprouts surround dead tree.
1417	English walnut	13	No	1	Low	Largely dead.
1418	English walnut	13	No	1	Low	Declining.
1420	English walnut	18	--	0	--	Small Calif. black walnut sprouts surround dead tree.
1421	English walnut	16	--	0	--	Small Calif. black walnut sprouts surround dead tree.
1422	English walnut	10	--	0	--	--
1425	English walnut	18	Yes	2	Low	**No tag**; basal wound.
1426	English walnut	8	--	0	--	--
1427	English walnut	19	--	0	--	--
1428	English walnut	10,9	Yes	3	Low	**No tag**; codominant trunks arise @ 4' w/ poor attachment
1429	English walnut	15	--	0	--	Small Calif. black walnut sprouts surround dead tree.

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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1430	English walnut	12	No	1	Low	Crown dieback; largely dead.
1431	English walnut	10,9	--	0	--	Small Calif. black walnut sprouts surround dead tree.
1432	English walnut	8,6,6,5	No	1	Low	Largely dead.
1434	Calif. black walnut	19	Yes	2	Low	In orchard; trunk cavities; poor form
1435	Calif. black walnut	25	Yes	2	Low	**No tag**; twig & branch dieback; trunk cavities.
1436	Calif. black walnut	33	Yes	2	Low	Codominant trunks @ 8' w/ cavity @ attachment; twig & branch dieback
1438	Calif. black walnut	21	--	0	--	--
1439	Calif. black walnut	24	Yes	1	Low	Crown died back to 8'; numerous small shoots emerge & form crown; extensive trunk wounds.
1440	Calif. black walnut	22	Yes	2	Low	Twig & branch dieback; trunk wounds; seam
1441	Valley oak	70	Yes	4	High	Massive tree; multiple attachments @ 12'; scaffold branch failure; canopy hangs to 6'; small cavities @ base.
1450	Blue gum	34,21	Yes	3	Low	Fence to S.; edge of creek; codominant trunks @ base; high crown; topped.
1451	Valley oak	30,27,24,20,18	Yes	4	Moderate	Multiple attachments @ 1' with broad sweep; giving multi-trunk appearance; all leaning or bowed; open center.
1452	Coast live oak	12,12,11	Yes	5	High	Codominant trunks @ base & 3'; 12" stem vertical; 12" leans S.; 11" leans N.
1454	Coast live oak	9,8,7,4	No	3	Low	Multiple attachments @ base with poor attachment; scraggly form.
1455	Coast live oak	14	No	3	Moderate	Slight lean & one-sided to S.
1456	Coast live oak	22,15	Yes	3	Low	Codominant trunks @ base; 22" stem suppressed; 15" failing @ base.
1457	Coast live oak	9	No	2	Low	Suppressed; leaning & horizontal to S.

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1458	Coast live oak	13,11	Yes	3	Low	Codominant trunks @ base; 13" vertical; 12" leans SW.; no gap in crown.
1459	Coast live oak	14,9	Yes	4	Low	Low branched; codominant trunks @ 2' & 5'; one-sided to W.
1460	Coast live oak	14	No	4	Moderate	Crowded; okay form & structure; high crown.
1461	Coast live oak	16,16	Yes	4	Moderate	Codominant trunks @ 1'; separating; narrow attachment; low branched.
1462	Valley oak	6	No	4	Moderate	One-sided to W.
1463	Valley oak	7	No	3	Low	Single stem; good form; lacks vigor; thin canopy.
1464	Valley oak	11	No	4	Moderate	Single stem; good form; codominant trunks @ 7'.
1467	Deodar cedar	19	Yes	3	Moderate	Leaning & bowed to SE.
1474	Calif. black walnut	17	No	1	Low	Below utility lines; extensive basal wounds & decay.
1475	Valley oak	31	Yes	5	High	N. end of row; well-formed crown.
1476	Valley oak	24	Yes	3	Moderate	High canopy; codominant trunks @ 15'.
1477	Valley oak	18	Yes	3	Low	Asymmetric crown bowed heavily to S.
1478	Valley oak	15	No	3	Low	Crown bowed heavily to S.
1479	Valley oak	13	No	3	Low	Rangy form.
1480	Valley oak	27	Yes	4	High	Codominant trunks @ 10'; wide attachment; engulfed by poison oak.
1481	Valley oak	24,15	Yes	3	Moderate	Codominant trunks @ 2'; good attachment; both codominant trunks again @ 8'.
1482	Valley oak	16	Yes	3	Low	Crowded; rangy form.
1483	Valley oak	13	No	3	Low	One-sided to W.; crowded.
1484	Valley oak	23	Yes	3	Low	Large basal wound; twig dieback; codominant trunks @ 10'; vase-shaped crown.
1485	Valley oak	14	No	3	Low	Crown a high wedge to SW.
1486	Valley oak	12	No	3	Low	Partly suppressed; high crown; basal wounds.

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1487	Valley oak	10	No	2	Low	Suppressed & declining; bowed E.
1488	Valley oak	13	No	4	Moderate	High narrow form.
1489	Valley oak	8	No	3	Low	Suppressed.
1490	Valley oak	12	No	3	Low	High vase-shaped crown; lost central leader.
1491	Western sycamore	60	Yes	3	Low	Huge tree on edge of bank; branch failures; multiple attachments @ 6'; good attachment; 1 stem dead.
1492	Coast live oak	24	Yes	4	Moderate	S. of #1491; leans W. over swale; codominant trunks @ 9'.
1493	Valley oak	10	No	4	Moderate	Edge of bank; crooked form.
1494	Valley oak	8	No	3	Low	Bowed to S.
1495	Calif. buckeye	8,8,4,4,4	No	2	Low	Stems arise from decayed stump.
1496	Valley oak	12	No	3	Low	Crowded; narrow form.
1497	Valley oak	41	Yes	4	Moderate	Huge tree with broad vase-shaped crown; canopy to 6' on E.; branch failures.
1504	Valley oak	26	Yes	3	Moderate	Girdled by wire; multiple attachments @ 15'; twig dieback.
1505	Coast live oak	8	No	3	Low	Leans SE. with gap in canopy.
1506	Valley oak	15	No	3	Low	Emerging through canopy; codominant trunks @ 10'; high thin canopy.
1507	Valley oak	27,13	Yes	4	High	Codominant trunks @ 3'; poor attachment; 27" vertical with vase-shaped crown; 13" leans E.
1508	Calif. black walnut	11	--	0	--	--
1509	Valley oak	10	No	2	Low	Asymmetric form; bowed flat to E.; base outside of dripline.
1510	Valley oak	14	No	2	Low	Asymmetric form; bowed flat to E.; over road; engulfed by poison oak.
1511	Valley oak	12	No	3	Low	Behind fence; **no tag**; asymmetric form.
1512	Valley oak	13	No	4	Moderate	Sinuous trunk; high crown.
1513	Valley oak	12	No	2	Low	Declining w/ thin crown.

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1514	Valley oak	7	No	2	Low	Bowed to S.
1515	Valley oak	9	No	3	Low	Edge of road; base deformed; rangy form.
1516	Valley oak	7	No	2	Low	Suppressed by #1517; engulfed by poison oak.
1517	Valley oak	40	Yes	4	Moderate	Top of bank; wide vase-shaped crown; codominant trunks @ 4'; multiple attachments @ 6'.
1518	Coast live oak	15,12,10	Yes	3	Low	Multiple attachments @ 1'; one-sided & bowed E.
1519	Coast live oak	22	Yes	4	Moderate	Back of group; away from road; multiple attachments @ 15'; one-sided to W.
1520	Coast live oak	24	Yes	3	Low	Center of group; bowed E. over Foothill.
1521	Valley oak	24	Yes	3	Low	End of group; leans S.; partial failure; thin canopy.
1522	Valley oak	12	No	3	Low	Rangy form.
1523	Coast live oak	14	No	4	Moderate	One-sided to W.
1524	Valley oak	24	Yes	5	High	Way behind fence; mistletoe; scaffolds arise @ 10'.
1525	Coast live oak	11,9	Yes	3	Moderate	Below canopy of #1526; codominant trunks @ 3'; 11" stem leans W.; 9" sweeps upright.
1526	Valley oak	18	Yes	3	Low	Girdled by wire; multiple attachments @ 10'; vase-shaped crown; thin canopy.
1527	Coast live oak	14	No	3	Low	Slight lean & one-sided to E.
1528	Valley oak	9	No	3	Low	Slight lean & one-sided to S.
1529	Valley oak	11	No	3	Low	Top of slope; multiple attachments @ 5'; vase-shaped crown; very thin canopy.
1530	Valley oak	7	--	0	--	--
1531	Coast live oak	20	Yes	4	Moderate	Codominant trunks @ 5'; one-sided to N.
1532	Valley oak	32	Yes	4	Moderate	Good form; wire girdling trunk; twig dieback.
1533	Coast live oak	36	Yes	4	Moderate	Multiple attachments @ 4'; 3 stems; large basal wound on E.; wide crown.

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1534	Valley oak	22	Yes	4	High	Slight lean & one-sided to S.; thin canopy.
1535	Coast live oak	13,12,12,11	Yes	3	Low	Codominant trunks @ base & 3'; base with poor attachment; separating.
1536	Valley oak	10	No	3	Low	Codominant trunks @ 8'; vase-shaped crown; twig dieback; thin canopy.
1537	Western sycamore	45	Yes	3	Low	Trunk sweeps upright @ base; typical form & structure; twig & branch dieback to 6"; being undermined by adj. stream.
1538	Valley oak	14	No	4	High	Bowed to SW.; asymmetric. form.
1539	Coast live oak	28	Yes	4	High	One-sided to W. away from road.
1540	Calif. buckeye	8,8	No	4	Moderate	Below adj. trees; poor form.
1541	Valley oak	16,11	Yes	3	Low	Codominant trunks @ 3'; separated; rangy form; lower trunk girdled by wire.
1542	Valley oak	36	Yes	3	Low	Large covered basal wounds on NW. & SW.; scaffold branches separated; flat form to E./W.
1543	Valley oak	44	Yes	3	Moderate	Crown form elliptical w/ heavy scaffold branches to SW.
1544	Valley oak	21	Yes	3	Low	Leaning & one-sided to W.; small crown.
1545	Valley oak	42	Yes	4	Moderate	Wide open crown; multiple attachments @ 6'.
1546	Valley oak	24	Yes	3	Low	Large well-buttressed trunk wound; bowed sharply to SW. with crook @ 8'.
1547	Valley oak	30	Yes	3	Low	Multiple attachments @ 8'; mix of vertical & leaning stems.
1548	Valley oak	35	Yes	3	Low	Codominant trunks @ 10'; one-sided to S.
1553	Valley oak	6,5	No	3	Low	Suppressed by #926; codominant trunks @ 3'.
1554	Valley oak	9,8,6	No	3	Low	Multiple attachments @ 2' with included bark; twig dieback; thin canopy.
1555	Valley oak	13	No	3	Low	Leans S.; thin canopy.
1556	Valley oak	10	No	2	Low	Bowed flat to S.; base outside of dripline.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1557	Valley oak	12	No	2	Low	Fence; codominant trunks @ 5'; bowed completely flat to S.
1558	Valley oak	8,8	No	2	Low	Fence; codominant trunks @ 2' with included bark; bowed completely flat to S.
1559	Valley oak	9	No	2	Low	Trunk & crown bowed flat to N.
1560	Valley oak	7	No	2	Low	Suppressed; narrow form.
1561	Valley oak	29	Yes	4	Moderate	Many small trunks grow together; otherwise good form; lacks vigor.
1562	Valley oak	6	No	4	High	Narrow form.
1563	Valley oak	8	No	3	Moderate	Crook @ 6'; one-sided to W.
1564	Valley oak	9	No	4	Moderate	Good form & structure; needs structural pruning to keep.
1565	Valley oak	9	No	3	Low	Codominant trunks @ 6'; sinuous trunk; lacks vigor.
1566	Valley oak	7	No	4	High	Good form & structure; mistletoe.
1567	Valley oak	8	No	4	High	Multiple attachments @ 5'; otherwise okay.
1568	Valley oak	10,9	Yes	3	Low	Codominant trunks @ 1' & 4'; 1' with included bark; thin canopy.
1569	Valley oak	11	No	3	Low	Codominant trunks @ 5'; one-sided to N.; small heavy lateral limbs.
1570	Valley oak	8	No	3	Moderate	Codominant trunks @ 8' & 9'; narrow crown.
1571	Coast live oak	15,13,10,9	Yes	5	High	Off-site; **no tag**; series of codominant trunks attachments; dense round crown.
1572	Valley oak	13,12,11,9, 8	Yes	3	Low	Multiple attachments from base to 3'; several with included bark; low branching; near tree #1430.
1573	Valley oak	15	No	4	High	Multiple attachments @ 6'; forming vase-shaped crown; near tree #1430.
1574	Valley oak	15	No	4	High	Codominant trunks @ 6'; near tree #1430.

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1575	Valley oak	19,16,13	Yes	2	Low	Edge of drainage swale; multiple attachments @ 2' to 4'; separated leaving open center.
1576	Coast live oak	12,10,9,6	Yes	4	Moderate	Edge of creek; multiple attachments @ base; vertical & bowed.
1577	Valley oak	8	No	4	Moderate	High thin vase-shaped crown.
1578	Valley oak	7	No	3	Low	Near tree #1461; slight lean S.; high crown; small crown.
1579	Coast live oak	12	No	3	Low	In front of tree #1506; codominant trunks @ 6'; poor attachment; one-sided to E.
1580	Coast live oak	7	No	2	Low	Suppressed.
1581	Valley oak	10	No	4	Moderate	Mass of mistletoe low in canopy; codominant trunks @ 8'; lacks vigor.
1582	Valley oak	8,6	No	3	Low	Codominant trunks @ 3'; bleeding on lower trunk.
1583	Valley oak	8	No	4	Moderate	Codominant trunks @ 8'; thin canopy.
1584	Valley oak	11,6	No	4	Moderate	Codominant trunks @ 1'; okay form; thin canopy.
1585	Coast live oak	10,6,5,5	No	3	Low	Multiple attachments @ 3'; small valley oak #1564 @ base; poor form.
1597	Valley oak	64	Yes	4	Moderate	Huge tree; multiple attachments @ 10'; N. side of crown with gap in crown; nice canopy.
1598	Blackwood acacia	8,7,5,4,4,4,	No	1	Low	Multiple attachments @ base; ext. twig & branch dieback.
1599	Blackwood acacia	11	No	1	Low	All but dead.
1604	Blackwood acacia	10,4	No	2	Low	Codominant trunks @ base; ext. twig dieback; just poor.
1605	Glossy privet	12,7,7	Yes	3	Low	Multiple attachments @ base; E side of crown very thin with twig dieback.
1606	Fruitless mulberry	21	Yes	2	Low	Huge basal cavity; decay throughout trunk & scaffolds.
1607	Fruitless mulberry	22	Yes	2	Low	Basal wounds; trunk decay; twig & branch dieback.

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1608	Modesto ash	22	Yes	3	Low	One-sided to W; codominant trunks @ 5'; long trunk wound; heavy lateral limbs.
1609	Modesto ash	23	Yes	3	Low	Okay tree; heavy lateral limb to E.; twig dieback.
1611	Valley oak	24	Yes	4	Moderate	Codominant trunks @ 4' with included bark; good form; may be on property line.
1612	Evergreen pear	8	No	4	Moderate	Off-site but almost entire crown hangs into project; base of trunk next to fence.
1613	English walnut	10,9,9	Yes	2	Low	Multiple attachment arise from Calif. black walnut stock @ 3'; 10" stem dead; ext. twig & branch dieback.
1614	Valley oak	11	No	3	Low	Codominant trunks @ 7'; thin canopy.
1615	Valley oak	14	No	4	Moderate	Codominant trunks @ 5'; 1 stem vertical; 2nd leans N.
1616	Valley oak	12	No	4	Moderate	Multiple attachments @ 5', round form.
1617	Valley oak	10	No	4	High	Okay form; thin canopy.
1618	Valley oak	9,9	Yes	3	Low	Codominant trunks @ 1' with included bark; looks okay now but not good structure for the future.
1619	Valley oak	10	No	4	Moderate	Codominant trunks @ 11'.
1620	Valley oak	11	No	5	High	Good young tree; swollen base.
1621	Valley oak	10	No	3	Low	Codominant trunks @ 6' with included bark; thin canopy.
1622	Valley oak	13	No	4	Moderate	Fence; codominant trunks @ 6'; nice rounded form.
1623	Coast live oak	16,14,14,7	Yes	3	Low	Multiple attachments @ 1' with included bark; 16" stem vertical & multiple attachments @ 8'; 1 14" stem grows thru fence; 2nd 14" leans W.; dense crown.
1625	Italian cypress	14	No	5	High	Nice tree.
1626	Coast live oak	15,14,13	Yes	4	Moderate	Series of codominant attachments low on trunk; separating; dense canopy hangs to ground.

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1627	Deodar cedar	13	No	3	Low	Leaning & one-sided to SE.; large trunk wound @ base on W.; lost central leader.
1628	Coast live oak	20	Yes	4	Moderate	Crook in trunk; codominant trunks @ 7' with very wide attachment; dense canopy hangs to ground on all sides.
1629	Italian cypress	11	No	5	High	Nice tree.
1630	Valley oak	18,17,12,9	Yes	3	Low	V-trimmed for overhead lines; codominant trunks @ 1', 3' & 4'; one-sided to W.
1631	Monterey pine	22	Yes	3	Low	Lost central leader high in crown; no basal flare.
1632	Monterey pine	26	Yes	3	Low	Leaning & one-sided to E.; low laterals with broad sweep upright; engulfed by poison oak.
1633	Coast live oak	15,11	Yes	4	Moderate	Codominant trunks @ base; upright.
1634	Coast live oak	15	No	4	Moderate	Good young tree; leans E.
1635	Arroyo willow	10,8,8,7,7, 7,6,6,5	Yes	3	Low	Multiple attachments @ base; forming @ dense thicket.
1636	Valley oak	14	No	4	Moderate	Bowed NE.
1637	Valley oak	7	No	4	Moderate	Near #912; multiple attachments @ 4'; nice canopy.
1638	Coast live oak	6	No	3	Low	Near #927; leans N.
1639	Valley oak	6	No	2	Low	Near #927; suppressed.
1640	Coast live oak	7	No	4	Moderate	Near #931; sweeps upright from base; narrow form.
1641	Valley oak	6	No	2	Low	Near #929; suppressed.
1642	Valley oak	6	No	5	High	Near #1561; fence; good young tree.
1643	Valley oak	6	No	3	Moderate	Near #1564; very narrow form.
1644	Valley oak	6	No	3	Moderate	Near #1562; small crown; slight lean N.
1645	Valley oak	6,5	No	3	Low	Near #1614; stump sprouts; both vertical.
1646	Coast live oak	6,3,3,3	No	4	Moderate	Near #1614; fence; multiple attachments @ base; big shrub.
1647	Coast live oak	6,5,5,5,4	No	4	Moderate	Near #1615; multiple attachments @ base; fence; big shrub.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1648	Valley oak	6	No	3	Low	Near #1621; small; lacks central leader.
1649	Valley oak	7,3	No	3	Low	Near #950; codominant trunks @ 9'; separated.
1650	Valley oak	8	No	4	Moderate	Near #950; okay form; codominant trunks @ 10'.
1651	Valley oak	6	No	2	Low	Near #950; crowded; thin canopy; multiple attachments @ 10'.
1652	Valley oak	10	No	2	Low	Near #950; poor structure; codominant trunks @ 5'; one-sided to E.
1653	Valley oak	8	No	2	Low	Near #1570; suppressed; one-sided to W.
1654	Valley oak	8	No	3	Low	In center of #1585; codominant trunks @ 7'; narrow form.
1655	Coast live oak	6	No	3	Low	Near #1464; crowded; very narrow form.
1656	Valley oak	10	No	3	Low	Near #1464; slight lean S.; thin canopy.
1657	Valley oak	6	No	3	Low	Near #1464; okay form; thin canopy.
1658	Valley oak	7	No	3	Low	Near #1464; codominant trunks @ 4'; scraggly.
1659	Valley oak	6	No	3	Low	Near #1464; codominant trunks @ 7'; scraggly.
1660	Coast live oak	6,4	No	3	Low	Near #1464; codominant trunks @ base; poor form & structure.
1661	Coast live oak	6	No	3	Low	Near #1458; partly corrected lean S.; high crown.
1662	Valley oak	6	No	3	Low	Near #1460; one-sided to W.
1663	Valley oak	6	No	3	Low	Near #1454; leans W.; base outside of dripline.
1664	Coast live oak	12,7	Yes	3	Low	Near #1452; multiple attachments @ base; 2 small stems have grown together to form the 12"; twist; one-sided to E.
1665	Valley oak	7	No	3	Low	Near #1452; codominant trunks mid-way; high crown.
1666	Coast live oak	8	No	4	Moderate	Near #1452; slight lean SE.
1667	Coast live oak	8	No	4	Moderate	Near #1452; multiple attachments @ 7'.
1668	Coast live oak	7	No	3	Low	Near #1452; sweeps upright from base to E.
1669	Coast live oak	6	No	5	High	Below crown of #1451; otherwise good.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1670	Coast live oak	6	No	4	Moderate	Below crown of #1451; one-sided to W.
1671	Coast redwood	8	No	5	High	Near #1450; edge of pavement; good form & structure.
1672	Blue gum	29	Yes	2	Low	Near #1450; fence; topped; one-sided to N.; high crown.
1673	Arroyo willow	15,9	Yes	2	Low	Near #1450; codominant trunks @ base; 15" stem leans E.; 9" topped; engulfed by ivy.
1674	Arroyo willow	6	No	2	Low	Near #1450; leans S.; base outside of dripline.
1675	Coast live oak	8	No	3	Low	Near #1576; bowed flat to N.
1676	Coast live oak	10,9,7,7	Yes	4	Moderate	Near #1451; multiple attachments @ base; okay form.
1677	Coast live oak	6,5	No	3	Low	Near #925; codominant trunks @ base; leans E.
1678	Valley oak	6	No	5	High	Near #978; good young tree.
1679	Calif. black walnut	6,6,5,4	No	3	Low	Near #978; multiple attachments @ 1' from stump; rangy.
1680	Aleppo pine	15	No	2	Low	Near #980; @ base of property line; one-sided to S.; poor form & structure; topped for overhead lines.
1681	Calif. black walnut	7,6,5,4,4	No	2	Low	Near #987; stump sprouts; poor form.
1682	Flowering plum	8,7,6,5,5,4,	No	2	Low	Near #1402; @ fence; poor form & structure.
1683	Glossy privet	9,9,8	Yes	3	Low	Near #1404; @ property line; typical form & structure.
1684	Coast live oak	6,6	No	3	Low	Near #1480; codominant trunks @ 2' with poor attachment; big shrub.
1685	Coast live oak	8	No	3	Low	Behind #1495; codominant trunks @ 7'; engulfed by poison oak.
1686	Coast live oak	6	No	2	Low	Behind #1495; suppressed.
1687	Coast live oak	13,12,6	Yes	3	Low	Near #1495; multiple attachments @ 3'; one-sided with slight lean S.
1688	Coast live oak	8	No	3	Low	Near #1505; growing thru canopy of #1504.
1689	Coast live oak	6	No	2	Low	Near #1505; leans E. with gap in canopy.
1690	Coast live oak	8	No	2	Low	Near #1505; leans E. with gap in canopy.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1691	Coast live oak	6	No	2	Low	Near #1505; leans S. with gap in canopy.
1692	Coast live oak	8	No	2	Low	Near #1505; upright with small narrow form.
1693	Coast live oak	7,5	No	4	Moderate	Near #1505; codominant trunks @ 2'; 7" stem vertical; 5" a low branch.
1694	Valley oak	13	No	3	Low	Near #1506; multiple attachments @ 7' with poor attachment; separating; thin canopy.
1695	Coast live oak	7	No	5	High	Near #1506; narrow form; good young tree.
1696	Coast live oak	13,7	Yes	4	Moderate	Near #1506; codominant trunks @ 4' with included bark; 13" stem with multiple attachments @ 6'; one-sided to S.
1697	Calif. black walnut	7,5	No	4	Moderate	Near #1506; codominant trunks @ 2'; multiple attachments @ 5'; one-sided to E.
1698	Coast live oak	13,8	Yes	3	Moderate	Near #1506; codominant trunks @ 3'; 13" stem vertical; multiple attachments @ 6'; 8" leans NE.
1699	Coast live oak	6,4,3	No	3	Low	Near #1525; multiple attachments @ 1'; one-sided with slight lean N
1700	Coast live oak	7	No	3	Low	Near #1528; leaning & one-sided to SE.
1701	Valley oak	7	No	2	Low	Near #1528; small crown; somewhat flat form.
1702	Coast live oak	6	No	4	Moderate	Near #1534; partly suppressed; otherwise good young tree.
1703	Valley oak	6	No	3	Low	Near #1536; below canopy.
1704	Valley oak	6	No	3	Low	Near #1536; intermediate; small flat form.
1705	Valley oak	12	No	5	High	Near #1536; good young tree.
1706	Valley oak	8	No	4	Moderate	Near #1615; inside fence; **no tag**; codominant trunks @ 6'; could be a good tree.
1707	Valley oak	7,7,6	No	3	Low	Near #1623; inside fence; **no tag**; multiple attachments @ base; vertical.
1708	River red gum	19	Yes	1	Low	Near #1420; poor form & structure; collapsing.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1709	Flowering plum	9,6,5,4,3,3	No	2	Low	Near #1422; poor form & structure.
1710	Valley oak	12	No	5	High	Near #1422; good young tree.
1711	Valley oak	7	No	5	High	Near #1427; good young tree.
1712	River red gum	28	Yes	3	Low	Near #1427; codominant trunks @ 4' with included bark; multiple attachments @ 7'.; separating.
1713	Valley oak	8	No	4	Moderate	Near #1573; narrow form.
1714	Valley oak	9	No	4	Moderate	Near #1573; sinuous trunk; good tree.
1715	Valley oak	10	No	4	Moderate	Near #1574; slight lean E.
1716	Purpleleaf plum	7,6,5,5,4	No	3	Low	Near #1574; nice dense canopy but poor structure.
1717	London plane	20	Yes	4	Moderate	W. of #1575; **tag on fence**; 2' behind fence; one-sided to E.
1718	Deodar cedar	14	Yes	4	Moderate	W. of #1575; **tag on fence**; 1' behind fence; narrow form; lost central leader @ top.
1719	Deodar cedar	17	Yes	4	Moderate	W. of #1575; **tag on fence**; 2' behind fence; typical form & structure; lost central leader @ top.
1720	Flowering plum	6	No	3	Low	W. of #1575; partially corrected lean N.
1721	Raywood ash	20	Yes	1	Low	W. of #1575; poor form & structure; ext. twig & branch dieback; most of crown over project.
1722	Coast live oak	6	No	2	Low	Near #1636; suppressed.
1723	Coast live oak	10,7	No	4	Moderate	Near #1636; codominant trunks @ base; 10" stem codominant trunks @ 7'; 7" stem bowed N.
1724	Coast live oak	11	No	5	High	W. of #1634; good young tree.
1725	English walnut	6	No	5	High	W. of #1634; good young tree.
1726	Valley oak	9	No	5	High	W. of #1634; good young tree.
1727	Coast live oak	18	Yes	5	High	W. of #1634; good form & structure.
1728	Coast live oak	14	No	3	Low	W. of #1634; inside swale; exposed roots; codominant trunks @ 6' & 8'.

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1729	Coast live oak	12	No	4	Moderate	W. of #1634; corrected lean N.; codominant trunks @ 7'; multiple attachments @ 9'.
1730	Valley oak	9	No	4	Moderate	W. of #1634; good young tree; one-sided to E.
1731	Coast live oak	10,9	Yes	4	Moderate	W. of #1634; codominant trunks @ 1'; crowded.
1732	Coast live oak	12	No	4	Moderate	W. of #1634; next to #1733; one-sided to N.; codominant trunks @ 5'.
1733	Coast live oak	10	No	3	Moderate	W. of #1634; behind #1732; one-sided to S.; crowded.
1734	Valley oak	6	No	4	Moderate	W. of #1634; swale; good young tree; one-sided to W.
1735	Coast live oak	6	No	4	Moderate	W. of #1634; base of fence; partially corrected lean N.
1736	Arroyo willow	13,11,8,7,7,4	Yes	2	Low	W. of #1634; swale; multiple attachments @ base; spread apart.
1737	Coast live oak	17	No	4	Moderate	W. of #1634; edge of swale; codominant trunks @ 10'.
1738	Valley oak	6	No	3	Low	W. of #1634; growing thru canopy of #1737; narrow form.
1739	Coast live oak	9	No	4	Moderate	E. of #1674; edge of swale; partially corrected lean N.; good young tree.
1740	Coast live oak	9	No	5	High	E. of #1674; good young tree.
1741	Cottonwood	7,4	No	2	Low	E. of #1674; swale; poor form & structure.
1742	Coast live oak	6	No	3	Moderate	E. of #1674; crowded; narrow form.
1743	Coast live oak	10	No	3	Low	E. of #1674; crowded; codominant trunks @ 5'.
1744	Coast live oak	9	No	3	Moderate	E. of #1674; swale; one-sided to N.; crook @ 7'.
1745	Coast live oak	10,9	Yes	3	Low	E. of #1674; codominant trunks @ base; @ fence; crowded.
1746	Coast live oak	12,7	Yes	3	Moderate	E. of #1674; codominant trunks @ base; swale; high crown.
1747	Coast live oak	12,11,10,9,8	Yes	3	Moderate	E. of #1674; swale; multiple attachments @ base; vertical & leaning; canopy intact.
1748	Coast redwood	21	Yes	4	Moderate	E. of #1674; good form & structure; thin canopy.
1749	Coast redwood	19	Yes	4	Moderate	E. of #1674; good form & structure; thin canopy.

Tree Assessment

Merritt Property
The Foothill Boulevard Holding Company
Pleasanton CA
July 2019

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1750	Coast redwood	23	Yes	4	Moderate	E. of #1674; good form & structure; thin canopy.
1751	Coast live oak	8	No	3	Low	E. of #1674; leans N.; base outside of dripline.
1752	Valley oak	7	No	3	Low	E. of #1674; bowed N.; flat form.
1753	Coast live oak	6	No	4	Low	E. of #1674; narrow form; crowded.
1754	Valley oak	19	Yes	3	Low	Codominant trunks @ 5'; very thin crown; epicormic growth; twig dieback; under power lines.
1755	Coast live oak	21,15	Yes	3	Moderate	Codomnant trunks @ 3'; 15" stem is horizontal to N.; pruned to clear overhead lines; good vigor.
1756	Coast redwood	28	Yes	5	High	**No tag;** couldn't access trunk; excellent health & structure.
1757	Coast redwood	25	Yes	5	High	**No tag;** couldn't access trunk; excellent health & structure.
1758	Western sycamore	15	No	3	Moderate	**No tag;** couldn't access trunk; bows over sidewalk to SW.
1759	Western sycamore	14	No	3	Low	Poor form; trunk wounds; bows to SW.; under power lines.
1760	Valley oak	10	No	3	Low	Codominant trunks @ 6' with seam below attachment; one codominant stem bows over road to W.; under power lines.
1761	Sweetgum	6	No	4	High	Excellent form & structure.
1762	Coast live oak	6	No	3	Low	Single stem; leans W.; under power lines.
1763	Sweetgum	7	No	4	High	Excellent form & structure.
1764	Valley oak	20	Yes	4	Low	Codominant trunks @ 7' with wide attachment; good vigor; under power lines.
1765	Sweetgum	9	No	4	Moderate	Good upright form; one-sided to E.; multiple attachments @ 18'.
1766	Sweetgum	9	No	4	High	Excellent form & structure.
1767	Valley oak	17,17	Yes	4	Moderate	Codominant trunks @ base; stem on W. bowed over road with trunk wound; under power lines.

Tree Assessment

Merritt Property
The Foothill Boulevard Holding Company
Pleasanton CA
July 2019

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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1768	Valley oak	23,16,13	Yes	3	Low	Multiple attachments @ base; twig & branch dieback; 23" stem has pruning wound with decay on N.; topped under power lines.

Tree Assessment Plan

Merritt Property
Pleasanton, CA

Prepared for:
The DeSilva Group
Dublin, CA

June 2018

No Scale

Notes:
Base map provided by:
Ruggeri-Jensen-Azar & Associates
Pleasanton, CA

Driplines and numbered tree locations are approximate.

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PCJ Real Estate Advisors, LLC

DATE: May 19, 2023

TO: Mr. Matt Gruber
Landscape Architect
City of Pleasanton
123 Main Street
Pleasanton, CA 94566
mgruber@cityofpleasantonca.gov

CC: Eric Luchini, Senior Planner, City of Pleasanton
Ellen Clark , Director of Community Planning, City of Pleasanton
Jim Summers, Foothill Boulevard Holding Company, LLC

FROM: Patrick Costanzo, Jr.

RE: Request to Provide a More Recent and Updated Tree Report included on Page 8 in the City of Pleasanton's March 13, 2023 Notice of Incomplete Application for the Merritt Property

Pursuant to the request identified above, attached please find an updated Arborist Report and Tree Survey for the Merritt Property dated April 2023, prepared by Hortscience/Bartlett.

Please let me know if you have any questions. I can be reached at (408)888-4224 or patcjr@comcast.net.

Thank You

BIOLOGICAL RESOURCES ANALYSIS REPORT

FOR THE

MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RECEIVED
12/27/2022
PUD-147, P22-1089, Trac
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Prepared for:
FOOTHILL BOULEVARD HOLDING COMPANY, LLC
PO Box 2922
Dublin, California 94568

Prepared by:
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NOVEMBER 2022

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ATTACHMENT 2 TABLES

Table 1	Plant and Wildlife Species Observed Within/Adjacent to the Property
Table 2	Special-Status Species Occurring Within/Adjacent to the Property

ATTACHMENT 3 SITE PHOTOGRAPHS

This report should be cited as: Olberding Environmental, Inc. November 2022. *Biological Resources Analysis Report for the Merritt Property, City of Pleasanton, Alameda County, California*. Prepared for Foothill Boulevard Holding Company, LLC.

SUMMARY

On August 26, 2021, Olberding Environmental, Inc. conducted a field reconnaissance survey of the Merritt Property (Property) for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints associated with the Property. Additional protocol level California red-legged frog (CRLF) (*Rana draytonii*) surveys were conducted from March through May 2022. The Property surveyed is comprised of approximately 49.38 acres within the City of Pleasanton, Alameda County, California.

The reconnaissance survey was conducted simultaneously with a jurisdictional delineation of the Property. Results of the delineation were verified by the Army Corps of Engineers (Corps) in 2022 indicating that the Property contains wetlands/waters that are considered jurisdictional by the Corps, Regional Water Quality Control Board (RWQCB), and/or the California Department of Fish and Wildlife (CDFW). Results of the verified jurisdictional delineation survey identified nine aquatic features. Two of these features (one intermittent drainage and one ephemeral drainage) were determined to fall under the Corps' jurisdiction and total 0.03 acre (ac) and 315 linear feet (lnft). The remaining seven ephemeral features were all determined to be non-Corps jurisdictional features and total 0.16 ac and 2,013 lnft. However, these features would still fall under the jurisdiction of the State of California and the RWQCB.

A query of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the California Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) showed that ten special-status species have a low to moderate potential to occur on the Property. This includes four plant species, two invertebrates, three birds, and one mammal species. The special-status plant species with a potential to occur include bent-flowered fiddleneck (*Amsinckia grandiflora*), big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), Mount Diablo fairy-lantern (*Calochortus pulchellus*), and Santa Cruz tarplant (*Holocarpha macradenia*). These species all have the potential to occur within the annual grassland habitat found throughout the Property. It is recommended that targeted botanical surveys be conducted for these species sometime between April and June, within one year of the start of construction.

The two invertebrate species with a potential to occur on the Property are the Crotch bumble bee (*Bombus crotchii*) and the western bumble bee (*Bombus occidentalis*). There are old but presumed extant CNDDB occurrences of these species within five miles of the Property, and the Property contains numerous flowering plant species that can provide nectar for these bees. It is recommended that an invertebrate survey be conducted in conjunction with the botanical survey to identify the presence or absence of these species.

It was determined that there is no potential for Alameda whipsnake (*Masticophis lateralis euryxanthus*) to occur on the Property. Finalized critical habitat "Unit 3" for the Alameda whipsnake is located to the west of the Property, but the annual grassland habitat located on the Property is regularly disked multiple times a year and does not contain any rock piles or outcroppings. Rock piles are an important habitat feature for this species as they provide cover and foraging potential. Given this information, it was determined that there is no suitable habitat for Alameda whipsnake, and they are presumed absent from the Property.

It was determined that there was potential for CRLF to occur on the Property within the intermittent drainage along the west side of Foothill Road. Protocol level surveys to determine the presence or absence of this species were conducted between March and May of 2022. The results of the surveys were negative; therefore, the species is presumed absent from the Property.

There is the potential for three special-status bird species to occur on the Property in a nesting and/or foraging manner. There are eight CNDDB occurrences of burrowing owl (*Athene cunicularia*) located within five miles of the Property. The Property supports potential burrowing and foraging habitat for this species, as there are numerous mammal burrows located within the annual grassland habitat. There is also the potential for northern harrier (*Circus hudsonius*) to occur on the Property. The nearest CNDDB occurrence of this species is located approximately 6.5 miles north of the Property. But there is the potential for this species to forage or nest among the annual grassland habitat found throughout the Property. Additionally, there is the potential for white-tailed kite (*Elanus leucurus*) to occur on the Property. There is one CNDDB occurrence of this species within five miles of the Property, and there is potential for the kite to forage throughout the annual grassland habitat. However, due to the lack of any marshes, lakes, rivers, or ponds in the immediate vicinity, it is unlikely that this species would nest on the Property. It is recommended that a pre-construction avian survey be conducted if construction-related activities take place during the nesting season (February through August). Additionally, pre-construction burrowing owl surveys should be conducted prior to any construction-related activities.

There are three CNDDB occurrences of pallid bat (*Antrozous pallidus*) within five miles of the Property. The annual grassland habitat located throughout the Property provides potential foraging habitat for this bat species. In addition, the bats may roost within the old orchard trees, or oak woodland habitat that occurs on the Property. When project construction-related activities such as tree removal take place it is recommended that a bat habitat assessment be conducted by a qualified bat biologist during seasonal periods when bats are active to determine suitability of the on-site habitat. If special-status bat species are discovered, construction activities may be timed to minimize impacts and additional mitigation may be required.

Finally, because trees are to be removed from the Property, a tree survey was conducted, per the City of Pleasanton Code of Ordinance (Chapter 17.16 – Tree Preservation). This survey and accompanying report were completed by Hortscience/Bartlett Consulting in August of 2019.

1.0 INTRODUCTION

Olberding Environmental, Inc. has conducted a biological resources analysis (biological constraints assessment) of the Merritt Property, located in the City of Pleasanton, Alameda County, California. This biological resources analysis includes a review of pertinent literature on relevant background information and habitat characteristics of the site. Our review includes researching existing information contained in an IPaC provided by the USFWS, occurrences within the CNDDB maintained by the CDFW, and the CNPS *Inventory of Rare and Endangered Vascular Plants of California*. Also included was a review of information related to species of plants and animals that could potentially utilize the described habitats identified on and immediately surrounding the Property. To assist in the assessment, a field reconnaissance investigation and wetland delineation of the Property was conducted on August 26, 2021, and protocol level CRLF surveys were conducted from March through May 2022. This report documents the methods, results, and conclusions for the reconnaissance-level survey associated with the biological resources analysis for the Property and includes the results from the verified wetland delineation and the protocol level CRLF surveys.

2.0 LOCATION

The Property is an infill property located in the County but surrounded by property in the City of Pleasanton, Alameda County, California, approximately 2 miles south of Interstate 580 (I-580) and immediately adjacent to southbound Interstate 680 (I-680). The Property is bounded by residential development on the north and south, open oak woodland on the west, and I-680 on the east.

Attachment 1, Figure 1 depicts the regional location of the Property in Alameda County, while Attachment 1, Figure 2 illustrates the vicinity of the Property in relationship to the City of Pleasanton. Attachment 1, Figure 3 identifies the location of the Property on the Dublin USGS 7.5” Quadrangle. An aerial photograph of the Property has been included as Attachment 1, Figure 4.

Access to the Property is provided from I-680. Take the Stoneridge Drive exit and head west for approximately 0.5 mile. Turn south onto Foothill Road and continue for approximately 1.7 miles and the Property will be on the left.

3.0 PROPERTY DESCRIPTION

The Property encompasses approximately 49.38 acres of land just outside the city limits of Pleasanton. The Property currently contains two residential homes in addition to two other structures and an abandoned walnut orchard. The Property consists of four parcels of land and a portion of the Foothill Road right-of-way. There are wooden fences running the length of the north and south boundaries of the Property, separating it from the adjacent residential development. There is a large, cement-block sound wall that borders the west portion of the Property and separates it from I-680. The west boundary consists of the edge of the City's right-of-way for Foothill Road. Beyond this right-of-way is largely undeveloped oak woodland that slopes up to the Pleasanton Ridge open area.

The Property contains five habitat types consisting of intermittent drainage, ephemeral drainages, developed, non-native annual grassland, and oak woodland. A large portion of the non-native annual grassland area consists of an abandoned walnut orchard. Approximately half of the original English walnut trees (*Juglans regia*) have died since irrigation ceased, but there are still many living walnut trees across the Property that provide an intermittent canopy over the grassland. Other dominant species observed within the non-native annual grassland areas include wild oat (*Avena fatua*), rattail sixweek grass (*Vulpia myuros*), and black mustard (*Brassica nigra*). Annual grassland habitat located on the Property is highly disturbed and is disked regularly multiple times a year for weed abatement and County required fire abatement. This is due to the Property's location between two existing residential neighborhoods.

The ephemeral drainages were largely unvegetated and incised; however, the banks of these features were vegetated similar to the grassland habitat. The developed areas consisted of Foothill Road, two residential homes and the surrounding landscaped area, two other outbuildings, and gravel driveways leading to the structures. The oak woodland habitat is located along the west boundary of the Property, west of Foothill Road. Valley oak (*Quercus lobata*) and coast live oak (*Quercus agrifolia*) were the dominate species within these woodlands, with scattered Fremont's cottonwood (*Populus fremontii*) and other woody species.

The western portion of the Property is at the base of low hills sloping down from Pleasanton Ridge while the eastern portion of the Property is generally flat. The elevation ranges from approximately 450 feet above sea level on the west side of Foothill Road, to approximately 320 feet above sea level in the southeast corner of the Property. The two residential structures within the Property are located at the top of Property on the east side of Foothill Road, while the two other outbuildings sit below the house at the northwest corner of the Property.

There are nine drainage features within the Property. Generally, water flows from the northwest of the Property towards the southeast through these drainages, in addition to general sheet-flow across the flat grassland areas. All of the drainages are incised due to the highly erosive soils that are found throughout much of the Property.

4.0 REGULATORY SETTING

4.1 Federal Regulatory Setting

4.1.1 Plants and Wildlife

The federal Endangered Species Act (ESA) of 1973 (16 USC 1531 et seq., as amended) prohibits federal agencies from authorizing, permitting, or funding any action that would result in biological jeopardy to a plant or animal species listed as Threatened or Endangered under the Act. Listed species are taxa for which proposed and final rules have been published in the Federal Register (USFWS 2022a). If a proposed project may jeopardize listed species, Section 7 of the ESA requires consideration of those species through formal consultations with the USFWS. Federal Proposed species (USFWS 2022b) are species for which a proposed listing as Threatened or Endangered under ESA has been published in the Federal Register. If a proposed project may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS. The USFWS defines federal Candidate species as "those taxa for which we have on file sufficient information on biological vulnerability and threats to support issuance of a proposed rule to list, but issuance of the proposed rule is precluded by other higher priority listing actions" (USFWS 2022b). Federal Candidate species are not afforded formal protection, although USFWS encourages other federal agencies to give consideration to Candidate species in environmental planning.

4.1.2 Wetlands/Waters

The federal government, acting through the Corps and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by §404 of the Clean Water Act (CWA) and §10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Properties that cause the discharge of dredged or fill material into waters of the United States require permitting by the Corps. Actions affecting small areas of jurisdictional waters of the United States may qualify for a Nationwide Permit (NWP), provided conditions of the permit are met, such as avoiding impacts to threatened or endangered species or to important cultural sites. Properties that affect larger areas or which do not meet the conditions of an NWP require an

Individual Permit. The process for obtaining an Individual Permit requires a detailed alternatives analysis and development of a comprehensive mitigation/monitoring plan.

Waters of the United States are defined as territorial seas and traditionally navigable waters, tributaries, lakes and ponds, and impoundments of jurisdictional waters, and adjacent wetlands. Under federal regulation, wetlands are defined as areas that are inundated or saturated by surface of groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (33 CFR Part 328.3(c)(16)). Wetlands generally include swamps, marshes, bogs, and similar areas. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high water mark and thus also meets the wetland hydrology and hydric soil criteria.

Navigable waters include all waters subject to the ebb and flow of the tides, including the open ocean, tidal bays, and tidal sloughs. Navigable waters also include some large, non-tidal rivers and lakes, which are important for transportation in commerce. The jurisdictional limit over navigable waters extends laterally to the entire water surface and bed of the waterbody landward to the limits of the mean high tide line. For non-tidal rivers or lakes, which have been designated (by the Corps) to be navigable waters, the limit of jurisdiction along the shoreline is defined by the ordinary high water mark. “Other waters” refer to waters of the United States other than wetlands or navigable waters. Other waters include streams and ponds, which are generally open water bodies and are not vegetated. Other waters can be perennial or intermittent water bodies and waterways. The Corps regulates other waters to the outward limit of the ordinary high water mark. Streams should exhibit a defined channel, bed and banks to be delineated as other waters.

The Corps does not generally consider “non-tidal drainage and irrigation ditches excavated on dry land” to be jurisdictional waters of the United States (and such ditches would therefore not be regulated by the Corps (33 CFR Parts 320-330, November 13, 1986). Other areas generally not considered jurisdictional waters include: 1) artificially irrigated areas that would revert to upland habitat if the irrigation ceased; 2) artificial lakes and ponds created by excavating and/or diking of dry land to collect and retain water, used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing; 3) waste treatment ponds; 4) ponds formed by construction activities including borrow pits until abandoned; and 5) ponds created for aesthetic reasons such as reflecting or ornamental ponds (33 CFR Part 328.3). However, the preamble also states “the Corps reserves the right on a case-by-case basis to determine that a particular waterbody within these categories” can be regulated as jurisdictional water. The EPA also has authority to determine jurisdictional waters of the U.S. on a case-by-case basis. Riparian habitat that is above the ordinary high water mark and does not meet the three-parameter criteria for a wetland would not be regulated as jurisdictional waters of the United States.

4.1.3 Migratory Bird Treaty Act

Raptors are migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. Implementation of the take provisions requires that Property-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (generally February 1 – September 1, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend, is considered "taking" and is potentially punishable by fines and/or imprisonment. Such taking would also violate federal law protecting migratory birds (e.g., MBTA).

4.1.4 Federal Bald and Golden Eagle Protection Act

In addition to protection under the MBTA, both the bald eagle and the golden eagle are also protected by the Bald and Golden Eagle Protection Act of 1940 (16 U.S.C. 668-668c). The Bald and Golden Eagle Protection Act, and amended several times since being enacted in 1940, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" bald or golden eagles, including their parts, nests, or eggs (USFWS 2007). The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb" (USFWS 2007).

For purposes of these guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior" (USFWS 2007).

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment (USFWS 2007).

4.2 State Regulatory Setting

4.2.1 Plants and Wildlife

Property permitting and approval requires compliance with California Environmental Quality Act (CEQA), the 1984 California Endangered Species Act (CESA), and the 1977 Native Plant Protection Act (NPPA). The CESA and NPPA authorize the California Fish and Game Commission to designate Endangered, Threatened and Rare species and to regulate the taking of these species (§§2050-2098, Fish & Game Code). The California Code of Regulations (Title 14, §670.5) lists animal species considered Endangered or Threatened by the State.

The Natural Heritage Division of the CDFW administers the state rare species program. The CDFW maintains lists of designated Endangered, Threatened, and Rare plant and animal species (CDFW 2022a and 2022b). Listed species either were designated under the NPPA or designated by the Fish and Game Commission. In addition to recognizing three levels of endangerment, the CDFW can afford interim protection to candidate species while they are being reviewed by the Fish and Game Commission.

The CDFW also maintains a list of animal species of special concern (CDFW 2022b), most of which are species whose breeding populations in California may face extirpation. Although these species have no legal status, the CDFW recommends considering them during analysis of proposed property impacts to protect declining populations and avoid the need to list them as endangered in the future.

The California Fish & Game Code §3503, 3503.5, and 3513 cover native bird protection. Mitigation for avoidance of impacts to nesting birds are typically necessary to comply with these Sections of the Fish and Game Code in CEQA and other permitting documents.

Under provisions of §15380(d) of the CEQA Guidelines, the CEQA lead agency and CDFW, in making a determination of significance, must treat non-listed plant and animal species as equivalent to listed species if such species satisfy the minimum biological criteria for listing. In general, the CDFW considers plant species on List 1A (Plants Presumed Extinct in California), List 1B (Plants Rare, Threatened, or Endangered in California and elsewhere), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994) as qualifying for legal protection under §15380(d). Species on CNPS Lists 3 or 4 may, but generally do not, qualify for protection under this provision.

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species and CDFW Species of Special Concern, areas of high biological diversity, areas providing important wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDB working list of "high priority" habitats (i.e., those habitats that are rare or endangered within the borders of California) (Holland 1986).

4.2.2 Wetlands/Waters

The RWQCB regulates activities in wetlands and other waters through §401 of the Clean Water Act and the Porter-Cologne Act. Section 401 requires a state water quality certification for properties subject to 404 regulations. Requirements of the certification include mitigation for loss of wetland habitat. In the San Francisco Bay region, the RWQCB may identify additional wetland mitigation beyond the mitigation required by the Corps. California Fish and Game Code §§1600-1607 require the CDFW be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFW has the discretion to execute a Streambed Alteration Agreement. The CDFW defines a stream as follows:

> *"... a body of water that flows at least periodically...through a bed or channel having banks and supporting fish and other aquatic life. This includes watercourses having a subsurface flow that supports or has supported riparian vegetation."*
>
> (Source: Streambed Alteration Program, California Department of Fish and Wildlife, 2016).

In practice, CDFW authority is extended to any "blue line" stream shown on a USGS topographic map, as well as unmapped channels with a definable bank and bed. Wetlands, as defined by the Corps, need not be present for CDFW to exert authority.

4.2.3 California Environmental Quality Act

According to Appendix G of the CEQA (CEQA 2022) Guidelines, a proposed project would have a significant impact on biological resources if it would:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW and USFWS?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

4.3 Local Regulatory Setting

4.3.1 City of Pleasanton – Chapter 17.16 – Tree Preservation

The City of Pleasanton Code of Ordinance 17.16.010 Permit – Required

A. No person shall remove, destroy or disfigure, any heritage tree growing within the city without a permit except as provided in this chapter.

B. Normal maintenance pruning of heritage trees shall not require a permit but shall in all cases be in conformance with the guidelines in Section 17.16.080. Pruning which, in the reasonable opinion of the director, varies from these guidelines shall be subject to fines and penalties as provided in Section 17.16.110 of this chapter. (Ord. 2165 § 1, 2017; Ord. 2019 § 1, 2011; Ord. 1737 § 1, 1998)

The City of Pleasanton Code of Ordinance 17.16.010 Permit – Procedure

A. Except as provided in Section 17.16.050 of this chapter, any person desiring to remove any heritage tree in the city shall make application to the director. Said application shall contain the number, species, size and location of heritage trees to be removed and a brief statement of the reason for removal as well as any other pertinent information the director may require. The permit, if granted, shall entitle the applicant to remove only those heritage trees designated by permit.

B. With the express permission of the property owner, the director may visit the property to inspect the heritage tree or trees in question, and the surrounding area and shall ascertain the following:

1. The condition of the heritage tree with respect to disease, general health, damage, public nuisance (seasonal leaf drop and release of seed pods is not a public nuisance), danger of falling, proximity to existing or proposed structures, interference with utility service and whether or not the heritage tree acts as host for a plant which is parasitic to another species of tree which is in danger of being exterminated by the parasite;

2. Whether the tree has a significant impact on the property;

3. The necessity to remove any heritage tree in order to construct any proposed improvements to allow for the economic enjoyment of the property;

4. The number of existing trees in the neighborhood or area on improved property and the effect removal would have upon the public health, safety, general welfare of residents and upon the property value and beauty of the area;

5. The topography of the land upon which the heritage tree or trees are situated and the effect of removal thereof upon erosion, soil retention and diversion or flow of surface waters;

6. Good forestry practices, i.e., the number of healthy trees that a given parcel of land will support.

C. The director may grant a permit for removal of heritage tree(s) if director determines the criteria of subsection B.1, 3, 4, 5 or 6, above, are satisfied. As a condition of granting a permit for removal, the director may require that the applicant: plant appropriate replacement tree(s); and irrigate for establishment of such tree(s). The director may require that the replacement tree(s) is climate adapted and may offer the applicant options on the species of such replacement tree(s) and shall determine the size of the tree(s) and the timeline for planting the tree(s). Finally, the director may refer the application to any city department or commission for review and recommendation. (Ord. 2216 § 2, 2021; Ord. 2192 § 2, 2019; Ord. 1737 § 1, 1998)

<u>The City of Pleasanton Code of Ordinance 17.16.050 New Property Development</u>

A. Any person desiring to remove one or more trees on any property in the city which is related to the development of such property requiring city approval or where any tree may be

affected by a proposed development shall include in the application to the appropriate city reviewing body as part of the regular application, the following:

1. Depending on the scope of the development, the director may require the applicant to provide a tree survey plan, including all trees which will be affected by the new development. The survey, noting all trees six inches in diameter and greater, shall specify the precise location of trunk and dripline, size, health and species of all existing trees on the property with a special notation of those classified as a heritage tree;

2. Depending on the scope of the development, the director may require the applicant to provide a tree report by a certified consulting arborist. The tree report, based on the findings of the tree survey plan and other necessary information, shall be used to determine the health of existing trees, the effects of the proposed development upon the trees, recommendations for any special precautions necessary for their preservation and shall also indicate which trees are proposed for removal;

> a. The director may require that the tree report include an appraisal of the condition and replacement value of all trees affected by the development. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the "Guide for Plant Appraisal" under the auspices of the International Society of Arboriculture. The appraisal shall be performed at the applicant's expense, and the appraiser shall be subject to the director's approval;

3. The tree survey plan and tree report (if any) shall be forwarded to the director, who shall indicate in writing which trees are recommended for preservation using the same standards set forth in Section 17.16.020 of this chapter. This report shall be made part of the staff report to the city reviewing body upon its consideration of the application for new property development;

4. The city reviewing body through its site and landscaping plan review shall endeavor to preserve all trees recommended for preservation by the director. The city reviewing body may determine that any of the trees recommended for preservation should be removed, if there is evidence submitted to it, that due to special site grading or other unusual characteristics associated with the property, the preservation of the tree(s) would significantly preclude feasible development of the property;

> a. If trees are approved for removal, mitigation may include, but is not limited to: (i) replacement planting with particular tree species, sizes and numbers; (ii) payment towards the city's urban forestry fund for the appraised value of all trees

removed from the site less the cost of installed trees, as determined by the director;

5. Approval of final site or landscape plans by the appropriate city reviewing body indicating which trees are to be removed shall constitute the approval and permit for the purpose of this chapter.

B. Depending on the scope of the development, the director may require that prior to acceptance of subdivision improvements or final inspection, the developer shall submit to the director a final tree report to be performed by a certified consulting arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees' health in relation to the initially reported condition of the trees and shall note any changes in the trees' numbers or physical conditions. The applicant will then be responsible for the loss of any tree not previously approved for removal. For trees which were not previously approved for removal but were in fact removed during construction, the developer shall pay a fine in the amount equal to the appraised value of the subject tree. The applicant shall remain responsible for the health and survival of all trees within the development for a period of one year following acceptance of the public improvements of the development.

C. Prior to the issuance of any permit allowing construction to begin, the applicant shall post cash, bond or other security satisfactory to the director, in the penal sum of greater of either $5,000.00 or the appraised value for each tree required to be preserved, up to a maximum of $100,000. The cash, bond or other security shall be retained for a period of one year following acceptance of the public improvements for the development or final inspection, as applicable, and shall be forfeited in an amount equal to the greater of either $5,000.00 per tree or the appraised value of the tree as a civil penalty in the event that a tree or trees required to be preserved are removed, destroyed or disfigured. The director may allow for an early release all or a portion of such cash, bond or other security in director's reasonable discretion.

D. An applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified consulting arborist.

E. Any decision by a city reviewing body under this section may be appealed pursuant to Chapter 18.144. (Ord. 2192 § 2, 2019; Ord. 2165 § 1, 2017; Ord. 1737 § 1, 1998)

5.0 METHODS OF ANALYSIS FOR GENERAL BIOLOGICAL RESOURCES

A special-status plant and wildlife species database search and review was conducted using the CNDDB and other sources. An additional search was conducted for special-status plants using CNPS *Inventory* on-line. Special-status species reports were accessed by searching the CNDDB database for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley USGS 7.5-minute quadrangles which surround the Property, and by examining those species that have been identified in the vicinity of the Property. These quadrangles will be henceforth noted as surrounding quads. The database report identified special-status species known to occur in the region or those that have the potential to occur in the vicinity of the Property. The CNDDB report was used to focus special-status species analysis of the site prior to the reconnaissance surveys.

Olberding Environmental biologists conducted a reconnaissance-level survey of the Property on August 26, 2021. The survey consisted of walking throughout the Property and evaluating the site and adjacent lands for potential biological resources. Existing conditions, observed plants and wildlife, adjacent land use, soils and potential biological resource constraints were recorded during the visit. Additional protocol level CRLF surveys were conducted from March through May 2022. Plant and wildlife species observed within and adjacent to the Property during the reconnaissance survey are listed in Attachment 2, Table 1. Site photographs are provided in Attachment 3 of this document. Attachment 1, Figure 9 shows where each site photo was taken.

The objectives of the field survey were to determine the potential presence or absence of special-status species habitat listed in the CNDDB database report and to identify any wetland areas that could be potentially regulated by the Corps, RWQCB, and/or CDFW (CNDDB 2022). In addition, the Olberding Environmental biologists looked for other potential sensitive species or habitats that may not have been obvious from the background database reports or research. Surveys conducted after the growing season or conducted outside of the specific flowering period for a special-status plant cannot conclusively determine the presence or absence of such plant species; therefore, site conditions and habitat type were used to determine potential for occurrence. When suitable habitat was observed to support a special-status plant or animal species, it was noted in the discussion for that particular species. Regulatory agencies evaluate the possibility of occurrence based on habitats observed on-site and the degree of connectivity with other special-status animal habitats in the vicinity of the Property. These factors are discussed in each special-status plant or animal section. Potential for occurrence of each special-status or protected plant and animal species was evaluated using the following criteria.

- **Present**: The species has been recorded by CNDDB or other literature as occurring on the Property and/or was observed on the Property during the reconnaissance survey or protocol surveys.

- **May Occur**: The species has been recorded by CNDDB or other literature as occurring within five miles of the Property, and/or was observed within five miles of the Property, and/or suitable habitat for the species is present on the Property or its immediate vicinity.

- **Not Likely to Occur**: The species has historically occurred on or within five miles of the Property but has no current records. The species occurs within five miles of the Property, but only marginally suitable habitat conditions are present. The Property is likely to be used only as incidental foraging habitat or as an occasional migratory corridor.

- **Presumed Absent**: The species will not occur on the Property due to the absence of suitable habitat conditions, and/or the lack of current occurrences. Alternatively, if directed or protocol-level surveys were done during the proper occurrence period and the species was not found, it is presumed absent.

Sources consulted for agency status information include USFWS (2022a) for federally listed species and CDFW (2022b) for State of California listed species. Based on information from the above sources, Olberding Environmental developed a target list of special-status plants and animals with the potential to occur within or in the vicinity of the Property (Attachment 2, Table 2).

5.1 Soils Evaluation

The soils present on a property may determine if habitat on the site is suitable for certain special-status plants and animals. The host plants of some special-status invertebrates may also require specific soil conditions. In the absence of suitable soil conditions, special-status plants or animals requiring those conditions would be presumed absent. Information regarding soil characteristics for the Property was obtained by viewing the Natural Resources Conservation Service (NRCS) Web Soil Survey report for the Property (NRCS 2022).

5.2 Plant Survey Methods

The purposes of the botanical surveys were (1) to characterize the habitat types (plant communities) of the study area; (2) to determine whether any suitable habitat for any special-status plant species occurs within the study area; and (3) to determine whether any sensitive habitat types (e.g., wetlands) occur within the study area. Site conditions and plant habitat

surveys are important tools in determining the potential occurrence of plants not recorded during surveys (e.g., special-status plants) because presence cannot conclusively be determined if field surveys are conducted after the growing season or conducted outside a specific flowering period.

5.2.1 Review of Literature and Data Sources

The biologist conducted focused surveys of literature and special-status species databases in order to identify special-status plant species and sensitive habitat types with potential to occur in the study area. Sources reviewed included the CNDDB occurrence records (CNDDB 2022) and CNPS *Inventory* (Skinner and Pavlik 1994) for the surrounding quads; and standard flora (The Jepson Manual 2012). From the above sources, a list of special-status plant species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.2.2 Field Surveys

Biologists from Olberding Environmental (OEI) conducted a reconnaissance-level survey and wetland delineation to determine habitat types and the potential for special-status plants based on the observed habitat types. All vascular plant species that were identifiable at the time of the survey were recorded and identified using keys and descriptions in The Jepson Manual (2012).

The habitat types occurring on the Property were characterized according to pre-established categories. In classifying the habitat types on the site, the generalized plant community classification schemes of *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009) were consulted. The final classification and characterization of the habitat types of the study area were based on field observations.

5.3 Wildlife Survey Methods

The purposes of the wildlife survey were to identify special-status wildlife species and/or potential special-status wildlife habitats within the Property.

5.3.1 Review of Literature and Data Sources

A focused review of literature and data sources was conducted in order to determine which special-status wildlife species had potential to occur in the vicinity of the Property. Current agency status information was obtained from USFWS (2022a) for species listed as Threatened or Endangered, as well as Proposed and Candidate species for listing, under the federal ESA; and from CDFW (2022a, 2022b) for species listed as Threatened or Endangered by the state of California under the CESA, or listed as “species of special concern” by CDFW. From the above

sources, a list of special-status wildlife species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.3.2 Field Surveys

Wetland Delineation – OEI biologists conducted a wetland delineation to investigate the geographic extent of areas potentially subject to U.S. Army Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act. An initial survey was conducted on August 26, 2021, and a subsequent field verification of the aquatic features was conducted on March 17, 2022.

General Wildlife Survey – OEI biologists conducted a general survey of species habitat within the entire Property while conducting the wetland delineation. The purpose of the habitat survey was to evaluate wildlife habitats and the potential for any protected species to occur on or adjacent to the Property.

California Red-legged Frog Survey – Protocol level surveys for CRLF were conducted in 2022 by OEI biologists. Day surveys were conducted on March 11 and 23, 2022, and nighttime surveys were conducted on March 30, April 14 and 28, and May 13, 2022. Surveys followed the protocol described in the *Revised Guidance on Site Assessments and Field Surveys of the California Red-legged Frog* (USFWS 2005).

6.0 RESULTS FOR GENERAL BIOLOGICAL RESOURCES

The search and review of the CNDDB database reports revealed the occurrence of special-status plant and wildlife species that occur in the habitats found within the Property boundaries (CNDDB 2022). The CNDDB database and background data were reviewed for the surrounding quads. Animal occurrences shown on Attachment 1, Figure 5 and plant occurrences shown on Attachment 1, Figure 6 are located within 5 miles of the Property and were reviewed for their potential to occur on the Property based on general habitat types. Results of the species review is tabulated on Attachment 2, Table 2. Critical habitat within the surrounding quads is shown on Attachment 1, Figure 7.

6.1 Soil Evaluation Results

The NRCS (2022) reports four soil types within the Property. A detailed map of the soils for the Property can be found in Attachment 1, Figure 8. The soils mapped include the following types as described in the Soil Survey of Alameda County, California (USGS 1966):

- **Cc: Clear Lake clay, 0 to 3 percent slopes, MLRA 14 –** The Clear Lake series consists of very deep clayey soils that are well to imperfectly drained. These soils are formed by fine-textured alluvium from sedimentary rock. This soil is slowly permeable, and runoff is very slow, while drainage is moderately good. Root penetration is very deep, and the available water holding capacity is very high. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated).

  0 to 36 inches – dark-gray clay; strong prismatic structure that breaks to moderate blocky structure; very hard when dry, very firm when moist; very plastic and stick when wet; slightly acid in upper part, moderately alkaline in lower part.

  36 to 48 inches – dark-gray clay; many seams of gypsum and modules of lime; weak prismatic structure that breaks to moderate blocky; very hard when dry, firm when moist, very plastic and sticky when wet; moderately alkaline.

  48 to 65 inches – dark grayish-brown and light olive-brown silty clay; contains whitish lime modules; moderate blocky structure; very hard when dry, friable when moist, plastic and sticky when wet; moderately alkaline.

- **LuD: Los Osos and Millsholm soils, 7 to 30 percent slopes** – The Los Osos and Millsholm soil series is an undifferentiated group consisting of both soil types in proportions that vary from place to place. Permeability of these soils is moderate to moderately slow, while runoff is slow to medium and the water holding capacity is low to moderate. Root penetration is moderately deep, and the erosion hazard is moderate. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated).

  <u>Los Osos Series</u>
  0 to 8 inches – grayish-brown light silty clay loam; massive; hard when dry, friable when moist, sticky and plastic when wet; medium acid.

  8 to 30 inches – dark grayish-brown heavy silty clay loam; moderate blocky structure; hard when dry, friable when moist, sticky and plastic when wet; slightly acid.

  30+ inches – pale-olive shale

  <u>Millsholm Series</u>
  0 to 17 inches – olive silt loam; massive; very hard when dry, friable when moist, slightly sticky and slightly plastic when wet; medium acid.

17 to 22 inches – light olive-brown heavy silt loam; massive; very hard when dry, firm when moist, plastic and sticky when wet; medium acid.

22+ inches – grayish-brown shale.

- **PgB: Pleasanton gravelly loam, 3 to 12 percent slopes** – The Pleasanton series consists of very deep, well-drained, loamy soils. These soils formed in alluvium from sedimentary rock. Runoff is slow to medium, and the erosion hazard is slight to moderate. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated).

  0 to 21 inches – grayish-brown gravely loam; massive or very weak granular structure; hard when dry, friable when moist, slightly sticky and slightly plastic when wet; slightly acid to neutral.

  21 to 62 inches – dark-brown gravely clay loam; moderate subangular blocky structure; very hard when dry, friable when moist, sticky and plastic when wet; neutral.

  62 to 72 inches – yellowish-brown gravely silt loam; massive or weak blocky structure; hard when dry, friable when moist, sticky and slightly plastic when wet; mildly alkaline.

- **PoC2: Positas gravelly loam, 2 to 20 percent slopes, eroded** – The Positas series consists of well-drained to excessively drained, shallow to moderately deep gravely loam soils. These soils formed in poorly sorted clay, sand, and gravel that are weakly consolidated in places. This well-drained soil has a very slowly permeable subsoil. Runoff is slow to medium, and the available water holding capacity is low. Root penetration is shallow. The erosion hazard is slight to moderate. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated).

  0 to 11 inches – brown gravely loam; massive; hard when dry, friable when moist; medium acid.

  11 to 29 inches – reddish-brown clay; strong prismatic structure; extremely hard when dry, extremely firm when moist, very plastic and sticky when wet; medium acid in upper part and mildly alkaline in lower part.

  29 to 54 inches – brown heavy loam; strong medium, blocky structure; very hard when dry, firm when moist, sticky and plastic when wet; moderately alkaline.

  54+ inches – light yellowish-brown gravely sandy clay loam; massive; slightly hard

when dry, friable when moist, non-sticky and non-plastic when wet; mildly alkaline.

6.2 Wetland Delineation Results

Results of the verified jurisdictional delineation survey identified nine aquatic features. Two of these features (one intermittent drainage and one ephemeral drainage) were determined to fall under the Corps' jurisdiction and total 0.03 acre (ac) and 315 linear feet (lnft). The remaining seven ephemeral features were all determined to be non-Corps jurisdictional features and total 0.16 ac and 2,013 lnft. However, these features would still fall under the jurisdiction of the State of California and the RWQCB.

6.3 Plant Survey Results

6.3.1 Floristic Inventory and Habitat Characterization

The Property supports five habitat types consisting of developed, ephemeral drainage, intermittent drainage, non-native annual grassland, and oak woodland. In classifying the habitat types on the Property, generalized plant community classification schemes were used (Sawyer, Keeler-Wolf, and Evens 2009). The final classification and characterization of the habitat type of the Property was based on field observations. Special-status plant species occurrences that are located within 5 miles of the Property are shown in Attachment 1, Figure 6.

The habitat type and a description of the plant species present within the habitat type are provided below. The habitats found on the Property are mapped on Attachment 1, Figure 10. Dominant plant species are also noted. A complete list of plant species observed on the Property can be found within Attachment 2, Table 1.

Developed

Developed habitat within the Property is located in the western portion. The developed areas include Foothill Road, two residential homes and their surrounding landscaped area, two other outbuildings, and the gravel driveways and roads leading to the various structures. Besides the lawn and ornamental plantings around one of the homes, most of these developed areas were unvegetated.

Ephemeral Drainage

There are eight ephemeral drainage features with limited flow located throughout the Property. Three of these features are located west of Foothill Road, while the other five are located

throughout the rest of the Property. These features are all incised due to the highly erosive soils found throughout much of the Property. There was little to no vegetation within the OHWM, but dominant vegetation found along the banks of the features includes wild oat, rattail sixweek grass, and Himalayan blackberry (*Rubus armeniacus*); with the exception of some widely scattered California buckeye (*Aesculus californica*), trees were largely absent. . In places where a woody canopy was present, it was dominated with valley oak, coast live oak, and Fremont's cottonwood.

Intermittent Drainage

There is one intermittent drainage feature located in the Property, located near the northwest corner. Approximately 255 feet of an intermittent feature enters the Property and then flows north, adjacent to Foothill Road, out of the Property. The feature had a thick overstory of valley oak, coast live oak, and Fremont's cottonwood, with an understory consisting of Himalayan blackberry, California buckeye, and poison oak (*Toxicodendron diversilobum*).

Non-native Annual Grassland

A large majority of the Property is dominated by non-native annual grassland habitat. The grassland habitat is occasionally grazed by sheep and other livestock, but there was tall standing thatch at the time of the August 26, 2021, site visit. Much of this vegetative cover was present in the abandoned English walnut orchard portion of the Property. Since abandonment, approximately half of the trees have died, leaving large, open areas in between the remaining trees. Dominant vegetation observed within this habitat type includes wild oat, rattail sixweek grass, black mustard, Italian thistle (*Carduus pycnocephalus*), and yellow starthistle (*Centaurea solstitialis*). Annual grassland habitat located on the Property is highly disturbed and is disked regularly multiple times a year for weed abatement and County required fire abatement. This is due to the Property's location between two existing residential neighborhoods.

Oak Woodland

Within the Property, a narrow band of oak woodland habitat occurs west of Foothill Road and along a portion of the southern boundary. The woodland habitat continues west, beyond the Property, up through the Pleasanton Ridge. This habitat type is dominated with an overstory of valley oak, coast live oak, and Fremont's cottonwood, with an understory that consisted of California buckeye, English ivy (*Hedera helix*), and grasses and forbs similar to the non-native annual grassland habitat.

6.3.2 Special-Status Plant Species

Special-status plant species include species listed as Rare, Threatened, or Endangered by the USFWS (2022a) or by the State of California (CDFW 2022a). Federal Proposed and Candidate species (USFWS, 2022b) are also special-status species. Special-status species also include species listed on List 1A, List 1B, or List 2 of the CNPS Inventory (Skinner and Pavlik, 1994; CNPS 2022). All species in the above categories fall under state regulatory authority under the provisions of CEQA, and may also fall under federal regulatory authority. Considered special-status species are species included on List 3 (Plants About Which We Need More Information—A Review List) or List 4 (Plants of Limited Distribution—A Watch List) of the CNPS *Inventory*. These species are considered to be of lower sensitivity and generally do not fall under specific state or federal regulatory authority. Specific mitigation considerations are not generally required for List 3 and List 4 species.

Attachment 2, Table 2 includes a list of special-status plants with the potential to occur within or in the immediate vicinity of the Property based on a review of the surrounding quads. The special-status plant species identified by the CNDDB as potentially occurring on the Property are known to grow only from specific habitat types. The specific habitats or "micro-climate" necessary for many of the plant species to occur are not found within the boundaries of the Property. The Property includes foothill grassland habitat, including areas with clay soils, which provide potential habitat for special-status plant species. Occurrences of special-status plants within a five-mile radius of the Property are described in detail (Attachment 1, Figure 6).

Four special status plants species were determined to have a potential to occur on the Property based on present habitat types and nearby CNDDB occurrences. None of these species have any CNDDB occurrences within five miles of the Property. Additional information on the required habitat types for each species can be found in Table 2.

- Bent-flowered fiddleneck (*Amsinckia grandiflora*). CNPS 1B.2.
- Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*). CNPS 1B.2.
- Mount Diablo fairy-lantern (*Calochortus pulchellus*). CNPS 1B.2
- Santa Cruz tarplant (*Holocarpha macradenia*). Federally Threatened, CA Endangered, CNPS 1B.1

Targeted botanical surveys were not conducted during these species blooming periods. The site visit and wetland delineation were conducted during the blooming period of the Santa Cruz

tarplant, and it was not observed. However, as a targeted botanical survey was not conducted, the presence of this species on the Property cannot be ruled out.

6.4 Wildlife Survey Results

6.4.1 General Wildlife Species and Habitats

A complete list of wildlife species observed within the Property can be found in Attachment 2, Table 1. Wildlife species commonly occurring within habitat types present on the Property, and special-status wildlife that may occur within the habitat types are discussed below:

Developed

Due to the intensive human activity in these areas, there is little habitat value for wildlife. Wildlife observed within the developed areas includes common urban species such as a feral cat (*Felis catus*), western scrub jay (*Aphelocoma californica*), and American crow (*Corvus brachyhynochos*). There is the potential for pollinating species, including the Crotch and Western bumble bees (*Bombus crotchii* and *B. occidentalis*), to forage within the landscaped yards surrounding the residential houses.

Ephemeral Drainage

Due to the limited hydroperiod of the ephemeral drainages, they likely do not provide specific habitat for any aquatic species. However, general wildlife species that utilizes the surrounding habitat types, such as non-native annual grassland, may also occur within these ephemeral drainages.

Intermittent Drainage

The intermittent drainage feature offers suitable breeding, foraging, and dispersal habitat for various common amphibian species such as the Pacific chorus frog (*Pseudacris regilla*) and bull frog (*Lithobates catesbeianus*). Protocol level CRLF surveys were conducted throughout this feature, and the results were negative. There are no other special-status species that may utilize the intermittent drainage feature.

Non-native Annual Grassland

The annual grassland habitat provides many foraging opportunities for a wide range of species. Passerine species observed during the survey include California towhee (*Melozone crissalis*), black phoebe (*Sayornis nigricans*), barn swallow (*Hirundo rustica*) and white-crowned sparrow

(*Zonotrichia leucophrys*). Other avian species observed include American crow and turkey vulture (*Cathartes aura*). A feral cat was also observed roaming though the Property.

It is likely that common raptor species such as red-tailed hawk (*Buteo jamaicenesis*), Coopers hawk (*Accipiter cooperii*), and American kestrel (*Falco sparverius*) could utilize the annual grassland habitat for foraging. Extensive burrow colonies created by small mammals including, but not limited to, Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Otospermophilus beecheyi),* and various vole species (*Microtus* spp.) were also observed. Common reptile species such as western fence lizards (*Sceloporus occidentalis*), Pacific gopher snake (*Pituophis catenifer catenifer*) and California king snake (*Lampropeltis californiae*) may also occur.

While not observed during the various surveys, there are numerous special-status species that may utilize this habitat. This includes the Crotch and Western bumble bees, both of which may forage or nest within the Property. Both species are known to occur in urban areas with modified landscapes. However, neither species has been observed in the area since 1952 or earlier. Other special-status species that may occur include burrowing owl (*Athene cunicularia*) which may utilize mammal burrows that occur in the friable soils of the Property. Signs of burrowing owls were not observed during the surveys, but species-specific surveys were not conducted. The northern harrier (*Circus cyaneus*) may forage or nest within the annual grassland habitat, but the abundance of walnut trees and snags within the area would likely inhibit the species. However, the Property provides suitable foraging habitat for the white-tailed kite (*Elanus leucurus*). There is also the potential for pallid bat (*Antrozous pallidus*) to forage and roost throughout the habitat area.

Oak Woodland

Although limited in extent, the oak woodland habitat within the Property may provide suitable nesting habitat for a number of passerine and raptor avian species, as well as provide suitable roosting habitat for bats including potentially sensitive species such as the pallid bat (*Antrozous pallidus*).

6.4.2 Special-status Wildlife

A protocol level survey was conducted for CRLF in 2022, and it was determined that no CRLF occur within the Property. However, specific surveys were not conducted for other special-status species with a potential to occur within the Property; these species are discussed below.

INVERTEBRATES

Crotch bumble bee (*Bombus crotchii*). California Candidate for Endangered.

This native species of bee occurs primarily in California, including the Mediterranean climate region of the state, Pacific coast, western desert, the Great Valley, and adjacent foothills throughout most of southwestern California. It has also been documented in southwest Nevada, near the California border. There are a few scattered observations around the Bay Area, but most are confined to coastal southern California. Habitat for this species includes open grassland and scrub areas, and this species is able to persist in semi-natural habitats surrounding by intensely modified landscapes. This species usually nests underground. Food plants for the Crotch bumble bee include *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia*, and *Salvia*.

The CNDDB lists one occurrence of Crotch bumble bee within five miles of the Property. Occurrence #17 was observed approximately 1 mile east of the Property in the vicinity of the City of Pleasanton. The specimen was collected in 1932 but the occurrence is presumed extant. The Xerces Society manages the Bumble Bee Watch (Xerces 2022), which maps the location of native bee species throughout North America. The Bumble Bee Watch does not have any sightings of this species in the vicinity of the Property. Potential food plants for this species, including silver lupine (*Lupinus albifrons*) and California burclover (*Medicago polymorpha*), were observed growing on the Property. Given the information above, it was determined that there is a low potential for the crotch bumble bee to occur on the Property within the annual grassland habitat areas.

Western bumble bee (*Bombus occidentalis*). California Candidate for Endangered.

This species of bee occurs in Canada and the USA from southern British Columbia to central California, northern Arizona and northern New Mexico, and east into southern Saskatchewan and northwestern Great Plains. This species is found in a range of habitats including mixed woodlands, farmlands, urban areas, montane meadows, and into the western edge of the prairie grasslands. This species usually nests underground. Food plants include *Ceanothus, Centaurea, Chrysothamnus, Cirsium, Geranium, Grindellia, Lupinus, Melilotus, Monardella, Rubus, Solidago*, and *Trifolium*.

The CNDDB lists one occurrence of Western bumble bee within five miles of the Property. Occurrence #230 was observed approximately 1 mile east of the Property in the vicinity of the City of Pleasanton. The specimen was collected in 1952 but the occurrence is still presumed extant. The Xerces Society manages the Bumble Bee Watch (Xerces 2022), which maps the location of native bee species throughout North America. The Bumble Bee Watch does not have any sightings of this species in the vicinity of the Property. Potential food plants for this species,

including yellow starthistle (*Centaurea solstitialis*), cut-leaf geranium (*Geranium dissectum*), dove's-foot geranium (*Geranium molle*), silver lupine, Himalayan blackberry (*Rubus armeniacus*), and rose clover (*Trifolium hirtum*), were observed growing on the Property. Given the information above, it was determined that there is a low potential for the western bumble bee to occur on the Property within the annual grassland habitat areas.

BIRDS

Burrowing owl (*Athene cunicularia*). Federal Species of Special Concern, California Species of Special Concern.

The U.S. Fish and Wildlife Service has identified the burrowing owl is as a "candidate" species. Candidate species are animals and plants that may warrant official listing as threatened or endangered, but there is no conclusive data to give them this protection at the present time. As a candidate species, burrowing owls receive no legal protection under the Endangered Species Act (ESA). However, this species does receive some legal protection from the U.S. through the Migratory Bird Treaty Act, which forbids the destruction of the birds and active nests. In California, the burrowing owl considered a "species of special concern."

Burrowing owls are ground dwelling members of the owl family and are small brown to tan colored birds with bold spots and barring. Burrowing owls generally require open annual grassland habitats in which to nest, but can be found on abandoned lots, roads, airports, and other urban areas. Burrowing owls generally use abandoned California ground squirrel holes for their nesting burrow but are also known to use pipes or other debris for nesting purposes. Burrowing owls prefer annual grassland habitats with low vegetative cover. The breeding season for burrowing owls occurs from March through August. Burrowing owls often nest in loose colonies about 100 yards apart. They lay three to twelve eggs from mid-May to early June. The female incubates the clutch for about 28 days, while the male provides her with food. The young owls begin appearing at the burrow's entrance two weeks after hatching and leave the nest to hunt for insects on their own after about 45 days. The chicks can fly well at six weeks old.

There are eight CNDDB occurrences of burrowing owl within five miles of the Property. The nearest occurrence (#90) is located approximately 1 mile northeast of the Property near Coronado Lane and Hopyard Road. The occurrence is from 1990 when five individuals were observed around an active burrow site. However, the area has since been developed into a business park, and the occurrence is possibly extirpated. The Property supports potential burrowing and foraging habitat for this species, as there are numerous mammal burrows located within the annual grassland habitat. Given the information above, it was determined that this species may occur on the Property.

Northern harrier (*Circus hudsonius*). California Species of Special Concern.

Northern harriers require open annual grassland habitats and prefer dense ground vegetation or grasses in which to build nests. They are distinguished from other similar species by their prominent white rump patch. Males are pale gray in color, while females are brown with dark streaking on the breast. These birds are ground nesters and utilize habitats ranging from annual grassland to seasonal wetland for this purpose. This species breeds once per season, with primary females breeding from April to July, and secondary females breeding from May through September. Northern harriers' nest on the ground usually preferring dense vegetation clumps for cover such as willows, grasses, sedges, reeds, bulrushes, and cattails. An average of four eggs per clutch will take 28 to 36 days to hatch with the young fledging 30 to 35 days after hatching.

There are no CNDDB occurrences of this species within five miles of the Property. The nearest occurrence (#27) is located approximately 6.5 miles north of the Property in the Tassajara Valley. The occurrence is from 1992 when a mating pair was observed nesting. The occurrence is presumed extant. Given the information above, it was determined that there is a low potential for the northern harrier to forage or nest among annual grassland habitat on the Property.

White-tailed Kite (*Elanus leucurus*). Federal Species of Concern, CDFW: Fully Protected.

The white-tailed kite is falcon-shaped with a long white tail. This raptor has black patches on the shoulders that are highly visible while the bird is flying or perching. White-tailed kites forage in annual grasslands, farmlands, orchards, chaparral, and at the edges of marshes and meadows. They are found nesting in trees and shrubs such as willows (*Salix sp.*), California sycamore (*Platanus racemosa*), and coast live oak (*Quercus agrifolia*) often near marshes, lakes, rivers, or ponds. This raptor often hovers while inspecting the ground below for prey. The White-tailed Kite eats mainly small mammals, as well as some birds, lizards, and insects. Annual grasslands are considered good foraging habitat for white-tailed kites, which will forage in human-impacted areas.

There is one CNDDB occurrence of white-tailed kite within five miles of the Property. Occurrence #158 is located approximately 3.6 miles north of the Property in the City of Dublin. In 2009, two adults and two recently fledged young were observed at their nest tree. This occurrence is presumed extant. Given the information above, it was determined that the white-tailed kite may forage on the Property. Due to the lack of any marshes, lakes, rivers, or ponds in the immediate vicinity, it is unlikely that this species would nest on the Property.

MAMMALS

Special-status Bats

Bats (Order - *Chiroptera*) are the only mammals capable of "true" flight. They are nocturnal feeders and locate their prey, which consists of small to medium sized insects by echolocation. Bats consume vast amounts of insects making them very effective pest control agents. They may eat as much as their weight in insects per day. Maternity roosts comprised of only females, may be found in buildings or mine shafts with temperatures up to 40 degrees Celsius and a high percentage of humidity to ensure rapid growth in the young. Female bats give birth to only one or two young annually and roost in small or large numbers. Males may live singly or in small groups, but scientists are still unsure of the whereabouts of most males in summer.

Special-status bats with the potential to occur on the Property are listed below:

- Pallid bat (*Antrozous pallidus*)

There are three CNDDB occurrences of pallid bat within five miles of the Property. The nearest occurrence (#331) is located approximately one mile north of the Property within Niles Canyon. In 2003, seven adult males were observed exiting from a bridge roost. This occurrence is presumed extant. The annual grassland habitat located throughout the Property provides potential foraging habitat for this bat species. In addition, the bats may roost within the old orchard trees, or oak woodland habitat that occurs on the Property. Given the information above, it was determined that pallid bat may occur on the Property.

Additionally, other non-special status bat species such as the Yuma myotis could also utilize the above habitats in a roosting and foraging capacity. Given the above information, multiple species of bats may occur on the Property in a roosting and foraging capacity.

7.0 CONCLUSIONS

7.1 Wetlands

Results of the verified jurisdictional delineation conducted by Olberding Environmental show that the Property contains Corps and State jurisdictional "other water" features consisting of ephemeral and intermittent drainages. The final verified delineation includes 0.03 ac (255 lnft) of Section 404 Jurisdictional intermittent drainage, less than 0.01 ac (60 lnft) of Section 404 Jurisdictional ephemeral drainage, and a total of 0.16 ac (2,013 lnft) of ephemeral drainage that falls under State jurisdiction.

7.2 Special-status Plants

Results of the biological resource analysis and site visit conducted by Olberding Environmental indicate that the Property has the potential to support four special-status plants. This includes bent-flowered fiddleneck, big-scale balsamroot, Mount Diablo fairy-lantern, and Santa Cruz tarplant. While the site visit was conducted during the blooming period of Santa Cruz tarplant, targeted botanical surveys for that species, in addition to the other potential special-status plant species, were not conducted. There is the potential for these plants to occur throughout the annual grassland habitat that occurs on the Property, and botanical surveys should be conducted between April and June, within one year of the start of construction, to confirm presence/absence of these species.

7.3 Special-status Wildlife

Invertebrates – There is the potential for the Crotch and western bumble bees to occur on the Property. The Property contains annual grassland habitat and several of the required food plants of these bee species. However, there are no recent CNDDB or "Bumble Bee Watch" (Xerces 2022) sightings of these species in the vicinity of the Property. Therefore, it was determined that there is a low potential for these species to occur on the Property.

Fish – It was determined that due to a lack of suitable aquatic habitat, there is no potential for any special-status fish species to occur on the Property.

Amphibians – Due to a lack of habitat, it was determined that there is no potential for most of the special-status species to occur on the Property. However, it was determined that there was potential habitat for California red-legged frog. Protocol level surveys for the species were conducted, and the results were negative. Therefore, there are no special-status amphibians that occur on the Property.

Reptiles – There is no potential for Alameda whipsnake or any other special-status reptile species to occur on the Property. Finalized critical habitat "Unit 3" for the Alameda whipsnake is located to the west of the Property, but the annual grassland habitat located on the Property is regularly disked multiple times a year and does not contain any rock piles or outcroppings. Rock piles are an important habitat feature for this species as they provide cover and foraging potential. Given this information, it was determined that there is no suitable habitat for Alameda whipsnake, and they are presumed absent from the Property.

Birds – It was determined that there is the potential for several special-status bird species to occur on the Property. The Property supports foraging and burrowing habitat for the burrowing

owl, as there are numerous mammal burrows within the annual grassland habitat. The annual grassland areas also provide potential foraging and nesting habitat for the northern harrier. Additionally, the Property provides potential foraging habitat for the white-tailed kite. However, due to the lack of any marshes, lakes, rivers, or ponds in the immediate vicinity, it is unlikely that this species would nest on the Property.

Mammals – There is the potential for pallid bat to occur on the Property. The annual grassland habitat located throughout the Property provides potential foraging habitat for this bat species. In addition, the bats may roost within the old orchard trees, or oak woodland habitat that occurs on the Property.

8.0 RECOMMENDATIONS

- **Rare Plant and Invertebrate Survey** – A rare plant survey of the Property in accordance with CDFW and CNPS guidelines should be within one year of the start of construction. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (April through June). Any rare, threatened, or endangered plant species, including but not limited to those listed in Attachment 2, Table 2, should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW may be required regarding appropriate mitigation.

  An invertebrate survey should be conducted simultaneously with the rare plant survey to identify the species of bees that utilize the Property. As the special-status species are active during the blooming period of their recognized food plants, this timing would be ideal. The biologists conducting the survey should be familiar with the primary identification characteristics of each species.

- **Pre-Construction Avian Survey** – If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for all nesting birds (including waterfowl, passerines, raptors, and other birds) within and adjacent to (within 1,000 feet) the Property should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. Surveys should focus on areas where birds are likely to nest, including trees, shrubs, grasslands, rock faces, stream banks, or under eves of structures. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for small passerine birds, and a minimum of 250 feet for raptors. The

distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s). Active nests, including those in the process of being constructed shall not be disturbed. Surveys shall be repeated in areas where Project activities lapse for a period of 7 days or more.

- **Burrowing Owl Surveys** – A burrowing owl pre-construction survey should take place before any construction activities commence. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl or its sign at or near a burrow entrance is observed within the last three years. If a burrowing owl or sign is present on the Property three additional protocol level surveys will be initiated. Once these surveys have been completed to identify the owl's location, disturbance buffers should be placed around each active burrow. No disturbance should occur within 200 meters of occupied burrows during the breeding season (February 1 through August 31) and/or within 50 meters of occupied burrows during non-breeding season (September 1 through January 31). Pre-construction surveys shall be completed 14 days prior to initiating activities.

- **Special-status Bats Surveys –** For all Project activities planned in or adjacent to potential bat roosting habitat, such as structures and/or involving woody vegetation modification or removal of any and all trees, a qualified biologist shall conduct daytime and evening acoustic surveys in addition to extensive visual surveys of potential habitat for special-status bats at least 7 days prior to initiation of Project activities. If bats are found on-site, a qualified biologist shall identify the species, estimated quantity present, roost type, and roost status, but shall avoid disturbing bats during surveys. A qualified biologist shall also create a Bat Mitigation and Monitoring Plan if special-status bat species are detected prior to the start of Project activities. The Bat Mitigation and Monitoring Plan shall include: (1) an assessment of all Project impacts to special-status bats, including noise disturbance during construction; (2) effective avoidance and minimization measures to protect special-status bats; (3) and compensatory mitigation for permanent impacts to special-status bats or their nesting/roosting habitat. If structures, trees, or other refugia equivalents are slated for limbing, removal, or modification, the Bat Mitigation and Monitoring Plan shall include the following measures:

    - To ensure that special-status bats have left potential roosting refugia, work shall occur over the course of two days. On the first day, smaller limbs or items

from the identified trees or structures shall be brushed back or modified in the late afternoon. This disturbance should cause any potential roosting bats to seek other roosts during their nighttime foraging. The remainder of the refugia item can then be further limbed or removed as needed on the second day as late in the afternoon as feasible. If bats are found injured, or if bat mortality occurs during the course of tree work, a qualified biologist shall record the species impacted, and the number of individuals documented.

- Tree limbing, modification, removal, or work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when windspeeds exceed 11 miles per hour, and/or any other condition which may lead to bats seeking refuge.

- If special-status bats are found utilizing a tree, structure, or equivalent for roosting, the Bat Mitigation and Monitoring Plan shall include permanent artificial roosting habitat installations that shall be adjacent to, and sufficient for, the species observed and associated ecology thereof. Effective buffer zones for the installation and monitoring of the artificial roosts shall be determined and established by a qualified biologist.

- **Erosion Control** – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

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ATTACHMENTS

ATTACHMENT 1
FIGURES

Figure 1 **Regional Map**
Figure 2 **Vicinity Map**
Figure 3 **USGS Quadrangle Map**
Figure 4 **Aerial Photograph**
Figure 5 **CNDDB Map of Special Status Wildlife**
Figure 6 **CNDDB Map of Special Status Plants**
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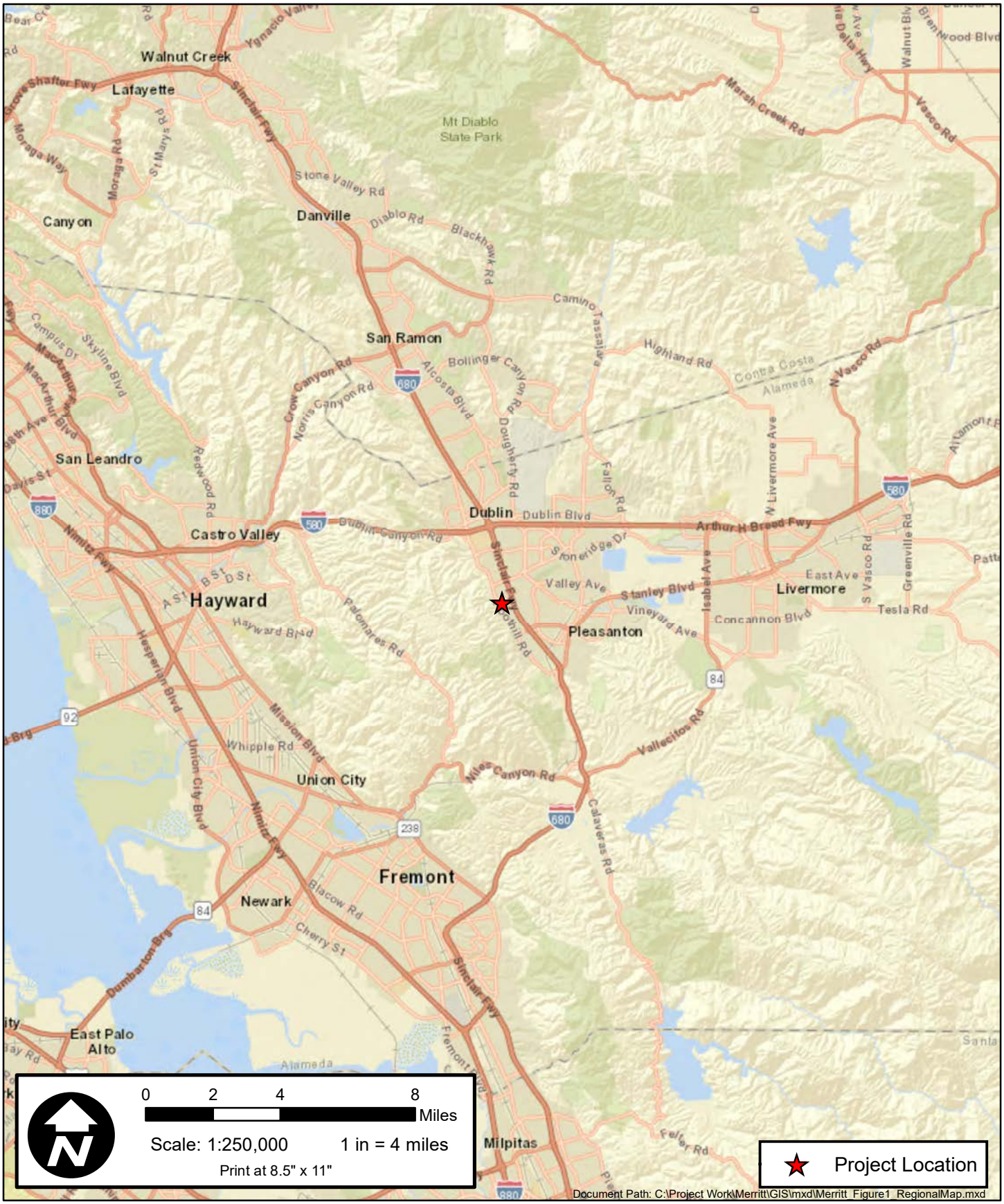
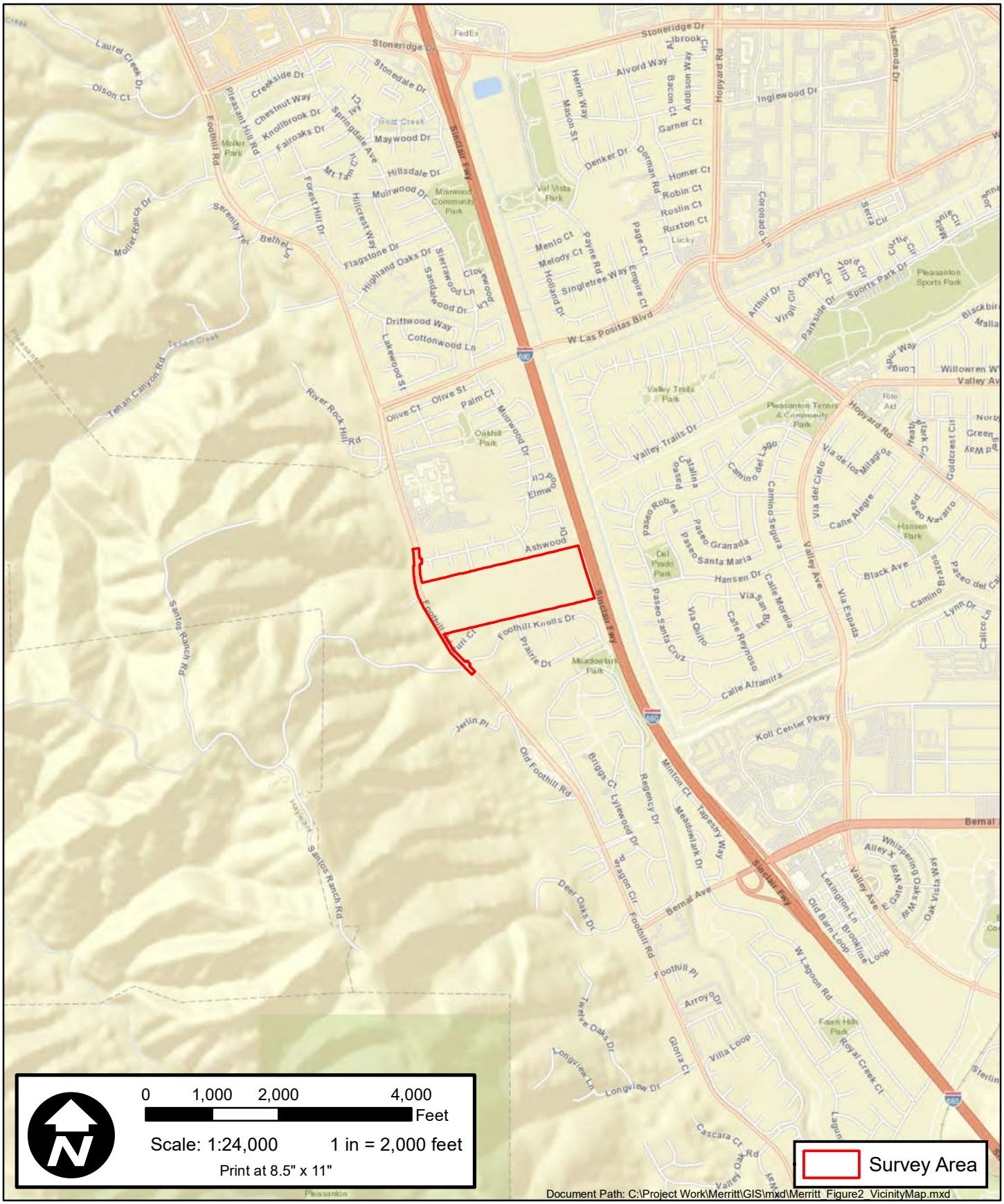


OLBERDING
-ENVIRONMENTAL-

193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 1: Regional Map
Merritt Property
Alameda County, California

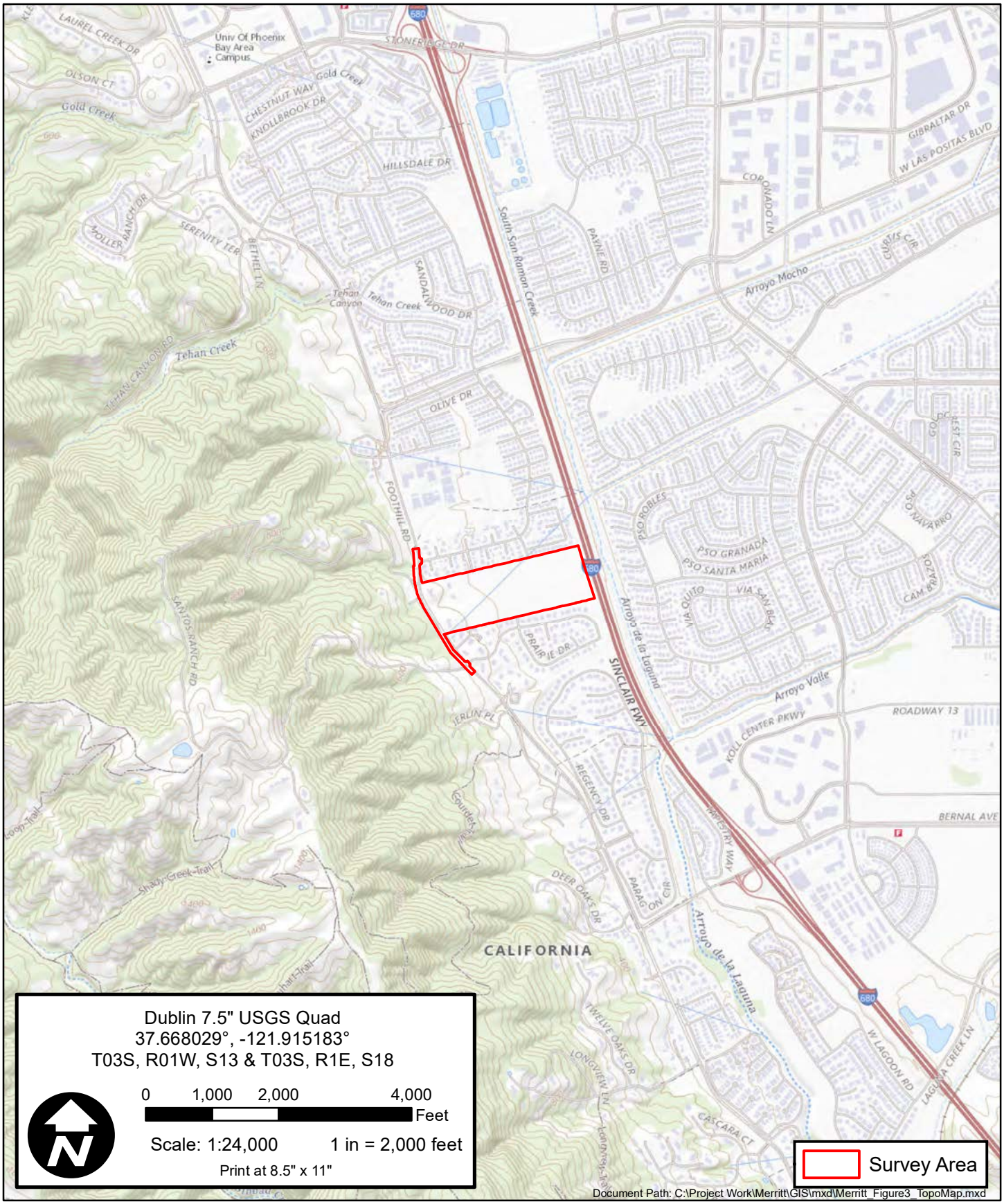
Revision Date: 09/01/2021



OLBERDING -ENVIRONMENTAL-
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 2: Vicinity Map
Merritt Property
Alameda County, California

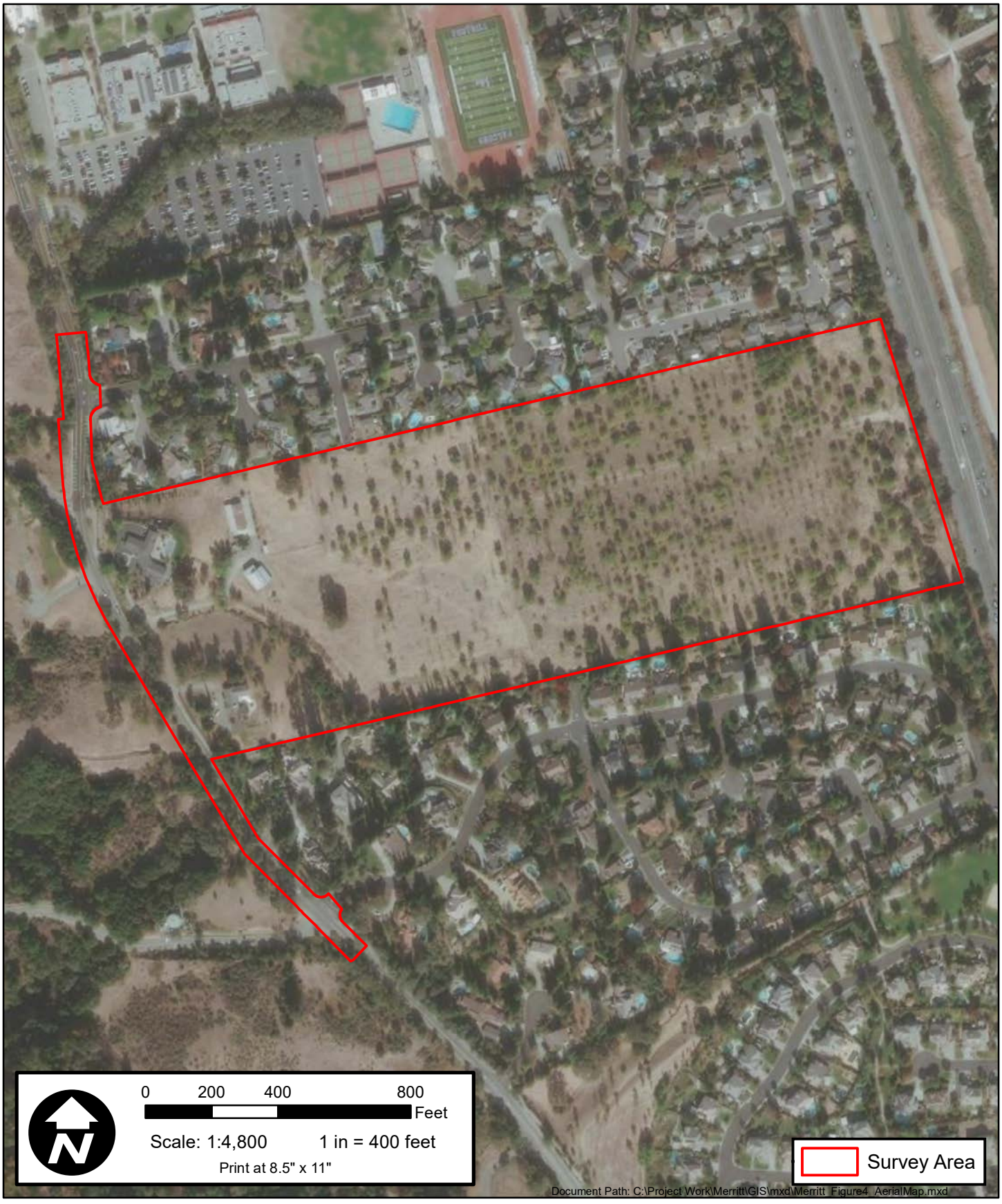
Revision Date: 10/11/2021



193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 3: US Topographic Map
Merritt Property
Alameda County, California

Revision Date: 10/11/2021

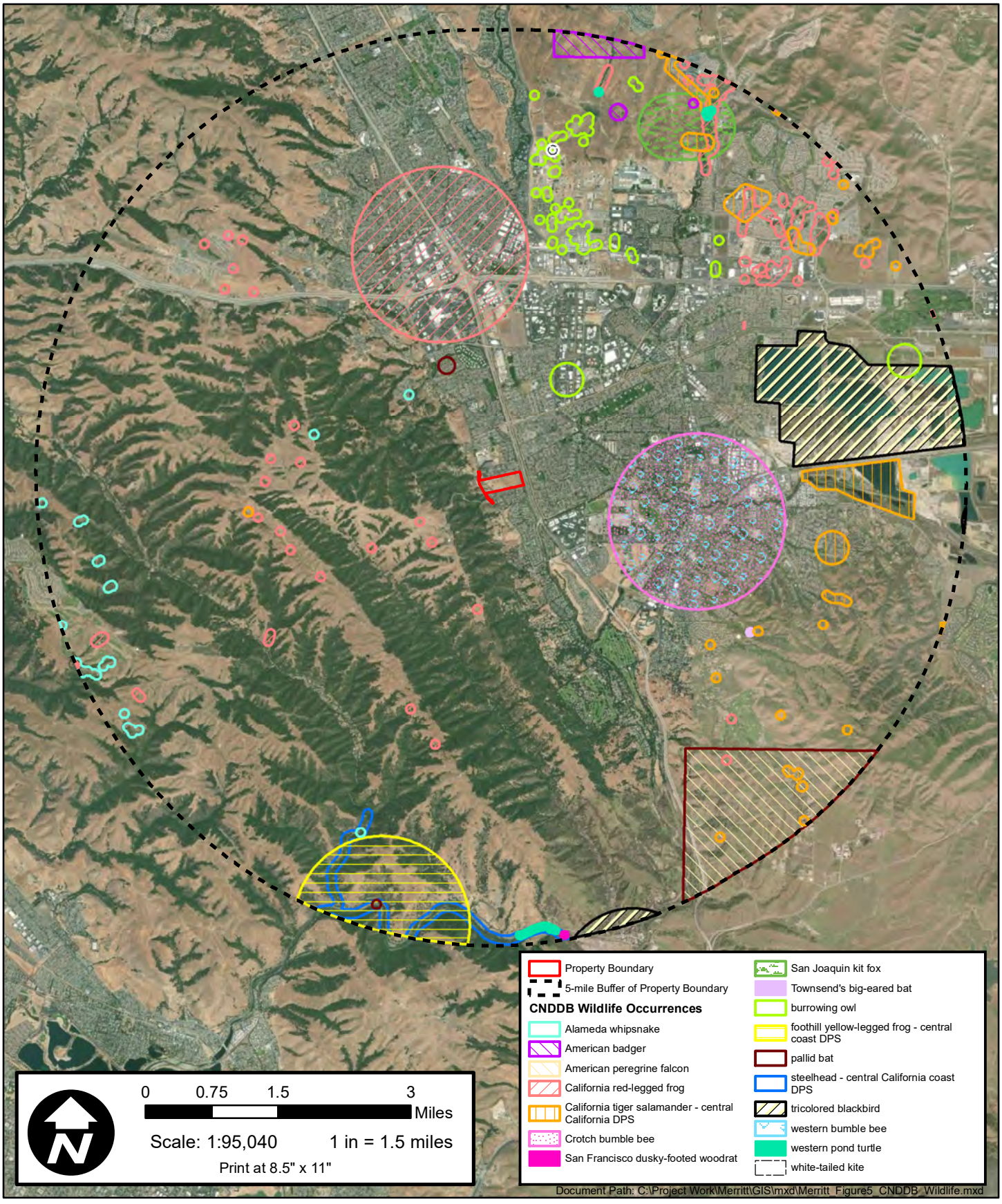


OLBERDING
-ENVIRONMENTAL-

193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 4: Aerial Map
Merritt Property
Alameda County, California

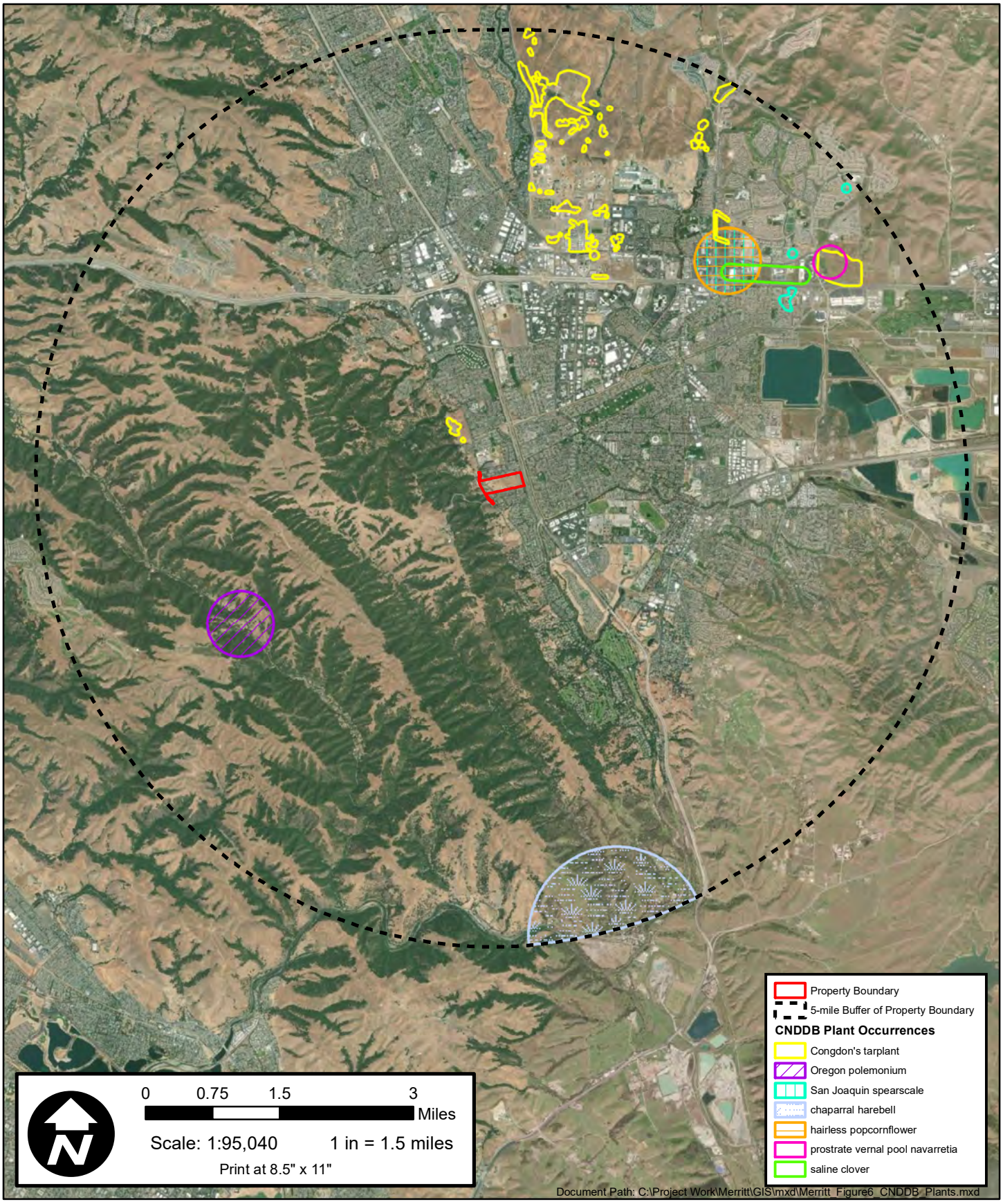
Revision Date: 10/11/2021



OLBERDING -ENVIRONMENTAL-
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 5: CNDDB Wildlife Map
Merritt Property
Alameda County, California

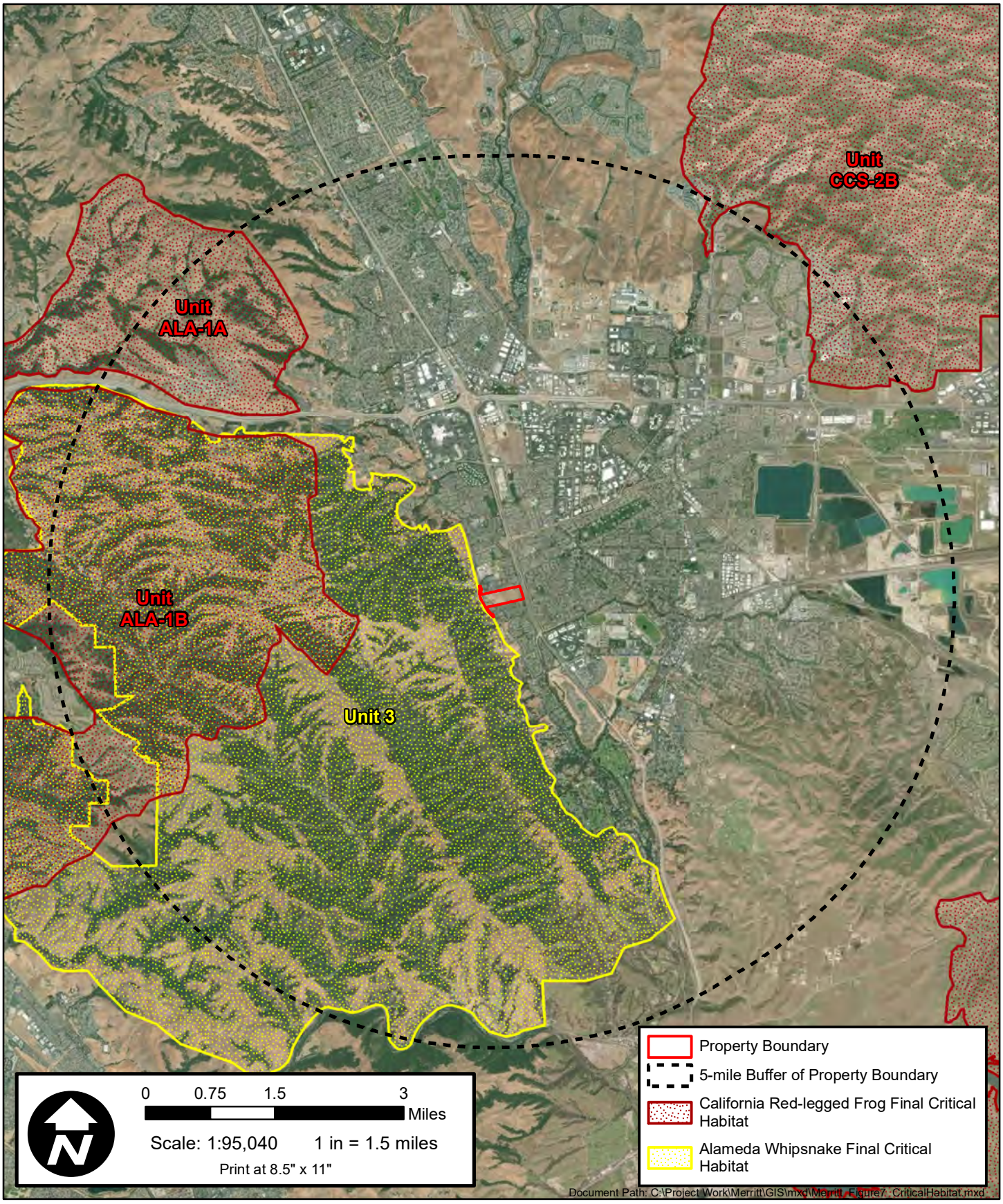
Revision Date: 11/09/2022



OLBERDING -ENVIRONMENTAL-
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 6: CNDDB Plants Map
Merritt Property
Alameda County, California

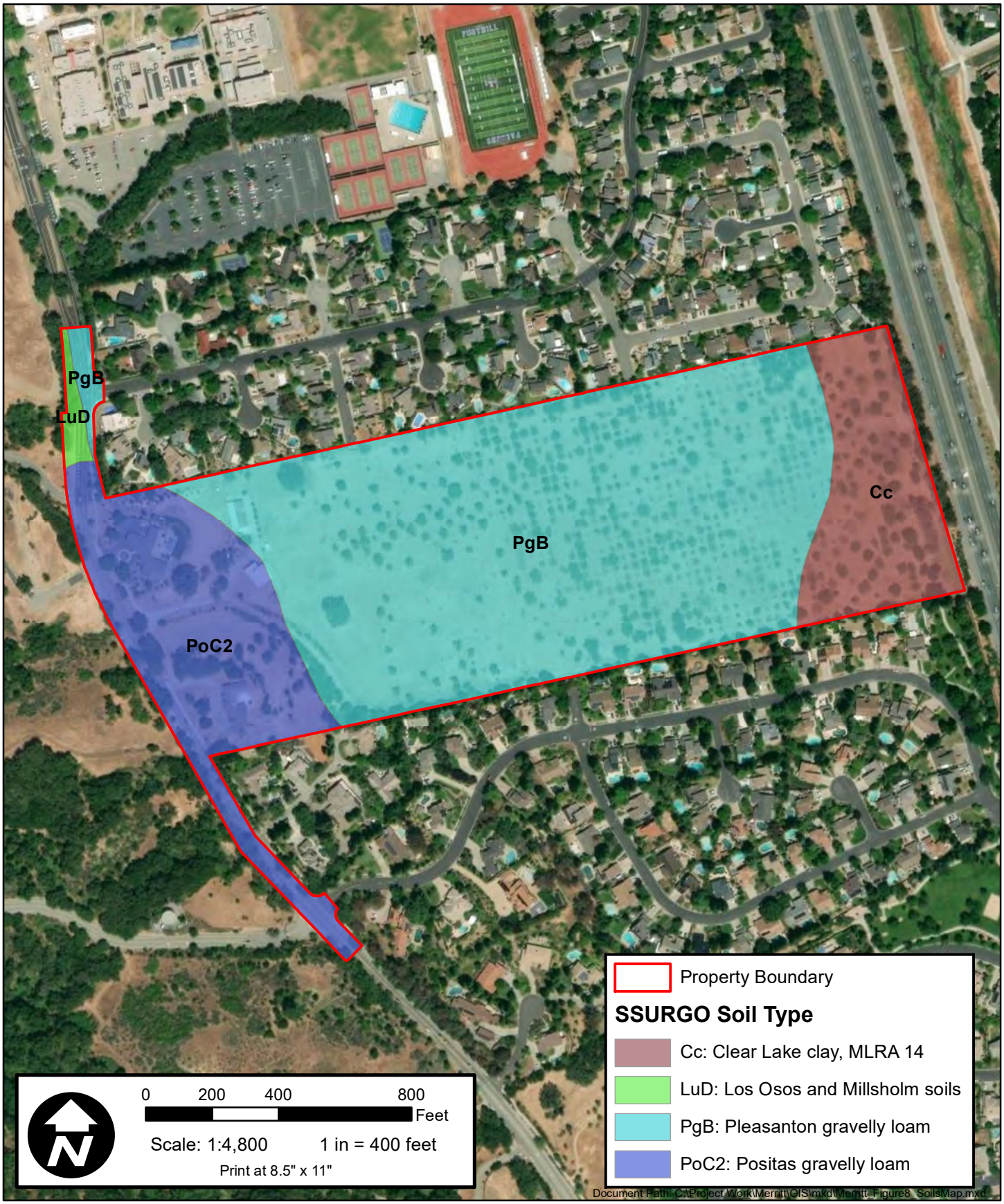
Revision Date: 11/09/2022



OLBERDING ENVIRONMENTAL
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 7: Critical Habitat Map
Merritt Property
Alameda County, California

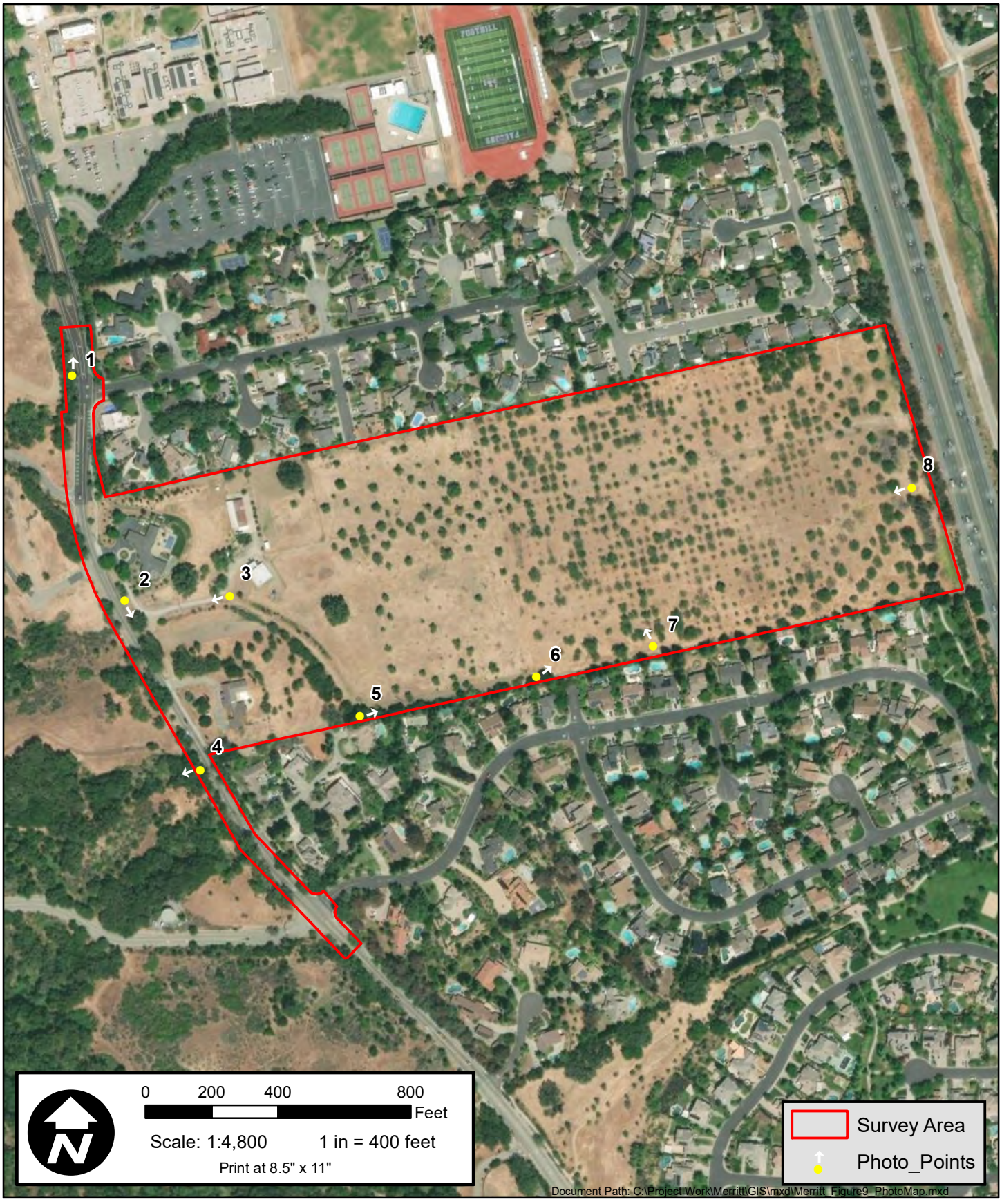
Revision Date: 11/09/2022



OLBERDING -ENVIRONMENTAL-
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 8: Soils Map
Merritt Property
Alameda County, California

Revision Date: 11/09/2022

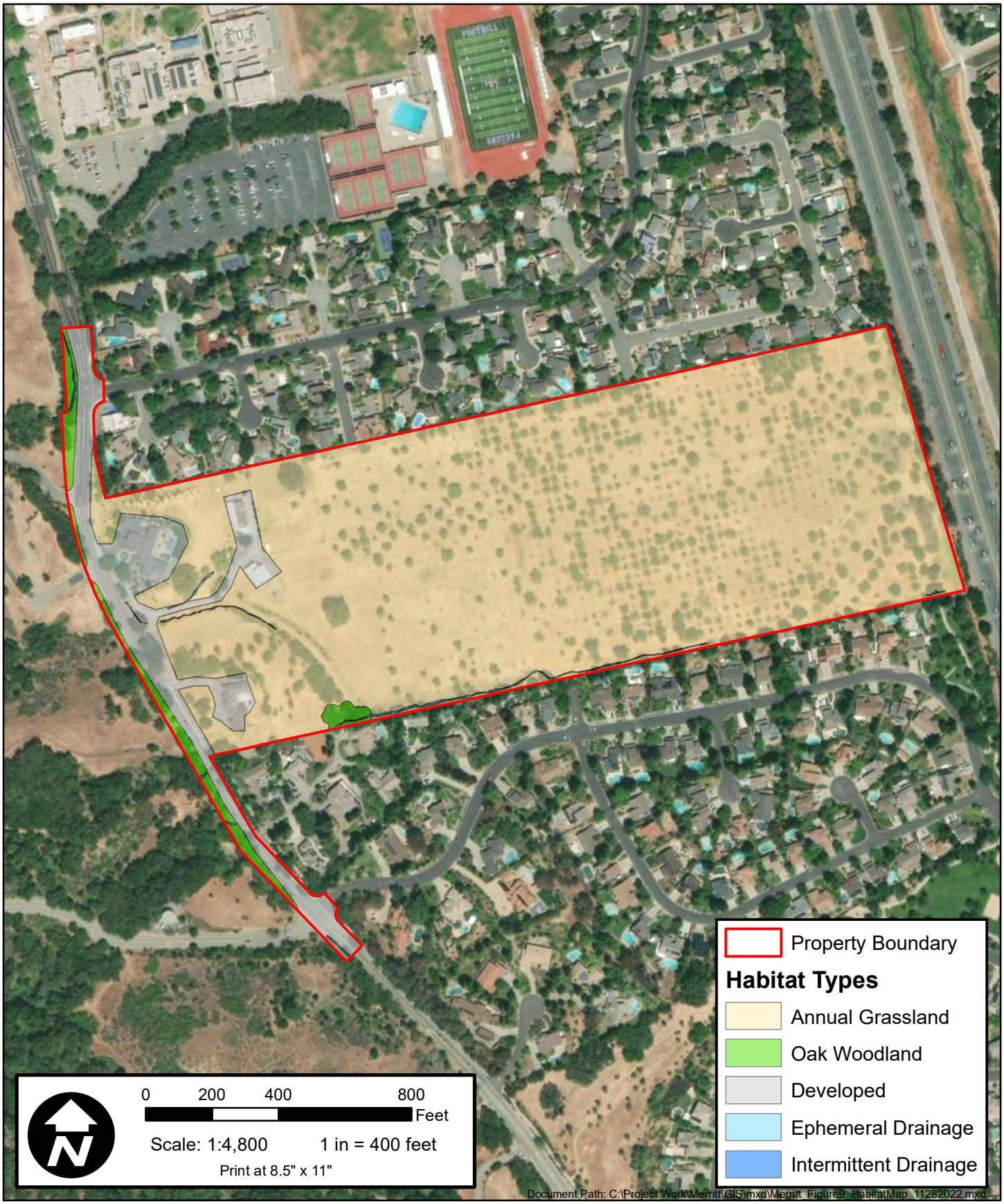


OLBERDING -ENVIRONMENTAL-

193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 9: Photo Map
Merritt Property
Alameda County, California

Revision Date: 11/16/2022



OLBERDING ENVIRONMENTAL
193 Blue Ravine Road, Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 10: Habitat Map
Merritt Property
Alameda County, California

Revision Date: 11/28/2022

ATTACHMENT 2

TABLES

Table 1

Plant and Wildlife Species Observed

Within/Adjacent to the Property

Table 1

Plant and Wildlife Species Observed Within/Adjacent to the Property

Scientific Name	Common Name
Plant Species Observed	
Aesculus californica	California buckeye
Anagallis arvensis	scarlet Pimpernel
Avena fatua	wild oat
Baccharis pilularis	coyote brush
Brassica nigra	black mustard
Bromus diandrus	rip-gut brome
Bromus hordeaceous	soft chess
Carduus pycnocephalus	Italian thistle
Centaurea solstitialis	yellow star thistle
Conium maculatum	poison hemlock
Convolvulus arvensis	field bindweed
Cynodon dactylon	Bermuda grass
Dittrichia graveolens	stinkwort
Erodium botrys	broadleaf filaree
Erodium cicutarium	redstem filaree
Eucalyptus leucoxylon	bluegum
Festuca californica	California fescue
Festuca perennis	Italian rye grass
Geranium dissectum	cut-leaf geranium
Geranium molle	dove's-foot geranium
Hedera helix	English ivy
Heliotropium curassavicum	seaside heliotrope
Helminthotheca echioides	bristly ox-tongue
Heracleum maximum	cow parsnip
Heteromeles arbutifolia	toyon
Juglans regia	English walnut
Lactuca serriola	prickly lettuce
Ligustrum lucidum	glossy privet
Lupinus albifrons	silver lupine
Medicago polymorpha	California bur clover
Quercus agrifolia	coast live oak
Quercus lobata	valley oak

Table 1

Plant and Wildlife Species Observed Within/Adjacent to the Property

Scientific Name	Common Name
Populus fremontii	Fremont's cottonwood
Rubus armeniacus	Himalayan blackberry
Rumex cripsus	curly dock
Rumex pulcher	fiddle dock
Salix lasiolepis	arroyo willow
Toxicodendron diversilobum	poison oak
Trifolium hirtum	rose clover
Vulpia myuros	rattail six weeks grass
Wildlife Species Observed	
Amphibians	
Lithobates catesbeianus	American bull frog
Pseudacris regilla	Pacific chorus frog
Birds	
Aphelocoma californica	western scrub jay
Cathartes aura	turkey vulture
Corvus brachyrhynchos	American crow
Hirundo rustica	barn swallow
Melozone crissalis	California towhee
Sayornis nigricans	black phoebe
Zonotrichia leucophyrs	white-crowned sparrow
Mammals	
Felis catus	domestic cat
Microtus spp.	vole
Otospermophilus beecheyi	California ground squirrel
Thomomys bottae	Botta's pocket gopher

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
PLANTS					
large-flowered fiddleneck (*Amsinckia grandiflora*)	E/E/1B.1	April – May	Cismontane woodland, valley and foothill grassland, annual grassland in various soils. Located from 885 – 1,805 ft. elevation.	Property outside of elevation range.	Presumed absent
bent-flowered fiddleneck (*Amsinckia lunaris*)	-/-/1B.2	March – June	Found among coastal bluff scrub, cismontane woodlands, and valley and foothill grasslands. Located from 10 -1,640 ft. elevation.	Low Foothill grasslands found within Property	Not likely to occur
Mt. Diablo manzanita (*Arctostaphylos auriculata*)	-/-/1B.3	January – March	Found among cismontane woodland and chaparral among sandstone substrates. Located from 445 – 2,135 ft. elevation,	No suitable habitat present	Presumed absent
Contra Costa manzanita (*Arctostaphylos manzanita* ssp. *laevigata*)	-/-/1B.2	January – February	Chaparral, rocky slopes. Located from 1,410 – 3,610 ft. elevation.	Property outside of elevation range.	Presumed absent
alkali milk-vetch (*Astragalus tener* var. *tener*)	-/-/1B.2	March – June	Playas, valley and foothill grasslands in adobe clay soils, and vernal pools in alkaline soils. Located from 5 – 195 ft. elevation.	Property outside of elevation range.	Presumed absent
brittlescale (*Atriplex depressa*)	-/-/1B.2	May – October	Chenopod scrub, meadows and sinks, playas, valley and foothill grasslands, and alkaline vernal pools with clay substrate. Located from 5 – 1,050 ft. elevation.	No suitable habitat present	Presumed absent
lesser saltscale (*Atriplex minuscula*)	-/-/1B.1	May – October	Chenopod scrub, meadows and seeps, playas, valley grassland and alkaline sinks. Located from 50 – 655 ft. elevation.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*)	-/-/1B.2	March – June	Chaparral, cismontane woodland, and valley and foothills grasslands, sometimes in serpentinite outcrops. Located from 150 – 5,100 ft. elevation.	Low Annual grassland may provide marginally suitable habitat	Not likely to occur
Mount Diablo fairy-lantern (*Calochortus pulchellus*)	-/-/1B.2	April – June	Chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland; on wooded and brushy slopes. Located from 100 – 2,755 ft. elevation.	Low Foothill grassland with woody and brush slopes are present, but habitat is highly degraded	Not likely to occur
chaparral harebell (*Campanula exigua*)	-/-/1B.2	May – June	Chaparral, in rocky, usually serpentine soils. Located from 900 – 4,100 ft. elevation.	Property outside of elevation range.	Presumed absent
Congdon's tarplant (*Centromadia parryi* ssp. *condonii*)	-/-/1B.2	June – November	Valley and foothill grasslands in alkaline soils. 0 – 755 ft. elevation.	No suitable habitat present	Presumed absent
Point Reyes salty bird's-beak (*Chloropyron maritimum* ssp. *palustre*)	-/-/1B.2	June – October	Hemiparasitic annual herb found in marshes and swamps with coastal salt. Located from 0 – 35 ft. elevation.	Property outside of elevation range.	Presumed absent
palmate-bracted bird's-beak (*Cordylanthus palmatus*)	E/E/1B.1	May – October	Chenopod scrub, valley and foothill grassland; usually on Pescadero silty clay, which is alkaline, with *Distichlis*, *Frankenia*, etc. Located from 15 – 510 ft. elevation.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Hospital Canyon larkspur (*Delphinium californicum* ssp. *interius*)	-/-/1B.2	April – June	Perennial herb found among openings in chaparral, mesic areas of cismontane woodland, and coastal scrub. Located from 640 – 3,595 ft. elevation.	Property outside of elevation range.	Presumed absent
Mount Diablo buckwheat (*Eriogonum truncatum*)	-/-/1B.1	April – November	Chaparral, coastal scrub, and valley and foothill grasslands in sandy soils. Located from 10 – 1,150 ft. elevation.	No suitable habitat present	Presumed absent
Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*)	-/-/1B.1	June – August	Annual or perennial herb found in vernal pools. Located from 10 – 150 ft. elevation.	Property outside of elevation range.	Presumed absent
Jepson's coyote-thistle (*Eryngium jepsonii*)	-/-/1B.2	April – August	Perennial herb found among valley and foothill grasslands and vernal pools with clay soils. Located from 10 – 985 ft. elevation.	No suitable habitat present	Presumed absent
San Joaquin spearscale (*Extriplex joaquinana*)	-/-/1B.2	April – October	Annual herb found among alkaline areas of chenopod scrub, meadows and seeps, playas, and valley and foothill grasslands. Located from 5 – 2,740 ft. elevation.	No suitable habitat present	Presumed absent
fragrant fritillary (*Fritillaria liliacea*)	-/-/1B.2	February – April	Perennial bulbiferous herb found among serpentinite soils of cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland. Located among 10 – 1,345 ft. elevation.	No suitable habitat present	Presumed absent
Diablo helianthella (*Helianthella castanea*)	-/-/1B.2	March – June	Perennial herb found in areas of azonal soil with partial shade and rocky soils among broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Located from 195 – 4,265 ft. elevation.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Brewer's western flax (*Hesperolinon breweri*)	-/-/1B.2	May – July	Annual herb usually found in serpentinite soils among chaparral, cismontane woodland, and valley and foothill grasslands. Located from 100- 3,100 ft. elevation.	No suitable habitat present	Presumed absent
Loma Prieta hoita (*Hoita strobilina*)	-/-/1B.1	May – July (August – October)	Perennial herb found in mesic areas, usually with serpentinite soils, among chaparral, cismontane woodland, and riparian woodland. Located from 100 – 2,820 ft. elevation.	No suitable habitat present	Presumed absent
Santa Cruz tarplant (*Holocarpha macradenia*)	T/E/1B.1	June – October	Annual herb found among sand and often clay soils among coastal prairie, coastal scrub, and valley and foothill grassland. Located from 35 – 720 ft. elevation.	Low Foothill grasslands and clay soils occur on the Property	Not likely to occur
Contra Costa goldfields (*Lasthenia conjugens*)	E/-/1B.1	March – June	Annual herb found in mesic areas among cismontane woodland, alkaline playas, valley and foothill grasslands, and vernal pools. Located from 0 – 1,540 ft. elevation.	No suitable habitat present	Presumed absent
Hall's bush-mallow (*Malacothamnus hallii*)	-/-/1B.2	May – September	Perennial deciduous shrub located among chaparral and coastal scrub habitat. Located from 35 – 2,495 ft. elevation.	No suitable habitat present	Presumed absent
woodland woollythreads (*Monolopia gracilens*)	-/-/1B.2	February – July	Annual herb found in serpentinite soils among openings in broadleafed upland forests, openings in chaparral, cismontane woodlands, openings in North Coast coniferous forests and valley and foothill grasslands. Located from 330 – 3,935 ft. elevation	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
prostrate vernal pool navarretia (*Navarretia prostrata*)	-/-/1B.2	April – June	Coastal scrub, valley and foothill grassland, vernal pools, alkaline soils in grassland, or in mesic vernal pools, meadows and seeps. Located from 10 – 3,970 ft. elevation.	No suitable habitat present	Presumed absent
Mount Diablo phacelia (*Phacelia phacelioides*)	-/-/1B.2	April – May	Chaparral, cismontane woodland; adjacent to trails, on rock outcrops and talus slopes; sometimes on serpentine. Located from 1,640 – 4,495 ft. elevation.	Property outside of elevation range.	Presumed absent
hairless popcorn-flower (*Plagiobothrys glaber*)	-/-/1A	March – May	Meadows and seeps, marshes and swamps, coastal salt marshes and alkaline meadows. Located from 50 – 590 ft. elevation.	No suitable habitat present	Presumed absent
Oregon polemonium (*Polemonium carneum*)	-/-/2B.2	April – September	Perennial herb found among coastal prairie, coastal scrub, and lower montane coniferous forests. Located from 0 - 6,005 ft. elevation.	No suitable habitat present	Presumed absent
California alkali grass (*Puccinellia simplex*)	-/-/1B.2	March – May	Annual herb found in alkaline sinks, flats, lake margins, and vernally mesic areas of chenopod scrub, meadows and seeps, valley and foothill grasslands, and vernal pools. Located from 5 – 3050 ft. elevation.	No suitable habitat present	Presumed absent
chaparral ragwort (*Senecio aphanactis*)	-/-/2B.2	January – April	Cismontane woodland, coastal scrub, drying alkaline flats, chaparral. Located from 50 – 2,625 ft. elevation.	No suitable habitat present	Presumed absent
long-styled sand spurrey (*Spergularia macrotheca* var. *longistyla*)	-/-/1B.2	February – May	Alkaline meadows and seeps, marshes and swamps. Located from 0 – 835 ft. elevation.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
most beautiful jewel-flower (*Streptanthus albidus* ssp. *peramoenus*)	-/-/1B.2	April – June	Chaparral, cismontane woodland, and valley and foothill grasslands in serpentine soils on ridges and slopes. Located from 310 – 3,280 ft. elevation	No suitable habitat present	Presumed absent
Mount Diablo jewel-flower (*Streptanthus hispidus*)	-/-/1B.3	March – June	Valley and foothill grassland, chaparral; talus or rocky outcrops. Located from 1,200 – 3,935 ft. elevation.	Property outside of elevation range.	Presumed absent
northern slender pondweed (*Stuckenia filiformis* ssp. *alpina*)	-/-/2B.2	May – July	Annual herb found in serpentinite soils among chaparral, cismontane woodland, and valley and foothill grasslands. Located from 310 – 3,280 ft. elevation.	No suitable habitat present	Presumed absent
California seablite (*Suaeda californica*)	E/-/1B.1	July – October	Perennial evergreen shrub found among marshes and swamps with coastal salt. Located from 0 – 50 ft. elevation.	Property outside of elevation range.	Presumed absent
saline clover (*Trifolium hydrophilum*)	-/-/1B.2	April – June	Annual herb found among marshes and swamps, alkaline and mesic areas of valley and foothill grasslands, and vernal pools. Located from 0 – 985 ft. elevation.	No suitable habitat present	Presumed absent
coastal triquetrella (Moss) (*Triquetrella californica*)	-/-/1B.2	N/A	Coastal bluff scrub, coastal scrub; moss growing on soil. Located from 35 – 330 ft. elevation.	Property outside of elevation range.	Presumed absent
caper-fruited tropidocarpum (*Tropidocarpum capparideum*)	-/-/1B.1	March – April	Valley and foothill grasslands on alkaline hills. Located from 5 – 1,495 ft. elevation.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
oval-leaved viburnum (*Viburnum ellipticum*)	-/-/2B.3	May – June	Perennial deciduous shrub found among chaparral, cismontane woodland, and lower montane coniferous forests. Located from 705 – 4,595 ft. elevation.	Property outside of elevation range.	Presumed absent
INVERTEBRATES					
Crotch bumble bee (*Bombus crotchii*)	-/CE/-	Resident	Found in open grassland and scrub, able to persist in semi-natural habitats surrounded by intensely modified landscapes. Nests underground and requires undisturbed nesting and winter sites. Historic range extends from central CA south to Baja, Mexico. Recent observations indicated retraction from northern and southern extremes of range.	Low Only marginal habitat present, 1 CNDDB occurrence within 5 miles from 1932.	Not likely to occur
western bumble bee (*Bombus occidentalis*)	-/CE/-	Resident	Found in a range of habitats including mixed woodlands, farmlands, urban areas, montane meadows, and prairie grasslands with abundant flora resources that provide pollen and nectar throughout their flight period. Usually nests underground. Occurs in Canada and USA from southern British Columbia to central California.	Low Only marginal habitat present, 1 CNDDB occurrence within 5 miles from 1952.	Not likely to occur
vernal pool fairy shrimp (*Branchinecta lynchi*)	T/-/-	Resident	Endemic to central valley vernal pools and swales.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
monarch butterfly (*Danaus plexippus*)	C/-/-	September - March	Overwintering habitat includes forested groves from Mendocino County south to Baja, Mexico. Located within 1.5 miles of the ocean or SF Bay. Most commonly use eucalyptus, Monterey Pine, and Monterey cypress trees.	No suitable habitat present	Presumed absent
vernal pool tadpole shrimp (*Lepidurus packardi*)	E/-/-	Resident	Endemic to the northern portion of the Central Valley and Delta. Found in a variety of natural and artificial seasonally ponded habitats including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and tire ruts. Wetlands vary from 2 m^2 to 356 km^2.	No suitable habitat present	Presumed absent
FISH					
green sturgeon – southern DPS (*Acipenser medirostris* pop. 1)	-/T/-	Resident	Southern DPS ranges from the Eel River south including the Sacramento and San Joaquin Rivers. Most of its lifecycle is spend in coastal marine waters, estuaries, and lower reaches of large rivers. Ascend rivers to spawn, but specific spawning and rearing habitat is unknown.	No suitable habitat present	Presumed absent
Delta smelt (*Hypomesus transpacificus*)	T/T/-	Resident	Endemic to upper SF Estuary and Delta. Inhabits open waters of bays, tidal rivers, channels, and sloughs, but rarely occurs in water with salinity of more than 10-12 ppt. Spawning occurs in freshwater, primarily in tidal dead-end sloughs and channel edgewaters.	Outside of species range	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
steelhead – central California coast DPS (*Oncorhynchus mykiss irideus* pop. 8)	T/-/-	Resident	Both anadromous and nonanadromous forms exist. Anadromous forms migrate between freshwater breeding and marine nonbreeding habitats. California breeders migrate to nonbreeding habitats as far away as Alaska. Juveniles remain in freshwater for 2-3 years before returning to the ocean. Spawn in gravelly substrate in cool, clear, well-oxygenated streams in flowing water, usually at the tail of a pool or at the riffle at the head of a pool.	No suitable habitat present	Presumed absent
longfin smelt (*Spirinchus thaleichthys*)	C/T/-	Resident	Range extends from the Gulf of Alaska, south to the Sacramento-San Joaquin estuary. Some populations are anadromous and migrate up rivers to spawn. Habitat includes range of temp and salinity conditions in coastal waters near shore, bays, estuaries, rivers, and some landlocked lakes. Spawning occurs in fresh water, over sandy-gravel substrate, rocks, and aquatic plants	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
AMPHIBIANS					
California tiger salamander (*Ambystoma californiense*)	T/T/-	Aquatic Surveys - Once each in March, April, and May with at least 10 days between surveys. Upland Surveys - 20 nights of surveying under proper conditions beginning October 15 and ending March 15.	Vernal pools, swales and depressions for breeding, needs underground refugia.	No suitable habitat present	Presumed absent
foothill yellow-legged frog – central coast DPS (*Rana boylii* pop. 4)	PT/E/-	May 1 – November 1	Range of this DPS includes Alameda, Contra Costa, San Benito, San Francisco, San Mateo, Santa Clara, and Santa Cruz counties, and Fresno, Kern, Kings, Merced, San Joaquin, and Stanislaus west of the CA Aqueduct. Inhabits partially shaded, rocky streams at low to moderate elevations among chaparral, open woodland, and forest. Breeding occurs in pools of streams.	No suitable habitat present	Presumed absent
California red-legged frog (*Rana draytonii*)	T/-/SSC	May 1 – November 1	Lowlands and foothills in or near permanent deep water with dense, shrubby or emergent riparian habitat. Requires 11-20 weeks of permanent water for breeding and larval development. Must have access to aestivation habitat.	Species not observed during protocol level surveys	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
REPTILES					
western pond turtle (*Emys marmorata*)	-/-/SSC	March – October	Aquatic turtle needs permanent water in ponds, streams, irrigation ditches. Nests on sandy banks or grassy fields.	No suitable habitat present	Presumed absent
Alameda whipsnake (*Masticophis lateralis euryxanthus*)	T/T/-	Year-round resident	Found in the California inner Coast Range. Habitat consists of mixed chaparral, coastal scrub, annual grassland with rock piles, and oak woodland habitats. Rock piles are an important habitat feature as they provide cover and foraging potential.	No suitable habitat present. Annual grassland is only secondary habitat for the species, and no rock piles	Presumed absent
BIRDS					
tricolored blackbird (*Agelaius tricolor*)	-/-/SSC	February – August	Nesting within seasonal wetland marshes, blackberry brambles or other protected substrates. Forages in annual grassland and wetland habitats.	No suitable habitat present	Presumed absent
golden eagle (*Aquila chrysaetos*)	FP/-/-	February – August	Nests in cliff-walled canyons and tall trees in open areas. (Nesting and wintering) Rolling foothills mountain areas, sage-juniper flats, and desert.	No suitable habitat present	Presumed absent
burrowing owl (*Athene cunicularia*)	-/-/SSC	February – August	Dry open annual or perennial grassland, desert, and scrubland. Uses abandoned mammal burrows for nesting.	Moderate Suitable habitat present	May Occur

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Swainson's hawk (*Buteo swainsoni*)	-/T/-	February – October	Nests in riparian areas and in oak savannah near foraging areas. Forages in alfalfa and grain fields with rodent populations.	No suitable habitat present	Presumed absent
western snowy plover (*Charadrius nivosus nivosus*)	T/-/SSC	February – August	This species has a large range in the western US and Mexico, but populations within 50 miles of the Pacific coast in CA, OR, WA, and Mexico are listed by the USFWS. Habitat includes beaches, dry mud or salt flats, sandy shores of rivers, lakes, and ponds. Nests on the ground on broad open beaches, etc. May nest beside or under an object, or in the open.	No suitable habitat present	Presumed absent
northern harrier (*Circus cyaneus*)	-/SSC	February – August	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Nests in grasslands and marshlands, ground nesting bird.	Low Marginal foraging and nesting habitat present	Not likely to occur
yellow rail (*Coturnicops noveboracensis*)	-/-/SSC	September – March	Habitat includes dense, grassy marshes and wet meadows. Breeds in Canada. Non-breeding habitat includes grain fields in winter and when migrating. Winters in both freshwater and brackish marshes, in deep grass, agricultural fields and occasionally rice fields.	No suitable habitat present	Presumed absent
white-tailed kite (*Elanus leucurus*)	-/-/FP	February – August	Various grassland habitats, urban land, oak woodlands with grassland for foraging. Nests in trees, often near a marsh.	Moderate Suitable foraging habitat present	May occur

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)	-/-/SSC	Resident	Breeding range includes the salt marshes of the SF Bay. Non-breeding range includes CA coast from the SF Bay south to San Diego. Found in salt marshes, nests just above ground or over water, in thick vegetation. Sometimes higher up in weeds or shrubs.	No suitable habitat present	Presumed absent
California condor (*Gymnogyps californianus*)	E/-/-	Resident	This species predominantly forages in open terrain of foothill grassland and oak savanna habitats, and at coastal sites in central CA, but have also been observed feeding in more wooded areas. Typically nest in cavities located on steep rock formations or in the burned-out hollows of old growth conifer and giant sequoia trees.	No suitable habitat present	Presumed absent
California black rail (*Laterallus jamaicensis coturniculus*)	-/T/FP	Resident	Found in various habitats including marshland with unrestricted tidal influence. Areas of pickleweed, bulrushes, and matted salt grass. Breeding populations are confined to a few remaining patches of habitat in central and southern CA and western AZ. Most of the population is within the northern reaches of the SF Bay and tidal marshland of San Pablo Bay.	No suitable habitat present	Presumed absent
Alameda song sparrow (*Melospiza melodia pusillula*	-/-/SSC	Resident	Habitat includes coastal tidal marsh. Vegetation includes pickleweed, Oregon gumweed, and cordgrass. Surrounding landscape includes regional shoreline, salt ponds, and aqueducts.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
California Ridgway's rail (*Rallus obsoletus obsoletus*)	E/E/FP	Resident	Small range in the SF Bay Area. Nesting occurs mid-March to July, with peaks in early May and again in early June. Habitat includes pickleweed and cordgrass marshes with high marsh areas. Nests in marshes, and near tidal ponds.	No suitable habitat present	Presumed absent
bank swallow (*Riparia riparia*)	-/T/-	April – August	Large nesting range in North America and Eurasia. While the species migrates south for the winter, northern winter range includes southern California. Habitat includes open and partial open areas, near flowing water. Nests are in steep sand, dirt, or gravel banks, in burrows dug near the top of the bank.	No suitable habitat present	Presumed absent
yellow warbler (*Setophaga petechia*)	-/-/SSC	April – August	While the species migrates south for the winter, northern winter range includes southern California. Habitat includes open scrub, second-growth woodland, thickets, farmlands, and gardens. Riparian woodlands with willows are typical of CA population. Nests are placed in upright forks or crotches of bushes, saplings, or large trees.	No suitable habitat present	Presumed absent
California least tern (*Sterna antillarum browni*)	E/E/FP	April – November	Habitat includes beaches, bays, estuaries, lagoons, lakes, and rivers. Rests and loafs on sandy beaches, mudflats, and salt-pond dikes. May roost at night on sandy beaches. Nests on open, flat beaches along lagoon or estuary margins.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
MAMMALS					
pallid bat (*Antrozous pallidus*)	-/-/SSC	Resident	Forages in grasslands, shrublands, deserts, forests, and woodlands. Most common in open, dry habitats. Roosts in rock crevices, caves, tree hollows, and artificial structures. Roosts must protect bats from high temperatures; very sensitive to disturbance of roosting sites.	Moderate Suitable habitat present	May occur
Townsend's big-eared bat (*Corynorhinus townsendii*)	-/-/SSC	Resident	Throughout California in a wide variety of habitats; roosts in the open, hanging from walls and ceilings. Needs sites free from human disturbance. Most common in mesic sites.	No suitable habitat present, abundant human disturbance	Presumed absent
western mastiff bat (*Eumops perotis californicus*)	-/-/SSC	Resident	Range includes central CA southeast to southern NV, central AZ, and west TX, and south to Baja, Mexico. Habitat includes arid and semiarid rocky canyon habitat. Roosts in crevices and shallow caves, and occasionally buildings.	No suitable habitat present	Presumed absent
San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)	-/-/SSC	Resident	Forest habitats of moderate canopy and moderate to dense understory, may prefer chaparral and redwood habitats. Nests constructed of grass, leaves, sticks, feathers, etc. Population may be limited by availability of nest materials.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
salt-marsh harvest mouse (*Reithrodontomys raviventris*)	E/E/FP	Resident	Small, fragmented range in the SF Bay Area. Habitat consists of salt and brackish marshes, where plants provide a dense mat of cover of pickleweed and *Atriplex*. Needs access to refuge/cover during high tides.	No suitable habitat present	Presumed absent
salt-marsh wandering shrew (*Sorex vagrans halicoetes*)	-/-/SSC	Resident	Confined to salt marshes found around the southern arm of the SF Bay in San Mateo, Santa Clara, Alameda, and Contra Costa counties, from 6 – 9 ft. elevation. Inhabits narrow band of pickleweed marsh. Typically found in "middle-marsh" habitat that is only inundated during high tide.	No suitable habitat present	Presumed absent
American badger (*Taxidea taxus*)	-/-/SSC	Resident	Shrub, forest, and herbaceous habitats with friable soils to dig burrows. Need open, uncultivated ground. Prey on fossorial mammals.	No suitable habitat present	Presumed absent
San Joaquin kit fox (*Vulpes macrotis mutica*)	E/T/-	Resident	Annual grasslands or grassy stages with scattered shrubby vegetation. Needs loose soils for burrowing.	No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Las Trampas Ridge, Diablo, Tassajara, Hayward, Dublin, Livermore, Newark, Niles, and La Costa Valley 7.5 Minute Quadrangle Maps[1]

Common Name/Scientific Name	Status (Fed/State/ Other)[2]	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**

1. Special-status plants and animals as reported by the California Natural Diversity Data Base, California Native Plant Society, and other background research November 2022
2. Order of Codes for Plants - Fed/State/CNPS
   Order of Codes for Animals - Fed/State/CDFW
   Codes:
   SSC - California Species of Special Concern
   E - Federally/State Listed as an Endangered Species
   T - Federally/State Listed as a Threatened Species
   C - Species listed as a Candidate for Federal Threatened or Endangered Status
   CE – Candidate for State Endangered Status
   PT – Petition for Federal listing of Threatened Status
   DL - Delisted
   FP - State Fully Protected
   1A - CNPS Plants presumed extinct in California.
   1B - California Native Plant Society considers the plant Rare, Threatened, or Endangered in California and elsewhere.
   2B - CNPS Plants Rare, Threatened or Endangered in California, but more common elsewhere.

ATTACHMENT 3

SITE PHOTOGRAPHS

1. Photo point 1, looking north. Photo taken along the shoulder of Foothill Road and the top of bank of the intermittent drainage feature. Photo taken August 26, 2021.

2. Photo point 2, looking southeast. Photo is taken looking across the hillslope beneath Foothill Road, and along an ephemeral drainage feature and towards the access road. Photo taken August 26, 2021.

3. Photo point 3, looking west. Photo is taken looking up towards Foothill Road with a gravel driveway on the right. Photo taken August 26, 2021.

4. Photo point 4, looking west. Photo shows an ephemeral drainage, beneath a dense oak canopy. Photo taken August 26, 2021.

5. Photo point 5, looking east. Photo is taken along an ephemeral drainage within an oak woodland portion of the Property. Photo taken August 26, 2021.

6. Photo point 6, looking northeast. Photo shows a portion of the annual grassland habitat with scattered trees found throughout much of the Property. Photo taken August 26, 2021.

7. Photo point 7, looking north. Photo is taken looking across the middle of the Property and shows the annual grassland habitat and many of the old orchard trees. Photo taken March 17, 2022.

8. Photo point 8, looking west. Photo is taken looking across the middle of the Property and shows the annual grassland habitat and many of the old orchard trees. Photo taken August 26, 2021.

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12/27/2022
PUD-147, P22-1089, Trac
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

UPDATED DESIGN LEVEL GEOTECHNICAL INVESTIGATION
MERRITT PROPERTY
PLEASANTON, CALIFORNIA

For

THE DESILVA GROUP

December 21, 2022

Job No. 4031.101

BERLOGAR STEVENS & ASSOCIATES

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APPENDICES

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Appendix B – Test Pit Logs
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Appendix F – Infiltration Testing
Report 1 – Supplemental Geotechnical Investigation 1998 (BGC)
Report 2 - Response to Geotechnical Review 1998 (BGC)

Via E-Mail

December 21, 2022
Job No. 4031.100

BERLOGAR STEVENS & ASSOCIATES

Mr. Jim Summers
The DeSilva Group
11555 Dublin Blvd
Dublin, California, 94568

Subject:
Updated Design Level Geotechnical Investigation
Merritt Property
Pleasanton, California

Dear Mr. Summers:

Berlogar Stevens & Associates (BSA) is pleased to submit this report presenting our updated Design Level Geotechnical Investigation for the proposed Merritt Property Residential Development in Pleasanton, California. We previously provided a Design Level Geotechnical Investigation Report dated March 31, 2021. The scope of this investigation, our geotechnical engineering conclusions regarding the soils and geologic conditions at the site, and our recommendations are presented below. The site is located as shown on Plate 1, Vicinity Map.

1. PROJECT UNDERSTANDING

The current proposed plan consists of approximately 111 single-family detached residential units and a recreation center. The majority of the development will consist of single-family detached homes. On the eastern portion of the site there is a group of 22 higher density homes consisting of attached and detached products. A bioretention pond is proposed along the eastern property boundary and adjacent to Interstate 680.

2. PURPOSE AND SCOPE OF SERVICES

The purpose of this investigation was to explore and evaluate site soil conditions, geologic hazards, and to develop geotechnical design and construction recommendations for use in assessment of the feasibility of the project.

The scope of services for this assessment included the following:

- Review of readily available published geologic maps relating to the site and vicinity,
- Review of the State published Seismic Hazard Maps and Reports,
- Review of the following documents for the proposed development:

  - Preliminary Site Plan Exhibit titled "Tract 8522 – Merritt Property" by Ruggeri Jensen Azar, dated October 13, 2021Supplemental Geotechnical Investigation titled "Merritt Property" by Berlogar Geotechnical Consultants dated January 8, 1998
  - Response to Geotechnical Review titled "Merritt Property" by Berlogar Geotechnical Consultants dated April 16, 1998
- Site reconnaissance by a member of our engineering staff and an Engineering Geologist,
- Subsurface exploration consisting of excavating test pits and drilling borings,
- Performance of 3 Double Ring Infiltrometer Tests at the drainage Basin and the Park Site,
- Geotechnical laboratory testing including Atterberg Limits, Sieve & Hydrometer, Compaction Curves and R-Value,
- Additional laboratory testing including sulfate and chloride,
- Engineering analysis of the geotechnical data, and
- Preparation of this report.

3. GEOLOGY

3.1. GEOLOGIC SETTING

The site is situated in the Coast Range geomorphic province of California and is seismically dominated by the presence of the active San Andreas fault system. The San Andreas fault system is the general boundary between the northward moving Pacific Plate and the southward moving North American Plate. In the San Francisco Bay Area, relative plate movement is distributed across a complex system of generally strike-slip, right lateral parallel and sub-parallel faults, which include the San Andreas, Hayward and Calaveras faults, among others.

Regional geologic mapping by T.W. Dibblee, Jr. et al. (2005), maps the western portion of the site (adjacent to Foothill Road) as sandstone. The remainder of the site is mapped as alluvial sand and gravel of Arroyo Laguna.

4. SITE INVESTIGATION

4.1. FIELD EXPLORATION

Field exploration for this investigation consisted of 15 test pits with a backhoe and drilling 15 borings using a B-53 truck mounted drill rill. The test pits were excavated on November 13th and 14th, 2019. The test pits were excavated to an approximate depth of 5 feet. The first 10 borings were drilled on November 25th, 2019 to approximate depths of 10 feet. Additional subsurface exploration at the site was performed on August 18, 2022, and consisted of the drilling, and sampling of 4 small-diameter borings to depths between 15 and 25 feet below ground surface. Materials encountered in the Borings and Test Pits were logged by a member of our engineering staff. The soils encountered were classified in accordance with the USCS. Bulk samples of the materials encountered were collected from the test pits. The borings were backfilled with grout and inspected by Zone 7 Water Agency.

BSA performed 2 Double Ring Infiltrometer Tests at the proposed drainage basin on July 22 and 25, 2022 and one Double Ring Infiltrometer Test was performed at the Park Site on July 26, 2022. The Infiltrometer Test results are presented in Appendix F.

The Boring Logs and Test Pit Logs are presented in Appendices A and B, respectively. Boring Logs from BGC's previous investigation are presented in Appendix C.

5. SITE CONDITIONS

5.1. SURFACE CONDITIONS

The rectangularly shaped project site is approximately 46.4 acres. The project site is bound by Foothill road on the west, I-680 on the east, and residential developments on the north and south. The site is currently developed with an existing residence located at the southwestern corner of the site adjacent to Foothill Road. The remainder of the site was previously used as a walnut orchard. The majority of the trees remain and have grown to maturity. An artificially made drainage (unlined) is located along the southern property line.

The existing residence is located at the highest portion of the site with an approximate elevation of 435 feet. The property slopes down to approximately elevation 378 feet. The remainder of the site is gently sloping from 378 feet to approximately 318 feet on the eastern portion of the site.

5.2. SUBSURFACE CONDITIONS

Materials encountered in our test pits and borings generally consisted of silty sands, silty clay. and sandy silts on the western portion and highly expansive clays on the eastern portion. The tree roots extended to depths between 3 to 4 feet. The soils in the upper 2 feet were generally loose/soft. This is likely a result of discing that has occurred in the orchard area. Below about 5 feet, soils become dense/stiff. Groundwater was not encountered in our test pits or borings. Previous borings by Harza Kaldveer encountered ground water at depths as shallow as 15 feet.

Fill was encountered in our test pits on the southwestern knob. Fill was approximately 3 to 4 feet thick. The fill consisted of medium dense, dry silty sands. Fill was generally underlain by dry to moist, dense to very dense silty sands with gravel. The Site Plan shows the limits and depths of fill encountered.

The Seismic Hazard Zone Report for the Dublin Quadrangle locates the site as having highest recorded groundwater levels between approximately 10 and 20 feet.

5.3. LABORATORY TESTING

Laboratory testing consisted of performing four Atterberg Limits and one R-value test. The Atterberg Limits testing resulted in Liquid Limits (LL) between 26 and 59 and Plasticity Indices (PI) between 9 and 38. The samples collected on the western portion of the site had PIs between 9 and 13. The material on the eastern portion of the site had a PI of 38, which is indicative of very highly expansive soils. The R-value testing was performed on a sample collected from TP-4 and resulted in a value of less than 5. The results of our Atterberg Limits tests are presented in Appendix D. Corrosion Test Results are presented in Appendix E.

6. GEOLOGIC HAZARDS

6.1. SURFACE FAULT GROUND RUPTURE

We have reviewed the Alquist-Priolo Earthquake Fault Zone maps issued by the California Geological Survey (formerly the California Division of Mines and Geology). These maps were issued in response to the Alquist-Priolo Act. The site is located within a designated State of California Alquist-Priolo Earthquake Fault Zone for active faults on the western portion of the site as shown on Plate 4. According to the California Geological Survey (CGS), no known fault traces cross the site. The closest fault included in an Alquist-Priolo Earthquake Fault Zone is the Calaveras fault. As part of BGC's 1998 Supplemental Investigation, they excavated 885 lineal feet of trench ranging from 8 to 12 feet deep. During the course of the exploration BGC met with Mr. Sandy Haye of Cotton Shires & Associates to discuss the findings. It was agreed that there did not appear to be evidence of faulting. Prior to BGC's investigation, Harza performed a Fault Investigation and also concluded that there was no evidence of faulting in their trenches.

6.2. SEISMICITY AND SEISMIC GROUND SHAKING

The site is located at approximately 37.6682 degrees north latitude and 121.9138 degrees west longitude. Based on current practices (2019 CBC & ASCE 7-16), the peak ground acceleration – geometric mean (PGA_M), obtained using an on-line tool provided by the Structural Engineers Association of California (SEAOC) and the Office of Statewide Health Planning and Development (OSHPD) (https://seismicmaps.org/ link available on the U.S. Geological Survey Earthquake Hazards Program website) is 0.91 g.

6.3. SEISMIC HAZARDS

Earthquake Zones of Required Investigation are produced by the California Geologic Survey (CGS). The site is located within the Dublin Quadrangle. The western portion of the site (adjacent to Foothill Road) is located in an area earthquake induced landsliding as shown on Plate 4.

6.3.1. LIQUEFACTION

Based on the high blow counts for material encountered above and below groundwater, it is our opinion that the potential for liquefaction at the site is low.

6.3.2. LANDSLIDING

During our field exploration we did not identify areas of instability. Materials encountered in our test pits generally consisted of competent soils and bedrock.

7. CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

7.1. GENERAL

Based on the information collected during this investigation and the results of our analyses, it is our opinion that proposed development is feasible from a geotechnical engineering perspective, provided that the conclusions and recommendations in this geotechnical investigation are incorporated into the project design.

7.2. EXISTING FILL -SOUTHWESTERN PORTION OF PROPERTY

After completion of our test pits and identifying existing fill on the southwestern portion of the property, we contacted Pacific Aerial to use photogrammetry to try to roughly estimate grades in 1959 prior to earthwork. The topography provided was then compared with the latest topography provided by Ruggeri Jensen Azar (RJA). The results of the comparison are presented as fill depth isopachs on the attached Plan. This Plan shows there is some amount of fill from the top of the knoll down to the base at about 392 elevation.

7.3. CUT SLOPES

An approximately 50-foot-high cut slope with a 4 horizontal to 1 vertical gradient is proposed on the southwestern portion of the site. It is our opinion that this slope can be constructed as planned.

7.4. FILL SLOPES

Proposed fill slopes are less than10 feet in height. Fill slopes less than 10 feet tall may be constructed at a 2H:1V gradient. Fill slopes that are greater than 10 feet in height should be constructed at 3H:1V gradient.

7.5. SITE PREPARATION AND GRADING

Our general site preparation and grading recommendations are as follows:

1. Existing structures, abandoned utilities, and buried structures should be demolished and removed from the site.

2. The surficial soil should be stripped and may be used as non-structural fill in landscaping areas. The amount of stripping will be evaluated just before grading commences.

3. Where undocumented fill is encountered (area of southwestern knob), it should be overexcavated to expose firm native soils or bedrock.

4. Tree root balls and all roots larger than 2 inches in diameter should be removed.

5. The area of the orchard should be overexcavated a minimum of 2 feet. The bottom of the overexcavation should be scarified at least 12 inches, moisture conditioned and compacted.

6. Areas to receive fill outside of the orchard area should be scarified at least 12 inches, moisture conditioned and compacted in accordance with the requirements below.

7. Engineered fill should be properly moisture conditioned and compacted in accordance with requirements below.

    a. Expansive soils (PI more than 20) should be brought to a moisture content of at least 7 percent above the optimum moisture content and compacted to between 84 and 88 percent relative compaction.

    b. Soils with low expansion potential (PI of 20 or less) should be moisture conditioned to at least 5 percent above the optimum moisture content and compacted to at least 90 percent relative compaction.

8. Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density determined by ASTM D1557 compaction test procedure. Optimum moisture is the water content (percentage by dry weight) corresponding to the maximum dry density.

9. Fill should be properly moisture conditioned and placed in thin lifts (normally 6 to 8 inches depending on the compaction equipment) and compacted as discussed above.

10. Observation and soil density tests should be performed during grading to assist the contractor in obtaining the required degree of compaction and proper moisture content. Where the compaction is outside the range required, additional effort and adjustments to the moisture content should be made until the specified compaction and moisture conditioning is achieved.

11. The soils engineer should be notified at least 48 hours prior to any grading operations. The procedure and methods of grading may then be discussed between the contractor and the soils engineer.

12. The on-site soils are generally suitable for engineered fill, provided they are free of debris, significant vegetation, rocks greater than 4 inches in largest dimension and other deleterious matter.

13. Import fill should contain no deleterious matter or rocks greater than 4 inches in largest dimension and should have a PI less than 20. Fill materials should be subject to the evaluation of the soil engineer prior to their use. Import fill should also be cleared of toxic or hazardous materials prior to importing to the site.

7.6. SELECTIVE GRADING

Selective grading should be performed to improve near surface soil conditions for foundations and pavement performance. We recommend that the expansive clay on the eastern portion of the site be removed to a depth of 3 feet below pad grade. The expansive clays can be placed in areas of the deeper fills (northwestern portion of the site) such that they are at least 4 feet below pad grade.

7.7. EARTHWORK BALANCE DURING GRADING

Based on the subsurface data collected as a part of this investigation and the proposed grading plan, we recommend that the following volumes changes be considered in design of the grading plan:

- General Cuts and Fills – 2500 cubic yards swell
- Rework of the Orchard Area – 20,000 cubic yards shrinkage.

7.8. EXCAVATION CHARACTERISTICS

Subsurface conditions encountered in the test pit and borings suggest that the on-site earth materials can generally be excavated to planned grades using conventional earth moving equipment.

7.9. POST-TENSIONED SLAB FOUNDATIONS

Post-tensioned (PT) slab foundation design criteria should be developed after grading. Selective Sampling, Atterberg Limits and sieve analysis testing will need to be performed to develop the criteria. In our experience with area, we estimate the PT slab foundations will be approximately 11 inches thick. The following is preliminary PT Slab Design Criteria:

PT Slab Design Criteria	
Allowable Bearing Capacity (may be increased by 1/3 for seismic and wind loads at the discretion of the structural engineer)	1,200 psf
Passive Equivalent Fluid Pressure (neglect the upper 2 feet)	250 pcf
Base Friction Coefficient	0.25
Edge Moisture Variation Distance Center Lift Edge Lift	 9.0 feet 4.9 feet
Differential Swell Center Lift Edge Lift	 0.55 inches 1.00 inches

7.10. SEISMIC DESIGN PARAMETERS

We are providing the following 2019 California Building Code seismic design criteria for the site using the SEAOC/OSHPD Seismic Design Maps Tool:

2019 California Building Code	
Latitude (Degrees North)	37.6682
Longitude (Degrees West)	-121.9138
Risk Category	I/II/III
Peak Ground Acceleration (PGA_M)	0.91
Mapped Spectral Acceleration for Short Periods, Ss	1.992
Mapped Spectral Acceleration for 1-Second Period, S1	0.733
Site Class	D
Site Coefficient Fa (for Site Class D)	1.0
Site Coefficient Fv (for Site Class D)	null*
Acceleration Parameter SMS (adjusted for Site Class C)	1.899
Acceleration Parameter, SM1 (adjusted for Site Class C)	0.84
Acceleration Parameter, SDS (adjusted for Site Class C)	1.266
Acceleration Parameter, SD1 (adjusted for Site Class C)	0.56
Seismic Design Category	D

7.11. RETAINING WALLS

Retaining walls can be of conventional cantilever or gravity type. The following geotechnical criteria should be used for the retaining wall designs:

7.11.1. Lateral Earth pressures

Backfill soils for cantilever-type concrete or masonry walls should have a PI of 20 or less for soil placed within 5 feet of the wall. The following are our recommended lateral earth pressures for retaining walls:

Active Equivalent Fluid Pressure (Level backfill and drained conditions)	55 pcf
Active Equivalent Fluid Pressure (3H:1V backfill and drained conditions)	65 pcf
Active Equivalent Fluid Pressure (2H:1V backfill and drained conditions)	100 pcf
At-Rest Equivalent Fluid Pressure (Level backfill and drained conditions)	80 pcf
Seismic Equivalent Fluid Pressure – Walls Retaining More than 6 Feet (in addition to active equivalent fluid pressure, SEAOC 2010[1])	80 pcf
Surcharge Load, where applicable	Designated by structural engineer

For terraced walls, the lower wall should be designed to support the backfill and the load from upper wall. For the walls retaining more than 6 feet, the total pressure computed would act on the wall as the same location as the initial static pressure; i.e., the resultant would act at a height of H/3 above the base.

7.11.2. Retaining Wall Foundations

Conventional retaining walls can be supported on shallow foundations. The following may be used to design the retaining wall foundations:

Allowable Bearing Capacity (DL + LL) (may be increased by one-third for seismic and wind loads at the discretion of the structural engineer)	2,500 psf
Allowable Passive Equivalent Fluid Pressure (neglect the upper 2 feet) *	350 pcf
Allowable Base Friction Coefficient *	0.25
Minimum Footing Depth	2 feet

* no reduction is required when combining passive resistance and friction

[1] SEOC 2010 Convention Proceedings, 2010. Seismic Earth Pressures on Deep Building Basements.

7.11.3. Retaining Wall Drainage

The above recommended lateral pressure on retaining walls assumes drained conditions. To prevent hydrostatic pressure build-up, the retaining walls should be provided with permanent backdrains. The backdrain should consist of a 12-inch thick vertical blanket of Class 2 Permeable Material (conforming to Section 68-2.02F of the State of California Standard Specifications, dated May 2015) and a 4-inch diameter perforated PVC pipe (SDR 35). The vertical blanket should start at the base of the retaining wall and extend vertically to 12 inches below finish grade. The perforated pipe should have two rows of holes and be placed face down at the bottom of the wall to carry collected water to a suitable gravity discharge. The perforated pipe should be placed on top of 2 inches of Class 2 Permeable Material and should have 6 inches of Class 2 Permeable Material on the sides and top of the pipe. The subdrain pipe should tie into a solid pipe into a suitable gravity discharge or storm drain system.

Alternately, a geocomposite can be used in lieu of the Class 2 Permeable system as follows:

1. Install Miradrain 6200 at the back wall extending from the top of footing to 12 inches below the top of backfill. The plastic side of the Miradrain should be placed tightly against the back of the retaining wall.

2. Place Advanedge (12 inch) Drain tightly against the Miradrain.

3. Install a round pipe adaptor and install a solid round pipe to carry water to a suitable gravity surcharge.

4. Use caution during backfilling not to collapse the MiraDrain.

7.12. PAVEMENT RECOMMENDATIONS

7.12.1. Flexible Pavement Section – Asphalt Concrete

R-value testing on a bulk sample collected during our investigation resulted in a value of less than 5. The following preliminary pavement analyses are based upon an assumed R-value of 5 for the subgrade soil, the Caltrans Design Method for Flexible Pavement (20-year life cycle), and traffic indices (TI), which are indications of load frequency and intensity.

Preliminary Pavement Sections			
Traffic Index	AC (in)	Class 2 AB (in)	Total (in)
4.5	3	8	11
5	3	10	13
6	4	12	16
7	4	16	20

7.12.2. SUBGRADE AND AGGREGATE BASE

Prior to subgrade preparation, utility trench backfill should be properly placed and compacted. Subgrade soils for asphalt concrete pavement should be rolled to at least 95 percent relative compaction to provide a smooth, unyielding surface. Subgrade soils should be maintained in a moist and compacted condition until covered with the complete pavement section.

Class 2 Aggregate Base should conform to the requirements in Section 26, Caltrans Standard Specifications. The aggregate base should be placed in thin lifts in a manner to prevent segregation, uniformly moisture conditioned, and compacted to at least 95 percent relative compaction to provide a smooth, unyielding surface.

7.12.3. PAVEMENT EDGE DRAINS

Pavement edge drains should be installed on the downhill side of cross-sloped and along both sides of crowned public streets. Recommendations for pavement edge drain locations for private streets should be provided after reviewing the project improvement plans.

7.13. CORROSION TESTING

Corrosivity analysis was performed by CERCO Analytical, Inc. of on samples of the near-surface soil. As reported by CERCO Analytical, one sample was determined to be "moderately corrosive" another sample was determined to be "corrosive based on resistivity test results. CERCO Analytical' s report (see Appendix E) included the following recommendation: "All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion." Please refer to the CERCO Analytical report included in Appendix E for more information regarding their test results and brief evaluation.

7.14. DETENTION BASIN

A detention basin is panned along the Eastern Margin of the site. The bottom of the basin will be at Elevation 314 feet with Top of Bank at Elevation 320 feet. Side slopes are planned at 3H:1V. There is an existing Sound Wall along the property line. The eastern cut slope for the Detention Basin should be set back a minimum of 10 feet from the soundwall.

8. ADDITIONAL GEOTECHNICAL ENGINEERING SERVICES

Prior to construction, our firm should be provided the opportunity to review the plans and specifications to determine if the recommendations of this report have been implemented in those documents. We would appreciate the opportunity to meet with the contractors prior to the start of site grading, underground utility installation and pavement construction to discuss the procedures and methods of construction. This can facilitate the performance of the construction operation and minimize possible misunderstanding and construction delays.

To a degree, the performance of the proposed project is dependent on the procedures and quality of the construction. Therefore, we should provide observations of the contractor's procedures, the exposed soil conditions, and field and laboratory testing during site preparation and grading, placement and compaction of fill, underground utility installation, and foundation and pavement construction. These observations will allow us to check the contractor's work for conformance with the intent of our recommendations and to observe any unanticipated soil conditions that could require modification of our recommendations.

9. LIMITATIONS

The conclusions and recommendations presented in this report are based upon the project information provided to us, information obtained from published geologic reports, subsurface conditions encountered at the boring and test pit locations and professional judgment. Site conditions described in this report are those existing at the times of our field explorations and are not necessarily representative of such conditions at other locations or times. The boring and test pit logs show subsurface conditions at the locations and on the dates indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. The locations of the field explorations were estimated by pacing from existing surface features at the site; they should be considered approximate only.

The information provided herein was developed for use by The DeSilva Group for the project as described herein. In the event that changes in the nature, design or location of the proposed project are planned, if subsurface conditions differ from those described in this report, or revisions are made to the Building Code that are related to Geotechnical Engineering, the conclusions and recommendations in this report shall be considered invalid, unless the changes are reviewed and the conclusions and recommendations are confirmed or modified in writing by BSA. In light of this, there is a practical limit to the usefulness of this report without critical review. Although the time limit for this review is strictly arbitrary, it is suggested that two years from the date of this report be considered a reasonable time for the usefulness of this report.

This geotechnical investigation has been conducted, and the opinions, conclusions and recommendations presented in this report were developed, in accordance with accepted geotechnical engineering practices that exist in the project area at the time this report was prepared. No warranty, expressed or implied, is offered, inferred or made, by or through our performance of professional services.

We trust that this report provides the information that you require at this time. If you have any questions, please contact the undersigned at (925) 484-0220.

Respectfully submitted,

BERLOGAR STEVENS & ASSOCIATES

Abbas Abdollahi, PhD, PE
Principal Engineer

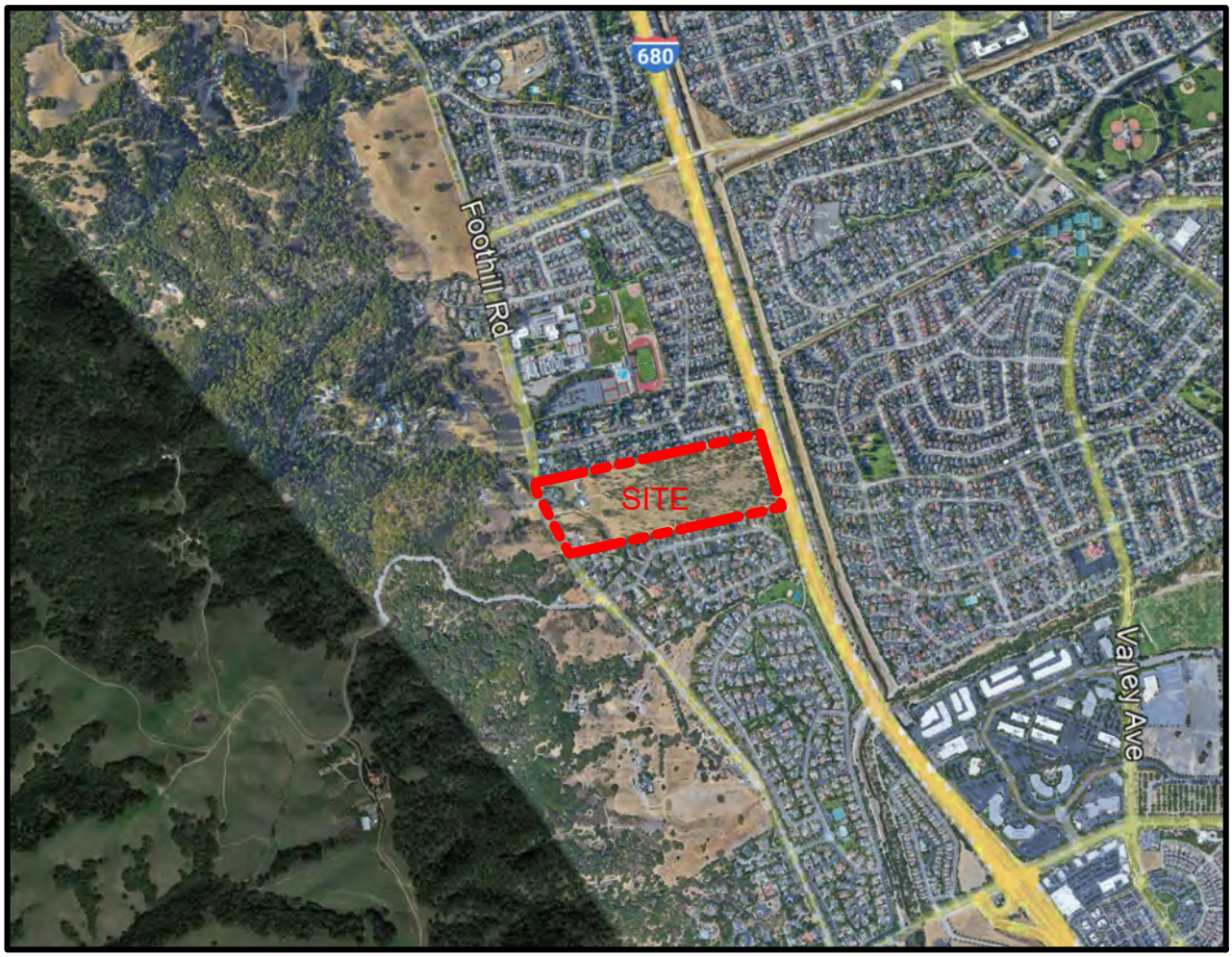
Frank Berlogar
RCE 20383

AA/FB:mc

U:\@@@Public\1-Pleasanton\4031 - Merritt Property\101\4031.100 Merritt updated GI final.docx -32852.docx

PLATES

JOB NUMBER: 4031.101 DATE: 8-10-22 BY: ZG



VICINITY MAP

MERRITT PROPERTY
PLEASANTON, CALIFORNIA
FOR
THE DESILVA GROUP

BASE: GOOGLE EARTH

PLATE 1

DRAWN BY: ZG
DATE: 8-10-22
JOB NUMBER: 4031.101

N

0 50 100 200
SCALE: 1"=100'

EXPLANATION

- PROJECT BOUNDARY
- B-8 — BORING LOCATION (BSA, 2020)
- BGC-11 — BORING LOCATION (BGC, 1997)
- EB-26 — BORING LOCATION (HARZA, 1994)
- TP-15 — TEST PIT LOCATION (BSA, 2020)
- TP-4 — TEST PIT LOCATION (BGC, 1997)
- 4 — FILL DEPTH ENCOUNTERED IN TEST PIT
- B-22-5 — BORING LOCATION (BSA, 2022)
- I-3 — INFILTRATION TEST LOCATION (BSA, 2022)

SITE PLAN

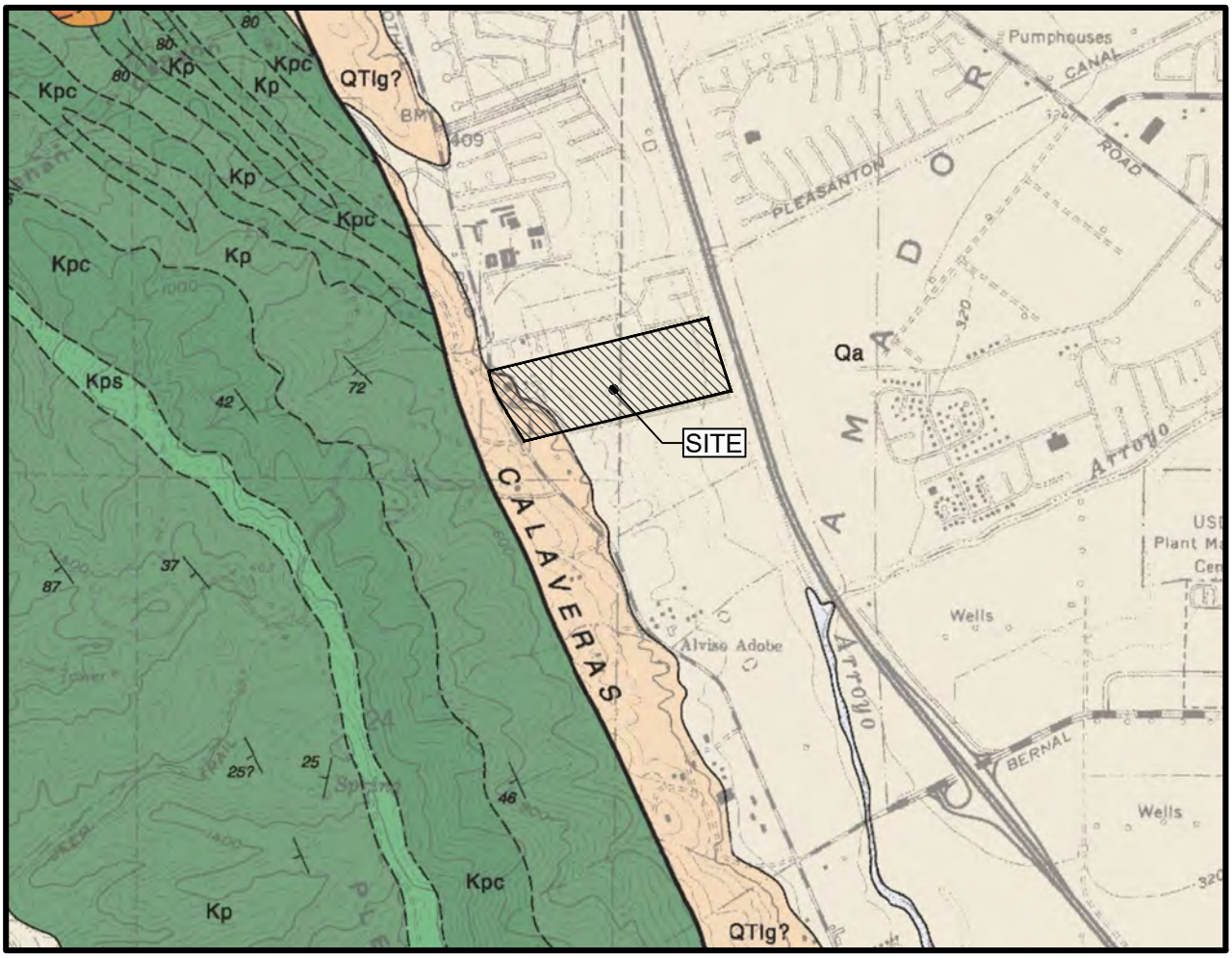
MERRITT PROPERTY

FOOTHILL ROAD
PLEASANTON, CALIFORNIA
FOR
THE DESILVA GROUP

Berlogar Stevens & Associates
SOIL ENGINEERS * ENGINEERING GEOLOGISTS

PLATE 5

JOB NUMBER: 4031.100 DATE: 11-6-19 BY: CC



EXPLANATION

CONTACT - DEPOSITIONAL OR INTRUSIVE CONTACT, DASHED WHERE APPROXIMATELY LOCATED, DOTTED WHERE CONCEALED	
FAULT - DASHED WHERE APPROXIMATELY LOCATED, DOTTED WHERE CONCEALED	
STRIKE AND DIP OF BEDDING	
STRIKE AND DIP OF OVERTURNED BEDDING	
Qa	ALLUVIAL SAND AND GRAVEL OF ARROYO LAGUNA
QTig	ALLUVIAL PEBBLE-COBBLE GRAVEL, CRUDELY BEDDED, REDDISH-GRAY AND OF MOSTLY FRANCISCAN DETRITUS
Kp	CLAY SHALE OR CLAYSTONE, DARK GRAY, MICACEOUS, BEDDED, INCLUDES A FEW THIN SANDSTONE LAYERS
Kps	SANDSTONE, LIGHT GRAY TO LIGHT BROWN TO TAN, HARD BEDDED, FINE OT MEDIUM GRAINED, ARKOSIC, LOCALLY CONTAINS LARGE (UP TO 1/2 M) HARD DARK BROWN CONCRETIONS
Kpc	CONGLOMERATE, OF SMOOTH COBBLES AND PEBBLES OF GRAY PROPHYRITIC METAVOLCANIC ROCKS, HARD PLUTONIC AND DIORITIC ROCKS, QUARTZITE AND BLACK CHERT IN MATRIX OF BROWN SANDSTONE

REGIONAL GEOLOGIC MAP

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

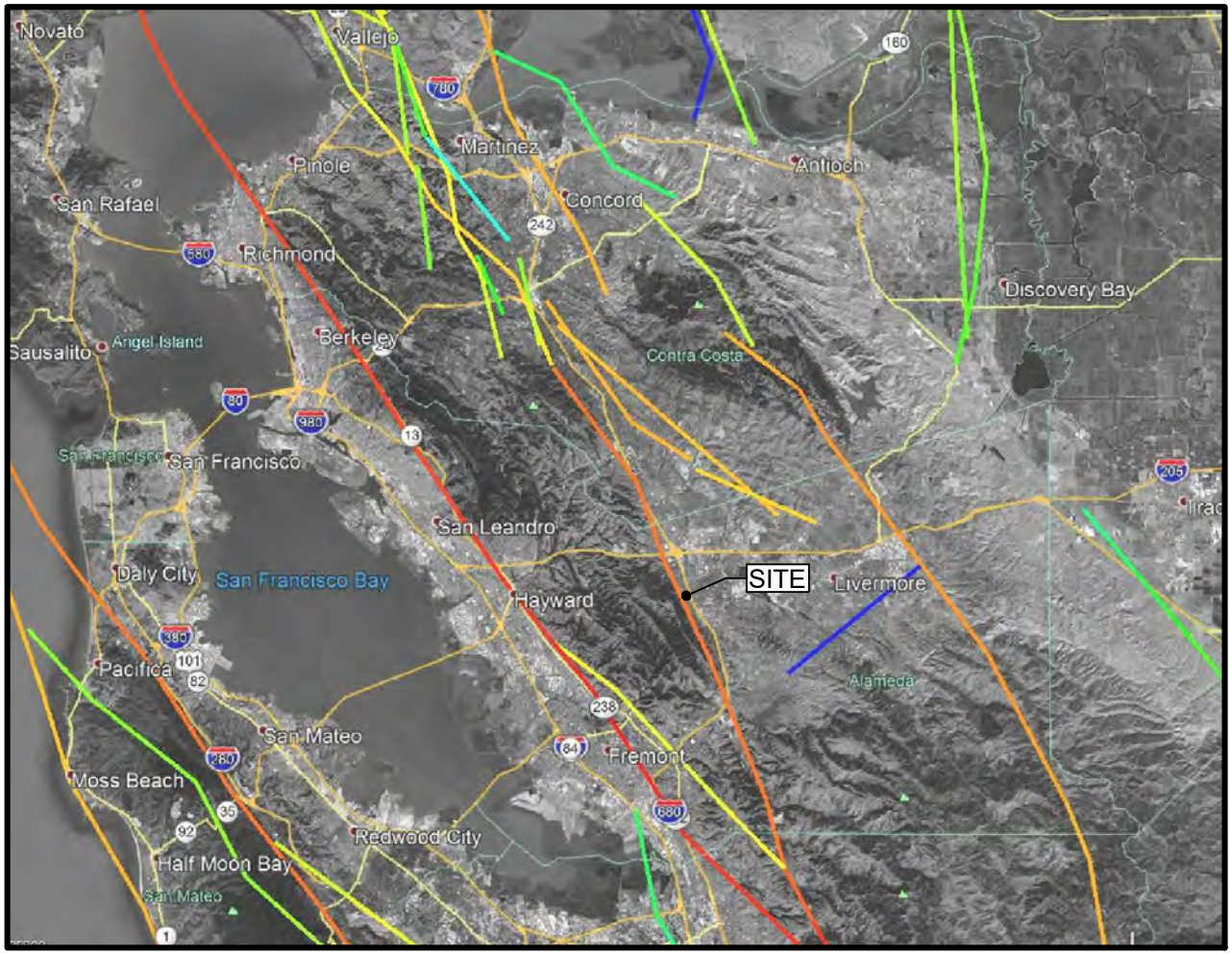
FOR

THE DESILVA GROUP

BASE: PORTION OF GEOLOGIC MAPS OF THE DUBLIN QUADRANGLE, CONTRA COSTA AND ALAMEDA COUNTIES, CALIFORNIA, BY: DIBBLEE, T.W., AND MINCH, J.A., DIBBLEE FOUNDATION MAPS DF-164 PUBLICATION DATE: 2005

PLATE 3

JOB NUMBER: 4031.100 DATE: 11-6-19 BY: CC



0 10

1"=10 miles

30 Year M≥6.7 Probability

0.01% 0.1% 1% 10% 100%

NOTE: Fault locations are uncertain by up to several km

For more information, see www.wgcep.org/UCERF3

EARTHQUAKE M ≥6.7 PROBABILITY

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

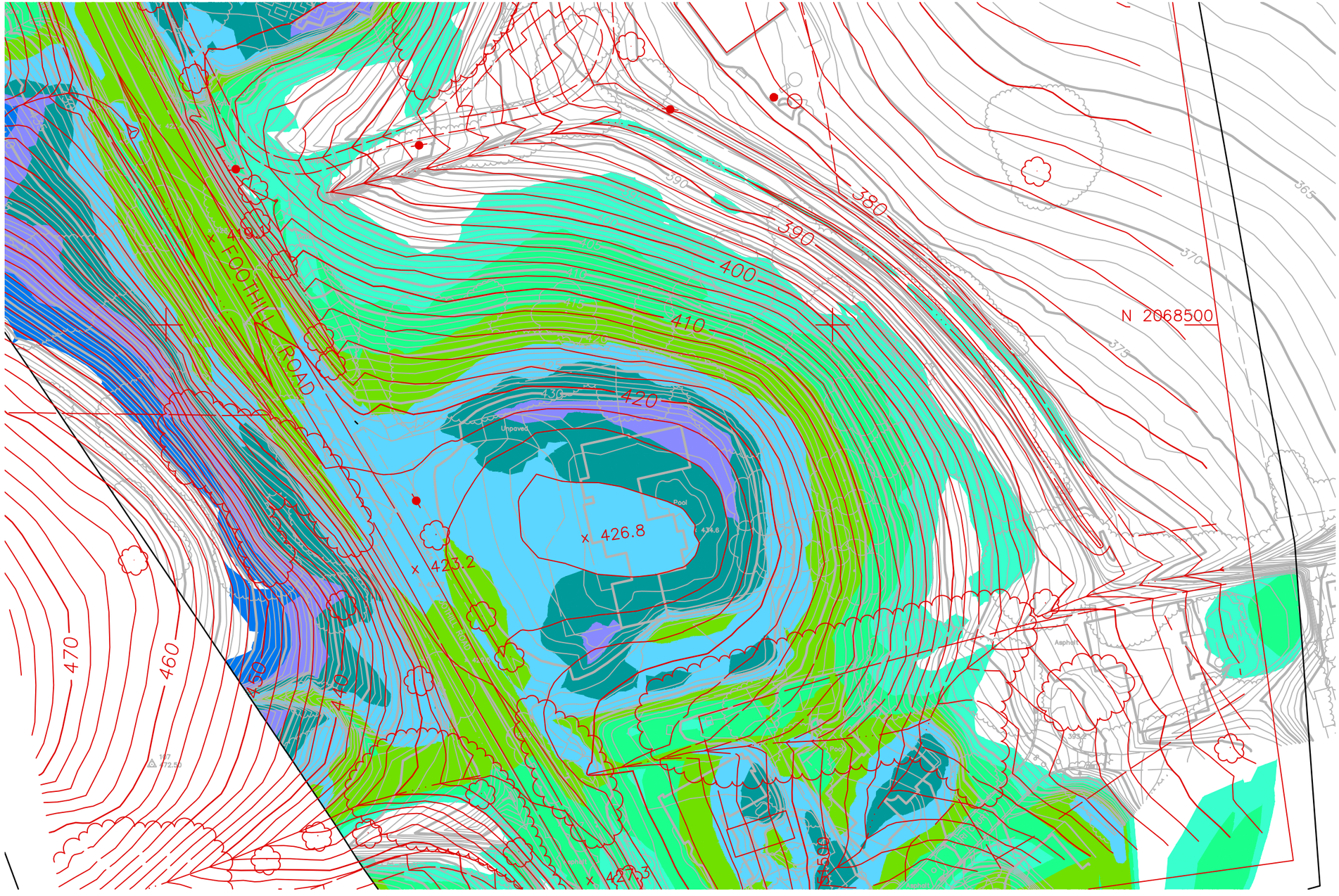
THE DESILVA GROUP

BASE: UCERF3: A NEW EARTHQUAKE FORECAST FOR CALIFORNIA'S COMPLEX FAULT SYSTEM, BY EDWARD H. FIELD AND MEMBERS OF THE 2014 WGCEP

DRAWN BY: LG

DATE: 3-24-21

JOB NUMBER: 4031.100



N

0 60'

SCALE IN FEET

FILL DEPTHS			
Number	Minimum Elevation	Maximum Elevation	Color
1	0.00	2.00	
2	2.00	4.00	
3	4.00	6.00	
4	6.00	8.00	
5	8.00	10.00	
6	10.00	12.00	
7	12.00	14.00	

EXPLANATION

EXISTING GRADE

1959 TOPOGRAPHY (PHOTOGRAMMETY)

PHOTOGRAMMETRY FILL DEPTH ISOPACHS

MERRITT PROPERTY

PLEASANTON, CALIFORNIA

FOR

THE DESILVA GROUP

Berlogar Stevens & Associates

SOIL ENGINEERS * ENGINEERING GEOLOGISTS

BASE:

PLATE 5

APPENDIX A

Boring Logs

BORING NUMBER B-22-1

Berlogar Stevens & Associates
1220 Quarry Lane
Pleasanton, CA 94566

CLIENT Desilva Gates
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.101
PROJECT LOCATION Pleasanton, CA
DATE STARTED 8/19/22 **COMPLETED** 8/19/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR GREGG DRILLING
GROUND WATER LEVELS:
DRILLING METHOD _____
AT TIME OF DRILLING ---
LOGGED BY AG **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
	MC	5-8-9 (17)	CL		(CL) SILTY CLAY, OLIVE-GRAY, DRY-MOIST, MED-STIFF
5	MC	16-8-7 (15)	CL		4.0 (CL) SILTY CLAY W/SAND, OLIVE, DRY-MOIST, MED-STIFF
10	MC	15-15-24 (39)	CL		8.5 (CL) SILTY CLAY, MOIST, DARK OLIVE-GRAY, STIFF
15	MC	8-15-16 (31)	CL		14.0 (CL) SILTY CLAY W/SAND, YELLOW-BROWN, MOIST, MED-STIFF 15.0

Bottom of borehole at 15.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 8/31/22 14:10 - C:\USERS\ZACKG\DOCUMENTS\BORING LOGS\BORING LOGS.GPJ

BORING NUMBER B-22-2

Berlogar Stevens & Associates
1220 Quarry Lane
Pleasanton, CA 94566

CLIENT Desilva Gates
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.101
PROJECT LOCATION Pleasanton, CA
DATE STARTED 8/19/22 **COMPLETED** 8/19/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR GREGG DRILLING
GROUND WATER LEVELS:
DRILLING METHOD _____
AT TIME OF DRILLING ---
LOGGED BY AG **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
	MC	10-15-18 (33)	CL		(CL) SANDY CLAY W/SILT, LIGHT BROWN, DRY-MOIST, MED-STIFF
4.0					
5	MC	21-22-22 (44)	CL		(CL) SANDY CLAY W/SILT, RED-YELLOW, DRY-MOIST, STIFF
9.0					
10	MC	18-26-22 (48)	CL		(CL) SANDY CLAY W/GRAVEL, YELLOW-BROWN, DRY-MOIST, STIFF
15	MC	28-50/5 (50/5)			
20	MC	24-50-38 (88)			
20.0					Bottom of borehole at 20.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 8/31/22 14:10 - C:\USERS\ZACKG\DOCUMENTS\BORING LOGS\BORING LOGS.GPJ

BORING NUMBER B-22-3

Berlogar Stevens & Associates
1220 Quarry Lane
Pleasanton, CA 94566

CLIENT Desilva Gates
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.101
PROJECT LOCATION Pleasanton, CA
DATE STARTED 8/19/22 **COMPLETED** 8/19/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR GREGG DRILLING
GROUND WATER LEVELS:
DRILLING METHOD _____
AT TIME OF DRILLING ---
LOGGED BY AG **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
	MC	15-17-8 (25)	CL		(CL) SANDY CLAY W/SILT, BROWN, DRY, MED-STIFF
5	MC	5-19-28 (47)			4.5
			CL		(CL) SANDY CLAY W/SILT, RED-BROWN, DRY, STIFF
					8.5
10	MC	50/5			(CL) SANDY CLAY W/GRAVEL & SILT, BROWN, DRY-MOIST, VERY STIFF
15	MC	42-27-29 (56)	CL		
20	MC	23-50/5 (50/5)			20.0

Bottom of borehole at 20.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 8/31/22 14:10 - C:\USERS\ZACKG\DOCUMENTS\BORING LOGS\BORING LOGS.GPJ

BORING NUMBER B-22-4

Berlogar Stevens & Associates
1220 Quarry Lane
Pleasanton, CA 94566

CLIENT Desilva Gates
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.101
PROJECT LOCATION Pleasanton, CA
DATE STARTED 8/19/22 **COMPLETED** 8/19/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR GREGG DRILLING
GROUND WATER LEVELS:
DRILLING METHOD _____
AT TIME OF DRILLING ---
LOGGED BY AG **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					(CL) SANDY CLAY W/SILT, DARK BROWN, DRY, MED-STIFF
	MC	20-13-14 (27)	CL		
5	MC	24-17-28 (45)			
					8.5
10	MC	40-20-30 (50)			(CL) SANDY CLAY W/SILT, BROWN, MOIST, STIFF
15	MC	42-29-23 (52)	CL		
					18.5
20	MC	6-14-24 (38)			(CL) SILTY CLAY W/SAND, OLIVE, MOIST, STIFF
			CL		
					23.5
25	MC	6-13-24 (37)	CL		(CL) SANDY CLAY W/SILT, RED-BROWN, MOIST, STIFF
					25.0

Bottom of borehole at 25.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 8/31/22 14:10 - C:\USERS\ZACKG\DOCUMENTS\BORING LOGS\BORING LOGS.GPJ

BORING NUMBER B-22-5

Berlogar Stevens & Associates
1220 Quarry Lane
Pleasanton, CA 94566

CLIENT Desilva Gates
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.101
PROJECT LOCATION Pleasanton, CA
DATE STARTED 8/19/22 **COMPLETED** 8/19/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR GREGG DRILLING
GROUND WATER LEVELS:
DRILLING METHOD _____
AT TIME OF DRILLING ---
LOGGED BY AG **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
	MC	10-16-13 (29)	SM		(SM) SILTY SAND W/GRAVEL, BROWN, DRY, MED-DENSE
					3.5
5	MC	10-14-20 (34)	CL		(CL) SILTY CLAY W/SAND & GRAVEL, DARK-BROWN, DRY-MOIST, MED-STIFF
10	MC	20-25-30 (55)			
					13.5
15	MC	29-31-29 (60)	SM		(SM) SILTY SAND W/GRAVEL, RED-BROWN, DRY-MOIST, DENSE
					18.5
20	MC	8-14-23 (37)	CL		(CL) SANDY CLAY W/SILT & GRAVEL, RED-BROWN, MOIST, MED-STIFF
					20.0

Bottom of borehole at 20.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 8/31/22 14:10 - C:\USERS\ZACKG\DOCUMENTS\BORING LOGS\BORING LOGS.GPJ

Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-1

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 432 ft **LOGGED BY** NC
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
SM	SILTY SAND, medium brown, dry, stiff, fine-to medium-grained sand (fill)		0							
CL	SANDY CLAY, medium to dark brown, moist, hard, fine-to medium-grained sand, trace rootlets (fill)	430			54					
	Pocket Penetrometer = 3.5 tsf									
CL	SANDY CLAY, medium to dark brown, moist, hard, fine-grained sand		5		50-5					
	CLAYSTONE, olive-brown, very highly weathered, trace caliche, fine-grained sand	425								
			10		50-6					
	Pocket Penetrometer = >4.5 tsf	420								
			15							

Bottom of borehole at 15.0 feet.

**BERLOGAR NO GROUNDWATER (2018) - GINT STD US.GDT - 11/25/19 15:16 - S:\PROJECTS\4031.100\4031.100 LOGS.GPJ

Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-2

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 385 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
		385	0							
SM	SANDY SILT, dry, ligth brown, very dense, stiff, fine-to coarse-grained sand (fill)									
SM	SILTY SAND, dry, light brown, moist, very dense, fine-to coarse-grained sand, trace fine gravel (fill)				50-6					
	Pocket Penetrometer = 4.25 tsf	380	5		55					
SM	SILTY SAND, dry to moist, orange to light brown, moist, very dense, fine-to coarse-grained sand									
	SANDSTONE, orange and light brown, very highly weathered				50-0					

Bottom of borehole at 9.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-3

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 359 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
			0							
ML	SILTY SAND, light to medium brown, dry				37					
SM	SILTY SAND, medium brown, dry to moist, very dense, trace fine subangular gravel	355								
	Pocket Penetrometer = 2.5 tsf		5		34					
CL	SANDY CLAY, medium brown, moist, very stiff, fine-to medium-grained sand, trace fine subangular gravel	350	10		38					

Bottom of borehole at 10.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-4

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 349 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
ML	SANDY SILT, light brown, dry to moist, medium stiff, fine-grained sand		0		17					
	Pocket Penetrometer = 4.25 tsf									
SM	SILTY SAND, medium brown, moist, medium dense, fine-to coarse-grained sand, trace fine rounded gravel	345	5		16					
	Pocket Penetrometer = >4.5 tsf									
CL	SANDY CLAY, medium brown, moist, stiff, fine-to coarse-grained sand, trace fine rounded gravel	340	10		16					
	Pocket Penetrometer = 2.25 tsf									

Bottom of borehole at 10.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-5

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 332 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
SM	SILTY SAND, light brown, dry, very dense, fine-to coarse-grained sand		0							
		330			58					
SC	CLAYEY SAND, medium brown, dry to moist, very dense, medium-to coarse-grained sand, trace fine gravel									
					80					
SC	CLAYEY SAND, medium brown, dry to moist, hard, meidum to coarse-grained sand		5							
		325								
	Pocket Penetrometer = >4.5 tsf									
SC	SANDY CLAY, medium brown, moist, hard, fine-to medium-grained sand		10		50-5					

Bottom of borehole at 10.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-6

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 320 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
SM	SILTY SAND, light brown, dry, medium dense, fine-to coarse-grained sand	320	0		18					
CH	FAT CLAY, olive-green with light brown mottling, dry to moist, stiff									
CH	FAT CLAY, dark brown, dry to moist, very stiff	315	5		59					
SM	SILTY SAND, light brown, dry, very dense, fine-to coarse-grained sand, trace subangular fine gravel	310	10		69					

Bottom of borehole at 10.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-7

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 320 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
		320	0							
SP	SAND, dry, very dense, fine-to coarse-grained sand (fill)									
CL	SANDY CLAY, medium to dark brown, dry to moist, fine-to coarse-grained sand (fill)				40					
	Pocket Penetrometer = >4.5 tsf									
CH	FAT CLAY, olive-green with light gray and black mottling, moist, very stiff (fill)	315	5		52					
CH	FAT CLAY, dark brown, very stiff, alluvium									
		310	10		47					

Bottom of borehole at 10.0 feet.

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Berlogar Stevens & Associates
5587 Sunol Boulevard
Pleasanton, CA 94566

BORING NUMBER B-8

CLIENT The DeSilva Group
PROJECT NAME Merritt Property
PROJECT NUMBER 4031.100
PROJECT LOCATION Pleasanton, CA
DATE STARTED 11/21/19 **COMPLETED** 11/21/19
GROUND ELEVATION 335 ft **LOGGED BY**
DRILLING CONTRACTOR Exploration Geoservices, Inc.
GROUNDWATER: **No Groundwater Encountered**
DRILLING EQUIPMENT B-53 Hollow-Stem Auger
HAMMER Drive Weight 140 (lb) Height of Fall 30 (In.) Wireline
NOTES

USCS	MATERIAL DESCRIPTION	ELEVATION (ft)	DEPTH (ft)	SAMPLER	BLOW COUNT	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	LIQUID LIMIT	PLASTICITY INDEX	FINES CONTENT PASSING #200
		335	0							
SM	SILTY SAND, light brown, dry, dense, fine-to coarse-grained sand									
SM	SILTY SAND, light to medium brown, dry, dense, fine-to coarse-grained sand, trace subangular fine gravel				57					
SM	SILTY SAND, medium brown, dry to moist, dense, fine-to coarse-grained sand, trace subangular fine gravel	330	5		38					
CL	SANDY CLAY, medium brown with light brown mottling, moist, hard, fine-to coarse-grained sand, trace fine gravel	325	10		53					

Bottom of borehole at 10.0 feet.

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APPENDIX B

Test Pit Logs

Job No. 4031.100
Merritt Property
Pleasanton, California

Test Pit Logs 11/13/19

TP-1

1.0’ – 2.0’	Silty Sand, light brown, dry, loose, medium to coarse grained sand, trace 6” cobbles (SM)
2.0’ – 5.0’	Silty Sand, brown, dry to moist, dense, medium to coarse grained sand, trace cobbles (SM)

TP-2

0.0’ – 1.0’	Sandy Clay, light brown, dry, loose, fine grained sand (CL)
1.0’ – 2.0’	Sandy Silt, light brown, dry to moist, medium dense, fine grained sand, trace gravel (ML)
2.0’ – 3.0’	Silty Clay, brown, moist, medium stiff, trace fine grained sand, trace gravel (CL)
3.0’ – 5.0’	Silty Clay, dark brown, moist to wet, medium stiff, trace fine grained sand, trace gravel (CL)

TP-3

0.0’ – 1.0’	Silty Sand, light brown, dry, loose, fine grained sand (SM)
1.0’ – 2.0’	Silty Sand, light brown, dry to moist, loose, fine grained sand (SM)
2.0’ – 3.0’	Sandy Silt, brown, moist to wet, medium dense, fine grained sand (ML)
3.0’ – 5.0’	Silty Sand, dark brown, moist to wet, medium dense, fine to coarse sand, some gravel and cobbles (SM)

TP-4

0.0’ – 1.0’	Fat Clay, dark brown-black, dry to moist, stiff (CH)
1.0’ – 2.0’	Fat Clay, dark brown-black, moist to wet, stiff (CH)
2.0’ – 4.0’	Fat Clay, dark brown, wet, medium stiff (CH)
4.0’ – 5.0’	Fat Clay, dark brown-black, wet, stiff (CH)

TP-5

0.0’ – 1.0’	Silty Sand, light brown, dry, loose, fine to medium grained sand (SM)
1.0’ – 2.0’	Silty Sand, light brown, dry to moist, medium dense, fine to coarse sand, trace clay (SM)
2.0’ – 3.0’	Silty Sand, brown, dry to moist, medium dense, fine to coarse grained sand, trace clay (SM)
3.0’ – 5.0’	Silty Sand, brown, dry to moist, dense, fine to coarse grained sand, trace clay (SM)

TP-6

0.0’ – 1.0’	Clayey Sand, light brown, dry to moist, medium dense, fine to medium grained sand, trace silt (SC)
1.0’ – 2.0’	Silty Sand, brown, dry to moist, medium dense, fine to coarse sand, trace clay (SM)
2.0’ – 5.0’	Silty Sand, dark brown, dry to moist, medium dense, fine to coarse sand, trace clay (SM)

TP-7

0.0’ – 1.0’	Sandy Clay, light brown, dry to moist, medium stiff, fine grained sand (CL)
1.0’ – 2.0’	Sandy Clay, brown, moist, medium stiff, fine to medium grained sand (CL)
2.0’ – 5.0’	Sandy Clay, dark brown, moist to wet, medium stiff, fine to medium grained sand (CL)

TP-8

0.0’ – 1.0’	Silty Sand, light brown, dry, loose, fine to coarse grained sand (SM)
1.0’ – 3.0’	Fat Clay, dark brown-black, moist to wet, stiff (CH)
3.0’ –5.0’	Sandy Clay, dark brown, moist to wet, medium stiff, fine to medium grained sand (CL)

TP-9

0.0’ – 1.0’	Silty Sand, dark brown, dry, medium dense, medium to coarse grained sand (SM) (FILL)
1.0’ – 3.0’	Silty Sand, light brown, dry, medium dense, fine to coarse grained sand (SM) (FILL)
3.0’ –5.0’	Silty Sand, dry to moist, dense, fine to coarse grained sand, trace gravel (SM)

TP-10

0.0’ – 3.0’	Silty Sand, brown, dry to moist, medium dense, medium to coarse grained sand, trace gravel (SM) (FILL)
3.0’ – 4.0’	Sandy Silt, brown, moist to wet, very stiff, fine to medium grained sand (SM) (ML) (FILL)
4.0’ –5.0’	Sandy Clay, olive, moist, dense, fine grained sand (CL)

TP-11

0.0’ – 3.0’	Silty Sand, light brown, dry, medium dense, fine to coarse grained sand, trace gravel (SM) (FILL)
3.0’ –5.0’	Silty Sand, light brown, dry to moist, dense, medium to coarse grained sand, trace gravel (SM)

TP-12

0.0’ – 3.0’ Silty Sand, brown, dry to moist, medium dense, medium to coarse grained sand, trace gravel (SM) (FILL)

3.0’ –5.0’ Silty Sand, dark brown black, dry to moist, dense, fine to medium grained sand, trace gravel (SM)

TP-13

0.0’ – 2.0’ Silty Sand, brown, dry to moist, medium dense, medium to coarse grained sand, trace gravel (SM) (FILL)

2.0’ – 4.0’ Sandy Silt, brown with orange, dry to moist, stiff, fine to medium grained sand (ML)

4.0’ – 5.0’ Silty Sand, light brown with orange, dry to moist, dense, fine to coarse grained sand (SM)

TP-14

0.0’ – 1.0’ Silty Sand, dark brown, dry to moist, dense, fine to coarse grained sand, trace sand (SM)

1.0’ – 3.0’ Sandy Silt, light brown with orange, dry to moist, medium stiff, medium to coarse grained san (SM)

3.0’ – 5.0’ Silty Sand, dark brown, moist, dense, medium to coarse grained sand (SM)

5.0’ – 7.0’ Silty Sand, dark brown, moist, very dense, fine to coarse grained sand, trace gravel (SM)

TP-15

0.0’ – 3.0’ Silty Sand, dark brown, dry to moist, dense, medium to coarse grained sand (SM)

3.0’ – 6.0’ Silty Sand, light brown with red, moist, dense, fine to coarse grained sand, trace gravel (SM)

6.0’ – 7.0’ Sandy Silt, dark brown-black, moist, very stiff, find to coarse grained sand (ML)

APPENDIX C

Boring Logs (BGC)

BORING LOG BGC-1

JOB NUMBER: 2222.100 **DATE DRILLED:** 11-24-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 428 feet

DRILL RIG: Rotary Wash / Pitcher Drilling **DATUM:** Mean Sea Level

SAMPLER TYPE: ☑ Standard Penetration Test

DRIVE WEIGHT - LB: 140

HEIGHT OF FALL - IN: 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
20	-	-		ML	SANDY SILT, gray-brown, dry, stiff to very stiff, trace fine-grained sand
27	-	-	5	CL	SILTY CLAY, mottled light gray-brown and light brown-gray, moist, very stiff, trace fine-grained sand
30	-	-			below 8 feet, trace fine gravel
			10		Below 10 feet, continued on core log sheet.
			15		
			20		

CORE LOG

PROJECT: Merritt Property
DRILLING COMPANY: Pitcher Drilling
DRILLING METHODS: Rotary Wash / Pitcher Drilling
ELEVATION (FEET): 428 feet

BORING NO.: BGC-1 JOB NO.: 2222.100
DATE BEGUN: 11-24-97
DATE COMPLETED: 11-26-97
DEPTH OF HOLE: 130-1/2 feet
NUMBER OF CORE BOXES: 16
LOGGED BY: ROV

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
							2		
							4		
							6		
							8		
							10		Began Pitcher Barrel Sampling at 10 feet.
1	1 1 1/2/6"	30	100	100	0	0	12		SILTY CLAY, mottled light gray-brown and light brown-gray, moist, very stiff, trace fine-grained sand SANDY CLAY, light gray-brown, moist, very stiff, fine to coarse-grained sand, trace to some fine gravel, limonite stains
2	1 1 3/4/6"	30	100	100	0	0	14		at 13 feet, 2 foot layer of silty clay
3	1-1/2	30	18	60	0	0	16		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
3 cont.	1-1/2 1/ 6"	30	18	60	0	0			SANDY CLAY, light gray-brown, moist, very stiff, fine to coarse-grained sand, trace to some fine gravel, limonite stains
4	1 1 3/ 4"	30	30	100	0	0	18		GRAVELLY SAND, light gray-brown, moist, medium dense to dense, fine to coarse-grained sand, fine gravel
5	2	30	25	83	0	0	20 22		
6	2 1-1/2 1	30	30	100	0	0	24		at 22.4 feet, trace coarse gravel
7	1 1 1/2	30	30	100	0	0	26		
8	1 1 1/2	30	6	20	10	0	28 30		
9	3/4 1	30	24	80	10	0	32		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
9 cont.	1/2	30	24	80	10	0			GRAVELLY SAND, light gray-rbown, moist, medium dense to dense, fine to coarse-grained sand, fine gravel
10	1	30	30	100	10	0			m
	1						34		m between 34-1/2 feet and 35 feet, less gravel
	3/4								
11	1	30	26	87	10	0			m
	1/2						36		
	3/4								
12	1	30	24	80	10	0	38		SANDY CLAY, light gray-brown, moist, very stiff, limonite stains
	1								SILTY CLAY, light gray-brown, moist, hard
	3/4						40		
13	1	30	19	63	10	0			GRAVELLY SAND, light gray-brown, wet, dense, fine to coarse-grained sand, fine gravel, trace clay
	1-1/2								
	3/4						42		
14	1	30	7	23	10	0			SANDY CLAY, light gray-brown, wet, dense, fine to coarse-grained sand, some fine gravel
	1						44		
	3/4								GRAVELLY SAND, light gray-brown, wet, medium dense, fine to coarse-grained sand, fine gravel
15	3/4	30	20	67	40	0			
	1						46		
	1/2								
16	1	24	17	71	40	0			m= mechanical break
							48		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILLRATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
16 cont.	1	24	17	71	10	0			GRAVELLY SAND, light gray-brown, wet, medium dense, fine to coarse-grained sand, fine gravel
	1								SANDY CLAY, light gray-brown, wet, very stiff
17	1	24	17	71	10	0	50		
	1-1/4								GRAVELLY SAND, light gray-brown, limonite stains, wet, dense, fine to coarse-grained sand, fine gravel
18	1	24	18	75	10	0	52		
	1								SANDY CLAY, light orange to gray, wet, very stiff
19	1-1/2	18	8	44	10	0	54		GRAVELLY SAND, gray-brown, moist, dense
	3/4								
20	1-1/2	18	13	72	10	0			
	1-1/2 6"						56		
21	1	24	17	71	10	0			
	1-1/2						58		SANDY CLAY, gray-brown, moist, very stiff, fine to medium-grained sand, some fine gravel
22	1	24	21	88	10	0			
	1-1/2						60		GRAVELLY SAND, gray-brown, wet, dense, medium to coarse-grained sand, fine gravel
23	1-1/2	24	18	71	10	0			
	1-1/2						62		m
24	1-1/2	24	16	67	10	0			
	1-1/2						64		m

m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(24) cont.	1-1/2	24	16	67	10	0			GRAVELLY SAND, gray-brown, moist, very stiff, fine to medium-grained sand, some fine gravel
(25)	1-1/2 1-3/4	24	18	75	0	0	66		SANDY CLAY, light gray-brown, moist, hard, fine to coarse-grained sand, trace fine gravel, limonite stains,
(26)	1-1/2 2	24	24	100	0	0	68		
(27)	1-1/2 1-1/2 1	30	30	100	0	0	70	m	
(28)	2 2	24	24	100	0	0	72		from 71 to 73 feet, 85° fracture at 72 feet, light gray-brown/light green-gray contact
(29)	2 2-1/2	24	24	100	0	0	74		SANDY CLAY, light green-gray, moist to wet, hard, fine to coarse-grained sand, trace fine gravel and rock fragments
(30)	2-1/2 3 2-1/2	30	30	100	0	0	76	m	
(31)	2-1/2 2-1/2 2	30	30	100	0	0	78 80	m	m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
32	2-1/2 3 1-3/4	30	27	90	0	0	82	m	SANDY CLAY, light green-gray, moist to wet, hard, fine to coarse-grained sand, trace fine gravel and rock fragments below 82 feet, slightly darker green-gray, harder
33	2-1/2 2-1/2 2	30	30	100	0	0	84	m m m m	
34	1-1/2 1-1/2 1	32	32	100	0	0	86 88	m	
35	1-1/2 1-1/2 3/4	33	33	100	0	0	90	m	
36	1 3/4 1/2	30	30	100	0	0	92	m	
37	1-1/2 2 1-1/2	30	26	87	0	0	94		
38	2	30	30	100	0	0	96		

m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
38 cont.	2 2 1-3/4	30	30	100	0	0			m SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace fine gravel and rock fragments m
39	2-1/4 2-1/4 1-3/4	30	30	100	0	0	98 100		m
40	2-1/2 3 2	30	18	60	0	0	102		
41	3 6	24	19	79	0	0	104		below 103 feet, increasing gravel and rock fragment content
42	2-1/2 3 2	30	28	93	0	0	106		below 105 feet, decreasing gravel and rock fragments
43	1-1/2 2 1-1/2 6"	30	24	80	0	0	108 110		
44	2 2-1/2 1/6"	33	33	100	0	0	112		m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(44) cont.	1/6"	33	33	100	0	0			SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace fine gravel and rock fragments
(45)	2 2-1/2 2	32	31	97	0	0	114		m
(46)	6 8	24	18	75	0	0	116		below 116 feet, becomes harder, increasing rock fragments
(47)	2 2 1-1/4	30	30	100	0	0	118		
(48)	2-1/2 2-1/2 1-3/4	30	28	93	0	0	120 122		m
(49)	2-1/2 2-1/2 2	30	30	100	0	0	124		
(50)	2-1/2 2-1/2 1-3/4	30	27	90	0	0	126		
(51)	2-1/2	32	32	100	0	0	128		m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(51) cont.	2-1/2 2-1/4 1-3/4	32	32	100	0	0	130		SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace to some fine gravel and rock fragments
									Boring terminated at 130-1/2 feet.
							132		
							134		
							136		
							138		
							140		
							142		
							144		

BORING LOG BGC-2

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-5-1997

JOB NAME: Merritt Property **SURFACE ELEVATION:** 419 feet

DRILL RIG: Rotary Wash / Pitcher Drilling **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I.D. Split Barrel

DRIVE WEIGHT - LB: 140

HEIGHT OF FALL - IN: 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
13	30	47	5	C L	SANDY CLAY, light red-brown, moist, hard, fine to coarse-grained sand, some fine gravel (fill)
12	23	40			below 3 feet, becomes very stiff
5	18	32	10	C L	SANDY CLAY WITH SILT, gray-brown, dry to moist, stiff, fine to medium-grained sand, trace fine gravel, roots and rooelets
			15		Below 10 feet, continued on core log sheet.
			20		

CORE LOG

PROJECT: Merritt Property
DRILLING COMPANY: Pitcher Drilling
DRILLING METHODS: Rotary Wash / Pitcher Drilling
ELEVATION (FEET): 419

BORING NO.: BGC-2 JOB NO.: 2222.100
DATE BEGUN: 12-5-97
DATE COMPLETED: 12-9-97
DEPTH OF HOLE: 120 feet
NUMBER OF CORE BOXES: 13
LOGGED BY: ROV

RUN NO.	DRILLRATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
							2		
							4		
							6		
							8		
							10		Began Pitcher Barrel Sampling at 10 feet.
1	1.5 1 1	30	12	40	0	0	12		SANDY CLAY WITH SILT, gray-brown, dry to moist, stiff, fine to medium-grained sand, trace fine gravel, roots and rootlets
2	1 1 1	30	30	100	0	0	14		SILTY CLAY, light gray-brown, moist, very stiff, some fine- to coarse-grained sand, trace fine gravel
3	1	30	30	100	0	0	16		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
3 cont.	1 1	30	30	100	0	0			SILTY CLAY, light gray-brown, moist, very stiff, some fine- to coarse-grained sand, trace fine gravel
4	1.5 2	24	15	64	0	0	18		
5	2 4 2	30	20	67	0	0	20		Below 19.5 feet, some rock fragments and clasts, fine to coarse gravel, light to medium gray-brown
6	2 1	18	15	83	0	0	22		
7	1 1.5 0.5	30	24	80	0	0	24		SANDY CLAY, light brown-gray, stiff, fine- to medium-grained sand, trace fine gravel, limonite stains
8	1 1 0.5	30	30	100	0	0	26		Below 26 feet, heavier limonite stains, light red-brown, caliche veins with light gray mottling around the veins
9	1 1.5 1	30	30	100	0	0	28 30		
10	4	12	0	0	0	0	32		(Rock in the shoe)

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
11	1 1 1	30	22	73	0	0	34		SANDY CLAY, light brown-gray, wet, very stiff, fine- to coarse grained sand, some fine gravel and rock fragments and clasts, some silt, light gray mottling
12	1 1.5	24	24	100	0	0	36		
13	1 1 0.5	30	30	100	0	0	38		
14	1 1 1.5	30	28	93	0	0	40		at 40.4 feet, 65° fracture
15	2 2.5	24	23	96	0	0	42		SANDY CLAY, light red-brown, moist to wet, hard, fine- to coarse-grained sand, some fine gravel m at 43.5 feet, 45° fracture
16	2.5 2.5	24	13	54	0	0	44		GRAVELLY SAND, light gray-brown, wet, medium dense, fine- to coarse-grained sand, fine gravel
17	3.5 3/6"	18	5	28	0	0	46		SANDY CLAY, light gray-brown, wet, hard, fine- to coarse-grained sand, some fine gravel
18	2	30	29	97	0	0	48		SANDY CLAY, light red-brown, wet, very stiff to hard, fine- to medium-grained sand, trace fine gravel, light gray mottling

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.1000

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
18 cont.	2 1	30	29	97	0	0			SANDY CLAY, light red-brown, wet, very stiff to hard, fine- to medium-grained sand, trace fine gravel, light gray mottling at 48.2 feet, 85° fracture
19	2.5 2.5 1.5	30	29	97	0	0	50		SANDY CLAY, light gray-bropwn, wet, hard, fine- to coarse-grained sand, sone fine gravel at 50.2 feet, Interbed of light red-brown sandy clay with light gray mottling
20	1.5 1.5	24	24	100	0	0	52		
21	1.5 2 1.5	30	30	100	0	0	54		SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine gravel
22	2 2 1	30	30	100	0	0	56		at 57.6 feet, 45° fracture
23	2 2 1	30	30	100	0	0	58		at 58.6 feet, 35° fracture
24	2 2 1.5	30	27	90	0	0	60		
							62		
							64		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
25	2 3	24	24	100	0	0			SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine gravel
									SANDY CLAY, light gray-brown, wet, hard, fine- to coarse-grained sand, some fine gravel
26	2 1.5 1.5	30	24	80	0	0	66 68		SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine gravel
27	2 2 1.5	30	30	100	0	0	70		
28	2 2 1	30	30	100	0	0	72		
29	2.5 3 2	30	18	60	0	0	74		Below 74 feet, trace fine to coarse gravel and rock fragments Below 75 feet, trace fine to coarse gravel and rock fragments, gobbles and clasts
30	4	18	12	67	0	0	76		
31	2.5 3	24	14	58	0	0	78		
32	2	24	10	42	0	0	80		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
32 cont.	2	24	10	42	0	0			SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine to coarse gravel and rock fragments, gobbles and clasts
33	1.5 2	24	15	63	0	0	82		at 83.5 feet, 80° fracture
34	2 2	24	24	100	0	0	84		SANDY CLAY, light gray-brown, wet, very stiff, fine- to coarse-grained sand, some fine gravel
35	1.5 2	24	12	50	0	0	86		
36	2.5 2 1	30	29	97	0	0	88		at 89.4 feet, 65° fracture
37	1 1	24	19	79	0	0	90		SILTY CLAY, mottled light gray-brown and brown-gray, wet, hard, some fine- to coarse-grained sand, trace fine gravel
38	1 1.5 1	30	24	80	0	0	92		below 92 feet, some fine gravel and rock fragments
39	1 1	30	30	100	0	0	94		SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine to coarse gravel
							96		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(39) cont.	1	30	30	100	0	0			SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to medium-grained sand, trace fine to coarse gravel
(40)	2 3 2	30	14	47	0	0	98		
(41)	2 1	18	18	100	0	0	100		
(42)	3 3.5 2	30	8	27	0	0	102		below 103 feet, some fine gravel and rock fragments
(43)	3 3.5	24	24	100	0	0	104		
(44)	1.5 1	24	12	50	0	0	106		
(45)	2 2.5 1.5	30	30	100	0	0	108 110		m m m m
(46)	2 3	30	30	100	0	0	112		m

m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
46	2	30	30	100	0	0			SANDY CLAY, mottled light red-brown and light gray, wet, hard, fine- to coarse-grained sand, trace fine gravel
cont.									
47	2	30	24	80	0	0			
	2.5								m
	2						114		
48	2	30	25	83	0	0			
	2						116		
	1.5								
49	2	30	28	94	0	0			
	2.5						118		
	2								
							120		Boring terminated at 120 feet.
							122		
							124		
							126		
							128		

m=mechanical break

BORING LOG BGC-3

JOB NUMBER: 2222.100 **DATE DRILLED:** 11-12-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 464 feet

DRILL RIG: Rotary Wash / Pitcher Drilling **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I.D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
45	-	-		CL	SILTY CLAY, mottled light red-brown and light brown-gray, moist to dry, very stiff to hard, slightly porous, trace gravel and rock fragments
110	-	-	5		CLAYSTONE, brown-gray to green-gray, highly weathered, fractured, low hardness, crushed, limonite stains (slide debris)
			10		Below 10 feet, continued on core log sheet.
			15		
			20		

CORE LOG

PROJECT: Merritt Property
DRILLING COMPANY: Pitcher Drilling
DRILLING METHODS: Rotary Wash / Pitcher Drilling
ELEVATION (FEET): 464 feet

BORING NO.: BGC-3 JOB NO.: 2222.100
DATE BEGUN: 11-12-97
DATE COMPLETED: 11-14-97
DEPTH OF HOLE: 71 feet
NUMBER OF CORE BOXES: 8
LOGGED BY: ROV

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
							2		
							4		
							6		
							8		
							10		Began Pitcher Barrel Sampling at 10 feet.
(1)	2	30	30	100	0	0			CLAYSTONE, brown-gray to green-gray, highly weathered, fractured, low hardness, crushed, limonite stains (slide debris)
	2-1/2								
	1-1/2						12		m
(2)	2-1/2	30	30	100	0	0			m
	2-1/2								below 13-1/2 feet, sheared crushed zone
	1-1/2						14		m
(3)	2-1/2	30	30	100	0	0			
	3						16		

m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-3 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
3 cont.	3 2	30	30	100	0	0			CLAYSTONE, brown-gray to green-gray, highly weathered, fractuerd, low hardness, crushed, limonite stains (slide debris)
4	4-1/2 5-1/2 4-1/2	30	30	100	0	0	18 20		m m m
5	2-1/2 1-1/2 1	30	30	100	0	0	22		m m m
6	2 2-1/2 1	30	30	100	0	0	24		below 22 feet, dark gray-brown, clay mixed in
7	2 3 2	30	24	80	0	0	26		m m
8	2-1/2 2-1/2 2	30	24	80	0	0	28 30		m m
9	2-1/2 3-1/2	30	24	80	0	0	32		below 31 feet, dark gray

m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-3 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
9	2	30	24	80	0	0			CLAYSTONE, dark gray, highly weathered, fractured, low hardness, crushed, limonite stains
10	2 3-1/2	24	24	100	0	0	34		GRAVELLY SAND, light gray-brown, wet, medium dense, fine to medium-grained sand, fine gravel
11	2-1/2 3 2	30	29	97	0	0	36		CLAYSTONE, mottled dark gray-brown and light gray-brown, highly weathered, friable, low hardness, crushed, limonite stians, m m below 36 feet, dark gray-brown clay matrix
12	5 6/6	18	14	78	5	0	38		SANDSTONE, gray, moderately to slightly weathered, weak, moderately hard to hard, highly fractured, medium-grained
13	16 1 1/2/6"	12	9	75	10	0	40		
14	5 15 30	30	18	60	10	0	42		CLAY GOUGE, light green-gray, well-rounded pebbles, shale clay fragments and serpentinite rock
15	1/2	24	20	80	0	0	44		from 46 to 46-1/2 feet, highly sheared with clay gouge and serpentinite rock fragments
16	1/2/6" 1 1/6"	30	27	0	0	0	46		base of landslide interpreted at 46-1/2 feet
							48		CLAYSTONE, dark gray-brown, higly weathered, friable, low hardness, crushed, m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-3 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
17	1-1/2 2	24	18	75	0	0			CLAYSTONE, dark gray-brown, highly weathered, friable, low hardness, crushed, rounded pebbles
							50		
18	2 2/6"	18	12	67	0	0			below 50 feet, occasionnal sandstone clasts
19	6	12	4	33	0	0	52		
20	5 4/6"	18	16	89	0	0			m m m
							54		below 54 feet, clay matrix, highly crushed
21	2-1/2 3 2	30	30	100	0	0	56		
22	2 2-1/2	24	14	58	0	0	58		m
23	2 2 1-1/2	30	30	100	0	0	60		below 59 feet, becomes harder, black, sheared below 60 feet, crushed
24	2 3 2	30	30	100	0	0	62		
25	2-1/2	30	30	100	0	0	64		m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-3 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(25) cont.	2-1/2 1-1/2	30	30	100	0	0			CLAYSTONE, black, highly weathered, friable, hard, crushed, rounded pebbles
(26)	3 3-1/2 2	30	26	87	0	0	66 68		
(27)	4 3-1/2 3	30	19	63	0	0	70		
							72 74 76 78 80		Boring terminated at 71 feet.

BORING LOG BGC-4

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 350 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
15	23.9	91		CL	SILTY CLAY, dark brown, moist, stiff, trace rock fragments and rootlets
15	15.9	101			below 2 feet, some sand and gravel,
					below 2-1/2 feet, some woodchips
38	16.1	114			below 4 feet, gray-brown, dry to moist, very stiff
			5		
22	7.7	103		GC	CLAYEY GRAVEL, red-brown, dry to moist, medium dense, some sand
			10		
24	15.1	105		CL	SILTY CLAY, red-brown, moist to wet, very stiff, some sand and gravel
			15		Boring terminated at 15 feet. No free water encountered.
			20		

BORING LOG BGC-5

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 360 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
8	22.3	81		CL	SILTY CLAY, dark brown, moist, medium stiff, trace sand, trace gravel, trace rootlets
8	12.8	92			below 2 feet, gray-brown, some sand and gravel
25	10.7	103		GC	CLAYEY GRAVEL and gravel, gray-brown to reddish-brown, dry to moist, medium dense, some sand
			5		
22	6.8	85		GM	SILTY SAND AND GRAVEL, red-brown, dry to moist, medium dense, porous
			10		
36	11.0	81		GC	CLAYEY GRAVEL and gravel, red-brown, dry to moist, medium dense, porous, some sand
			15		
					Boring terminated at 15 feet. No free water encountered.
			20		

BORING LOG BGC-6

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 336 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
20	27	58		C L	SILTY CLAY, dark brown, moist to wet, stiff, trace rootlets
25	21.6	98			below 2 feet, very stiff, trace sand, gravel and rootlets
50	15.4	90	5		below 4 feet, gray-brown, dry to moist, hard, porous
71	14.2	93		C L	SILTY CLAY, red-brown, moist, hard, some sand and gravel
50/6"	12.9	104	10		below 12 feet, dry to moist with sandstone fragments
			15		Boring terminated at 14 feet. No free water encountered.
			20		

BORING LOG BGC-7

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 333 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
13	25.0	86		C L	SILTY CLAY, dark brown, moist to wet, stiff, some sand, gravel, and rootlets
24	15.1	125			below 2 feet, gray-brown, dry to moist, very stiff, porous
57	12.1	97			below 3-1/2 feet, becomes hard
			5		
33	11.3	91		C L	SANDY CLAY, gray-brown, dry to moist, very stiff, porous, some gravel
			10		
32	-	-		C L	SILTY CLAY, moist, very stiff, trace gravel
			15		Boring terminated at 15 feet. No free water encountered.
			20		

BORING LOG BGC-8

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 320 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
36	22.6	81		CL	SILTY CLAY, dark gray-brown, moist to wet, very stiff, trace sand and rootlets
48	24.3	86			below 3 feet, dry to moist, hard, porous, some tree roots
64	15	85	5		below 4 feet, gray-brown, trace sand and gravel
46	15.3	97		CL	SANDY CLAY, mottled gray-brown and red-brown, dry to moist, hard, some gravel
			10		
45	16.1	110		CL	SILTY CLAY, orange-brown, moist, hard, trace gravel
			15		
					Boring terminated at 15 feet. No free water encountered.
			20		

BORING LOG BGC-9

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-3-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 318 feet

DRILL RIG: Solid Flight Auger **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I. D. Split Barrel **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
22	35.2	82		CL	SILTY CLAY, gray-brown, moist to wet, stiff, trace rootlets, rust stains
66	27.3	94			below 3 feet, dry to moist, hard, porous, some sand and gravel
46	20.8	77	5		below 4 feet, dark brown, moist
56	16.7	90		CL	SANDY CLAY, mottled orange-brown and gray-brown, moist, hard, some gravel
20	16.9	104	10		
			15	CL	SANDY CLAY, red-brown, moist, stiff, some gravel
			20		Boring terminated at 15 feet. No free water encountered.

BORING LOG B-10

JOB NUMBER: 2222.101 **DATE DRILLED:** 3-20-98

JOB NAME: Merritt Property **SURFACE ELEVATION:** 324 feet

DRILL RIG: Rotary Wash **DATUM:** Mean Sea Level

SAMPLER TYPE:	DRIVE WEIGHT - LB	HEIGHT OF FALL - IN
■ 2.5 inch I.D. Split Barrell	140	30
☑ Standard Penetration Test	140	30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
9				GC	CLAYEY GRAVEL, gray-brown, moist, loose, some fine to medium-grained sand
				ML	CLAYEY SILT, dark brown, moist, medium stiff, trace rootlets
19				CL	SILTY CLAY, brown to gray-brown, moist to wet, stiff, trace fine-grained sand and gravel, highly weathered, siltstone fragments
26			5		below 7 feet, becomes mottled gray-brown and orange, very stiff
			10		below 11-1/2 feet, becomes red-brown, wet, stiff
20					
19			15		between 18-1/2 feet to 19 feet, increasing amount of gravel
			20		

PLATE B

BORING LOG B-10

JOB NUMBER: 2222.101 **SHEET:** 2 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 20 feet **TO** 40 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
				C L	SILTY CLAY, red-brown, wet, stiff, some gravel, trace fine-grained sand, highly weathered, siltstone fragments
26				M L	CLAYEY SILT, orange-brown, wet, very stiff, trace gravel, some sand
			25	G C	CLAYEY GRAVEL, gray-brown, wet, medium dense, fine-grained sand
20					below 29-1/2 feet, larger gravels
			30		
34				C L	SANDY CLAY, red-brown, wet, very stiff, trace medium-grained sand
					below 34', more sand
			35		
25					
30				S C	CLAYEY SAND, brown, wet, medium dense, fine to coarse-grained, trace gravel
			40		

PLATE C

BORING LOG B-10

JOB NUMBER: 2222.101 **SHEET:** 3 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 40 feet **TO** 49-1/2 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
				SC	CLAYEY SAND, brown, wet, medium dense, fine to coarse-grained, trace gravel
87				GC	CLAYEY GRAVEL, gray-brown and orange, wet, very dense, fine to coarse-grained with fine to coarse-grained sand
			45		
71					
			50		Boring terminated at 49-1/2 feet.
			55		
			60		

PLATE D

BORING LOG B-11

JOB NUMBER: 2222.101 **DATE DRILLED:** 3-20-98

JOB NAME: Merritt Property **SURFACE ELEVATION:** 344 feet

DRILL RIG: Rotary Wash **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5 inch I.D. Split Barrell **DRIVE WEIGHT - LB** 140 **HEIGHT OF FALL - IN** 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
				GC	CLAYEY GRAVEL, gray-brown, moist, some fine to medium-grained sand (Fill)
7				ML	CLAYEY SILT, dark brown, moist, medium stiff, some fine-grained sand and gravel
9			5		
				SC	CLAYEY SAND, gray-brown, wet, loose, fine to meidum-grained, some gravel
				CL	SANDY CLAY, dark brown, wet, medium stiff, trace fine gravel
9			10		
				GC	CLAYEY GRAVEL, gray-brown, medium dense
				CL	SANDY CLAY, brown, wet, stiff, some fine gravel
15			15		
					below 18 feet, more gravel
			20		

PLATE E

BORING LOG B-11

JOB NUMBER: 2222.101 **SHEET:** 2 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 20 feet **TO** 40 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
14				CL	SANDY CLAY, brown, wet, stiff, some gravel, siltstone fragments
					below 24 feet, more gravel
22			25		
33					below 26-1/2 feet, red-brown, very stiff
54			30	GC	CLAYEY GRAVEL, brown, wet, dense, with fine to medium-grained sand
				ML	CLAYEY SILT, brown, wet, stiff, trace gravel and some sand
22			35		
					below 36-1/2 feet, siltstone fragments
47			40	CL	SANDY CLAY, brown to red-brown, wet, hard

PLATE F

BORING LOG B-11

JOB NUMBER: 2222.101 **SHEET:** 3 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 40 feet **TO** 51-1/2 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
47				C L	SANDY CLAY, brown to red-brown, wet, hard,
35			45	C L	GRAVELLY CLAY, brown, wet, very stiff to hard, some fine-grained sand
				S C	CLAYEY SAND, brown, wet, medium dense, some fine gravel
81/7"			50	C L	SANDY CLAY, brown to gray-brown, wet, hard, with fine-grained gravel and sand,
			55		Boring terminated at 51-1/2 feet.
			60		

PLATE G

APPENDIX D

Laboratory Test Results

BERLOGAR STEVENS & ASSOCIATES
LAB SUMMARY SHEET

PROJECT NAME: MERRITT PROPERTY	PROJECT NUMBER: 4031.101
CLIENT:	DATE COMPLETED: 8/31/2022
ATTENTION:	DATE DELIVERED: 8/25/2022
SAMPLE ID: B1 AT 1 TO 1-1/2FT	INVOICE NUMBER: 22121
SAMPLE DESCRPTION: CH FAT CLAY GRAY	REPORTED BY: G SUCKOW

HYDROMETER ASTM D422

US	METRIC, MM	% PASSING	SPEC
3"	75.0		
2"	50.0		
1-1/2"	37.5		
1"	25.0		
3/4"	19.0		
1/2"	12.5		
3/8"	9.5		
#4	4.75		
#8	2.36		
#10	2.00		
#16	1.17		
#30	0.600		
#40	0.500		
#50	0.300		
#100	0.150		
#200	0.075		
	0.055		
	0.037		
	0.019		
	0.009		
	0.005		
	0.002		
	0.001		

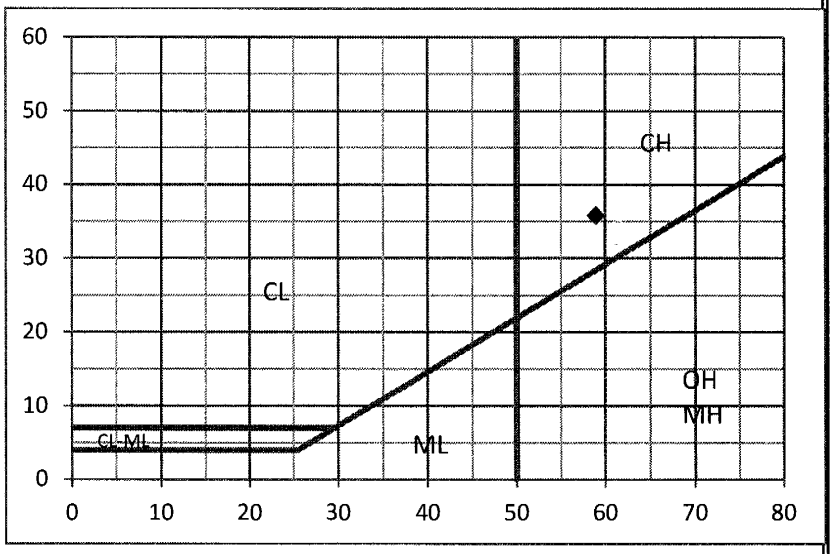
ASTM C117 200 WASH

	SPEC
PERCENT PASSING #200:	

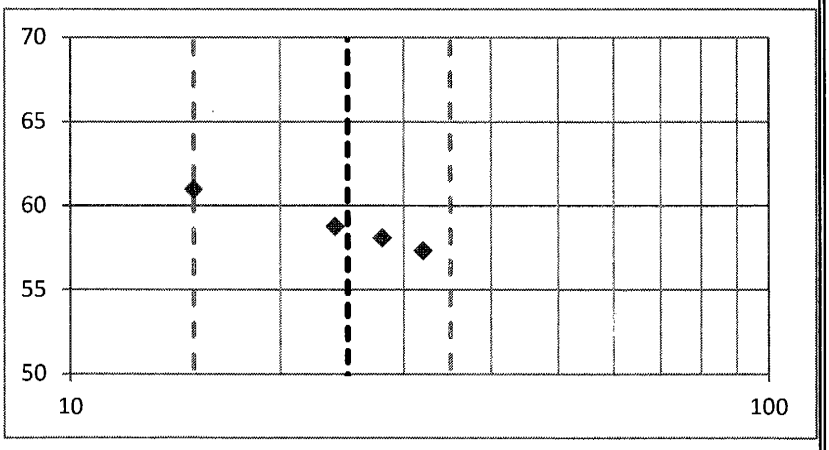
ATTERBERG LIMIT ASTM D4318

	SPEC.
PLASTICITY INDEX	36
LIQUID LIMIT	59
PLASTIC LIMIT	23
MINUS 40 CLASSIFICATION	CH FAT CLAY

LIQUID LIMIT (LL) VS PLASTICITY CHART



FLOW CURVE



Berlogar Stevens & Associates
Lab Summary Sheet

Project Name: Merritt Property	**Project Number:** 4031.101
Client:	Date Completed: 8/31/2022
Attention:	Date Delivered: 8/25/2022
Sample ID: B4 at 8-1/2 to 9ft	Invoice Number: 22121
Sample Descrption: CL Sandy Clay with Gravel Dark Brown	Reported By: G Suckow

Hydrometer ASTM D422

US	Metric, mm	% Passing	Spec
3"	75.0		
2"	50.0		
1-1/2"	37.5		
1"	25.0		
3/4"	19.0		
1/2"	12.5		
3/8"	9.5		
#4	4.75		
#8	2.36		
#10	2.00		
#16	1.17		
#30	0.600		
#40	0.500		
#50	0.300		
#100	0.150		
#200	0.075		
	0.055		
	0.037		
	0.019		
	0.009		
	0.005		
	0.002		
	0.001		

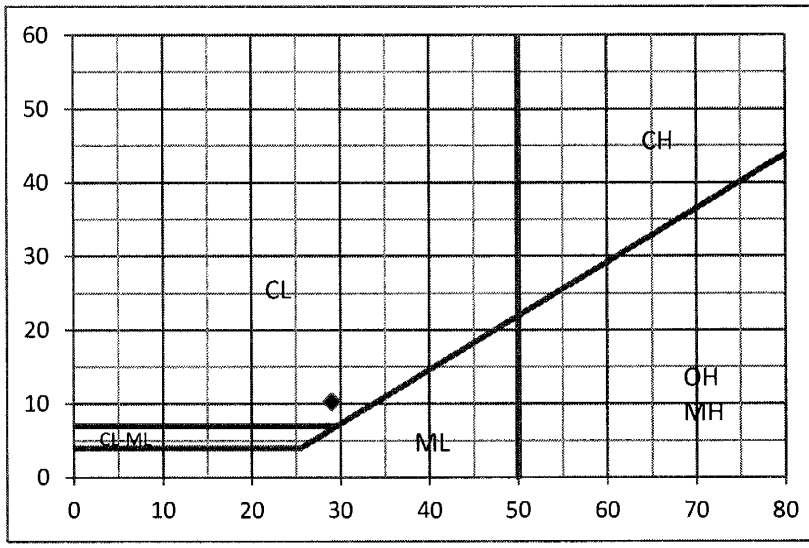
ASTM C117 200 Wash

	Spec
Percent Passing #200:	

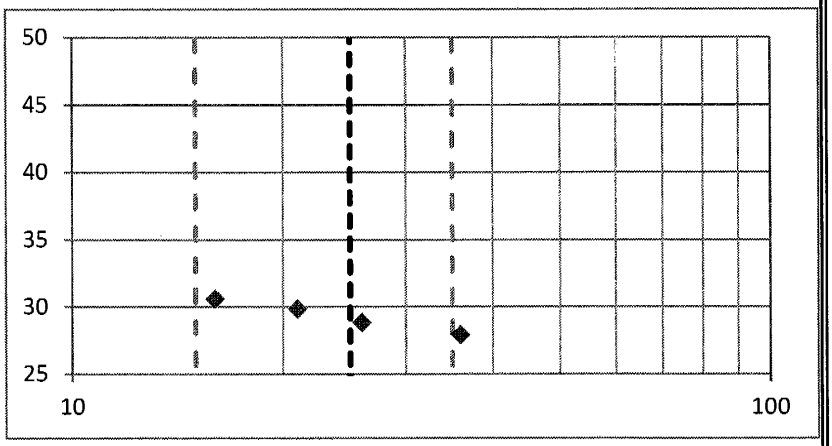
Atterberg Limit ASTM D4318

	Spec.
Plasticity Index	10
Liquid Limit	29
Plastic Limit	19
Minus 40 Classification	CL Lean Clay

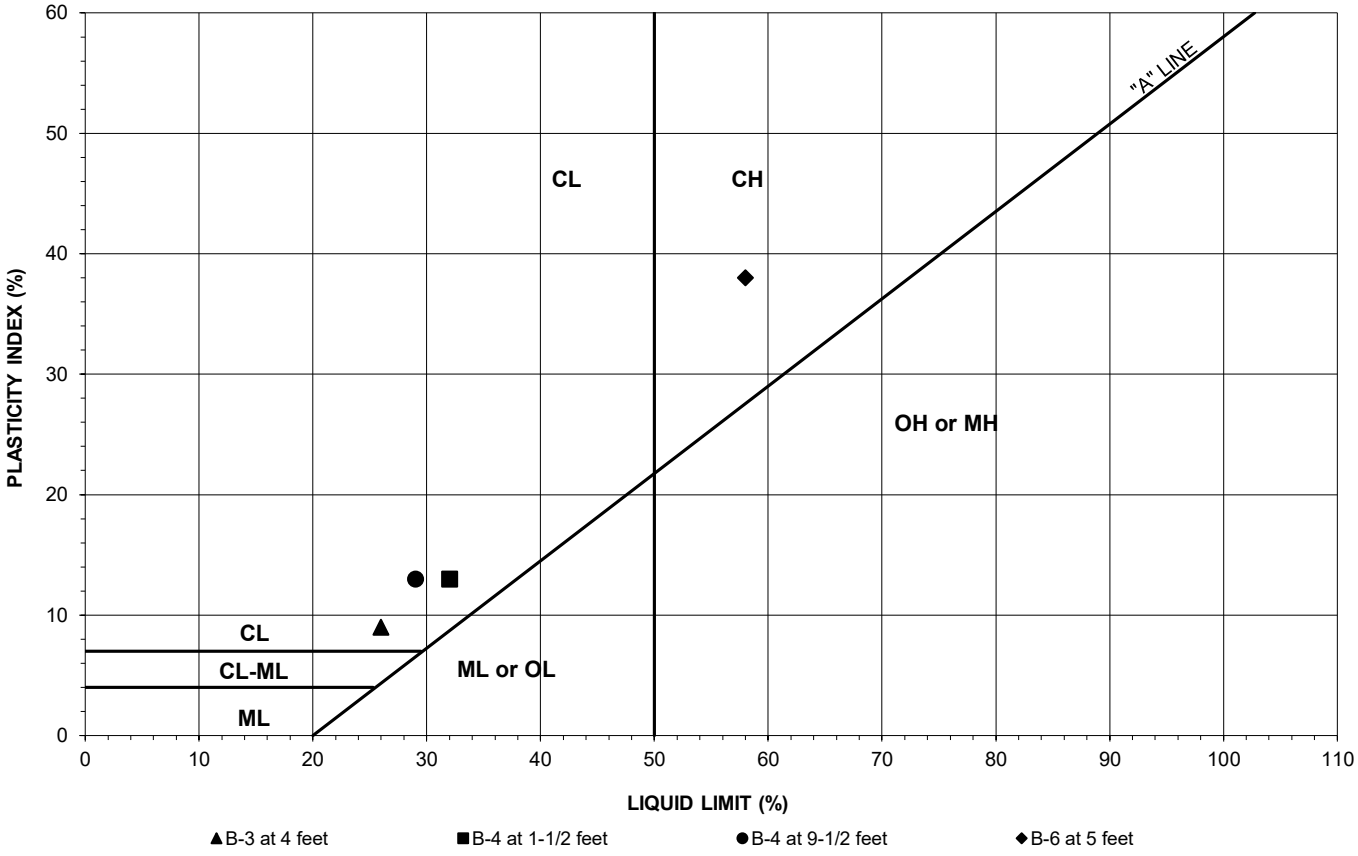
Liquid Limit (LL) vs Plasticity Chart



Flow Curve



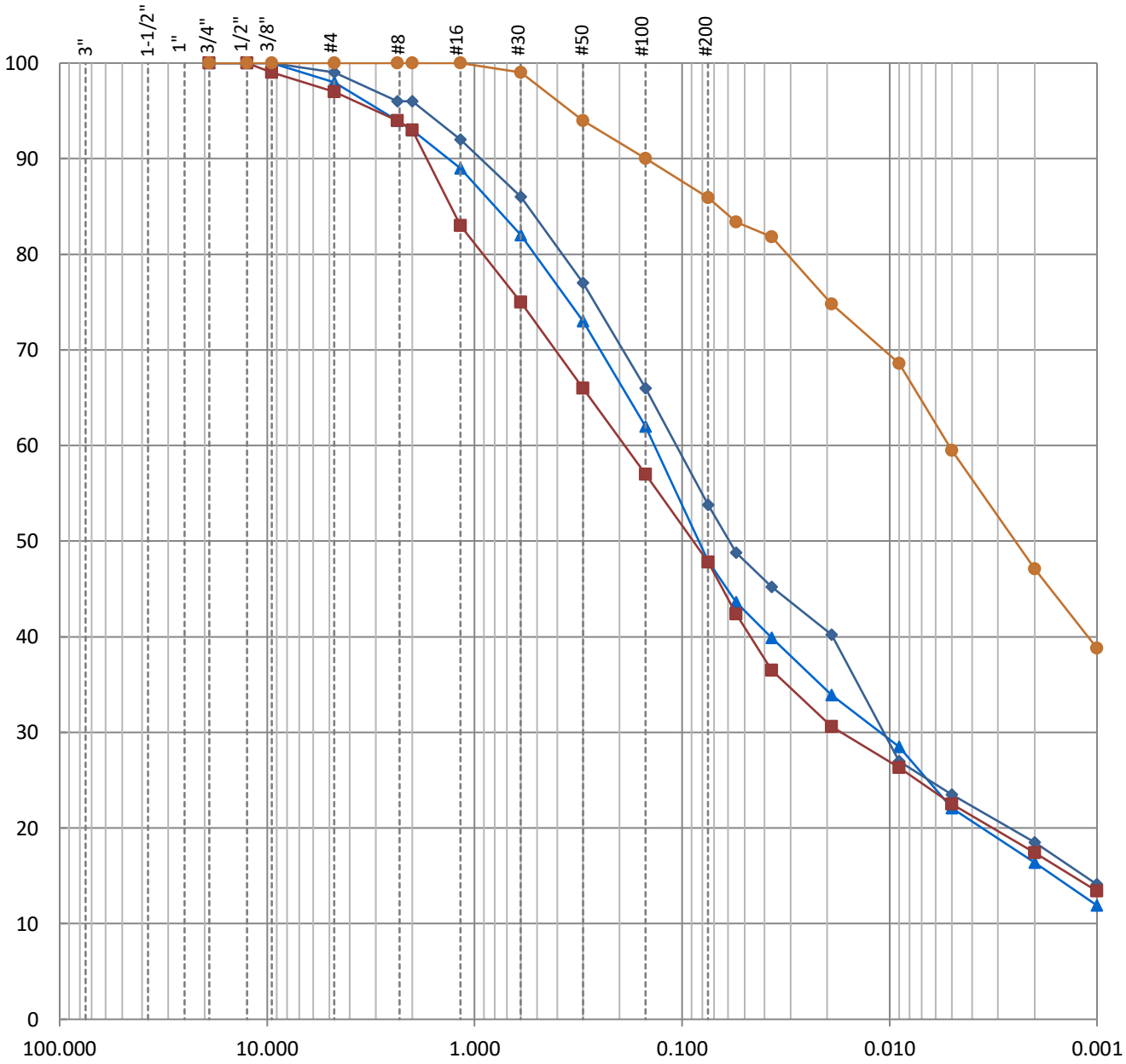
JOB NUMBER: 4031.100 DATE: 12-23-19 BY: CC



LOCATION	LIQUID LIMIT	PLASTICITY INDEX	USCS CLASSIFICATION
B-3 at 4 feet	26	9	**C L**
B-4 at 1-1/2 feet	32	13	**C L**
B-4 at 9-1/2 feet	29	13	**C L**
B-6 at 5 feet	58	38	**C H**

ATTERBERG LIMITS TEST

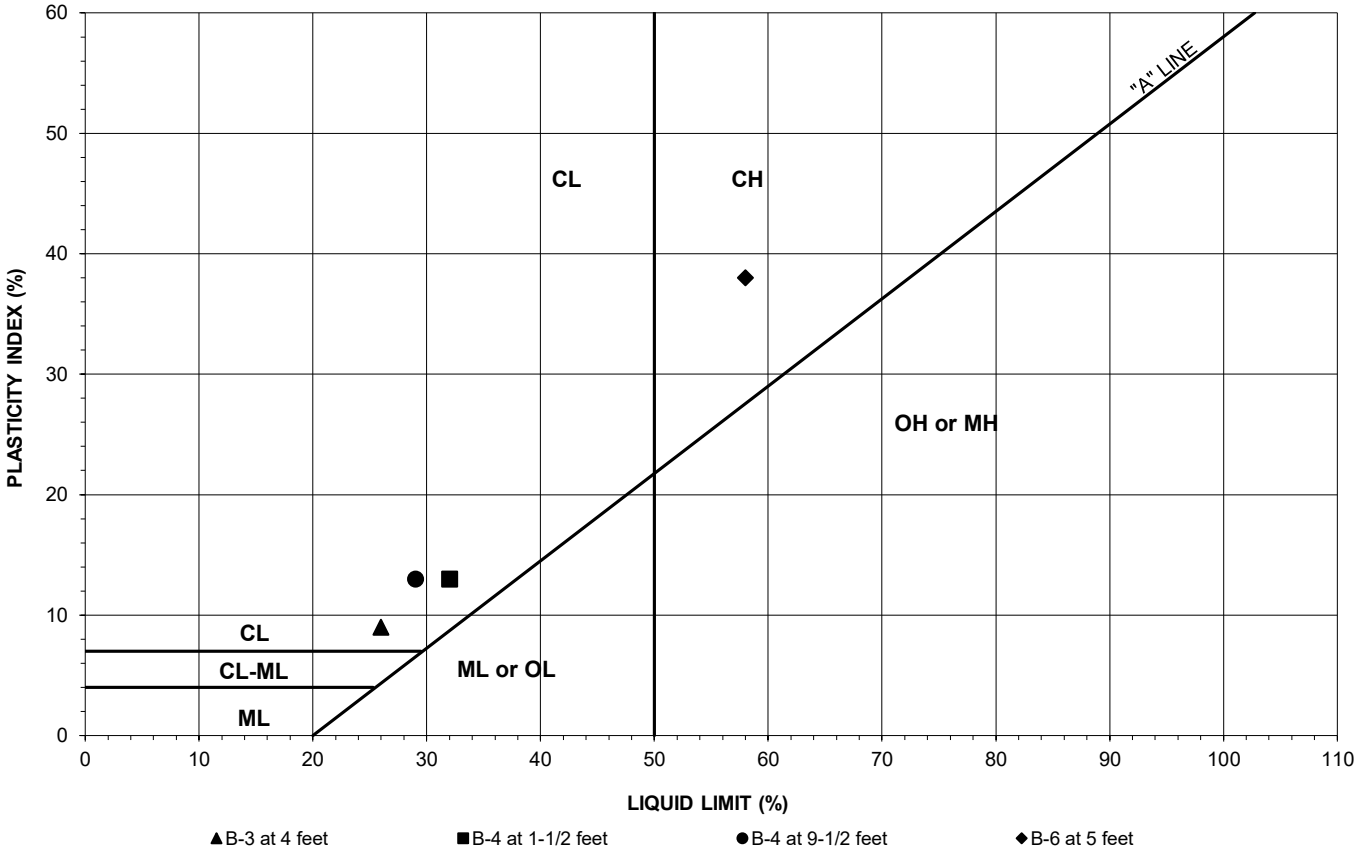
JOB NUMBER: 4031.100 DATE: 12-23-19 BY: CC



LOCATION	DESCRIPTION
B-3 at 4 feet	CLAYEY SAND, dark brown
B-4 at 1-1/2 feet	SANDY CLAY, dark brown
B-4 at 9-1/2 feet	CLAYEY SAND, brown
B-6 at 5 feet	SILTY CLAY, dark brown

GRADATION TEST DATA

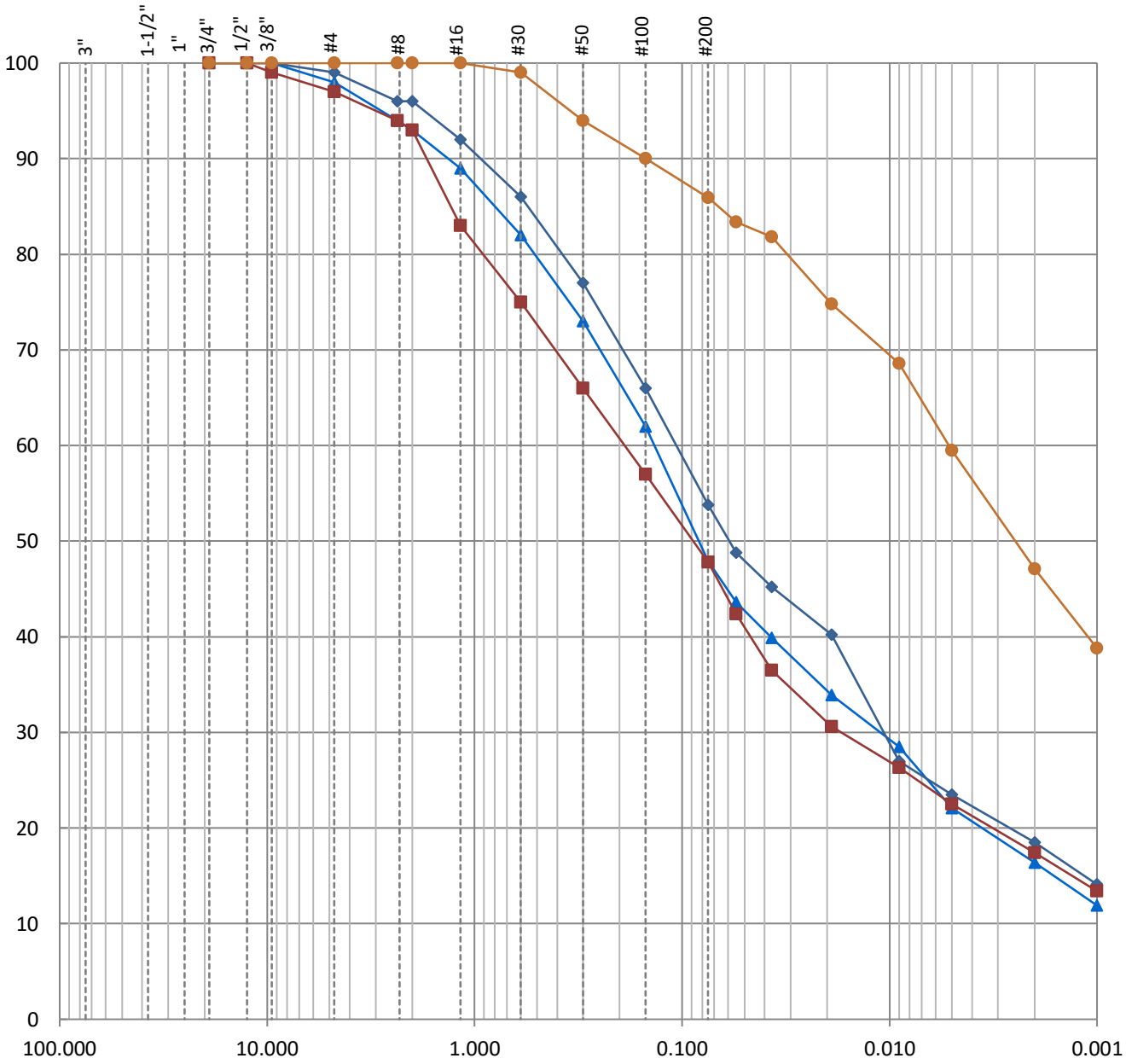
JOB NUMBER: 4031.100 DATE: 12-23-19 BY: CC



LOCATION	LIQUID LIMIT	PLASTICITY INDEX	USCS CLASSIFICATION
B-3 at 4 feet	26	9	**C L**
B-4 at 1-1/2 feet	32	13	**C L**
B-4 at 9-1/2 feet	29	13	**C L**
B-6 at 5 feet	58	38	**C H**

ATTERBERG LIMITS TEST

JOB NUMBER: 4031.100 DATE: 12-23-19 BY: CC



LOCATION	DESCRIPTION
B-3 at 4 feet	CLAYEY SAND, dark brown
B-4 at 1-1/2 feet	SANDY CLAY, dark brown
B-4 at 9-1/2 feet	CLAYEY SAND, brown
B-6 at 5 feet	SILTY CLAY, dark brown

GRADATION TEST DATA

APPENDIX E

Corrosion Test Results

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

2 September 2022

Job No. 2208039
Cust. No. 10598

Mr. Abbas Abdollahi
Berlogar Stevens & Associates
1220 Quarry Lane, Suite C
Pleasanton, CA 94566

Subject: Project No.: 4031.101
Project Name: Merritt Property
Corrosivity Analysis – ASTM Test Methods with Brief Evaluation

Dear Mr. Abdollahi:

Pursuant to your request, CERCO Analytical has analyzed the soil samples submitted on August 22, 2022. Based on the analytical results, this brief corrosivity evaluation is enclosed for your consideration.

Based upon the resistivity measurements, Sample No.002 is classified as "corrosive" and Sample No.001 is classified as "moderately corrosive". All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion.

The chloride ion concentrations are none detected and 200 mg/kg. Both samples are determined to be insufficient to attack steel embedded in a concrete mortar coating.

The sulfate ion concentrations are none detected and 330 mg/kg and are determined to be sufficient to potentially be detrimental to reinforced concrete structures and cement mortar-coated steel at these locations. Therefore, concrete that comes into contact with this soil should use sulfate resistant cement such as Type II, with a maximum water-to-cement ratio of 0.55.

The sulfide ion concentrations reflect none detected with a reporting limit of 50 mg/kg.

The pH of the soils are 7.49 and 7.61, which does not present corrosion problems for buried iron, steel, mortar-coated steel and reinforced concrete structures.

The redox potentials are 330-mV and 360-mV. Both samples are indicative of potentially "slightly corrosive" soils resulting from anaerobic soil conditions.

This corrosivity evaluation is based on general corrosion engineering standards and is non-specific in nature. For specific long-term corrosion control design recommendations or consultation, please call *JDH Corrosion Consultants, Inc. at (925) 927-6630.*

We appreciate the opportunity of working with you on this project. If you have any questions, or if you require further information, please do not hesitate to contact us.

Very truly yours,
CERCO ANALYTICAL, INC.

J. Darby Howard, Jr., P.E.
President

JDH/jdl
Enclosure

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

Client: Berlogar Stevens & Associates
Client's Project No.: 4031.101
Client's Project Name: Merritt Property
Date Sampled: Not Indicated
Date Received: 22-Aug-22
Matrix: Soil
Authorization: Signed Chain of Custody

Date of Report: 2-Sep-2022

Job/Sample No.	Sample I.D.	Redox (mV)	pH	Resistivity (As Received) (ohms-cm)	Resistivity (100% Saturation) (ohms-cm)	Sulfide (mg/kg)*	Chloride (mg/kg)*	Sulfate (mg/kg)*
2208039-001	B-1 @ 1.5-2'	330	7.61	-	5,000	N.D.	N.D.	N.D.
2208039-002	B-2 @ 9.5-10'	360	7.49	-	740	N.D.	200	330

Method:	ASTM D1498	ASTM D4972	ASTM G57	ASTM G57	ASTM D4658M	ASTM D4327	ASTM D4327
Reporting Limit:	-	-	10	-	50	15	15
Date Analyzed:	1-Sep-2022	1-Sep-2022	-	31-Aug-2022	29-Aug-2022	1-Sep-2022	1-Sep-2022

* Results Reported on "As Received" Basis

N.D. - None Detected

Sherri Moore
Chemist

Quality Control Summary - All laboratory quality control parameters were found to be within established limits

APPENDIX F

Infiltration Testing

Berlogar Stevens & Associates (BSA) have performed three Double-Ring Infiltration Tests at the drainage basin on July 22 and 25, 2022. Additional Double Ring Infiltrometer Test was performed at the Park Site on July 26, 2022. Before starting the test, the ground was cleared and cleaned from vegetation, and excavated 5 feet below ground surface. The infiltrometer rings were penetrated 6 inched into the ground. The water level was maintained constant at 12 inches higher than the ground surface adjacent to it. Attached Site Plan shows the location of these three Double-Ring Infiltration Tests. The results of the infiltration testing are shown in Tables below:

Test No. 1

Condition: Pre-soaked a day before starting the test				Inner diameter=1 ft Outer diameter=2 ft			
Trial No.	Start Time	End Time	Intervals (min)	Inner Ring flow Cumulative (gal)	Outer Ring flow Cumulative (gal)	Incremental rate Inner (in/hr)	Incremental rate Outer (in/hr)
1	7:15	7:30	15	0	0	0	0
2	7:30	7:45	15	0	0.234	0	0.6376
3	7:45	8:00	15	0	0.395	0	0.4387
4	8:00	8:15	15	0	0.458	0	0.1717
5	8:15	8:45	30	0	0.657	0	0.2711
6	8:45	9:15	30	0.072	0.778	0.2943	0.1648
7	9:15	10:15	60	0.072	1.161	0.0000	0.2609
8	10:15	11:15	60	0.072	1.69	0.0000	0.3603
9	11:15	12:15	60	0.173	2.049	0.2064	0.2445
10	12:15	1:15	60	0.173	2.166	0.0000	0.0797

Test No. 2

Condition: Pre-soaked a day before starting the test				Inner diameter=1 ft Outer diameter=2 ft			
Trial No.	Start Time	End Time	Intervals (min)	Inner Ring flow Cumulative (gal)	Outer Ring flow Cumulative (gal)	Incremental rate Inner (in/hr)	Incremental rate Outer (in/hr)
1	7:35	7:50	15	0	0	0	0
2	7:50	8:05	15	0	0	0	0
3	8:05	8:20	15	0.026	0.14	0.2125	0.3815
4	8:20	8:35	15	0.026	0.14	0.0000	0.0000
5	8:35	9:05	30	0.064	0.337	0.1553	0.2684
6	9:05	9:35	30	0.064	0.498	0	0.2193
7	9:35	10:35	60	0.139	0.795	0.1533	0.2023
8	10:35	11:35	60	0.139	1.046	0	0.1710
9	11:35	12:35	60	0.175	1.332	0.0736	0.1948
10	12:35	1:35	60	0.249	1.485	0.1512	0.1042

Test No. 3

Condition: Pre-soaked a day before starting the test				Inner diameter=1 ft Outer diameter=2 ft			
Trial No.	Start Time	End Time	Intervals (min)	Inner Ring flow Cumulative (gal)	Outer Ring flow Cumulative (gal)	Incremental rate Inner (in/hr)	Incremental rate Outer (in/hr)
1	8:00	8:15	15	0	0.118	0	0.3215
2	8:15	8:30	15	0	0.302	0	0.5013
3	8:30	8:45	15	0	0.415	0	0.3079
4	8:45	9:00	15	0	0.513	0	0.2670
5	9:00	9:30	30	0.013	0.805	0.0531	0.3978
6	9:30	10:00	30	0.018	1.009	0.0204	0.2779
7	10:00	11:00	60	0.032	1.371	0.0286	0.2466
8	11:00	12:00	60	0.059	2.092	0.0552	0.4911
9	12:00	1:00	60	0.105	2.659	0.0940	0.3862
10	1:00	2:00	60	0.142	3.184	0.0756	0.3576

REPORTS

SUPPLEMENTAL GEOTECHNICAL INVESTIGATION
MERRITT PROPERTY
FOOTHILL ROAD
PLEASANTON, CALIFORNIA

FOR
The DeSilva Group

SUPPLEMENTAL GEOTECHNICAL INVESTIGATION
MERRITT PROPERTY
FOOTHILL ROAD
PLEASANTON, CALIFORNIA

FOR
The DeSilva Group

INTRODUCTION

A supplemental geotechnical investigation has been completed for the Merritt property. The site is located on the west side of Foothill Road south of Muirwood Drive in Pleasanton, California and is shown in relation with the City of Pleasanton on the Vicinity Map, Plate 1. This investigation has been undertaken to characterize geologic conditions and the engineering properties of soil and bedrock on the site, and to provide specific recommendations for the proposed residential development at the site.

Harza Consulting Engineers (HCE) of Oakland previously performed two geotechnical investigation at the site and presented the results in their reports entitled "Geotechnical Investigation for Merritt Property Subdivision," dated January 18, 1994 and "Fault Rupture Hazard Investigation for Merritt Property Subdivision," dated February 1, 1994. We also reviewed geotechnical/geologic peer review letters prepared by Alan Kropp & Associates and by William Lettis & Associates, Inc. dated October 10, 1996. Where applicable, the subsurface information and data contained in the HCE's reports were used in this supplemental investigation.

PROPOSED DEVELOPMENT

The Tentative Map prepared by Ruggeri-Jensen-Azar & Associates (RJA) dated November 15, 1997 indicates that the site will be developed with 95 single family residential lots including two lots with existing houses on the western portion of the site. Grading is expected to include cuts and fills up to about 14 feet to create building pads and roads. In general, cut and fill slopes up to about 12 feet high are planned, with the exception of one cut slope near the southwest corner of the site that will range up to about 45 feet high and two fill slopes on the western part of the site that will range up to about 20 feet high.

As part of the proposed development, the section of the Foothill Road located between the southwest corner of the Merritt property and Muirwood Drive will be widened. The road widening grading consists of cuts up to 6 feet and fills up to 13 feet. The highest cut is to be located at the west side of the existing Foothill Road near the southwest corner of the Merritt property and the deepest fill will be placed immediately south of the entrance road. A retaining wall approximately 300 feet long, up to 10 feet high is likely along the west side of the existing Foothill Road near the southwest corner of the Merritt property.

PURPOSE AND SCOPE OF SERVICES

The purpose of this investigation is to evaluate the proposed residential development with respect to site soil, bedrock and ground water conditions and to provide specific recommendations for

site preparation and grading, foundation design, slab-on-grade, underground utility installation, retaining wall design and preliminary pavement sections.

The scope of our investigation included 1) review of pertinent geologic maps and literature, and available published and unpublished reports of the site and surrounding areas; 2) examination of stereo paired aerial photographs of the site; 3) excavation of 8 exploratory trenches to depths ranging from 8 to 12 feet; 4) excavation of 4 test pits; 5) drilling of 9 exploratory borings ranging from about 15 to 130 feet deep; 6) laboratory tests performed on selected samples of soil and bedrock materials obtained from the borings; 7) engineering geology interpretation; 8) geotechnical engineering analysis; 9) consultation with Mr. Sandy Haye of Cotton, Shires & Associate, geologic reviewer for the City of Pleasanton; and 10) preparation of this report.

FIELD EXPLORATION AND LABORATORY TESTING

Our field exploration was performed in November and December, 1997 and consisted of the following:

1. Trench Logging - Eight exploratory trenches (T-4 through T-11) totalling approximately 885 lineal feet were excavated at the location shown on the Geologic Map, Plate 3. The trenches ranged from about 8 to 12 feet deep. Except for Trench T-5, one wall of each trench was cleaned with picking tools and the trenches were logged at a scale of 1" to 5'. In Trench T-5, localized sections of interest and a 3 foot tall band were cleaned along the entire length of the trench. The eastern 40 feet of Trench T-8 was filled with water from rain storms that occurred during our investigation; therefore, that portion of the trench was not logged. Logs of exploratory trenches are graphically presented on Plates 7 through 9.

   During the course of our trench exploration, we met with Mr. Sandy Haye of Cotton, Shires & Associates on two occasions to examine conditions exposed in the exploratory trenches.

2. Test Pits - Four test pits (TP-1 through TP-4) were hand excavated at the face of an existing cut slope near the proposed retaining wall location on the west side of Foothill Road. The approximate location of the test pits are shown on the Geologic Map, Plate 3 and Test Pit Logs are included in Appendix A.

3. Exploratory Borings - A total of 9 borings were drilled at the approximate locations shown on the Geologic Map, Plate 3. To investigate the possibility of deep seated landsliding on the western portion of the site, two deep borings (BGC-1 and BGC-2) were drilled to depths of about 120 to 130 feet on the rounded knolls near Foothill Road. A third deep boring (BGC-3) was drilled on the west side of Foothill Road to a depth of 70 feet. These borings were drilled using rotary wash drilling methods and continuous sampling was performed using a Pitcher Barrel sampler. The borings were backfilled with neat cement grout after the completion of drilling and sampling.

In addition to the three deep borings, six relatively shallow borings (BGC-4 through BGC-9) were drilled on the relative flat eastern portion of the site. These borings were about 14 feet deep and were drilled using a continuous flight auger. The shallow borings were backfilled with soil cuttings.

Materials encountered in each boring were visually classified and logged in the field. The boring logs (showing soil classification and blow counts), a Key to the Boring Log Symbols and a Rock Description are presented in Appendix A.

Samples collected in the borings were transported to our laboratory where the field classifications were verified and samples were selected for laboratory testing. The laboratory testing program included moisture content, dry density, direct shear, Atterberg Limits, resistance (R)-value and single point consolidation tests. The results of the moisture content and dry density tests are presented on the individual boring log. The results of the direct shear, Atterberg Limits and single point consolidation tests are included in Appendix B.

FINDINGS

REGIONAL GEOLOGY

The project site is situated in the central part of the Coast Ranges geomorphic province, which is characterized by a series of, northwesterly-trending, folded and faulted mountain chains. As shown on the Area Geologic Map, Plate 2, the hills to the west of the site are underlain by marine sedimentary rocks deposited during the Cretaceous period of geologic time, about 65 to 135 million years before present (Dibblee, 1980). The flatter terrain on the east side of Foothill Road is underlain by Livermore gravels and alluvium deposited during the Plio-Pleistocene and Holocene epochs, less than 5 million years before present. The region has been folded and faulted as a result of tectonic forces that have caused uplift of the area. The majority of this uplift has occurred during the Pleistocene epoch in the Quaternary period of geologic time, less than 3 million years before present.

SITE DESCRIPTION

Most of the site slopes gently to the east where the site adjoins Highway 680. Two rounded knolls are situated on the western portion of the site adjoining Foothill Road. The site is bordered on the north and south by existing residential developments.

Existing site improvements include two homes located on the crest of the knolls on the western portion of the site, a small residential structure in the swale between the knolls and two barns located to the east of the knolls as well as appurtenant driveways and fences. The two barns are currently used for manufacturing purposes. Three existing water wells were found on the site at the locations shown on the attached Geologic Map. An existing sanitary sewer pipeline crosses the eastern portion of the site in a north/south direction.

Vegetation on most of the site consists of walnut orchard. The knolls on the western portion of the site have scattered brush and trees. Most of the site also has ground cover consisting of grass and weeds. The flatter portion of the site has been periodically disced.

FAULTING

Regional Setting - The western portion of the site is located within a designated State of California "Special Studies Zone" (1982) for the active Calaveras fault as shown on the attached Geologic Map. In the vicinity of the site, the Calaveras fault is mapped by Hart (1980) along the west side of Foothill Road. The active Hayward and San Andreas faults are located approximately 7 and 26 miles southwest of the site, respectively (Jennings, 1979). The Greenville fault is located about 11 miles to the northeast and the Verona fault is located about 5 miles to the southwest.

Geomorphic Features - Reconnaissance of the site and review of aerial photographs covering the vicinity of the site was performed to evaluate geomorphic features that might be fault related. Photographs dated May 16, 1957 and September 21, 1973 (color) were examined. A number of related geomorphic features are evident along the main trace of the Calaveras fault including linear valleys (Garms Ranch and Moller Ranch) and offset streams. The 1957 photographs show faint, arcuate vegetation lineaments (concave east) on the southern knoll of the Merritt property that appear to be related to bedding in the Livermore gravels. Prominent lineations are visible in the walnut orchard trending about N45W; clearly, these lineations are a result of agricultural discing.

During our site reconnaissance, a small topographic step was observed near the base of the southern knoll. This step is about 1 to 2 feet high, oriented about N45W. This feature is located on the south side of an existing well and water tank and extends about 100 to the southeast. Northwest of the existing well and water tank, geomorphic features have been modified by previous grading. Trench T-5 extended across this topographic step and no evidence of faulting was encountered. Alluvial fan deposits appear to thin significantly in this vicinity. The topographic step is also parallel to the trend of discing noted in the 1957 aerial photographs and the step may, at least in part, have resulted from the discing.

During our site reconnaissance, an area of seepage was observed on the northeast side of the northern knoll as shown on the Geologic Map, Plate 3. The area of seepage was about 30 feet northeast of a landscaped pool area situated on the crest of the northern knoll. No indication of seepage in this area was noted in the May 1957 photographs taken prior to construction of the house and pool located on the crest of the northern knoll. Seepage is visible on the September 1973 photographs although the seepage appears to initiate upslope to the landscaped pool area.

Previously Fault Mapping - Maps by Hall (1958), Herd (1978) and Gokce (1978) show the Calaveras fault near the toe of the knolls on the western portion of the site. Mapping of the fault near the toe of the knolls was apparently based on the linear break in slope at the toe of

the knolls as well as regional geologic mapping. As noted above, this portion of the Calaveras fault was mapped by Hart (1980) along the west side of Foothill Road, roughly parallel to Foothill Road in the site vicinity. The work by Hart (1980) was presented in Fault Evaluation Report FER-108 which referenced the previous mapping by Hall, Herd and Gokce but also took into consideration the findings of several fault investigations along this section of the Calaveras fault. The findings of these previous fault investigations are discussed in more detail in a later section of this report; however, no evidence of faulting was found on the east side of Foothill Road in these studies.

Dibblee (1980) has mapped the Calaveras fault about 400 west of Foothill Road at the contact between the Cretaceous Panoche formation on the west and Livermore gravels on the east. More recent mapping by the U.S.G.S. (Graymer, Jones and Brabb, 1996) shows the Calaveras fault in a location similar to the mapping by Hart (1980).

Previous Fault Investigations -A previous fault investigation at the Merritt property was performed by Harza Consulting Engineers, dated February 1, 1994. Three trenches (T-1 through T-3) were excavated on the southern knoll extending eastward onto the flat portion of the site. Harza concluded that no evidence of faulting was encountered in that exploration.

The locations of exploratory trenches excavated during previous fault investigations in the vicinity of the site have been compiled and presented on Plate 5. As shown on Plate 5, previous studies on sites to the south of the Merritt property, including Gribaldo, Jacob and Jones (1970) and Earth Systems Consultants (1981) were referenced in FER-118. These consultants trenched across the linear break in the slope where the fault was mapped by Herd and Gokce and concluded that no evidence of faulting was encountered. A study by Herzog (1987) included two trenches adjacent to previous trenches by Gribaldo, Jacob and Jones (1970); Herzog reported no evidence of faulting.

During grading for the Laguna Oaks Project located to the south of the Merritt property, extensive cut slopes and cut pad exposures in Livermore gravels were mapped by geologists from our office. The approximate location of these exposures is shown on Plate 5. No evidence of faulting was encountered in these exposures.

To the north of the Merritt property, previous trenching was performed by Terrasearch (1980), Gribaldo, Jacob and Jones (1970), and Engeo (1992). These studies concluded that no evidence of faulting was encountered.

Exploratory Trenching - To investigate the possibility of faulting near the base of the knoll on the southwestern portion of the site, eight exploratory trenches were excavated and logged by our office. Our trench designations beginning with T-4 are a continuation of the trench number designation system used by HCE. All of the trench locations were surveyed and plotted by RJA. The approximate locations of these trenches are shown on Plate 3. The trenches were backfilled without significant compactive effort. Our findings in each of the trenches is summarized as follows:

Trench T-4 - Trench T-4 was approximately 245 feet long extending from the southern knoll to the flat area at the base of the knoll. From the west end of the trench to about Station 1+58, thin residual soil over Livermore gravels was exposed. The Livermore gravels strike typically N35W to N65W and dip nearly vertical. From Station 1+58 to 1+97, fill associated with an old ranch road was encountered over the Livermore gravels. From Station 1+97 to the east end of the trench, gradually thickening alluvial deposits were encountered over the Livermore gravels.

Numerous partings along bedding planes were encountered in the Livermore gravels and were carefully examined. Typically, these partings were rough and undulating with clay and/or manganese coatings or fillings. Faint slickensides were observed along bedding planes at about Stations 0+28, 0+79, 1+57 and 1+62. The slickensides were of limited extent (several square inches) and clay coatings associated with the slickensides were paper thin. These very localized features did not appear to be fault related.

Trench T-5 - Trench T-5 was about 80 feet long and was located on the flat land to the northeast of Trench T-4. From the west end of the trench to about Station 0+60, gradually thickening alluvial deposits were encountered over the Livermore gravels. From Station 0+60 to the east end of the trench, alluvial deposits were encountered. At about Station 0+55, silty and clayey alluvium appeared to be truncated by a coarse grained channel deposit. This contact appeared to be depositional. No shearing or other evidence of faulting was encountered.

Trench T-6 - Trench T-6 was about 66 feet long and was located between the northern and southern knolls. Residual soils and alluvium ranging from about 3 to 5 feet thick were encountered over the Livermore gravels. Bedding in the Livermore gravels was observed striking typically N40W to N50W dipping nearly vertical. Lower angle contacts encountered in the western portion of the trench appeared to be former channel features with depositional contacts. No shearing or other evidence of faulting was encountered.

Trench T-7 - Trench T-7 was about 38 feet long. Similar to Trench T-6, residual soils and alluvium ranging from about 3 to 5 feet thick were encountered over steeply inclined beds of the Livermore gravels. No shearing or other evidence of faulting was encountered.

Trench T-8 - Trench T-8 was about 176 feet long. The eastern 40 feet of the trench was filled with rain water; therefore, this portion of the trench was not logged. Residual soils and alluvium ranging from about 2 to 6 feet thick were encountered over the Livermore gravels. No shearing or other evidence of faulting was encountered.

Trench T-9 - Trench T-9 was excavated near the south side of the southern knoll. Trench T-9 was 190 feet long and extended from the knoll to the flat land at the base of the knoll. From the west end of the trench to about Station 1+31, residual soils roughly

2 feet thick over Livermore gravels were encountered. From Station 1+31 to 1+46 fill associated with an old ranch road and an old water line was encountered over the Livermore gravels. From Station 1+46 to the east end of the trench, the alluvium over the Livermore gravels gradually thickened from about 3 to 4 feet. No shearing or other evidence of faulting was encountered.

Trench T-10 - Trench T-10 was about 95 feet long. Fill associated with an old ranch road and an old water line were exposed from the west end of the trench to about Station 0+53. Alluvium ranging from about 5 feet thick at the west end of the trench to over 8 feet thick at the east end of the trench was encountered over the Livermore gravels, although Livermore gravels were not exposed from about Station 0+20 to 0+55 due to thicker fill encountered in this section of the trench. No shearing or other evidence of faulting was encountered.

Trench T-11 - Trench T-11 was about 52 feet long. Residual soils about 1 foot thick were encountered over the Livermore gravels. Bedding of the Livermore gravels was near vertical, striking roughly N35W to N50W. A faint slickenside was observed at about Station 0+31. The slickenside was of limited extent (several square inches) and was parallel to bedding. A second, weakly developed slickenside was observed at about Station 0+35. This slickenside was also of limited extent and appeared to occur along a fracture trending N70E, 85E. These very localized features did not appear to be fault related.

EARTH MATERIALS

Artificial Fill - Artificial fill is material that has been selectively borrowed and placed by man. Areas of existing artificial fill on the site include relatively thin fills for existing ranch roads and structures on the western portion of the site, a fill berm along the south margin of the property and fill associated with Foothill Road.

Residual Soils - Residual soils, derived by in-place weathering of the underlying parent bedrock, were encountered in trenches excavated on the knoll on the southwestern portion of the site. These soils were found to be typically about 1 to 4 feet thick and to consist of dark brown silty clay (CL) and clayey silt (ML). Based on our observation, it appears that the residual soils have low to moderate plasticity and expansion potential.

Alluvial Deposits - Alluvial deposits were encountered on the flat eastern portion of the site and in the swale between the knolls on the western part of the site. The alluvium encountered consisted of a wide range of material types including of light to dark brown, silty clay and sandy clay (CL). Laboratory tests indicate that the alluvium on the western portion of the site generally has low plasticity and expansion potential. East of Borings BGC-6 and BGC-7, the alluvium appears to have moderate plasticity and expansion potential. As suggested by the results of the Atterberg Limits test performed by HCE, the near-surface soils located near the southeast corner of the site have very high plasticity and expansion potential.

Landslides - Regional landslide mapping by the Nilsen (1975) includes the two knolls on the western portion of the site as part of a large landslide complex extending about four hundred feet (vertically) upslope and west of Foothill Road. Mapping by Majmundar (1996) shows only the southern knoll within this large landslide complex. Exploratory Trenches T-4, T-5, T-8, T-9 and T-10 were excavated at or near the base of the southern knoll and no evidence of sliding was encountered in these trenches. To further investigate the possibility that the knolls on the western portion of the site could be involved in deep seated landsliding, Borings BGC-1 and BGC-2 were drilled and continuously sampled to depths of 130 and 120 feet, respectively. No evidence of landsliding was encountered in these borings.

Four test pits (TP-1 through TP-4) were hand excavated on the existing cut slope face near the location of the retaining wall planned on the west side of Foothill Road. Test Pits TP-1 and TP-3 encountered slide debris consisting of Cretaceous claystone over the Livermore gravels and a slide plane was encountered in test pit TP-1 striking N20W, dipping 5E. Older, displaced bedrock over younger bedrock at these locations appears to be the toe of a deep seated landslide. Test Pits TP-2 and TP-4 encountered Livermore gravels.

In Boring BGC-3, located on the slope behind the planned retaining wall on the west side of Foothill Road, red-brown and gray, sheared, Cretaceous claystone was encountered to a depth of about 41 feet. From 41 to 46 feet, sheared claystone with clay gouge and serpentinite rock fragments were encountered. A sharp contact at 46 feet appears to be the base of the slide. From 46 to 70 feet, dark gray Cretaceous claystone was encountered. The claystone below 41 feet contained fewer zones of shearing and less shearing than the claystone above 41 feet.

Based on previous Nilsen's and Majmundar's mapping, and our test pits and Borings BGC-1 through BGC-3, the probable deep seated landslide(s) apparently toes-out near the western edge of Foothill Road as shown on Plate 3 and extends about 1700 horizontal feet and 400 vertical feet west of Foothill Road. The average thickness of the slide is probably on the order of 70 to 80 feet. Our interpretation of the probable landslide geometry is depicted on Plate 4, Geologic Cross Section.

Debris flows - Debris flows occur when surficial soils on steeper slopes become saturated during severe storms, and move downslope as a viscous slide mass. Steeper slopes on the west side of Foothill Road may be debris flow source areas. Slopes believed to be potential debris flow source areas have been shown with a shaded pattern on the Potential Debris Flow Map, Plate 6. The potential source areas were defined based on the following criteria: 1) swale shaped topography, 2) slope gradients of about 2 horizontal to 1 vertical (2H:1V) or steeper. Debris flow run-out paths are shown with arrows indicating the flow direction. Evaluation of the potential source areas and run-out paths indicates that should debris flows occur, the resulting flows will likely be directed toward drainage courses located north and/or south of the Merritt Property.

Livermore Gravels - As noted above, the knolls on the western portion of the site are underlain by Livermore gravels. Where encountered in trenches and borings, the Livermore gravels were

found to consist of interbedded clay, sand and gravel with some cobble size material. The Livermore gravels are very stiff or dense and some beds are slightly cemented. Structurally, the Livermore gravels were found to strike typically N35W to N60W and dip nearly vertical.

GROUND WATER

During our investigation, one area of seepage was noted on the northeast side of the northern knoll. Seepage was also encountered at a depth of about 2 feet in Test Pit TP-4, located on the west side of Foothill Road. Ground water was not encountered in the shallow borings (BGC-4 through BGC-9), exploratory trenches (T-4 through T-11) or Test Pit TP-1 through TP-3. Since the deep borings (BGC-1 through BGC-3) were drilled using rotary wash methods, we were unable to observe the ground water in these borings.

The actual ground water level may fluctuate depending on the factors such as seasonal rainfall, ground water withdraw and irrigation.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

From a geotechnical stand point, the proposed residential development can be constructed essentially as planned, provided the conclusions and recommendations contained in this report are incorporated in the project design and construction. The primary geotechnical engineering concerns with respect to the proposed residential development are the presence of hundreds of trees and relatively expansive soils, and the close proximity to the Calaveras fault.

SEISMIC RISKS

Faults - The western portion of the site is located within a designated State of California "Special Studies Zone" (1982) for the active Calaveras fault as shown on the attached Geologic Map. In the vicinity of the site, the Calaveras fault is mapped by Hart (1980) along the west side of Foothill Road. Based on the findings of our investigation and the previous fault studies at and in the vicinity of the site, no faults were found within the area of proposed development and the potential for fault rupture in the area of proposed development appears to be low. Evaluation of faulting in the vicinity of the two existing homes on the western portion of the site was outside the scope of this study.

Ground Shaking - The site is located in a region of high seismicity given the proximity of the Calaveras fault and other active fault systems in the San Francisco Bay Area. As for all sites in the Bay Area, the project can be expected to experience at least one moderate to severe earthquake during the life span of the project. Ground shaking is a hazard that can not be eliminated but can be partially mitigated through proper attention to seismic structural design and observance of good construction practices.

Analyses by the Association of Bay Area Governments (ABAG, 1988) indicates that the site may be subject to "violent" ground shaking from a major earthquake on the Calaveras fault. Probabilistic seismic hazard analysis by CDMG (Petersen, 1996) indicates that the ground acceleration at the site with a 10 percent chance of exceedance in 50 years is 0.7g.

According to the 1997 edition of the Uniform Building Code (UBC), the following geotechnical engineering input can be used in the structural design of the houses:

Seismic Zone	4
Soil Profile Type	S_D
Seismic Source Type	B
Closest Distance to Known Seismic Source	< 2 Km

It is our opinion that the structural integrity of the proposed houses is a primary factor in determining possible seismic damage and that the level of seismic damage would be only nominally influenced by the foundation system selected. We recommend that the houses be designed in conformance with the current edition of the UBC by an experienced structural engineer.

Liquefaction - Liquefaction is the temporary transformation of a saturated, cohesionless soil into a viscous liquid during strong ground shaking from a major earthquake. There is no evidence of historic ground failure due to liquefaction on the site, nor did we encounter any earth materials which might be susceptible to liquefaction. Therefore, the risk of liquefaction is judged to be very low.

Lurching - Lurching is the sudden swaying, spreading or rolling of the ground during a strong earthquake. Lurching usually is accompanied by the development of fissures on slopes overlain by weak soils. Grading in conformance with the recommendations presented in this report should reduce the risk of lurching to low.

Ground Subsidence - Ground subsidence can occur as a result of "shakedown" when dry, relatively loose cohesionless soils are subjected to earthquake vibrations of high amplitude. Loose sandy soil conditions do not exist at the site; therefore, seismic related ground subsidence is not considered a geologic hazard on the property.

Earthquake-Induced Landsliding - Strong ground shaking during a major earthquake is likely to cause sympathetic reactivation of landslides in many parts of the Bay Area. The stability of all slopes is lower during earthquake disturbances than at other times. Considering the relatively flat topography at the site, the risk of seismically induced landsliding within the site is considered low. The deep seated landslide(s) identified west of Foothill Road may be susceptible to activation during an earthquake.

Flood Hazard - The property appears to lie outside any flood-prone areas (Limerinos, 1973) and is not susceptible to seismically-induced inundation, due to its elevation with respect to nearby reservoirs.

TREE REMOVAL

To prepare the site for the proposed development, all trees not to remain as part of the planned landscaping should be removed. In general, tree roots larger than 1-inch in diameter should also be removed. As a result of the tree and root system removal, the orchard area soils will be disturbed to a depth of 2 to 3 feet. These disturbed soils will need to be reworked during the site grading.

LANDSLIDES

No evidence of landsliding was encountered within the limits of the site. Evidence of older, deep seated landsliding was encountered on the west side of Foothill Road; the toe of this landslide appears to be near the west side of Foothill Road as shown on Plate 3.

CUT SLOPES

Based on bedding attitudes measured in exploratory trenches, the Livermore gravels appear to have near vertical structure in the area of proposed cut slopes and significant adverse bedding conditions are not anticipated. However, we do recommend that all cut slopes be mapped by an engineering geologist from our office to identify zones of geologic weakness if encountered. We recommend that cut slopes higher than 8 feet should be constructed no steeper than 3H:1V. Cut slopes less than 8 feet high should be constructed no steeper than 2H:1V. One cut slope is planned on the east flank of the southern knoll ranging up to about 45 feet high. We recommend that this slope be designed and constructed with an intermediate bench and concrete lined V-ditch. Cut slopes should be hydroseeded with deep-rooted, fast growing vegetation prior to the first winter to reduce erosion.

FILL SLOPES

Preliminary grading plans indicate that fills slopes will range up to about 20 feet high. The stability of planned fill slopes depends on proper keyways and benching, subdrainage, fill compaction and slope gradients. In general, fill slopes exceeding vertical heights of about 8 feet should be constructed at slope gradients no steeper than 3H:1V. Fill slopes less than about 8 feet in vertical height may be constructed at slope gradients up to 2H:1V.

Properly subdrained keyways and horizontal benches should be excavated into firm material or Livermore gravels to key fills into the native material during slope construction, as shown on, Plate 10. Where fill slopes are planned higher than 6 feet, keyways should be constructed near the toe of slope. Fill slopes should be planted with deep-rooted, fast growing vegetation prior to the first winter to reduce erosion.

SITE PREPARATION AND GRADING

In general, site preparation and grading should be performed in accordance with the following recommendations:

1. The areas to be graded should be cleared of debris, any vegetation, abandoned underground utilities, buried structures such as septic tank and leach field, existing fills and disturbed soil (including backfill in our exploratory trenches). We anticipate that the average depth of stripping will be on the order of 2 inches. The strippings are not suitable for engineered fill, but may be stockpiled for landscaping use.

2. As discussed in the "Tree Removal" section, the upper several feet of soil in the orchard area will be disturbed by the tree removal. To remedy the loose soil conditions and to provide a relatively uniform subgrade to receive fill, and to support the proposed houses and improvements, the portion of the site located east of the knolls should generally be sub-excavated to about 2 feet below the existing ground surface. It may be that deeper overexcavation will be warranted based on the exposed conditions; if so, revised recommendations will be presented based on the conditions exposed during grading.

3. Zones of soft or saturated soils may be encountered during excavation and compaction; therefore, deeper excavation may be required to expose firm soil. This should be determined in the field by the soil engineer.

4. In the fill areas, the exposed subgrade should be scarified to a minimum 12 inches, moisture-conditioned and recompacted according to the following requirements:

   Expansive soils should be moisture conditioned to at least 5 percent above optimum moisture content and recompacted to 84 to 88 percent relative compaction.

   Soils with low expansion potential should be moisture conditioned to at least 2 percent above optimum moisture content and compacted to at least 90 percent relative compaction.

   Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same soil, as determined by the ASTM D1557-91 compaction test method. Optimum moisture is the water content (percentage by dry weight) corresponding to the maximum dry density.

5. Except for about the upper 2 inches of organic laden topsoil, the on-site soils are generally suitable for engineered fill, provided they are free of debris, vegetation, rocks greater than 4 inches in largest dimension and other deleterious matter. If import fill is needed, it should contain no deleterious matter or rocks greater than 4 inches in largest dimension, and have low expansion potential (Plasticity Index less than 12).

All fill and backfill materials should be subject to the evaluation of the soil engineer prior to their use.

6. All fill and backfill should be properly moisture conditioned, placed in lifts (normally about 6 to 8 inches loose in thickness depending on the compaction equipment) and compacted as follows:

   Expansive soils used as fill and backfill should be moisture conditioned to at least 5 percent above optimum moisture content and compacted to 84 to 88 percent relative compaction.

   Import fill and on-site soils with low expansion potential should be moisture conditioned to at least 2 percent above optimum moisture content and compacted to at least 90 percent relative compaction.

7. Fill slopes should be overfilled and cut-back to expose a firm, compacted surface. Alternatively, the slope surface can be track-rolled to at least 85 percent relative compaction.

8. Observations and soil density tests should be carried on during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort should be made with adjustment of the moisture content as necessary until the specified compaction is obtained.

9. The soil engineer should be notified at least 48 hours prior to any grading operation. The procedures and methods of grading may then be discussed between the developer, contractor and the soil engineer. This can facilitate the performance of grading operations and minimize possible construction delays.

SUBDRAINAGE

Seepage is expected to occur at the bottom of slopes, gullies, and major cut slopes. We recommend that subdrainage be provided in the following areas.

1. At all springs and seepage areas;

2. Along swales and gullies that receive fill;

3. Where fill abuts natural uphill slopes and between existing fills to remain and new fills;

4. On the uphill side of all keyways;

5. At geologic contacts known to transmit seepage;

6. At the toe of major cut slopes (as determined during grading plan review); and

7. In other areas of the site where seepage is observed during and after grading or as determined by the soils engineer.

Subdrains should consist of ABS or PVC perforated pipe conforming to ASTM Designation D 2751, Type SDR 35 , perforations should be placed down. Subdrains should be at least 6 inches in diameter. All subdrains should be surrounded by and be underlain by at least 6 inches of Class 2 "Permeable Material," as defined in Section 68-1.025 of the Caltrans Standard Specification (July, 1995). Subdrain trenches should be at least 18 inches wide and at least 4 feet deep. Final trench configurations should be approved by the soils engineer. Subdrain trenches should be capped with engineered fill or topsoil, depending upon the subdrain location. Subdrains should be positioned along the upslope side of all keyway excavations. Subdrain details are presented on Plate 11. Subdrain systems should be discharged into storm drain structures where possible.

Some areas of seepage may develop after grading and house construction are completed. Additional subdrains will likely be needed in these areas should seepage develop.

CUT/FILL TRANSITION LOT TREATMENT

Lots 93 and 94 are cut/fill transition lots. The cut portion of these lots should be overexcavated and replaced with engineered fill as shown on Plate 12. The overexcavation should be at least 3 feet below pad grade and extend at least 5 feet beyond the perimeter of the house foundation.

We recommend that the contract documents provide for add-and-deduct unit prices for excavation and replacement as compacted fill to allow for unanticipated variations in excavation quantities.

FOUNDATION CONSIDERATIONS

The proposed houses can be supported on structural slab foundations designed by a structural engineer to accommodate the estimated soil movements (discussed below) without experiencing structural distress to the slab and excessive deflections in the house framing and wall finishes. As discussed in the "Finding" section, two subgrade soil conditions (low expansive and moderate expansive) are generally anticipated at the site. For these subgrade soil conditions, the slab foundations should be designed to accommodate the following subgrade soil movements.

	ESTIMATED POST-GRADING SUBGRADE SOIL MOVEMENTS (inches)	
	Total	**Differential in a horizontal distance of 25'**
Case A - low expansive soil conditions	1	½

	ESTIMATED POST-GRADING SUBGRADE SOIL MOVEMENTS (inches)	
	Total	**Differential in a horizontal distance of 25'**
Case B - moderately expansive soil conditions	3	1

To provide for the estimated total and differential subgrade soil movements tabulated above, we recommend that the slab foundations for Case A buildings be designed to structurally span at least 10 feet in the interior and to cantilever a minimum of 3 feet along the perimeter. Slab foundations for Case B should be designed to structurally span at least 20 feet in the interior and to cantilever a minimum of 5 feet along the perimeter. The slab foundations should be reinforced by either post-tensioning or conventional rebar and, in addition to the above span and cantilever requirements, should be designed using the following criteria:

Allowable Bearing Capacities (Dead plus live load, may be increased by ⅓ for seismic and wind load)	1000 psf
Passive Pressure (neglect the upper 1 foot if the ground surface is not confined by slabs or pavement)	300 pcf
Base Friction Coefficient	0.3
Minimum Slab Thickness	8 inches

At lots where expansive subgrade soil conditions exist, the upper 18 inches of the subgrade soils should be pre-soaked to at least 7 percent above optimum moisture content. Moisture content of the subgrade soils should be checked within 1) 72 hours of the slab concrete placement, if capillary break and moisture barrier are used; or 2) 48 hours of slab concrete placement, if capillary break and moisture barrier are not used.

Where movement of moisture through the slab would be objectionable, a capillary break and moisture vapor barrier should be considered by the designers of the slab and floor covering. The thicknesses of the capillary break (drain rock), vapor barrier and sand cushion should be determined by the slab designer.

Grading around the houses should be performed to assure positive drainage away from the house foundations. The rain water collected on the roof should be piped away from the house to prevent water from perching adjacent to the house foundation.

CONCRETE SLABS-ON-GRADE

Interior and exterior concrete slabs-on-grade can, from a geotechnical engineering standpoint, be placed directly on the prepared subgrade. During foundation installation and utility trench excavation and backfilling, previously compacted subgrade soils may be disturbed and loosened. These disturbed soils should be reworked according to the following moisture and compaction requirements to provide a smooth and unyielding surface:

> Expansive soils should be uniformly moisture conditioned to at least 5 percent above optimum moisture content and recompacted to 84 to 88 percent relative compaction.
>
> Low expansive soils should be uniformly moisture conditioned to at least 2 percent above optimum moisture content and recompacted to at least 90 percent relative compaction.

In the exterior flatwork areas where expansive subgrade soils exist, the moisture content of the subgrade soil should be checked immediately prior to the placement of baserock or concrete (if the flatwork is supported directly on the subgrade). Construction joints should also be considered for the exterior flatwork by the designer to allow for movement of the concrete slab resulting from expansive soils.

UTILITY TRENCHES

Materials quality, placement procedures and compaction operations for utility line bedding and shading materials should meet the City of Pleasanton or utility agency requirements. Utility trench backfill above the shading materials may, from a geotechnical perspective, consist of native soils, processed to remove rubble, rock fragments over 4 inches in largest dimension, rubbish, vegetation and other undesirable substances. On-site expansive backfill materials should be placed in level lifts about 8 inches in loose thickness, brought to at least five percent over optimum moisture content and mechanically compacted to between 84 and 88 percent relative compaction. Low expansive backfill materials should be placed in lifts not exceeding 8 inches in loose thickness, brought to near optimum moisture content and compacted to not less than 90 percent relative compaction. No jetting is permissible on this project.

Depending on time of year, rainfall and local irrigation practice, ground water could be intercepted during trench excavation in which case dewatering is likely to be required. All excavations should conform to applicable State and Federal industrial safety requirements. Where trench excavations are more than 5 feet deep, they should be sloped and/or shored. Temporary trench walls should be sloped no steeper than 1½H:1V in dry granular soils, and no steeper than 1H:1V in dry, cohesive soils. Flatter trench slopes may be required if seepage is encountered during construction or if exposed soil conditions differ from those encountered by the test borings. If fully-sloped trench walls cannot be excavated due to site constraints, shoring should be provided to ensure trench stability and safety. We can provide soil parameters for shoring design on request.

FOOTHILL ROAD RETAINING WALL

Excavation of up to about 20 feet horizontally into the toe of the probable deep seated landslide is required for the proposed Foothill Road widening near the southwest corner of the site. A retaining wall is planned to support the upslope face of the excavation.

As previously discussed and shown on Plate 4, a deep seated landslide extends about 1700 feet horizontally and 400 feet vertically west of Foothill Road and has an average thickness of about 70 to 80 feet. Compared to the size of the entire landslide (about 1750 feet long and 70 to 80 feet thick), the proposed excavation is considered to be very small and is judged to have insignificant effect of the global stability of the deep seated landslide; however, unsupported excavation might re-activate segments of the slide adjacent to the excavation. To reduce the risk of re-activating local secondary slides during retaining wall construction and to provide a permanent support for the proposed road widening, we recommend that the planned retaining wall be of soldier beam and lagging construction. The following criteria should be incorporated in the design and construction of the retaining wall:

Active Pressure (Active pressure should be applied from top of wall to the existing grade of Foothill Road)	80 pcf
Passive Pressure; if the ground in front of the retaining wall is not confined by paving, neglect the upper 1 foot in calculating the passive resistance	350 pcf
Minimum Pier Diameter	24 inches
Minimum Pier Depth	15 feet below the existing grade of Foothill Road
Minimum Pier Spacing (Center to Center)	3 pier diameter

The above recommended lateral pressures are based on equivalent fluid pressure. These pressures do not include any surcharge or hydrostatic pressure. Therefore, the designer should include the appropriate surcharge loads to the retaining wall design.

To prevent hydrostatic pressure build-up, the retaining wall should be provided with a permanent backdrain. The backdrain should consist of a geo-composite drain such as Mirafi 6000 (or approved equivalent) and weep holes (or gaps between lagging). The geo-composite drain should be placed behind the lagging between the soldier beams from about 1 foot below the top of wall to the base of the retaining wall. Weep holes or gaps should be provided near the bottom of the retaining wall to drain the collected water.

Since the retaining wall is located very close to the Calaveras fault, the bedrock underlying the retaining wall location is expected to be highly fractured and sheared, and is susceptible to

significant over-break as well as caving during soldier beam drilling, especially at depths below the ground water level. As a result, it is our opinion that casing the drilled holes is likely to be required for the construction of the soldier beams. The soldier beams should be drilled and poured at the same day. Leaving the drilled holes open over-night or longer is not recommended.

The Calaveras fault may act like a ground water barrier and, as a result, the ground water at the retaining wall location (on the uphill slope of the fault) may be relatively shallow. If ground water is encountered during drilling and the soldier beam concrete is to be placed in "dry hole" condition, dewatering the drilled holes is required. Alternatively, the soldier beam concrete may be placed using tremie method.

We should point out that the retaining wall is designed to provide local support for the planned widening of Foothill Road, but is not intended to improve the global stability of the deep seated landslide. The deep seated landslide is potentially subject to re-activation by factors such as adverse grading within the slide mass, rise of ground water and/or severe shaking of a major earthquake.

To reduce the risk of re-activating local secondary slides, we suggest the following retaining wall construction sequence and control be utilized:

1. Install all the soldier beams prior to any major excavation;

2. The portion of the soldier beams above finished grade should be backfilled with a weak sand/cement slurry that can be hand excavated;

3. Install the lagging and backdrain from top down while the earth materials in front of the retaining wall are being removed; and

4. Unsupported excavation faces should be limited to not more than 4 vertical feet.

5. Unsupported excavation should not be allowed to stay over-night or over the weekend.

IN-TRACT RETAINING WALLS

As shown on the grading and utility map prepared by RJA, retaining walls with retaining height of up to 3 to 4 feet are planned for the residential portion of the site. It is our opinion that the in-tract retaining walls can be supported on footing foundations found on firm native soils or engineered fill. We recommend that the following criteria be incorporated in the design of the in-tract retaining walls:

Active Pressures Level Backfill 3H:1V Backfill 2H:1V Backfill	 45 pcf 55 pcf 65 pcf
Passive Pressure (neglect the upper 1 foot if the ground surface is not confined by slabs or pavement)	300 pcf
Allowable Footing Bearing Capacity	2500 psf
Base Friction Coefficient	0.3
Minimum Footing Embedment	18 inches
Minimum Footing Width	18 inches

The above recommended lateral pressures are based on equivalent fluid pressure. These pressures do not include any surcharge. Therefore, the designer should include the appropriate surcharge loads to the retaining wall design.

To prevent hydrostatic pressure build-up, the in-tract retaining walls should be provided with a permanent backdrain. The backdrain should consist of a blanket of Class 2 permeable material (conforming to Section 68-1.025 State of California Standard Specifications, dated July 1995) and a 4-inch diameter perforated PVC pipe (SDR 35). The permeable material blanket should be at least 12 inches thick and should be placed from the base of the retaining wall to about 1 foot below the top of wall. Alternatively, a geo-composite drain such as Mirafi 6000 or approved equivalent may be used in lieu of the permeable material blanket. The perforated pipe should be placed near the bottom of the wall to carry any collected water to suitable gravity discharge.

PRELIMINARY PAVEMENT SECTIONS

We performed one resistance (R)-value test with a R-value of 15. Based on the R-value test result and the Caltrans "Design Procedure for Flexible Pavements", we recommend the following preliminary asphaltic concrete pavement sections. We have assumed that the assigned "T.I.s" include provisions for heavy truck traffic related to construction activities.

"T.I."	**Thickness (inches)** (Based on R-Value = 15)	
	Asphalt Concrete Type B	Aggregate Base Class 2
4	2½	7
5	2½	9

"T.I."	**Thickness (inches)** (Based on R-Value = 15)	
	Asphalt Concrete Type B	Aggregate Base Class 2
6	3	12
7	4	14
8	5	15
8½	5	17
9	5½	19

Each T.I. represents a different level of use. The owner or project civil engineer should determine which level of use best reflects the project and select appropriate pavement sections in accordance with the requirements set forth by the City of Pleasanton.

Prior to subgrade preparation, all utility trench backfill in the pavement areas should be properly placed and compacted as previously recommended.

Because of the anticipated soils variation, we recommend that soils samples be obtained from the pavement area after underground utility construction is complete. Resistance (R)-value tests should be performed on these samples. On the basis of these test results, modifications of the above pavement section recommendations may be required.

Subgrade soils should be reworked to the following requirements to provide a smooth, unyielding surface. Subgrade soils should be maintained in a moist and compacted condition until covered with the complete pavement section.

Expansive soils should be uniformly moisture conditioned to at least 5 percent above optimum moisture content and compacted to 90 to 92 percent relative compaction.

Low expansive soils should be uniformly moisture conditioned to near optimum moisture content and compacted to at least 95 percent relative compaction.

Class 2 aggregate base should conform to the requirements in Section 26, Caltrans "Standard Specifications", (July, 1995). The aggregate base should be placed in thin lifts in a manner to prevent segregation, uniformly moisture conditioned, and compacted to at least 95 percent relative compaction to provide a smooth unyielding surface. Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same soil, as determined by the ASTM D1557-91 compaction test method.

Where drop inlets or other surface drainage structures are to be installed, slots or weep holes should be provided to allow free drainage of the contiguous base course materials.

EXCAVATION CHARACTERISTICS

Based on the conditions encountered in trenches and borings, the soils and Livermore gravels on the site appear to be removable by means of conventional trenching and excavation equipment ordinarily available to contractors. With regard to trenching, localized beds of uncemented sand and gravel within the Livermore gravels and alluvial deposits may be subject to sloughing and may require shoring.

EXISTING WELLS

As discussed in the "Site Description" section, there are three existing wells at the site. If these wells are to be abandoned, they should be abandoned and capped according to Zone 7 requirements. The wells should be capped at least 3 feet below pad grade.

LIMITATIONS

The conclusions and recommendations of this report are based upon the information provided to us regarding the proposed residential development, subsurface conditions encountered at the test pit, trench and boring locations, our geologic reconnaissance, the results of the laboratory testing program and professional judgement. This study has been conducted in accordance with current professional geotechnical engineering and engineering geologic standards; no other warranty is expressed or implied.

The locations of the test pits and borings were determined by pacing from established cultural features and other points of reference indicated on drawings supplied by RJA, and are to be considered approximate only. The elevations of the test borings and other elevations discussed in the text of this report were determined by interpolation between nearest adjacent ground surface contours shown on topographic map, and are also to be considered approximate only. Site conditions described in the text are those existing at the time of our last field exploration and reconnaissance in November and December 1997, and are not necessarily representative of such conditions at other locations and times.

If it is found during construction that subsurface conditions differ from those described on the test pit and boring logs then the conclusions and recommendations in this report shall be considered invalid, unless the changes are reviewed and the conclusions and recommendations modified or approved in writing.

Our firm should be accorded the opportunity to review the final plans and specifications to determine if the recommendations of this report have been implemented in those documents. The review would be acknowledged in writing. Field observation and testing services are essential and integral parts of this geotechnical investigation. It is important that our firm be retained to monitor the earthwork and other relevant construction operations; the recommendations of this report are contingent upon this stipulation.

Evaluation of the site with regard hazardous or toxic materials at the site and the manufacturing operations at the site was not within the scope of this investigation. Evaluation of the site with regard to the corrosion potential of soil and rock materials was also outside the scope of this investigation.

Respectfully submitted,

BERLOGAR GEOTECHNICAL CONSULTANTS

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Principal Geologist
EG 1239

Paul Sai-Wing Lai
Associate Engineer
G.E. 2326, Exp. 12/31/99

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RS/PSL/FB:pv
Attachments:

References
Plate 1 - Vicinity Map
Plate 2 - Regional Geologic Map
Plate 3 - Geologic Map
Plate 4 - Geologic Cross Sections
Plate 5 - Fault Exploration Trenches in Vicinity of Merritt Property
Plate 6 - Potential Debris Flow Map
Plates 7 through 9 - Exploratory Trench Logs
Plate 10 - Fill Slope Details
Plate 11 - Subdrain Details
Plate 12 - Transition Lot Overexcavation
Appendix A - Boring and Test Pit Logs (A1 through A34)
Appendix B - Laboratory Test Results (B1 through B4)

Copies: Addressee (10)

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Pacific Aerial Surveys, May 16, 1957, flight AV253, Line 25, Photo no. 38 to 40.

U.S.G.S., September 21, 1973, Color Flight Line 1, Photo No. 9 to 11.

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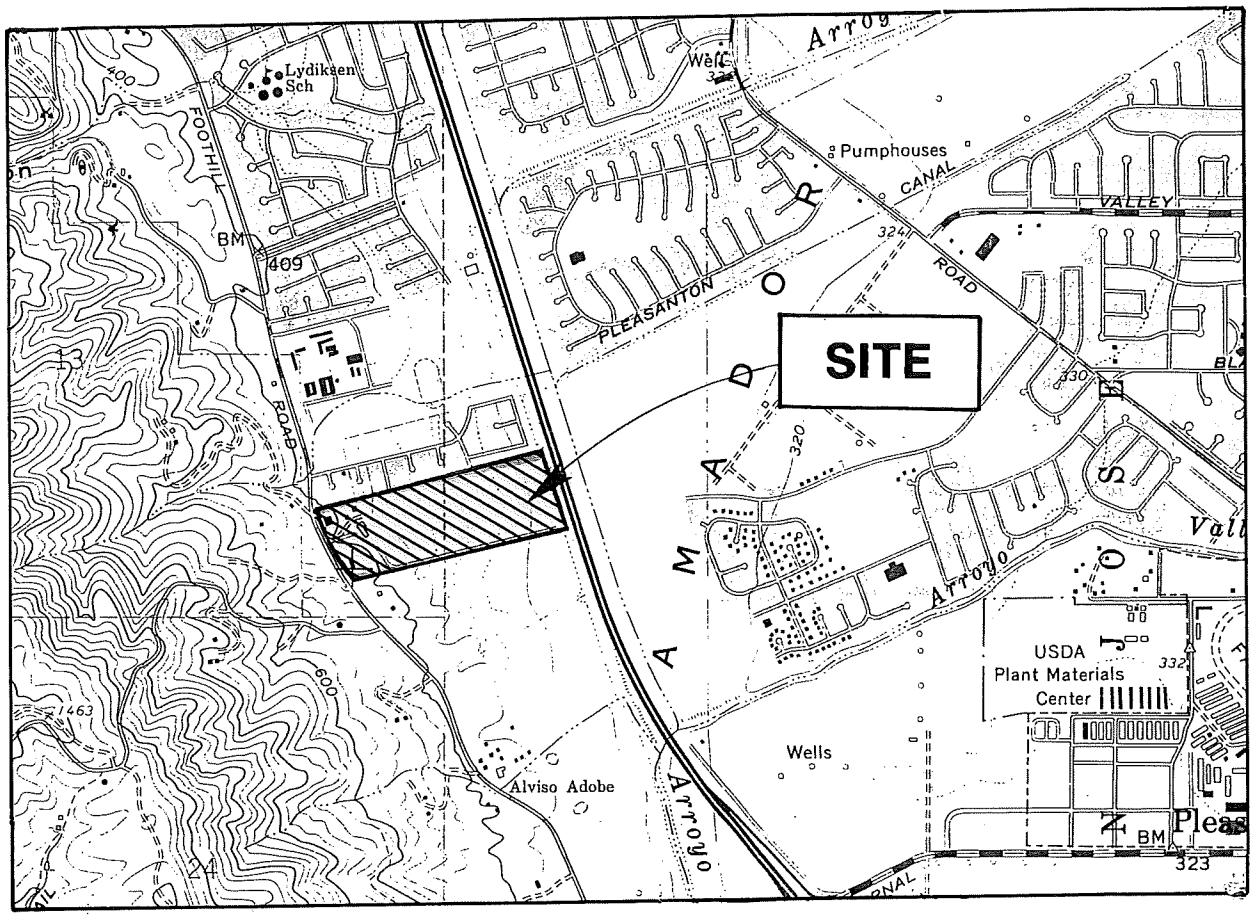


SCALE: 1"= 2000'

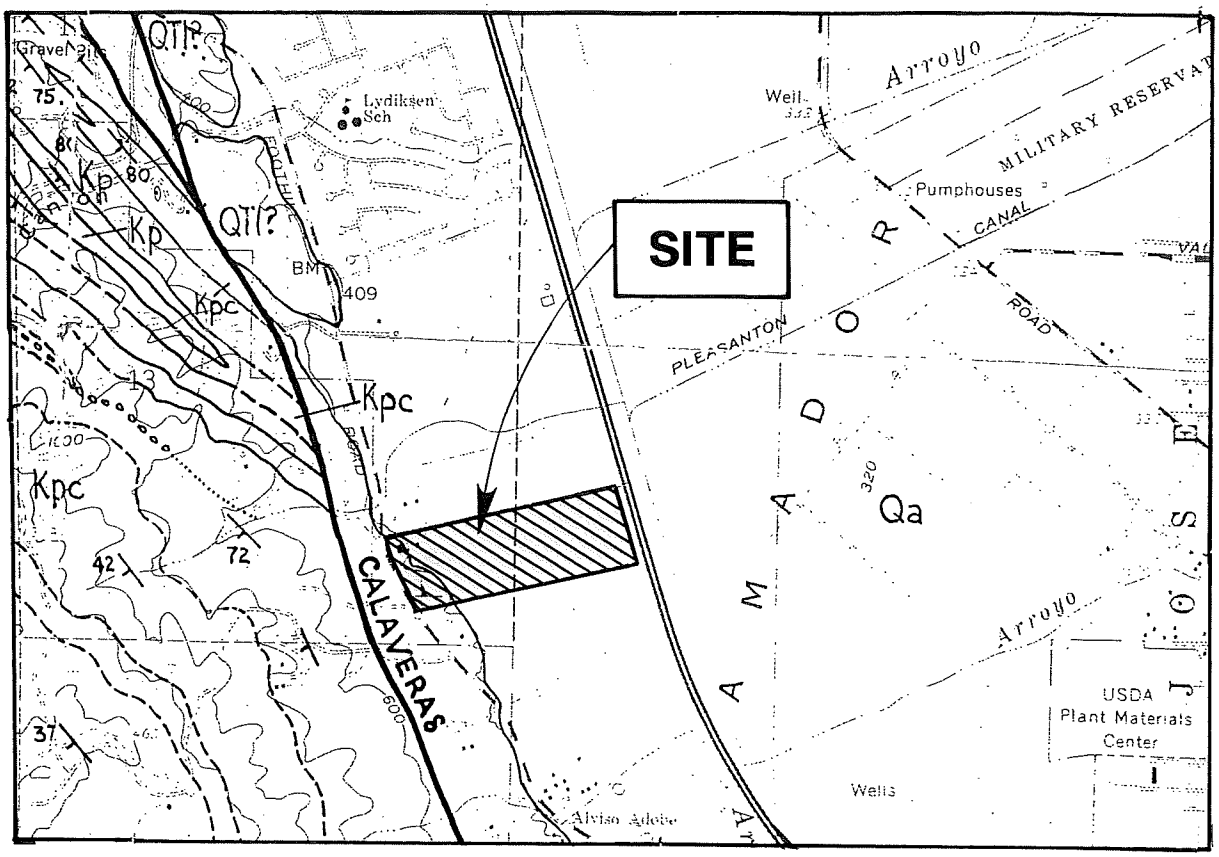
VICINITY MAP

MERRITT PROPERTY

FOOTHILL ROAD
PLEASANTON, CALIFORNIA
FOR
THE DESILVA GROUP

BASE: PORTION OF USGS 7-1/2 MINUTE TOPOGRAPHIC QUADRANGLE, LIVERMORE, CALIFORNIA, PHOTOREVISED 1994, AT A SCALE OF 1:24,000.

PLATE 1



SCALE: 1"= 2000'

EXPLANATION

——— – – –	GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE	Qa	ALLUVIUM
———	CALAVERAS FAULT	Qtl?	LIVERMORE GRAVEL
80	STRIKE AND DIP OF BEDDING	Kp	PANOCHE FORMATION
		Kpc	PANOCHE CONGLOMERATE

AREA GEOLOGIC MAP

MERRITT PROPERTY

FOOTHILL ROAD
PLEASANTON, CALIFORNIA
FOR
THE DESILVA GROUP

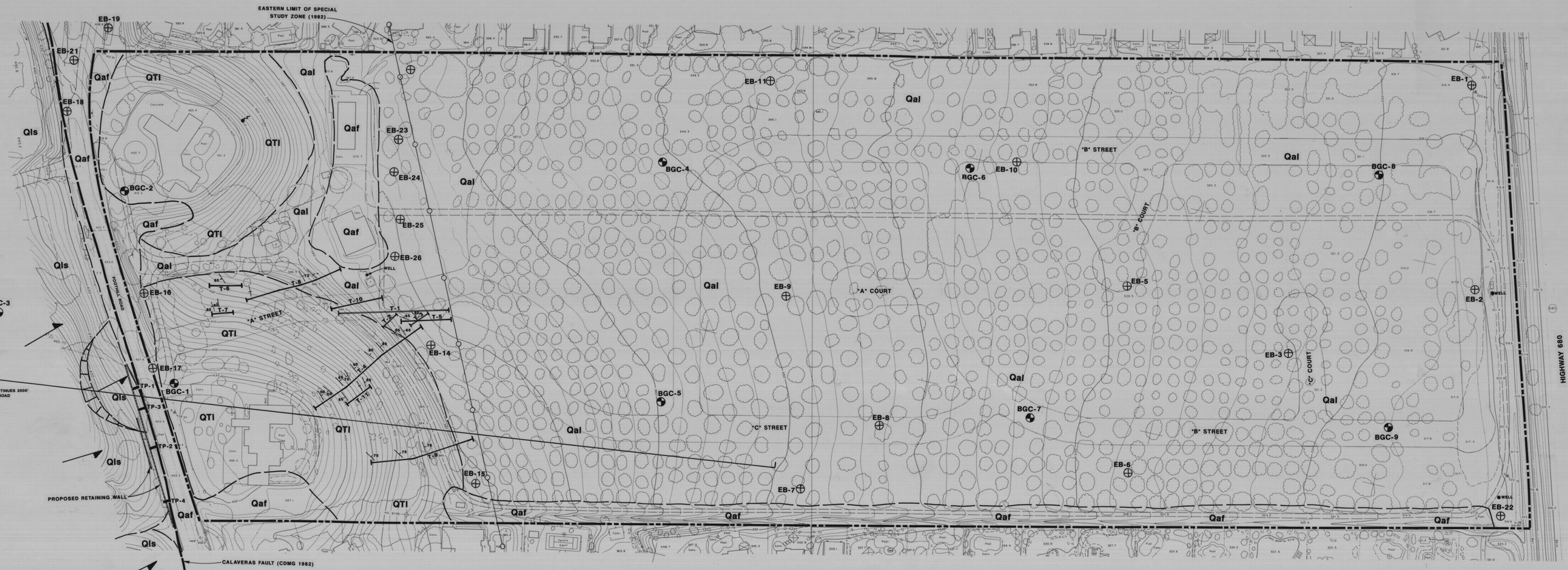
BASE: PORTION OF PRELIMINARY GEOLOGIC MAP OF THE DUBLIN QUADRANGLE, CALIFORNIA, BY T.W. DIBBLEE, DATED 1980, AT A SCALE OF 1:24,000.

JOB NUMBER: 2222.100 DATE: 12-30-97 BY: PB

PLATE 2

JOB NUMBER: 2222-109 DATE: 12-3-97 BY: PB

SCALE
1" = 60'



EXPLANATION

- PROPERTY LINE
- GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE
- FAULT, DASHED WHERE APPROXIMATE
- GEOLOGIC CROSS-SECTION
- EASTERN LIMIT OF SPECIAL STUDY ZONE
- BGC-11 — BORING LOCATION (BGC, 1997)
- EB-17 — BORING LOCATION (HARZA, 1994)
- TP-4 — TEST PIT LOCATION
- T-11 — TRENCH LOCATION (BGC, 1997)
- T-3 — TRENCH LOCATION (HARZA, 1994)

- Qaf — ARTIFICIAL FILL
- Qls — LANDSLIDE DEBRIS
- Qal — ALLUVIUM
- QTl — LIVERMORE GRAVEL
- LANDSLIDE, DEEP SEATED
- SPRING

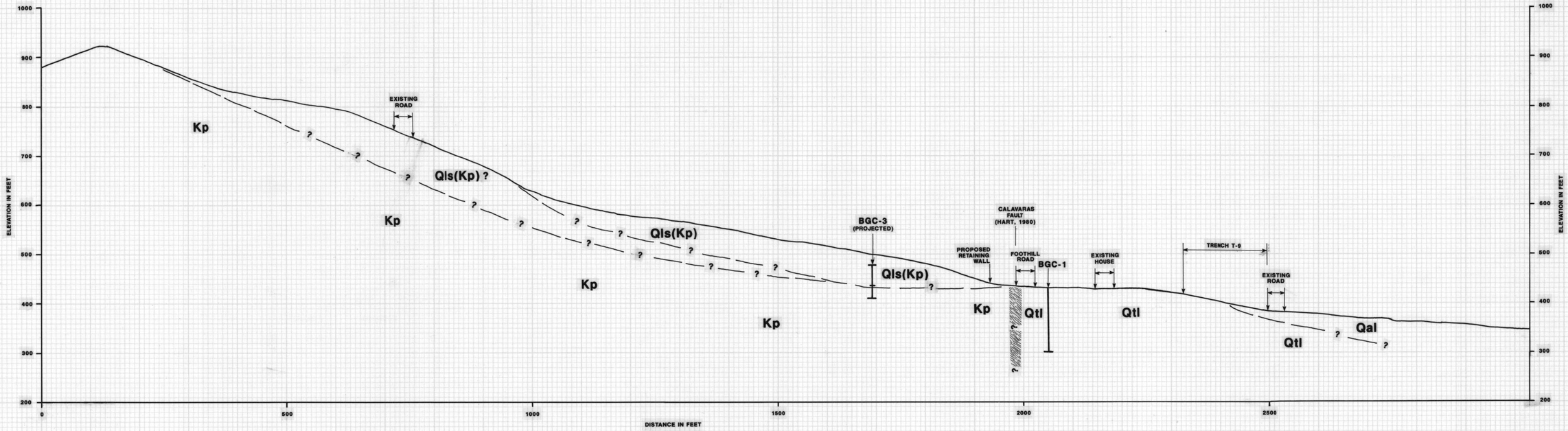
BASE: VESTING TENTATIVE SUBDIVISION MAP, TRACT 6892, GRADING AND UTILITY PLAN PROVIDED BY RIGGERI, JENSEN, AZAR & ASSOCIATES, DATED 10-15-97 AT A SCALE OF 1"=60'.

GEOLOGIC MAP

MERRITT PROPERTY
FOOTHILL ROAD
PLEASANTON, CALIFORNIA
FOR
The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

PLATE 4



SCALE

HORIZONTAL AND VERTICAL

1" = 100'

EXPLANATION

———	GROUND SURFACE
——?——	GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE, QUERIED WHERE UNCERTAIN
BGC-3	BORING LOCATION
Qls(Kp)	LANDSLIDE DEBRIS (DISPLACED PANOCHE FORMATION)
Qal	ALLUVIUM
Qtl	LIVERMORE GRAVEL
Kp	PANOCHE FORMATION

GEOLOGIC CROSS SECTION

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

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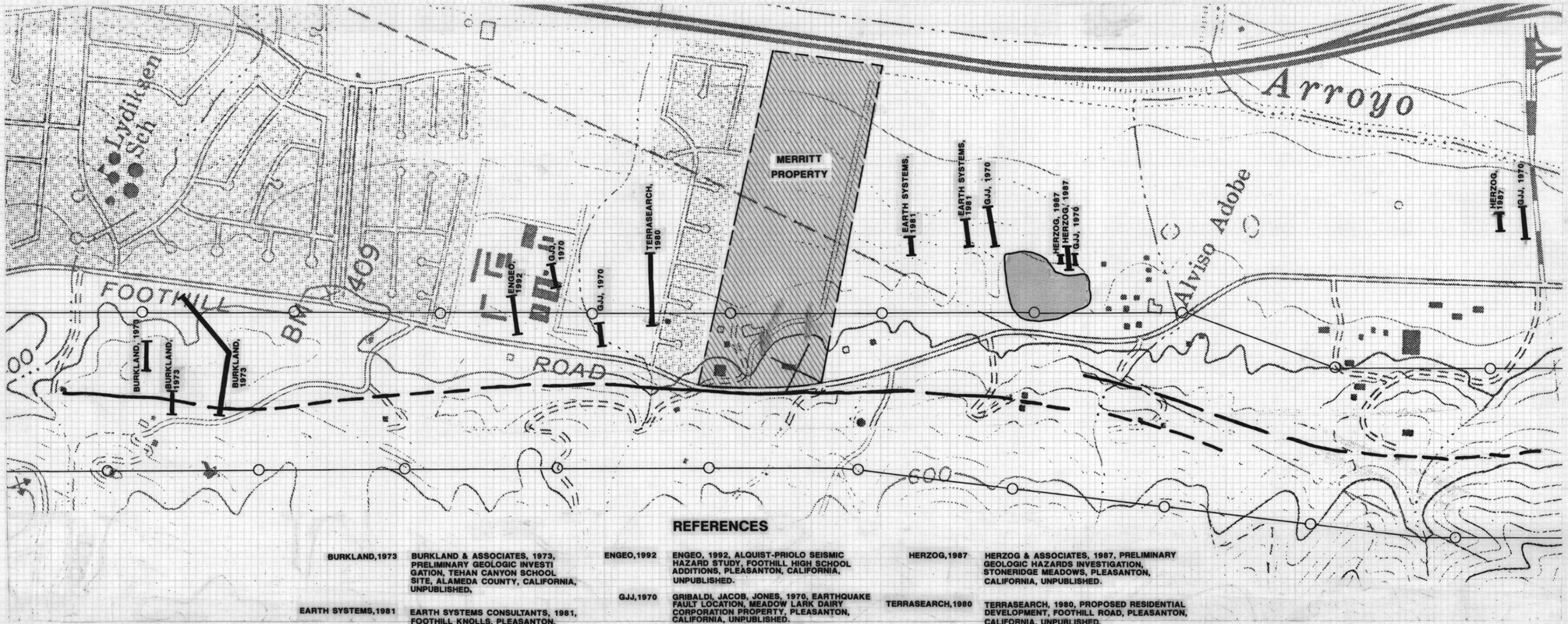
PLATE 4

BY: PB

DATE: 12-29-97

JOB NUMBER: 2222.100

56024



SCALE
1" = 500'

EXPLANATION

- LIMIT OF SPECIAL STUDIES ZONES
- CALAVERAS FAULT (CDMG 1982)
- FAULT TRENCH LOCATION
- CUT AREA MAPPED BY BGC DURING PROJECT GRADING

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BASE: 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, DUBLIN, CALIFORNIA, DATED 1981, AT A SCALE OF 1:24,000.

FAULT EXPLORATION TRENCHES IN MERRITT PROPERTY VICINITY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

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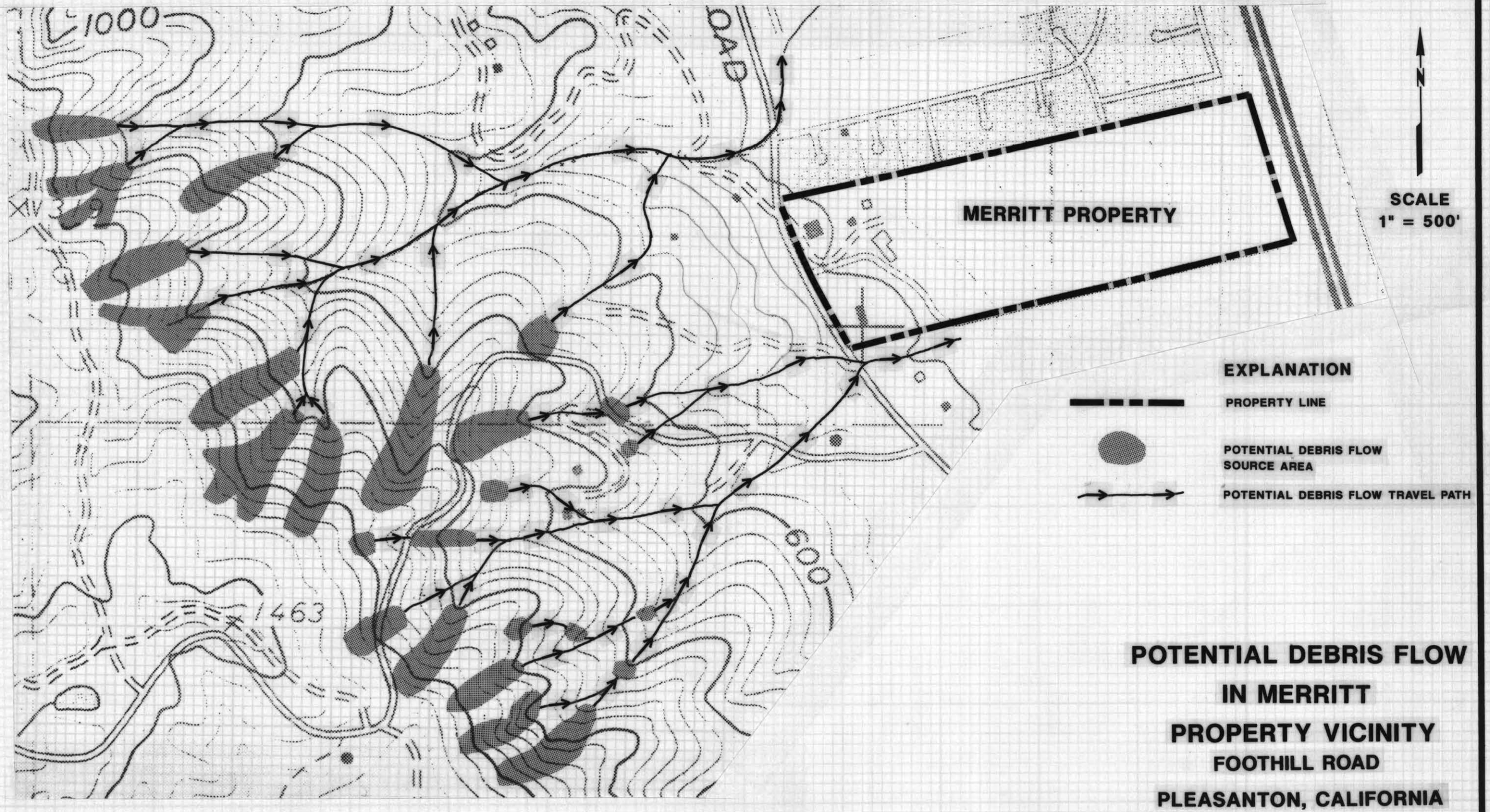
JOB NUMBER: 2222.100 DATE: 12-31-97 BY: PB

86864

PLATE 5



BASE: PORTION OF USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, DUBLIN, CALIFORNIA, PHOTOREVISED 1980, AT A SCALE OF 1" = 2000'.

POTENTIAL DEBRIS FLOW IN MERRITT PROPERTY VICINITY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

DATE: 12-22-97 BY: DMH

JOB NUMBER: 2222.100

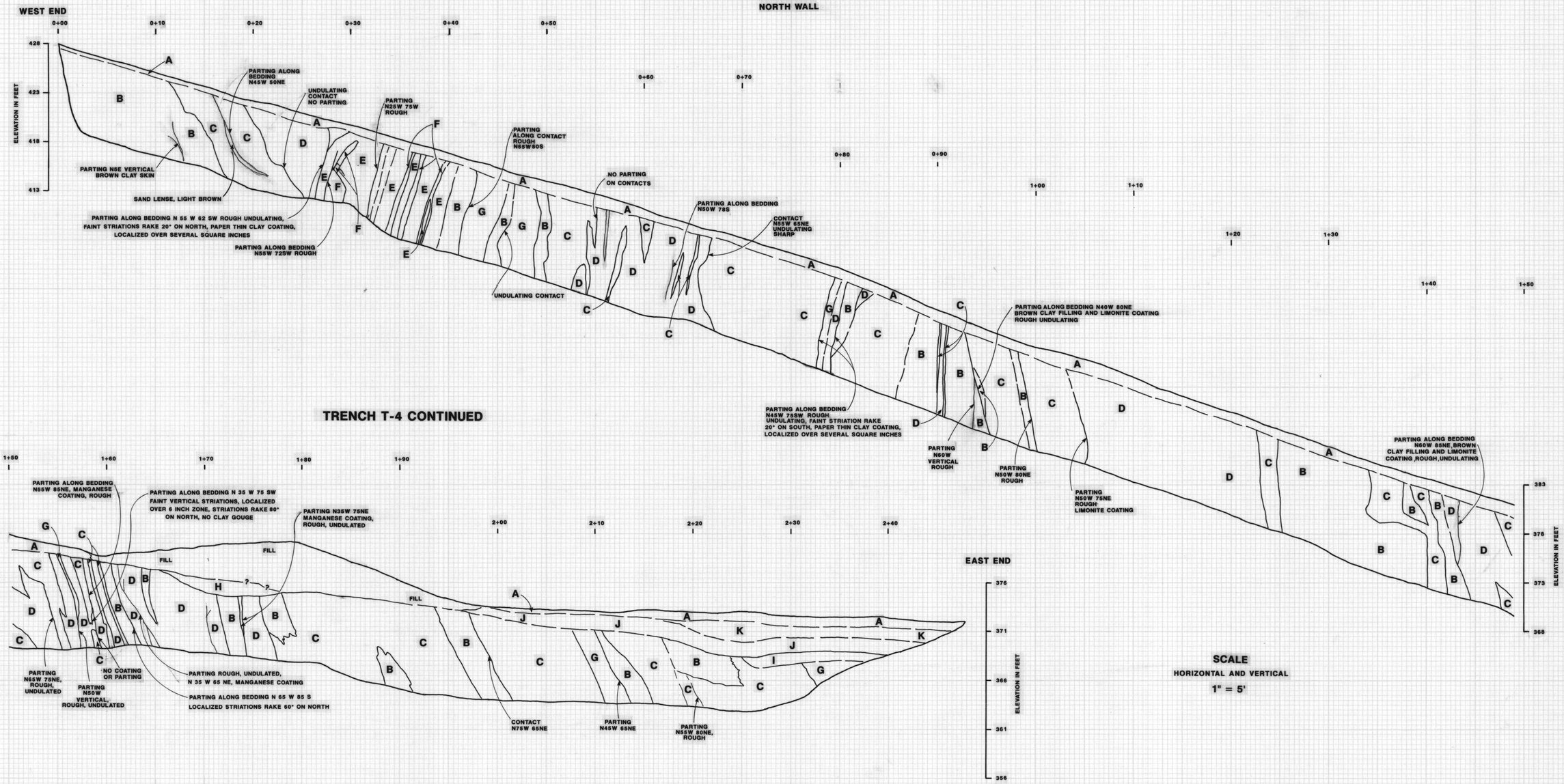
86964

PLATE 6

TRENCH T-4

NORTH WALL

WEST END



TRENCH T-4 CONTINUED

EAST END

SCALE

HORIZONTAL AND VERTICAL

1" = 5'

EXPLANATION

- GROUND SURFACE AND BOTTOM OF TRENCH
- GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE
- **A** CLAYEY SILT, DARK BROWN, MOIST, STIFF, TRACE OF SAND AND GRAVEL
- **B** CLAYEY SAND AND GRAVEL, RED-BROWN, DRY TO MOIST, HARD (QTI)
- **C** SAND AND GRAVEL, RED-BROWN, DRY, DENSE, TRACE OF CLAY (QTI)
- **D** SILTY SAND, LIGHT BROWN, DRY, VERY DENSE, WELL CEMENTED (QTI)
- **E** CLAYEY SILT, LIGHT GRAY TO GRAY, DRY, HARD, BLOCKY FRACTURE PATTERN (QTI)
- **F** CLAYEY SAND AND GRAVEL, LIGHT GRAY, DRY, VERY DENSE (QTI)
- **G** SILTY CLAY, RED-BROWN, DRY, HARD, BLOCKY FRACTURES, TRACE OF SAND AND GRAVEL (QTI)
- **H** CLAYEY SILT, LIGHT BROWN, DRY, HARD, LITTLE SAND AND GRAVEL
- **I** SANDY CLAY, RED-BROWN, DRY, HARD, BLOCKY PED STRUCTURE, LITTLE GRAVEL (BURIED PALEOSOL)
- **J** CLAYEY SILT, MOLTTED RED-BROWN AND LIGHT BROWN, DRY, STIFF, POROUS, SOME SAND AND GRAVEL (SLOPE WASH)
- **K** CLAYEY SILT, LIGHT BROWN, DRY, STIFF, POROUS

EXPLORATORY TRENCH LOG T-4

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants

SOIL ENGINEERS • ENGINEERING GEOLOGISTS

PLATE 7

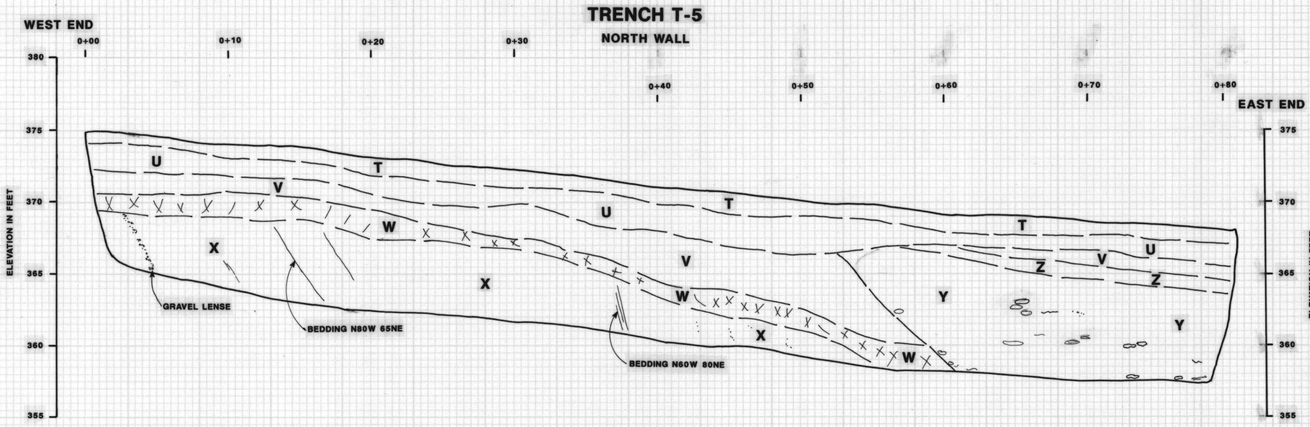
DRAWN BY: P.B.

DATE: 11-17-97

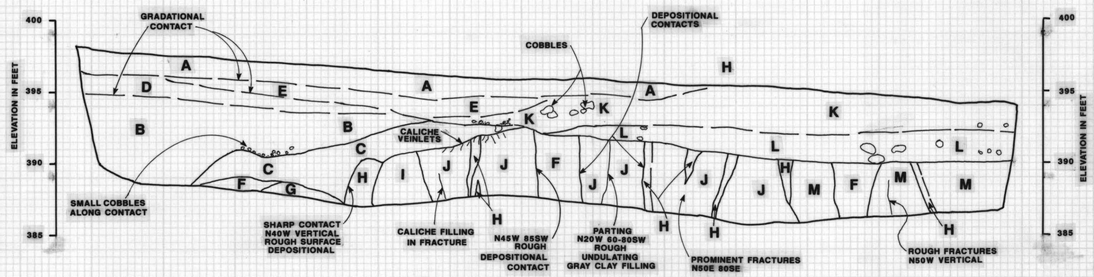
JOB NUMBER: 2222.100

83864

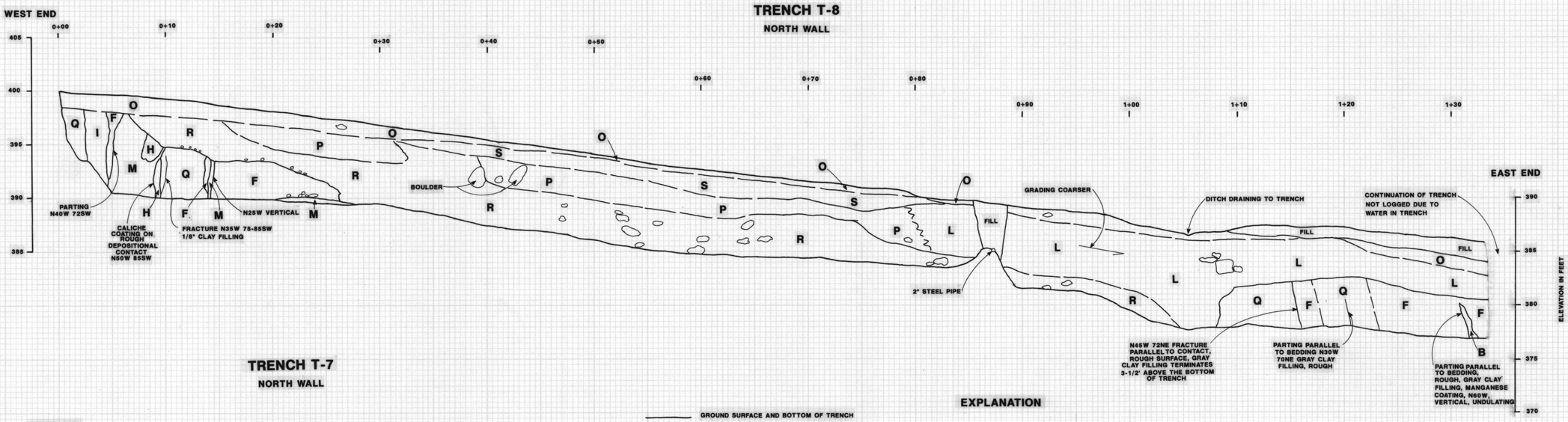
TRENCH T-5
NORTH WALL



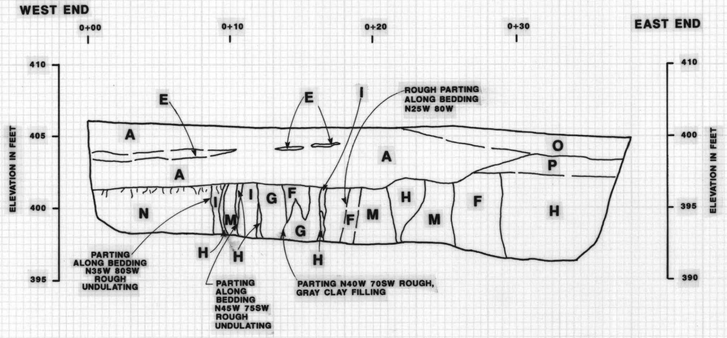
TRENCH T-6
NORTH WALL



TRENCH T-8
NORTH WALL



TRENCH T-7
NORTH WALL



SCALE
HORIZONTAL AND VERTICAL
1" = 5'

EXPLANATION

GROUND SURFACE AND BOTTOM OF TRENCH

GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE

A	SILTY CLAY, DARK BROWN, DRY TO MOIST, STIFF, TRACE OF SAND AND GRAVEL
B	SANDY CLAY, RED-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL (ANGULAR TO ROUNDED) MASSIVELY STRUCTURED
C	SILTY CLAY, BROWN, MOIST, STIFF, BLOCKY FRACTURE PATTERN
D	SILTY CLAY, MOTTLED GRAY-BROWN AND RED-BROWN, MOIST, VERY STIFF, TRACE OF SAND
E	CLAYEY SILT, LIGHT BROWN, DRY, VERY STIFF, TRACE OF SAND AND GRAVEL, SLIGHTLY POROUS
F	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE (QTI)
G	SILTY CLAY, LIGHT GRAY AND RED-BROWN, MOIST, STIFF (QTI)
H	SAND AND GRAVEL, RED-BROWN, DENSE, SLIGHTLY CEMENTED (QTI)
I	SILTY SAND, RED-BROWN, VERY DENSE, SLIGHTLY CEMENTED, TRACE OF GRAVEL (QTI)
J	SILTY CLAY, LIGHT BROWN, MOIST, VERY STIFF TO HARD, BLOCKY FRACTURE PATTERN (QTI)
K	SANDY CLAY, DARK BROWN, DRY, VERY STIFF, SOME GRAVEL
L	SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE, TRACE OF CLAY, FEW COBBLES
M	SILTY CLAY, GRAY-BROWN, MOIST, VERY STIFF, BLOCKY FRACTURE PATTERN (QTI)
N	CLAYEY SAND AND GRAVEL, DARK BROWN, DRY, DENSE (QTI)
O	SANDY SILT AND GRAVEL, DARK BROWN, MOIST, STIFF
P	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, DENSE
Q	SANDY CLAY, GRAY-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL (QTI)
R	SANDY GRAVEL, RED-BROWN, DRY, VERY DENSE, SOME COBBLES AND BOULDERS, ANGULAR TO ROUNDED (QTI)
S	SILTY CLAY, RED-BROWN, MOIST, STIFF, MODERATE PLASTICITY, TRACE OF SAND AND GRAVEL
T	SILTY CLAY, BROWN, MOIST, MEDIUM STIFF, POROUS, ROOTLETS
U	SILTY CLAY, GRAY-BROWN TO YELLOW-BROWN, MOIST, MEDIUM STIFF, TRACE OF SAND, POROUS, ROOTLETS
V	CLAYEY SILT, MOTTLED LIGHT YELLOW-BROWN TO ORANGE-BROWN, MOIST, STIFF, POROUS
W	SILTY CLAY WITH SAND, DARK ORANGE-BROWN, DRY TO MOIST, VERY STIFF, COLUMNAR STRUCTURE
X	SANDY GRAVEL, YELLOW TO ORANGE-BROWN, MOIST, DENSE, MANGENESE COATING ON PARTING (QTI)
Y	SANDY GRAVEL, YELLOW TO ORANGE-BROWN, SOME COBBLES, SEVERAL SEQUENCE OF FINING UPWARD (CHANNEL DEPOSIT)
Z	SILTY CLAY WITH SAND, DARK RED-BROWN, MOIST, STIFF, COLUMNER PED STRUCTURE (BURIED PALEOSOL)

EXPLORATORY TRENCH LOGS T-5 THROUGH T-8

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

PLATE 8

DATE: 11-19-97
REVISED: 3-31-98

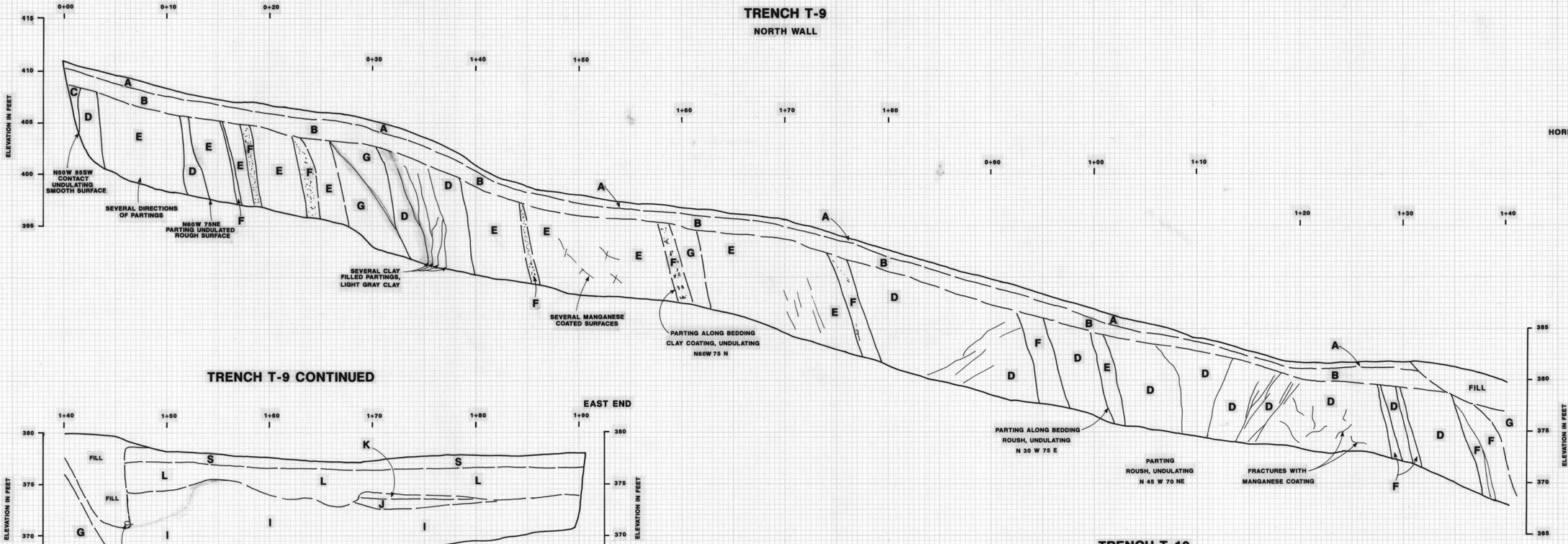
JOB NUMBER: 2222.100/.101

BY: PB

55064

TRENCH T-9
NORTH WALL

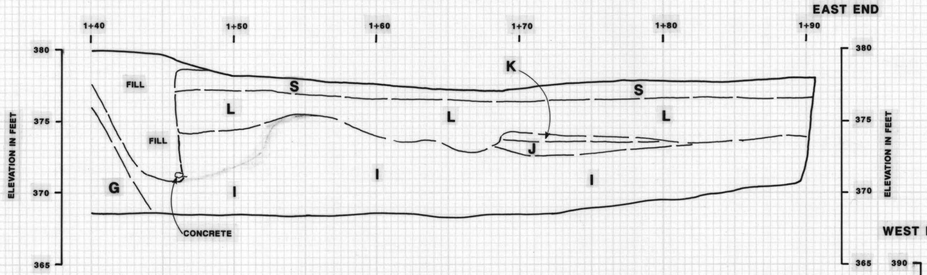
WEST END



SCALE
HORIZONTAL AND VERTICAL
1" = 5'

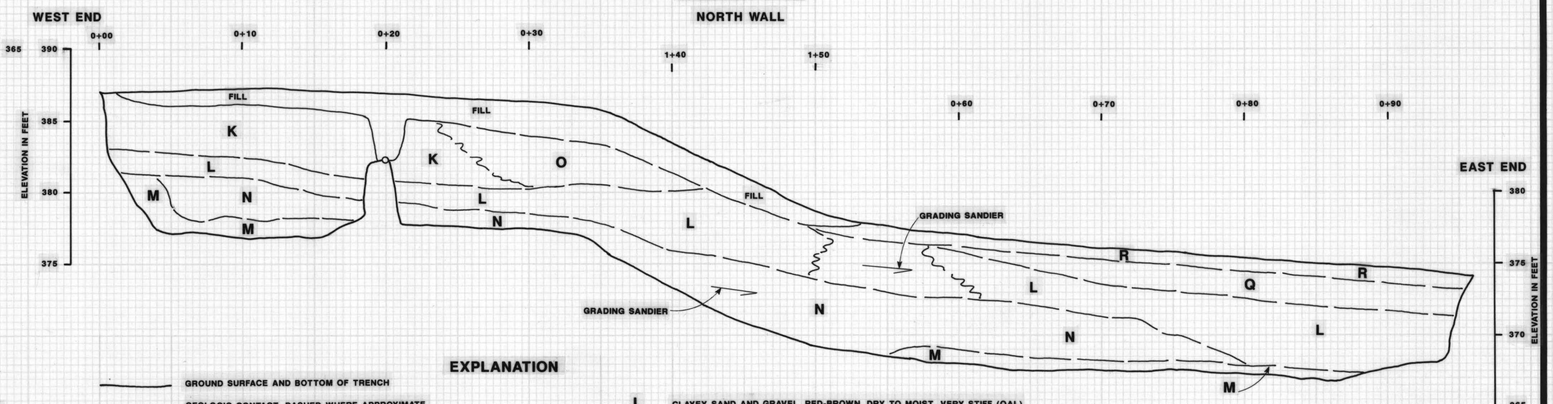
TRENCH T-9 CONTINUED

EAST END



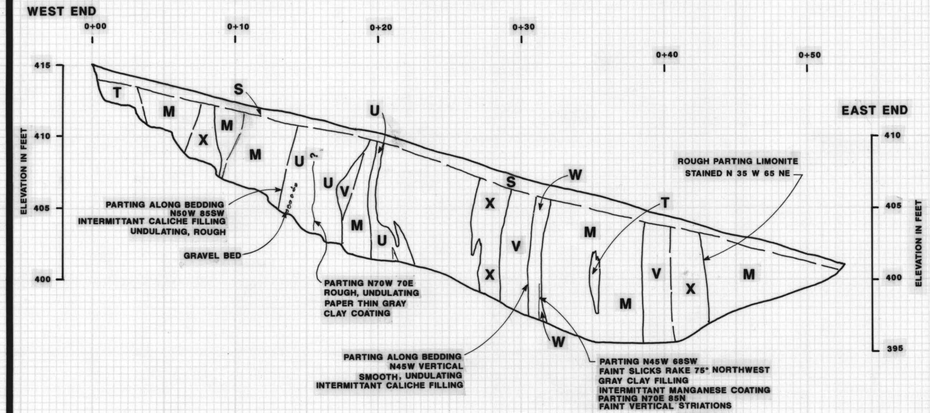
TRENCH T-10
NORTH WALL

WEST END



TRENCH T-11
NORTH WEST

WEST END



EAST END

EXPLANATION

- GROUND SURFACE AND BOTTOM OF TRENCH
- GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE

A	SILTY CLAY, LIGHT BROWN, MOIST, MEDIUM STIFF, POROUS, ROOTLETS
B	SILTY CLAY WITH SAND, DARK ORANGE BROWN, DRY TO MOIST, STIFF, COLUMNER STRUCTURE
C	SILTY CLAY, OLIVE GREEN TO GRAY, MOIST, VERY STIFF (QTI)
D	SILTY CLAY WITH SAND AND GRAVEL, RED BROWN, MOIST, VERY STIFF (QTI)
E	CLAYEY SILT WITH SAND, LIGHT BROWN TO YELLOW BROWN, MOIST, VERY STIFF, MANGANESE COATING IN FRACTURES (QTI)
F	SANDY GRAVEL, RED BROWN, MOIST, DENSE, SOME COBBLES (QTI)
G	GRAVELY SAND, YELLOW BROWN TO ORANGE BROWN, MOIST, DENSE (QTI)
H	GRAVELLY SAND, YELLOW TO RED BROWN, MOIST, DENSE, SOME COBBLES (QTI)
I	CLAYEY SILT, LIGHT YELLOW BROWN TO ORANGE BROWN, MOIST, STIFF, POROUS
J	SILTY CLAY, LIGHT BROWN TO YELLOW BROWN, MOIST, STIFF, POROUS, ROOTLETS
K	SILTY SAND AND GRAVEL, MOTTLED LIGHT BROWN AND RED BROWN, DRY, HARD
L	CLAYEY SAND AND GRAVEL, RED-BROWN, DRY TO MOIST, VERY STIFF (QAL)
M	SAND AND GRAVEL, RED-BROWN, MOIST, DENSE, SOME COBBLES(QTI)
N	SANDY CLAY, RED-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL, BLOCKY FRACTURE PATTERN (QAL)
O	SILTY CLAY WITH SOME SAND AND GRAVEL, DARK BROWN, DRY, VERY STIFF, SLIGHTLY POROUS (QAL)
P	SANDY SILT, RED-BROWN, MOIST, VERY STIFF, LITTLE GRAVEL (QAL)
Q	SILTY CLAY, BROWN, DRY, VERY STIFF, TRACE OF SAND AND GRAVEL, SLIGHTLY POROUS (QAL)
R	CLAYEY SILT, DARK BROWN, MOIST, STIFF, POROUS, LITTLE SAND AND GRAVEL
S	SILTY CLAY, DARK BROWN, MOIST TO WET, STIFF, TRACE OF SAND AND GRAVEL
T	CLAYEY SAND, RED-BROWN, MOIST, HARD, SLIGHTLY CEMENTED, LITTLE GRAVEL (QTI)
U	SILTY CLAY, BROWN, MOIST, VERY STIFF (QTI)
V	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE (QTI)
W	SILTY CLAY, DARK BROWN, MOIST, STIFF, BLOCKY FRACTURE PATTERN (QTI)
X	SILTY SAND, LIGHT BROWN, DRY, VERY DENSE (QTI)

EXPLORATORY TRENCH LOGS T-9 THROUGH T-11

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

DATE: 11-19-97
REVISED: 3-31-98

JOB NUMBER: 2222.100 /.101

BY: PB

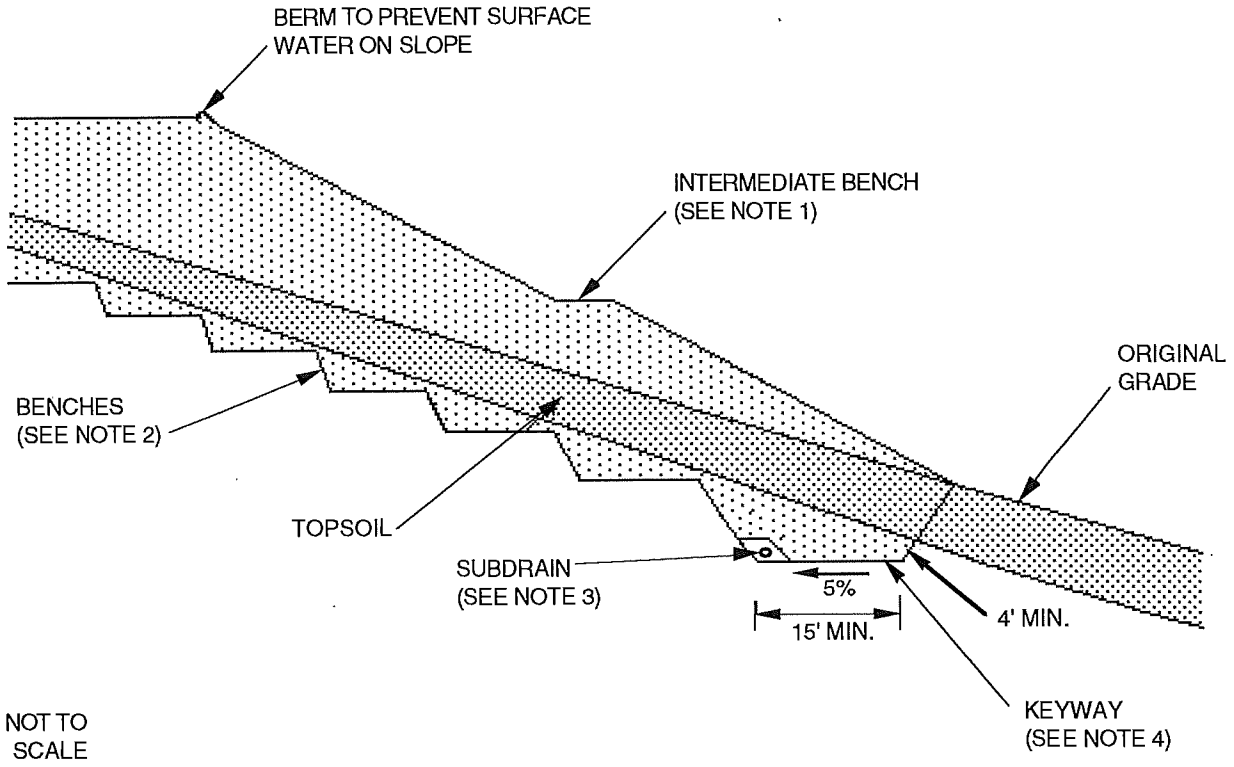
85964

PLATE 9

BY: PB

DATE: 12-31-97

JOB NUMBER: 2222.100



NOTES:

1. INTERMEDIATE BENCHES SHOULD BE SPACED EVERY 25 VERTICAL FEET ON SLOPES HIGHER THAN 30 FEET.
2. WHERE NATURAL GRADE IS STEEPER THAN 7:1, BENCH INTO STIFF SOIL OR BEDROCK AS DETERMINED BY SOIL ENGINEER.
3. SUBDRAIN SHOULD DISCHARGE VIA A CLOSED PIPE TO STORM DRAIN OR SUITABLE NATURAL DRAINAGE.
4. KEYWAY SHOULD EXTEND AT LEAST 4 FEET INTO STIFF SOIL OR BEDROCK AS DETERMINED BY THE SOIL ENGINEER. KEYWAY WIDTH SHOULD BE A MINMIMUM OF 15 FEET OR 1/2 OF THE FILL SLOPE HEIGHT, WHICHEVER IS GREATER.

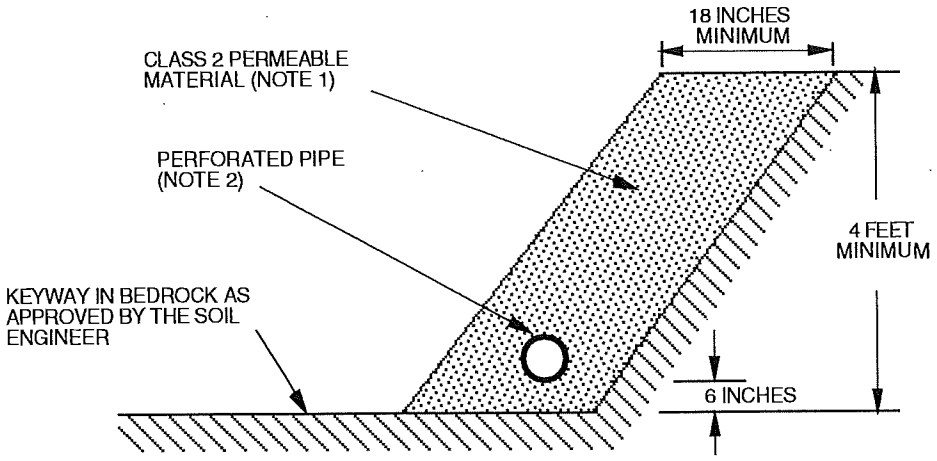
FILL SLOPE DETAIL

BY: PB

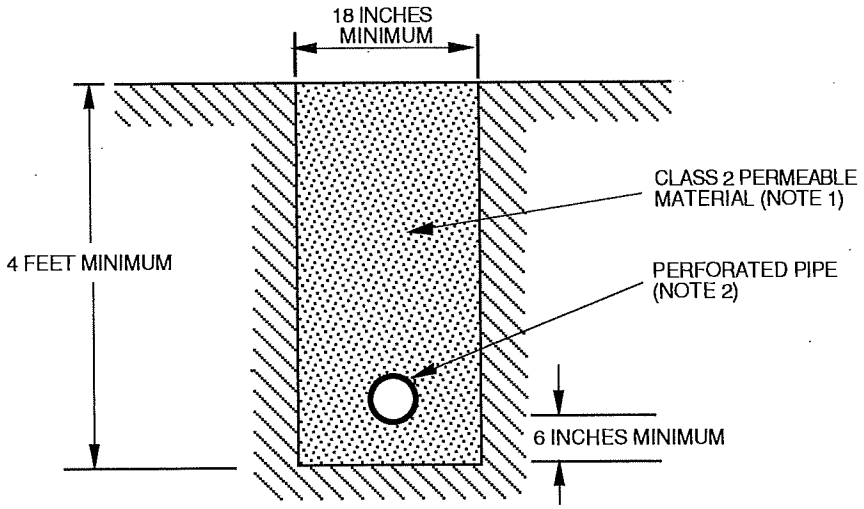
DATE: 12-31-97

JOB NUMBER: 2222.100

KEYWAY SUBDRAIN



COLLECTOR SUBDRAIN



NOTES:

1. CLASS 2 PERMEABLE MATERIAL AS GIVEN IN SECTION 68 - 1.025, STATE OF CALIFORNIA STANDARD SPECIFICATIONS, JULY, 1995 EDITION.

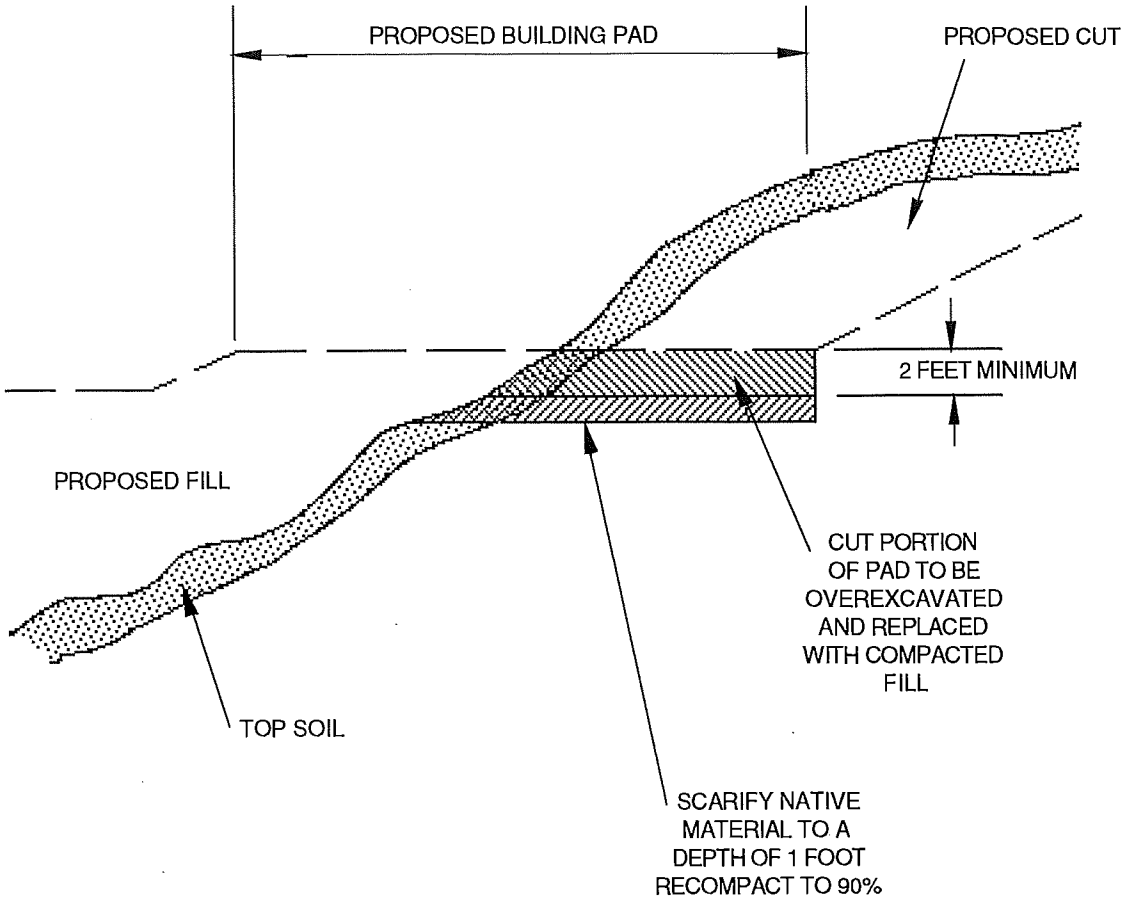
2. PERFORATED PIPE PLACED PERFORATIONS DOWN, PVC OR ABS OR PVC PIPE WITH A MINIMUM DIAMETER OF SIX (6) INCHES, CONFORMING TO ASTM D-2751 SDR 35.

TYPICAL SUBDRAIN DETAILS

BY: PB

DATE: 12-31-97

JOB NUMBER: 2222.100



NOT TO SCALE

TYPICAL CUT/FILL TRANSITION LOT OVEREXCAVATION DETAILS

APPENDIX A

BORING LOG BGC-1

JOB NUMBER: 2222.100 **DATE DRILLED:** 11-24-97

JOB NAME: Merritt Property **SURFACE ELEVATION:** 428 feet

DRILL RIG: Rotary Wash / Pitcher Drilling **DATUM:** Mean Sea Level

SAMPLER TYPE: ☑ Standard Penetration Test

DRIVE WEIGHT - LB: 140

HEIGHT OF FALL - IN: 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
20	-	-		ML	SANDY SILT, gray-brown, dry, stiff to very stiff, trace fine-grained sand
27	-	-	5	CL	SILTY CLAY, mottled light gray-brown and light brown-gray, moist, very stiff, trace fine-grained sand
30	-	-			below 8 feet, trace fine gravel
			10		Below 10 feet, continued on core log sheet.
			15		
			20		

CORE LOG

PROJECT: Merritt Property
DRILLING COMPANY: Pitcher Drilling
DRILLING METHODS: Rotary Wash / Pitcher Drilling
ELEVATION (FEET): 428 feet

BORING NO.: BGC-1 JOB NO.: 2222.100
DATE BEGUN: 11-24-97
DATE COMPLETED: 11-26-97
DEPTH OF HOLE: 130-1/2 feet
NUMBER OF CORE BOXES: 16
LOGGED BY: ROV

RUN NO.	DRILLRATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
							2		
							4		
							6		
							8		
							10		Began Pitcher Barrel Sampling at 10 feet.
(1)	1 1 1/2/6"	30	100	100	0	0	12		SILTY CLAY, mottled light gray-brown and light brown-gray, moist, very stiff, trace fine-grained sand SANDY CLAY, light gray-brown, moist, very stiff, fine to coarse-grained sand, trace to some fine gravel, limonite stains
(2)	1 1 3/4/6"	30	100	100	0	0	14		at 13 feet, 2 foot layer of silty clay
(3)	1-1/2	30	18	60	0	0	16		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILLRATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
3 cont.	1-1/2 1/ 6"	30	18	60	0	0			SANDY CLAY, light gray-brown, moist, very stiff, fine to coarse-grained sand, trace to some fine gravel, limonite stains
4	1 1 3/ 4"	30	30	100	0	0	18		GRAVELLY SAND, light gray-brown, moist, medium dense to dense, fine to coarse-grained sand, fine gravel
5	2	30	25	83	0	0	20 22		
6	2 1-1/2 1	30	30	100	0	0	24		at 22.4 feet, trace coarse gravel
7	1 1 1/2	30	30	100	0	0	26		
8	1 1 1/2	30	6	20	10	0	28 30		
9	3/4 1	30	24	80	10	0	32		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILLRATE (MIN/FT.)	CUT	REC	% REC.	%DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(9) cont.	1/2	30	24	80	10	0			GRAVELLY SAND, light gray-rbown, moist, medium dense to dense, fine to coarse-grained sand, fine gravel
(10)	1 1 3/4	30	30	100	10	0	34		m m between 34-1/2 feet and 35 feet, less gravel
(11)	1 1/2 3/4	30	26	87	10	0	36		m
(12)	1 1 3/4	30	24	80	10	0	38		SANDY CLAY, light gray-brown, moist, very stiff, limonite stains
									SILTY CLAY, light gray-brown, moist, hard
(13)	1 1-1/2 3/4	30	19	63	10	0	40 42		GRAVELLY SAND, light gray-brown, wet, dense, fine to coarse-grained sand, fine gravel, trace clay
(14)	1 1 3/4	30	7	23	10	0	44		SANDY CLAY, light gray-brown, wet, dense, fine to coarse-grained sand, some fine gravel
									GRAVELLY SAND, light gray-brown, wet, medium dense, fine to coarse-grained sand, fine gravel
(15)	3/4 1 1/2	30	20	67	40	0	46		
(16)	1	24	17	71	40	0	48		m= mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILLRATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(16) cont.	1	24	17	71	10	0			GRAVELLY SAND, light gray-brown, wet, medium dense, fine to coarse-grained sand, fine gravel
	1								SANDY CLAY, light gray-brown, wet, very stiff
(17)	1	24	17	71	10	0	50		
	1-1/4								GRAVELLY SAND, light gray-brown, limonite stains, wet, dense, fine to coarse-grained sand, fine gravel
(18)	1	24	18	75	10	0	52		
	1								SANDY CLAY, light orange to gray, wet, very stiff
(19)	1-1/2	18	8	44	10	0	54		GRAVELLY SAND, gray-brown, moist, dense
	3/4								
(20)	1-1/2	18	13	72	10	0			
	1-1/2 6"						56		
(21)	1	24	17	71	10	0			
	1-1/2						58		SANDY CLAY, gray-brown, moist, very stiff, fine to medium-grained sand, some fine gravel
(22)	1	24	21	88	10	0			
	1-1/2						60		GRAVELLY SAND, gray-brown, wet, dense, medium to coarse-grained sand, fine gravel
(23)	1-1/2	24	18	71	10	0			m
	1-1/2						62		
(24)	1-1/2	24	16	67	10	0			m
	1-1/2						64		

m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(24) cont.	1-1/2	24	16	67	10	0			GRAVELLY SAND, gray-brown, moist, very stiff, fine to medium-grained sand, some fine gravel
(25)	1-1/2 1-3/4	24	18	75	0	0	66		SANDY CLAY, light gray-brown, moist, hard, fine to coarse-grained sand, trace fine gravel, limonite stains,
(26)	1-1/2 2	24	24	100	0	0	68		
(27)	1-1/2 1-1/2 1	30	30	100	0	0	70	m	
(28)	2 2	24	24	100	0	0	72		from 71 to 73 feet, 85° fracture at 72 feet, light gray-brown/light green-gray contact
(29)	2 2-1/2	24	24	100	0	0	74		SANDY CLAY, light green-gray, moist to wet, hard, fine to coarse-grained sand, trace fine gravel and rock fragments
(30)	2-1/2 3 2-1/2	30	30	100	0	0	76	m	
(31)	2-1/2 2-1/2 2	30	30	100	0	0	78 80	m	m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
32	2-1/2 3 1-3/4	30	27	90	0	0	82	m	SANDY CLAY, light green-gray, moist to wet, hard, fine to coarse-grained sand, trace fine gravel and rock fragments below 82 feet, slightly darker green-gray, harder
33	2-1/2 2-1/2 2	30	30	100	0	0	84	m m m m	
34	1-1/2 1-1/2 1	32	32	100	0	0	86 88	m	
35	1-1/2 1-1/2 3/4	33	33	100	0	0	90	m	
36	1 3/4 1/2	30	30	100	0	0	92	m	
37	1-1/2 2 1-1/2	30	26	87	0	0	94		
38	2	30	30	100	0	0	96		

m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(38) cont.	2 2 1-3/4	30	30	100	0	0	98		m SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace fine gravel and rock fragments m
(39)	2-1/4 2-1/4 1-3/4	30	30	100	0	0	100		m
(40)	2-1/2 3 2	30	18	60	0	0	102		
(41)	3 6	24	19	79	0	0	104		below 103 feet, increasing gravel and rock fragment content
(42)	2-1/2 3 2	30	28	93	0	0	106		below 105 feet, decreasing gravel and rock fragments
(43)	1-1/2 2 1-1/2 6"	30	24	80	0	0	108 110		
(44)	2 2-1/2 1/6"	33	33	100	0	0	112		m = mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(44) cont.	1/6"	33	33	100	0	0			SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace fine gravel and rock fragments
(45)	2 2-1/2 2	32	31	97	0	0	114		m
(46)	6 8	24	18	75	0	0	116		below 116 feet, becomes harder, increasing rock fragments
(47)	2 2 1-1/4	30	30	100	0	0	118 120		
(48)	2-1/2 2-1/2 1-3/4	30	28	93	0	0	122		m
(49)	2-1/2 2-1/2 2	30	30	100	0	0	124		
(50)	2-1/2 2-1/2 1-3/4	30	27	90	0	0	126		
(51)	2-1/2	32	32	100	0	0	128		m=mechanical break

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-1 JOB NUMBER 2222.100

RUN NO.	DRILL RATE (MIN./FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
(51) cont.	2-1/2 2-1/4 1-3/4	32	32	100	0	0	130		SANDY CLAY, green-gray, moist, hard, fine to coarse-grained sand, trace to some fine gravel and rock fragments
									Boring terminated at 130-1/2 feet.
							132		
							134		
							136		
							138		
							140		
							142		
							144		

BORING LOG BGC-2

JOB NUMBER: 2222.100 **DATE DRILLED:** 12-5-1997

JOB NAME: Merritt Property **SURFACE ELEVATION:** 419 feet

DRILL RIG: Rotary Wash / Pitcher Drilling **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5" I.D. Split Barrel

DRIVE WEIGHT - LB: 140

HEIGHT OF FALL - IN: 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
13	30	47	0	CL	SANDY CLAY, light red-brown, moist, hard, fine to coarse-grained sand, some fine gravel (fill)
12	23	40			below 3 feet, becomes very stiff
			5		
5	18	32		CL	SANDY CLAY WITH SILT, gray-brown, dry to moist, stiff, fine to medium-grained sand, trace fine gravel, roots and rooelets
			10		Below 10 feet, continued on core log sheet.
			15		
			20		

CORE LOG

PROJECT: Merritt Property
DRILLING COMPANY: Pitcher Drilling
DRILLING METHODS: Rotary Wash / Pitcher Drilling
ELEVATION (FEET): 419

BORING NO.: BGC-2 JOB NO.: 2222.100
DATE BEGUN: 12-5-97
DATE COMPLETED: 12-9-97
DEPTH OF HOLE: 120 feet
NUMBER OF CORE BOXES: 13
LOGGED BY: ROV

RUN NO.	DRILL RATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
							2		
							4		
							6		
							8		
							10		Began Pitcher Barrel Sampling at 10 feet.
1	1.5 1 1	30	12	40	0	0	12		SANDY CLAY WITH SILT, gray-brown, dry to moist, stiff, fine to medium-grained sand, trace fine gravel, roots and rootlets
2	1 1 1	30	30	100	0	0	14		SILTY CLAY, light gray-brown, moist, very stiff, some fine- to coarse-grained sand, trace fine gravel
3	1	30	30	100	0	0	16		

CORE LOG

PROJECT Merritt Property BORING NUMBER BGC-2 JOB NUMBER 2222.100

RUN NO.	DRILLRATE (MIN/FT.)	CUT	REC	% REC.	% DRILLING FLUID LOSS	RQD (%)	DEPTH	LOG	DESCRIPTION
3 cont.	1 1	30	30	100	0	0			SILTY CLAY, light gray-brown, moist, very stiff, some fine- to coarse-grained sand, trace fine gravel
4	1.5 2	24	15	64	0	0	18		
5	2 4 2	30	20	67	0	0	20		Below 19.5 feet, some rock fragments and clasts, fine to coarse gravel, light to medium gray-brown
6	2 1	18	15	83	0	0	22		
7	1 1.5 0.5	30	24	80	0	0	24		SANDY CLAY, light brown-gray, stiff, fine- to medium-grained sand, trace fine gravel, limonite stains
8	1 1 0.5	30	30	100	0	0	26 28		Below 26 feet, heavier limonite stains, light red-brown, caliche veins with light gray mottling around the veins
9	1 1.5 1	30	30	100	0	0	30		
10	4	12	0	0	0	0	32		(Rock in the shoe)

RESPONSE TO GEOTECHNICAL REVIEW
MERRITT PROPERTY
FOOTHILL ROAD
PLEASANTON, CALIFORNIA

FOR
DESILVA GROUP

April 16, 1998

Job No. 2222.101

April 29, 1998
Job No. 2222.101

DeSilva Group
11555 Dublin Boulevard
P.O. Box 2922
Dublin, California 94568

Attention: Mr. Jay Egy

Subject: Response to Geotechnical Review
Merritt Property
Foothill Road
Pleasanton, California

Gentlemen:

The purpose of this letter is to respond to review comments by Cotton, Shires & Associates, Inc. (CSA), geotechnical reviewers for the City of Pleasanton. The review comments were presented by CSA in a letter dated March 26, 1998. For discussion purposes we have maintained the comment numbering system used by CSA.

CSA Comment A.1. - Bedrock structure should be shown on the Geologic Map and on the Geologic Cross Section.

Response A.1. - The attached Revised Geologic Map (Plate 3) and Revised Geologic Section (Plate 4) have been prepared showing bedrock structure.

CSA Comment A.2. - CSA requested a discussion of the faint slickensides observed in Trench T-4.

Response A.2. - As noted in the log for Trench T-4, faint slickensides were observed at four locations in the trench. These features were located on partings along bedding planes. The slickensides appeared to be limited in extent to several square inches and contained little or no clay gouge along the partings. These features appear to have formed as a result of localized flexural slip along bedding contacts during uplift and folding of the Livermore gravel formation.

CSA Comment A.3. - CSA requested that trench logs, boring logs and laboratory test results from previous investigations by Harza Consulting Engineers (HCE) be submitted for review.

Response A.3. - Trench logs, boring logs and laboratory test results from previous investigations by HCE are included as Appendix A to this letter.

CSA Comment A.4. - CSA requested recommendations for compaction of the fault trench backfill.

Response A.4. - As noted in the Site Preparation and Grading section of our Supplemental Geotechnical Report (Page 12), we recommend that the existing fault trench backfill be removed and that the trenches be backfilled with engineered fill.

CSA Comment B.1. - CSA requested that a map be prepared showing the estimated limits of the large landslide complex and the proposed retaining wall located on the west side of Foothill Road.

Response B.1. - The attached Plate A shows the estimated limits of the large landslide complex and the proposed retaining wall. We have also shown the location of the Geologic Cross Section that was included in our Supplemental Geologic Report.

CSA Comment B.2. - CSA requested that BGC confirm that the proposed wall should not have a negative impact on the stability of the landslide complex.

Response B.2. - As discussed in our Geotechnical Investigation report, the proposed wall is relatively insignificant in size in relation to the large landslide complex. This relationship is depicted in plan view on the attached Plate A and the Revised Geologic Cross Section. The design of the wall is intended to compensate for the removal of material between the wall and Foothill Road. Subdrainage would be installed on the upslope side of the wall which would have a small, but slightly positive impact on landslide stability. In our opinion, the proposed wall should not have a negative impact on the stability of the landslide complex.

CSA Comment C.1. - CSA requested that HCE boring logs used for liquefaction analysis be provided for review and the boring information discussed.

Response C.1. - As noted above, copies of the HCE borings logs are included in Appendix A. In addition to this information, two additional borings (B-10 and B-11) were drilled on March 28, 1998 to further evaluate liquefaction at the site. The boring locations are shown on the Revised Geologic Map. These borings were drill using rotary wash methods to depths of about 50 feet. Drive samples were collected using a modified California sampler and a Standard Penetration Test sampler. No liquefiable soils were encountered in the borings drilled during our investigations or in the borings by HCE. Therefore, it is our judgement that the potential for liquefaction at the site appears to be very low.

CSA Comment D.1. - CSA requested that a quantitative analysis of cut and fill slopes steeper than 3 horizontal to 1 vertical (3H:1V) be performed.

Response D.1. - As recommended in our supplemental geotechnical report, cut and fill slopes with heights of less than 8 feet may be constructed at an inclination no steeper than 2H:1V. We have performed a slope stability analysis on 8 feet high, 2H:1V cut and fill slopes. The results of our analysis indicate that the 8 feet high, 2H:1V slopes have factors of safety against slope failure of more than 1.5 under static conditions and higher than 1.2 under pseudo-static conditions. Copies of the slope stability analysis and laboratory test results are included in Appendix B.

CSA Comment D.2. - CSA requested a description of the methods that will be used during grading to recognize low versus moderately expansive materials and what standards will be instituted during grading.

Response D.2. - Based on the findings of our investigation, alluvial soils located to the east of Borings B-6 and B-7 appear to have moderate to very high plasticity and expansion potential while alluvial soils to the west of these borings were found to have low plasticity and low expansion potential. If during grading, visual observations indicate that moderately to highly expansive soils have been encountered in other parts of the site, laboratory testing would be performed to confirm the expansion properties and thus the appropriate compaction specification. Unless expansive soils are encountered in areas other than the area east of Borings B-6 and B-7, the only area to be treated in accordance with the recommendations for expansive soils would be the area east of Borings B-6 and B-7.

CSA Comment E.1. - CSA expressed the opinion that the City should require that all living space (including garages) be provided with a moisture barrier and capillary break.

Response E.1. - No exception taken.

CSA Comment E.2. - CSA expressed the opinion that roof rain water be collected and transported to a suitable discharge facility such as a roadway gutter, concrete lined V-ditch or storm drain system.

Response E.2. - We concur.

CSA Comment E.3. - CSA expressed the opinion that building permits should not be approved until the City has received a letter from BGC detailing the appropriate foundation system for each lot based on inspections and laboratory testing following rough grading.

Response E.3. - We concur.

CSA Comment F.1. - CSA expressed concern regarding the storm drain system along the south side of the property in the area of Lots 1, 2 and 3. CSA noted that the Grading and Utility Plan, dated September 4, 1997, shows a ditch directing flow to a concrete V-ditch as it enters the property and the V-ditch discharging to an 18-inch diameter storm drain pipe.

Response F.1. - A portion of the current Grading and Utility Plan prepared by Ruggeri-Jensen & Associates, dated April 9, 1998, is attached as Plate H for reference purposes. The current plan indicates that the flows from off site will be collected in a 42-inch diameter storm drain pipe just south of the property line. A concrete lined V-ditch is shown between Lot 2 and Lot 94. This V-ditch would collect runoff from a relatively small area on Lots 94 and 95.

Other Modifications

In additional to the responses to the review comments made by CSA, modifications were made to the Revised Geologic Cross Section and trench logs as follows:

1. Revised Geologic Cross Section - The geologic contact between the Livermore gravels and the Panoche formation was reinterpreted to be consistent with the findings of the test

pits excavated on the west side of Foothill Road. This contact appears to be concealed by the deep seated landslide but is probably located between Boring B-3 and Test Pit TP-3 as shown on the Revised Geologic Cross Section.

2. Exploratory Trench Log T-8 - Discrepancies in the labeling of the geologic units were corrected.

3. Exploratory Trench Log T-11 - A notation regarding a parting at about Station 0+32 was corrected to indicate that the faint slickensides rake to the northwest at about 75 degrees. A typographical error was corrected to indicate that the parting striking N70E had faint vertical striations.

We are pleased to have the opportunity to be of continued service on the Merritt property project. If you have questions regarding findings to date, please give us a call.

Respectfully submitted,

BERLOGAR GEOTECHNICAL CONSULTANTS

Paul Sai-Wing Lai
Associate Engineer

Raymond P. Skinner
Principal Geologist
EG 1239

Frank Berlogar
CE 20383, Exp. 9/30/01

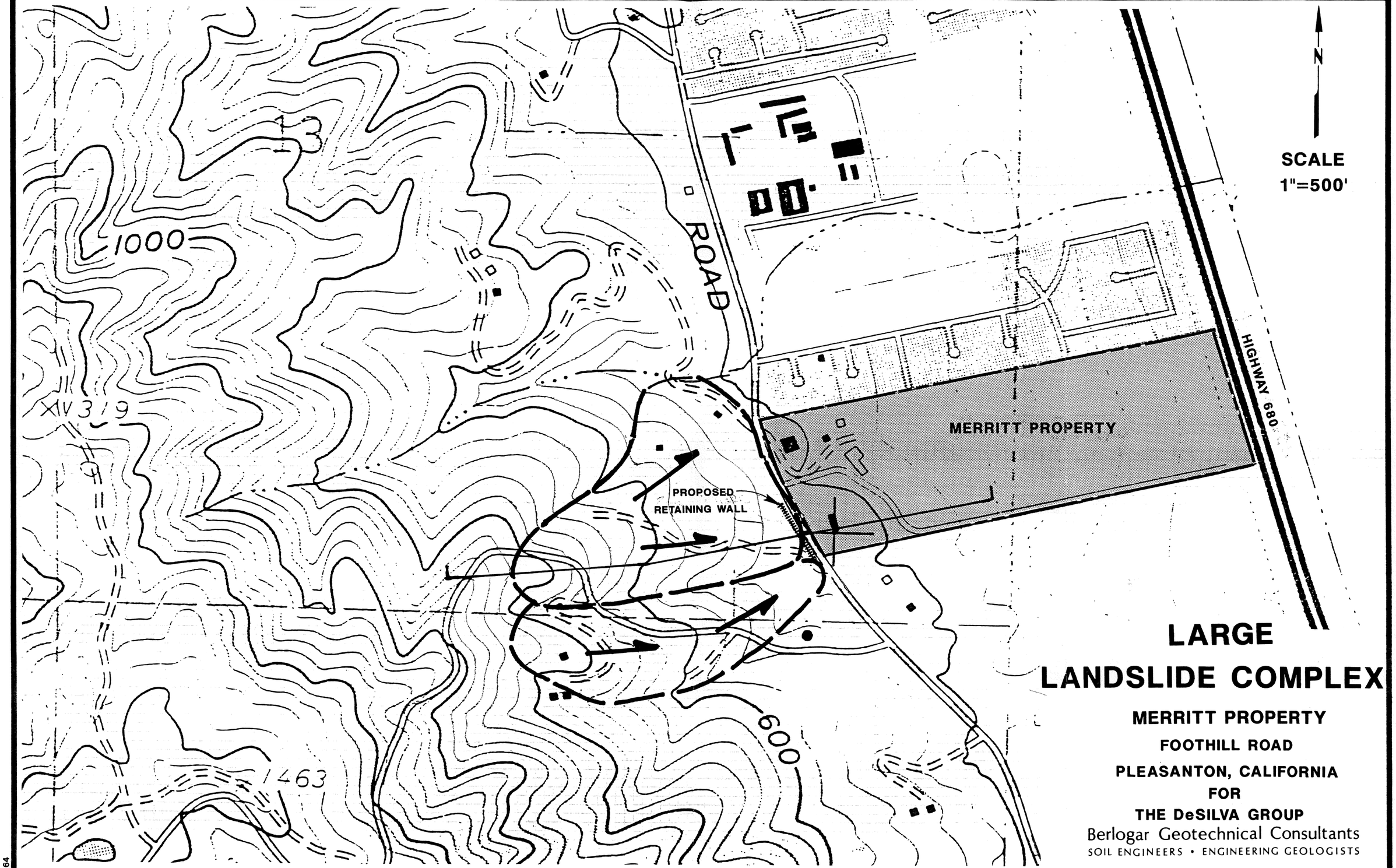
PSL/RPS/FB:pv

Attachments:

Plate A - Large Landslide Complex
Plates B through G - Boring Logs B-10 and B-11
Plate H - Grading and Utility Plan by Ruggeri-Jensen-Azar & Associates
Plate 3 - Revised Geologic Map
Plate 4 - Revised Geologic Cross Section
Plate 8 - Exploratory Trench Logs T-5 through T-8
Plate 9 - Exploratory Trench Logs T-9 through T-11
Appendix A - Trench Logs, Borings Logs and Laboratory Test Results by Harza Consulting Engineers
Appendix B - Stability Analysis Results

Copies: Addressee (3)
Cotton-Shires & Associates (1)
Attention: Mr. Dale Marcum

wp51/letter/6108



JOB NUMBER: 2222.101 DATE: 4-3-98 BY: FF

86964

PLATE A

BORING LOG B-10

JOB NUMBER: 2222.101 **DATE DRILLED:** 3-20-98

JOB NAME: Merritt Property **SURFACE ELEVATION:** 324 feet

DRILL RIG: Rotary Wash **DATUM:** Mean Sea Level

SAMPLER TYPE:	DRIVE WEIGHT - LB	HEIGHT OF FALL - IN
■ 2.5 inch I.D. Split Barrell	140	30
☑ Standard Penetration Test	140	30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
9				GC	CLAYEY GRAVEL, gray-brown, moist, loose, some fine to medium-grained sand
				ML	CLAYEY SILT, dark brown, moist, medium stiff, trace rootlets
19				CL	SILTY CLAY, brown to gray-brown, moist to wet, stiff, trace fine-grained sand and gravel, highly weathered, siltstone fragments
			5		
26					below 7 feet, becomes mottled gray-brown and orange, very stiff
			10		
20					below 11-1/2 feet, becomes red-brown, wet, stiff
			15		
19					between 18-1/2 feet to 19 feet, increasing amount of gravel
			20		

PLATE B

BORING LOG B-10

JOB NUMBER: 2222.101 **SHEET:** 2 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 20 feet **TO** 40 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
				CL	SILTY CLAY, red-brown, wet, stiff, some gravel, trace fine-grained sand, highly weathered, siltstone fragments
26				ML	CLAYEY SILT, orange-brown, wet, very stiff, trace gravel, some sand
			25	GC	CLAYEY GRAVEL, gray-brown, wet, medium dense, fine-grained sand
20					below 29-1/2 feet, larger gravels
			30		
34				CL	SANDY CLAY, red-brown, wet, very stiff, trace medium-grained sand
					below 34', more sand
			35		
25					
30				SC	CLAYEY SAND, brown, wet, medium dense, fine to coarse-grained, trace gravel
			40		

PLATE C

BORING LOG B-10

JOB NUMBER: 2222.101 **SHEET:** 3 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 40 feet **TO** 49-1/2 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
				SC	CLAYEY SAND, brown, wet, medium dense, fine to coarse-grained, trace gravel
87				GC	CLAYEY GRAVEL, gray-brown and orange, wet, very dense, fine to coarse-grained with fine to coarse-grained sand
			45		
71					
			50		Boring terminated at 49-1/2 feet.
			55		
			60		

PLATE D

BORING LOG B-11

JOB NUMBER: 2222.101 **DATE DRILLED:** 3-20-98

JOB NAME: Merritt Property **SURFACE ELEVATION:** 344 feet

DRILL RIG: Rotary Wash **DATUM:** Mean Sea Level

SAMPLER TYPE: ■ 2.5 inch I.D. Split Barrell

DRIVE WEIGHT - LB: 140

HEIGHT OF FALL - IN: 30

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
				GC	CLAYEY GRAVEL, gray-brown, moist, some fine to medium-grained sand (Fill)
7				ML	CLAYEY SILT, dark brown, moist, medium stiff, some fine-grained sand and gravel
9			5		
				SC	CLAYEY SAND, gray-brown, wet, loose, fine to meidum-grained, some gravel
				CL	SANDY CLAY, dark brown, wet, medium stiff, trace fine gravel
9			10		
				GC	CLAYEY GRAVEL, gray-brown, medium dense
				CL	SANDY CLAY, brown, wet, stiff, some fine gravel
15			15		
					below 18 feet, more gravel
			20		

PLATE E

BORING LOG B-11

JOB NUMBER: 2222.101 **SHEET:** 2 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 20 feet **TO** 40 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSIFICATION	DESCRIPTION
14				CL	SANDY CLAY, brown, wet, stiff, some gravel, siltstone fragments
					below 24 feet, more gravel
22			25		
33					below 26-1/2 feet, red-brown, very stiff
			30		
54				GC	CLAYEY GRAVEL, brown, wet, dense, with fine to medium-grained sand
				ML	CLAYEY SILT, brown, wet, stiff, trace gravel and some sand
22			35		
					below 36-1/2 feet, siltstone fragments
47			40	CL	SANDY CLAY, brown to red-brown, wet, hard

PLATE F

BORING LOG B-11

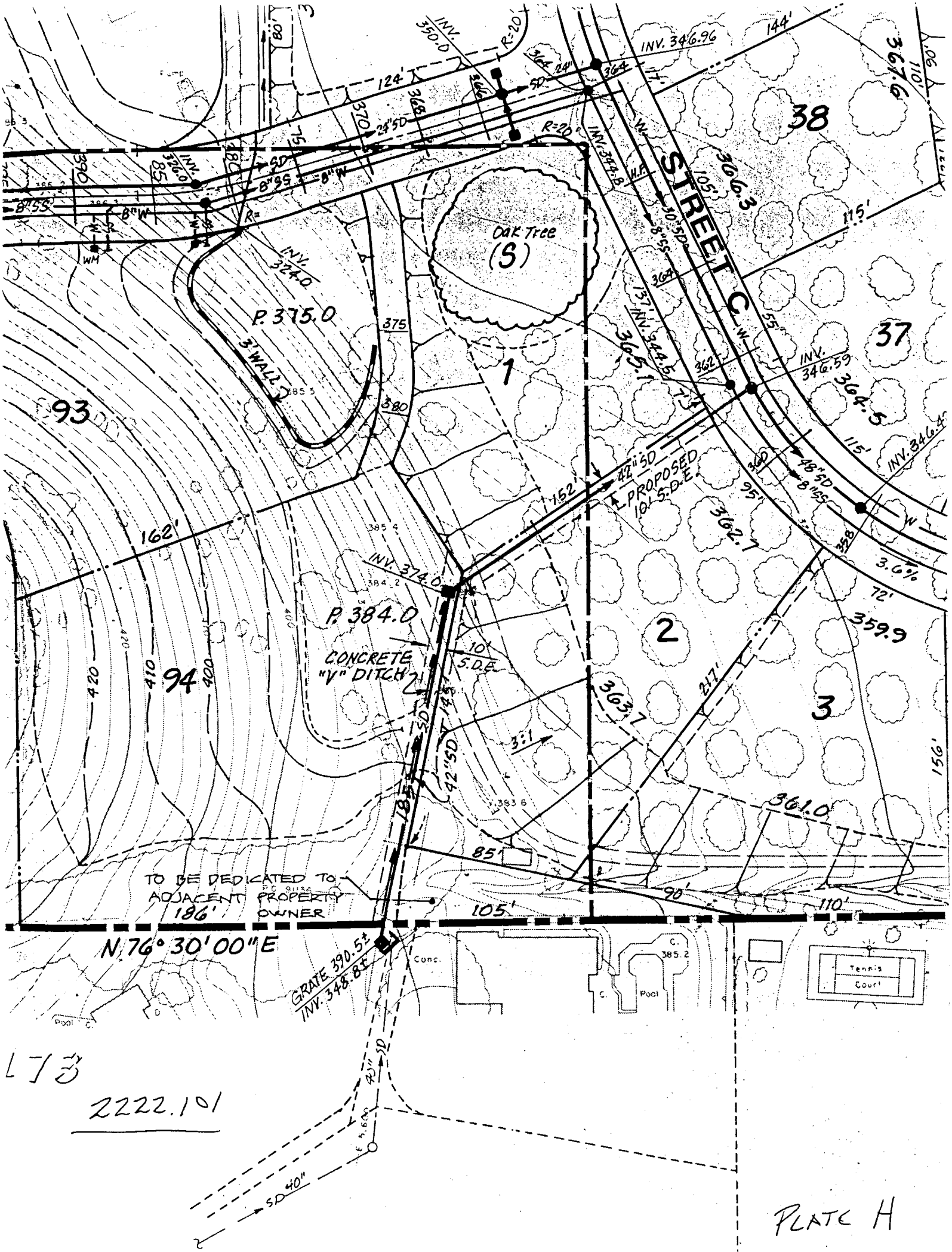
JOB NUMBER: 2222.101 **SHEET:** 3 **OF:** 3

JOB NAME: Merritt Property **DEPTH:** 40 feet **TO** 51-1/2 feet

NOTES:

BLOWS PER FT.	MOISTURE CONTENT %	DRY UNIT WEIGHT p.c.f.	DEPTH IN FEET	USCS CLASSI-FICATION	DESCRIPTION
47				C L	SANDY CLAY, brown to red-brown, wet, hard,
				C L	GRAVELLY CLAY, brown, wet, very stiff to hard, some fine-grained sand
35			45		
				S C	CLAYEY SAND, brown, wet, medium dense, some fine gravel
81/7"			50	C L	SANDY CLAY, brown to gray-brown, wet, hard, with fine-grained gravel and sand,
					Boring terminated at 51-1/2 feet.
			55		
			60		

PLATE G



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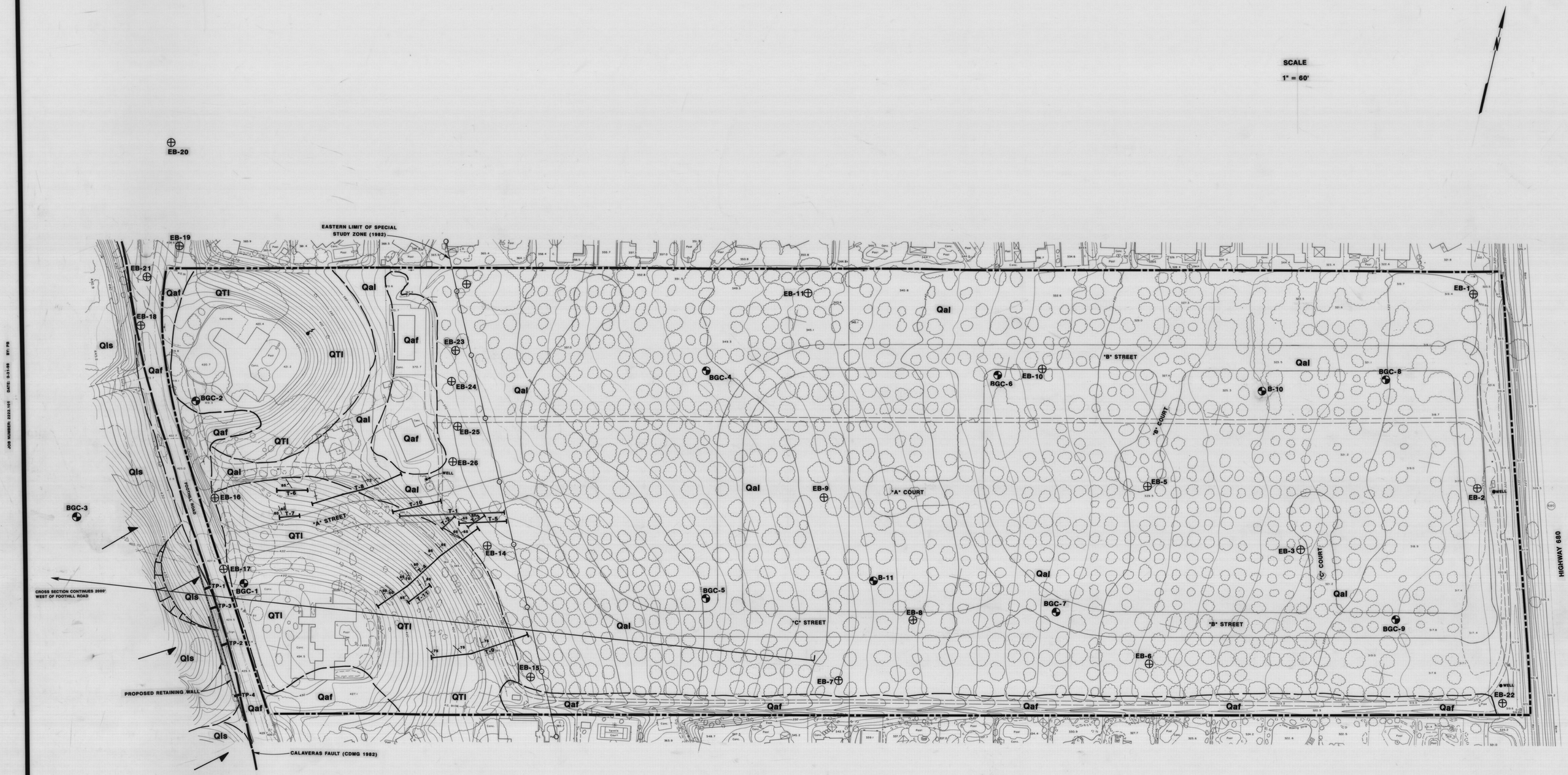
2222.101

PLATE H



EXPLANATION

- PROPERTY LINE
- GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE
- FAULT, DASHED WHERE APPROXIMATE
- GEOLOGIC CROSS-SECTION
- EASTERN LIMIT OF SPECIAL STUDY ZONE
- BGC-11 — BORING LOCATION (BGC, 1997)
- EB-17 — BORING LOCATION (HARZA, 1994)
- TP-4 — TEST PIT LOCATION
- T-11 — TRENCH LOCATION (BGC, 1997)
- T-3 — TRENCH LOCATION (HARZA, 1994)

Qaf	ARTIFICIAL FILL
Qls	LANDSLIDE DEBRIS
Qal	ALLUVIUM
QTl	LIVERMORE GRAVEL
	LANDSLIDE, DEEP SEATED
	SPRING
85	STRIKE AND DIP OF BEDDING
	STRIKE OF VERTICAL BEDDING

BASE: VESTING TENTATIVE SUBDIVISION MAP, TRACT 6892, GRADING AND UTILITY PLAN PROVIDED BY RIGGERI, JENSEN, AZAR & ASSOCIATES, DATED 10-15-97 AT A SCALE OF 1"=60'.

REVISED GEOLOGIC MAP

MERRITT PROPERTY

FOOTHILL ROAD

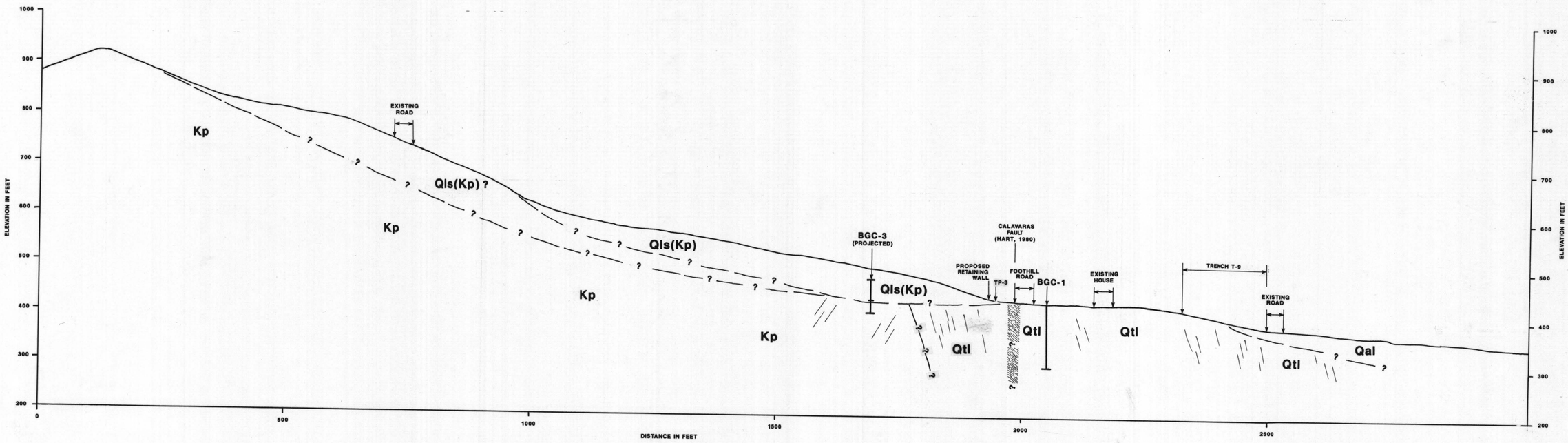
PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

JOB NUMBER: 2222.101 DATE: 9-31-98 BY: PB



SCALE

HORIZONTAL AND VERTICAL

1" = 100'

EXPLANATION

———	GROUND SURFACE
——?——	GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE, QUERIED WHERE UNCERTAIN
BGC-3	BORING LOCATION
Qls(Kp)	LANDSLIDE DEBRIS (DISPLACED PANOCHE FORMATION)
Qal	ALLUVIUM
Qtl	LIVERMORE GRAVEL
Kp	PANOCHE FORMATION

REVISED GEOLOGIC CROSS SECTION

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

DATE: 3-31-98

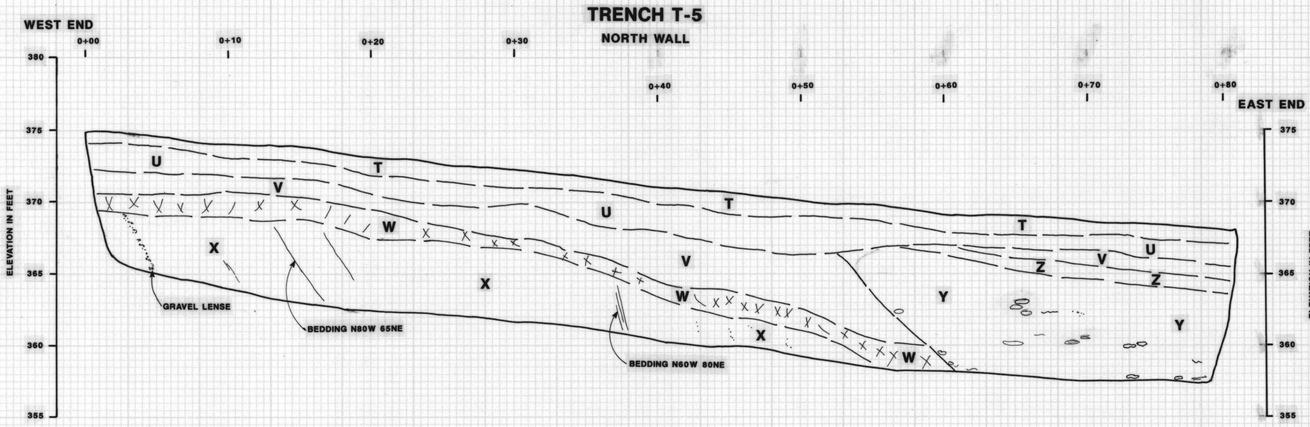
BY: PB

JOB NUMBER: 2222.101

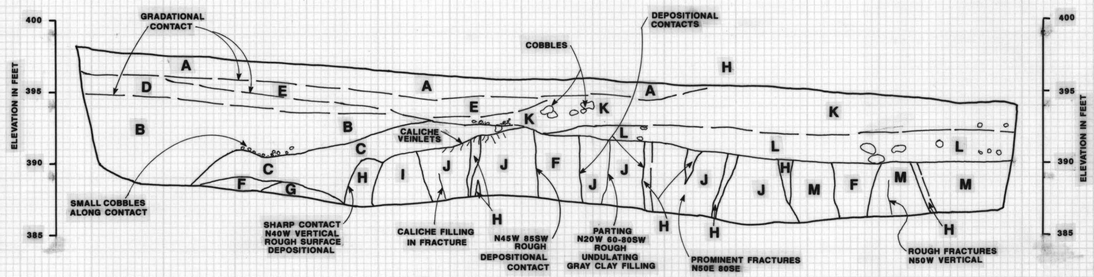
89064

PLATE 4

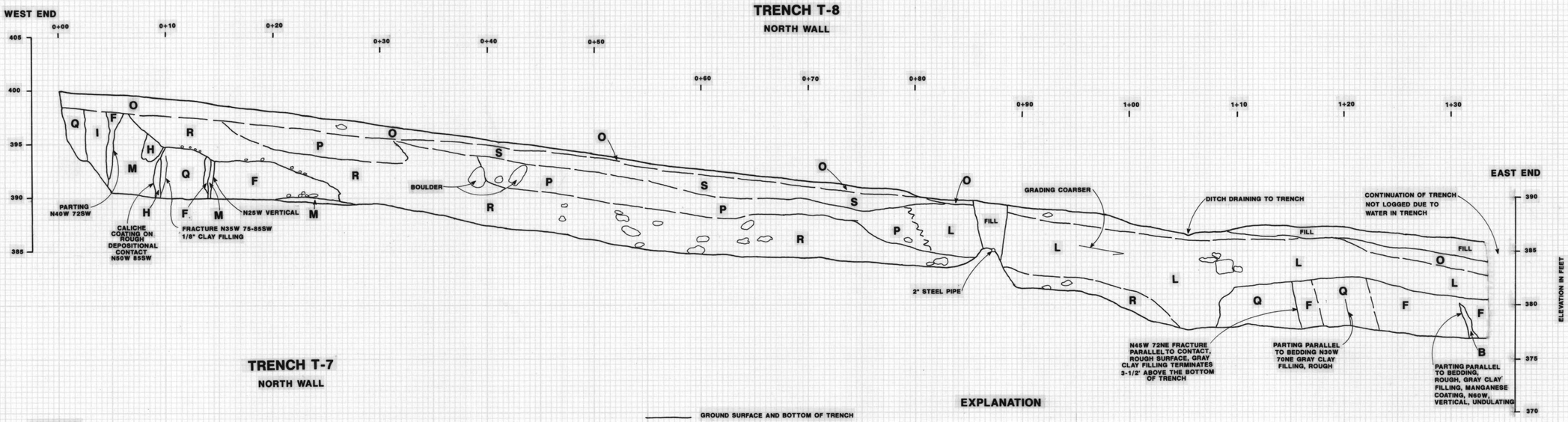
TRENCH T-5
NORTH WALL



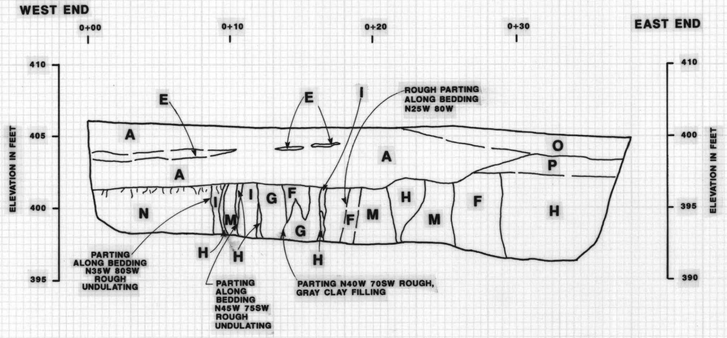
TRENCH T-6
NORTH WALL



TRENCH T-8
NORTH WALL



TRENCH T-7
NORTH WALL



SCALE
HORIZONTAL AND VERTICAL
1" = 5'

EXPLANATION

GROUND SURFACE AND BOTTOM OF TRENCH

GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE

A	SILTY CLAY, DARK BROWN, DRY TO MOIST, STIFF, TRACE OF SAND AND GRAVEL
B	SANDY CLAY, RED-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL (ANGULAR TO ROUNDED) MASSIVELY STRUCTURED
C	SILTY CLAY, BROWN, MOIST, STIFF, BLOCKY FRACTURE PATTERN
D	SILTY CLAY, MOTTLED GRAY-BROWN AND RED-BROWN, MOIST, VERY STIFF, TRACE OF SAND
E	CLAYEY SILT, LIGHT BROWN, DRY, VERY STIFF, TRACE OF SAND AND GRAVEL, SLIGHTLY POROUS
F	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE (QTI)
G	SILTY CLAY, LIGHT GRAY AND RED-BROWN, MOIST, STIFF (QTI)
H	SAND AND GRAVEL, RED-BROWN, DENSE, SLIGHTLY CEMENTED (QTI)
I	SILTY SAND, RED-BROWN, VERY DENSE, SLIGHTLY CEMENTED, TRACE OF GRAVEL (QTI)
J	SILTY CLAY, LIGHT BROWN, MOIST, VERY STIFF TO HARD, BLOCKY FRACTURE PATTERN (QTI)
K	SANDY CLAY, DARK BROWN, DRY, VERY STIFF, SOME GRAVEL
L	SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE, TRACE OF CLAY, FEW COBBLES
M	SILTY CLAY, GRAY-BROWN, MOIST, VERY STIFF, BLOCKY FRACTURE PATTERN (QTI)
N	CLAYEY SAND AND GRAVEL, DARK BROWN, DRY, DENSE (QTI)
O	SANDY SILT AND GRAVEL, DARK BROWN, MOIST, STIFF
P	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, DENSE
Q	SANDY CLAY, GRAY-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL (QTI)
R	SANDY GRAVEL, RED-BROWN, DRY, VERY DENSE, SOME COBBLES AND BOULDERS, ANGULAR TO ROUNDED (QTI)
S	SILTY CLAY, RED-BROWN, MOIST, STIFF, MODERATE PLASTICITY, TRACE OF SAND AND GRAVEL
T	SILTY CLAY, BROWN, MOIST, MEDIUM STIFF, POROUS, ROOTLETS
U	SILTY CLAY, GRAY-BROWN TO YELLOW-BROWN, MOIST, MEDIUM STIFF, TRACE OF SAND, POROUS, ROOTLETS
V	CLAYEY SILT, MOTTLED LIGHT YELLOW-BROWN TO ORANGE-BROWN, MOIST, STIFF, POROUS
W	SILTY CLAY WITH SAND, DARK ORANGE-BROWN, DRY TO MOIST, VERY STIFF, COLUMNAR STRUCTURE
X	SANDY GRAVEL, YELLOW TO ORANGE-BROWN, MOIST, DENSE, MANGENESE COATING ON PARTING (QTI)
Y	SANDY GRAVEL, YELLOW TO ORANGE-BROWN, SOME COBBLES, SEVERAL SEQUENCE OF FINING UPWARD (CHANNEL DEPOSIT)
Z	SILTY CLAY WITH SAND, DARK RED-BROWN, MOIST, STIFF, COLUMNER PED STRUCTURE (BURIED PALEOSOL)

EXPLORATORY TRENCH LOGS T-5 THROUGH T-8

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

PLATE 8

DATE: 11-19-97
REVISED: 3-31-98

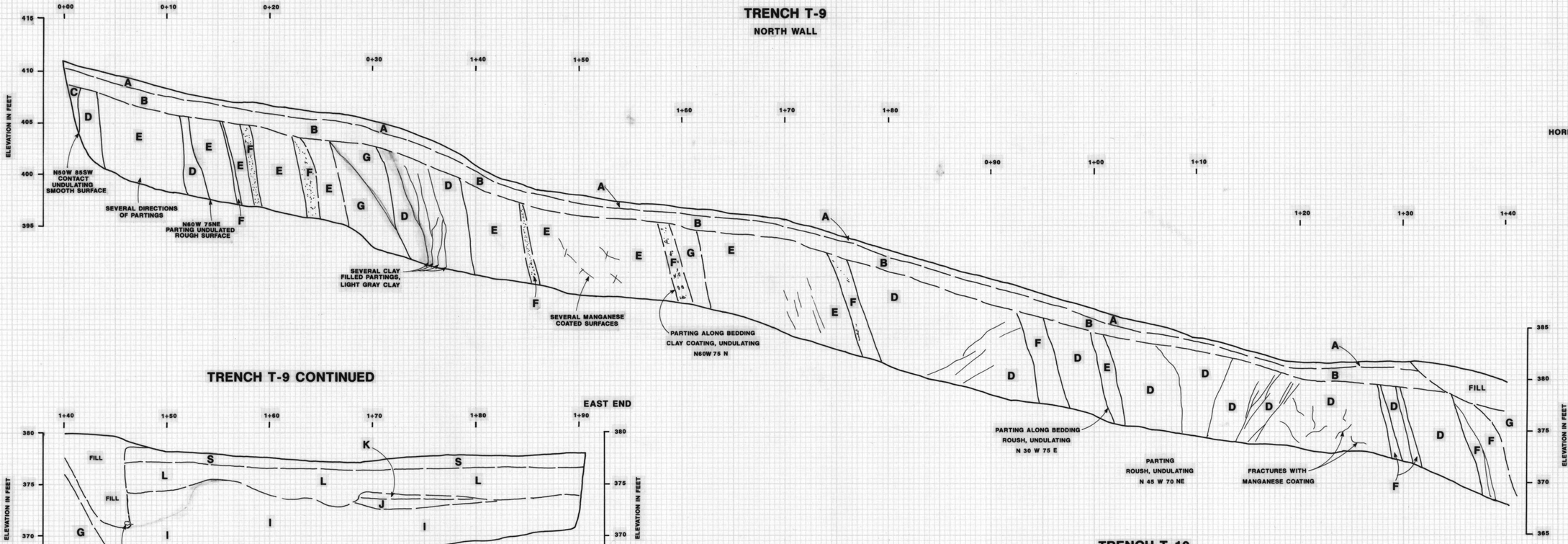
JOB NUMBER: 2222.100/.101

BY: PB

55064

TRENCH T-9
NORTH WALL

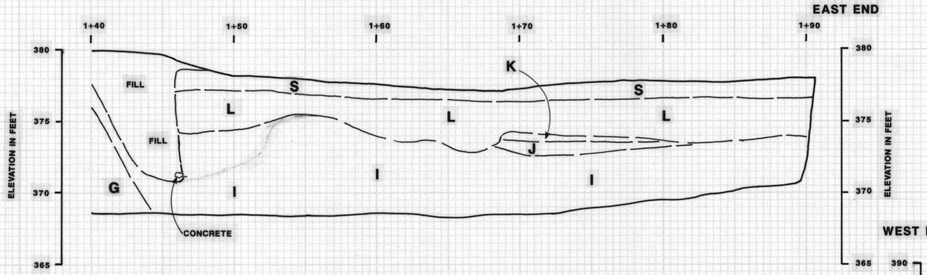
WEST END



SCALE
HORIZONTAL AND VERTICAL
1" = 5'

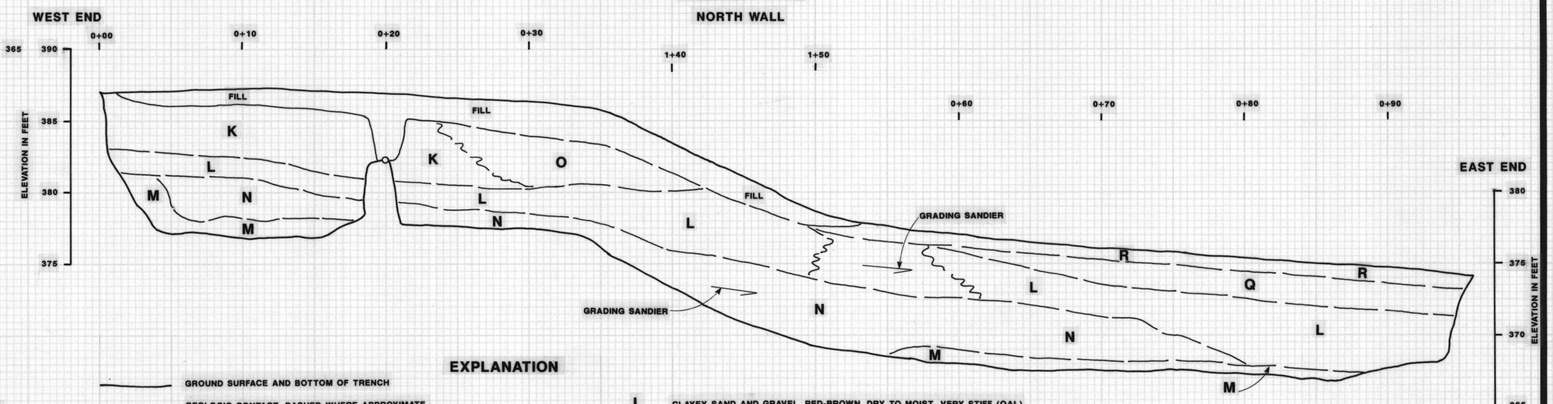
TRENCH T-9 CONTINUED

EAST END



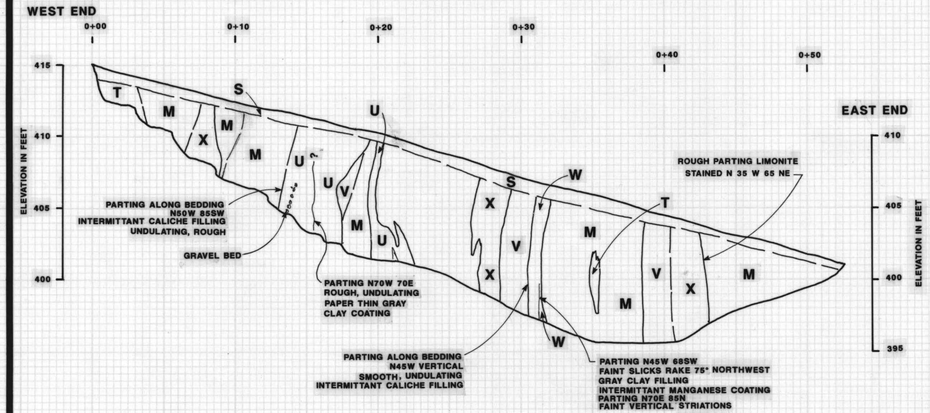
TRENCH T-10
NORTH WALL

WEST END



TRENCH T-11
NORTH WEST

WEST END



EAST END

EXPLANATION

- GROUND SURFACE AND BOTTOM OF TRENCH
- GEOLOGIC CONTACT, DASHED WHERE APPROXIMATE

A	SILTY CLAY, LIGHT BROWN, MOIST, MEDIUM STIFF, POROUS, ROOTLETS
B	SILTY CLAY WITH SAND, DARK ORANGE BROWN, DRY TO MOIST, STIFF, COLUMNER STRUCTURE
C	SILTY CLAY, OLIVE GREEN TO GRAY, MOIST, VERY STIFF (QTI)
D	SILTY CLAY WITH SAND AND GRAVEL, RED BROWN, MOIST, VERY STIFF (QTI)
E	CLAYEY SILT WITH SAND, LIGHT BROWN TO YELLOW BROWN, MOIST, VERY STIFF, MANGANESE COATING IN FRACTURES (QTI)
F	SANDY GRAVEL, RED BROWN, MOIST, DENSE, SOME COBBLES (QTI)
G	GRAVELY SAND, YELLOW BROWN TO ORANGE BROWN, MOIST, DENSE (QTI)
H	GRAVELLY SAND, YELLOW TO RED BROWN, MOIST, DENSE, SOME COBBLES (QTI)
I	CLAYEY SILT, LIGHT YELLOW BROWN TO ORANGE BROWN, MOIST, STIFF, POROUS
J	SILTY CLAY, LIGHT BROWN TO YELLOW BROWN, MOIST, STIFF, POROUS, ROOTLETS
K	SILTY SAND AND GRAVEL, MOTTLED LIGHT BROWN AND RED BROWN, DRY, HARD
L	CLAYEY SAND AND GRAVEL, RED-BROWN, DRY TO MOIST, VERY STIFF (QAL)
M	SAND AND GRAVEL, RED-BROWN, MOIST, DENSE, SOME COBBLES(QTI)
N	SANDY CLAY, RED-BROWN, MOIST, VERY STIFF, TRACE OF GRAVEL, BLOCKY FRACTURE PATTERN (QAL)
O	SILTY CLAY WITH SOME SAND AND GRAVEL, DARK BROWN, DRY, VERY STIFF, SLIGHTLY POROUS (QAL)
P	SANDY SILT, RED-BROWN, MOIST, VERY STIFF, LITTLE GRAVEL (QAL)
Q	SILTY CLAY, BROWN, DRY, VERY STIFF, TRACE OF SAND AND GRAVEL, SLIGHTLY POROUS (QAL)
R	CLAYEY SILT, DARK BROWN, MOIST, STIFF, POROUS, LITTLE SAND AND GRAVEL
S	SILTY CLAY, DARK BROWN, MOIST TO WET, STIFF, TRACE OF SAND AND GRAVEL
T	CLAYEY SAND, RED-BROWN, MOIST, HARD, SLIGHTLY CEMENTED, LITTLE GRAVEL (QTI)
U	SILTY CLAY, BROWN, MOIST, VERY STIFF (QTI)
V	CLAYEY SAND AND GRAVEL, RED-BROWN, MOIST, VERY DENSE (QTI)
W	SILTY CLAY, DARK BROWN, MOIST, STIFF, BLOCKY FRACTURE PATTERN (QTI)
X	SILTY SAND, LIGHT BROWN, DRY, VERY DENSE (QTI)

EXPLORATORY TRENCH LOGS T-9 THROUGH T-11

MERRITT PROPERTY

FOOTHILL ROAD

PLEASANTON, CALIFORNIA

FOR

The DeSilva Group

Berlogar Geotechnical Consultants
SOIL ENGINEERS • ENGINEERING GEOLOGISTS

DATE: 11-19-97
REVISED: 3-31-98

JOB NUMBER: 2222.100 /.101

BY: PB

85964

PLATE 9

APPENDIX A

Trench Logs, Boring Logs and
Laboratory Test Results
by Harza Consulting Engineers

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	320 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), brown, silty, some sand (fine- to coarse-grained), damp	Hard				69/10"	26	98		
					50/5"				
			5						
(trace gravel at 9 to 10-1/2 feet)			10		91/9"				
(trace sand and gravel at 14 to 15-1/2 feet)			15		84				
Bottom of Boring = 15-1/2 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-1

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	320 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), brown, silty, trace sand, damp	Very Stiff				37	27	94	2.5	
(dark brown, medium plasticity, some shiny surfaces at 2 to 3-1/2 feet)					52	28	81		
			5						
(some sand (fine- to coarse-grained) and gravel (fine, subrounded to subangular below 9 feet)	Hard				50/5"				
Bottom of Boring = 9'-11"									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-2

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	329 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine-grained), moist	Very Stiff				31	16	103	1.1	
					38	13	78	√	
			5						
(some sand (fine- to coarse-grained) below 9 feet)	Hard				91/11"				
			10						

Bottom of Boring = 10'-5"

Notes:

1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-5

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	328 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to medium-grained), trace rootlets, damp	Very Stiff				37	20	100		LL=39%,PI=21 Passing #200 Sieve=73%
					39	15	101		
			5						
(brown, some sand (fine- to coarse-grained), trace gravel below 7 feet)	Hard				50/5"				
Bottom of Boring = 9'-11"									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.
5. LL = Liquid Limit, PI = Plasticity Index.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-6

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	343 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine-grained), trace rootlets, moist	Stiff				19	16	103	0.6	
(with sand (fine- to coarse-grained) below 2 feet)					16	16	95	0.5	
	Very Stiff				19				
			5						
Bottom of Boring = 5 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-8

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	348 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to medium-grained), trace rootlets, damp to moist	Stiff				23	17	100	0.8	MDD = 123 pcf OWC = 11%
					27	17	101	1.1	
			5						
	Hard				90				
			10						
Bottom of Boring = 10-1/2 Feet Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was not encountered at the time of drilling. 4. The boring was backfilled with native soil cuttings immediately upon completion. 5. MDD = Maximum Dry Density, OWC = Optimum Water Content, pcf = pounds per cubic foot.									

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Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-9

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	333 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to medium-grained), damp	Very Stiff				39 53	21	98		
Bottom of Boring = 3-1/2 Feet Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was not encountered at the time of drilling. 4. The boring was backfilled with native soil cuttings immediately upon completion.									

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Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-10

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	346 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to coarse-grained), trace gravel, damp	Stiff				21	18	98	1.0	
(brown, with sand below 3 feet)	Very Stiff		5		38	13	96		
(some gravel (fine, subrounded) at 9 to 10-1/2 feet)			10		51				
Bottom of Boring = 10-1/2 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-11

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	351 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to medium-grained), damp to moist	Stiff				26	14	110	1.5	
	Very Stiff				38				
Bottom of Boring = 3-1/2 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-12

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	364 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to coarse-grained), trace gravel, damp, lense of clayey sand (SC) (with sand, some gravel (fine, subrounded to subangular) below 2 feet)	Stiff				27	13	100		LL=31%,PI=14 Passing #200 Sieve = 33%
					23	13	107		
			5						
	Hard				50/5"				
Bottom of Boring = 9'-11"									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.
5. LL = Liquid Limit, PI = Plasticity Index.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-13

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	375 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
SILT (ML), brown, with clay, some sand (fine- to coarse-grained), moist	Stiff				16 20	17	104	0.7	
Bottom of Boring = 3-1/2 Feet Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was not encountered at the time of drilling. 4. The boring was backfilled with native soil cuttings immediately upon completion.									

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-14

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	380 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/27/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, with sand (fine- to coarse-grained), trace gravel, damp	Stiff Hard				18 78/9"	12	101	0.6	
SAND (SM), brown and rust, fine- to coarse-grained, with silt, trace gravel, damp	Very Dense		5						
			10		68				Passing #200 Sieve = 40%
Bottom of Boring = 10-1/2 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-15

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	411 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), brown, with silt, trace rootlets, moist	Very Stiff				31	23	98	1.6	
(some sand (fine- to coarse-grained), trace gravel below 2-1/2 feet)	Hard		5		37				
			10		57				
Bottom of Boring = 10-1/2 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-16

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	427 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
2" Asphalt									R-value = 22
FILL: CLAY (CL), brown with dark brown mottling, silty, some sand (fine- to coarse-grained), moist (coarse gravel in sampler)	Stiff				50/3"				
					52				
CLAY (CL/ML), brown, silty, trace sand (fine-grained) and rootlets, damp	Hard		5						
Bottom of Boring = 5 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.
5. R = Resistance.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-17

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	422 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
5" Asphalt									
20" Aggregate Baserock									
CLAY (CL), brown, silty, trace sand (fine-grained) and rootlets, damp	Hard				84/11"				
					50/6"				
			5						
Bottom of Boring = 5 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings and patched with a cold asphalt mix.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO	EB-18
K651G	January 1994		

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	408 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
4" Asphalt									
FILL: GRAVEL (GC), brown, fine, subrounded to subangular, with sand (fine- to coarse-grained), some clay	Dense				50/6"				
					50/6"				
CLAY (CL), light brown, sandy (fine-grained), dry to damp (gravelly (fine, angular) below 3 feet)	Hard								
Bottom of Boring = 4 Feet									

Notes:

1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings and patched with a cold asphalt mix.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-19

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	397 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
FILL: GRAVEL (GM), brown, fine to coarse, subangular, with sand (fine- to coarse-grained) and silt, dry (no recovery at 1-1/2 feet)	Dense				50/2"				
SAND (SM), brown, fine- to coarse-grained, with gravel (fine, subrounded to subangular), some silt	Very Dense		5		50/2"				
					50/4"				

Bottom of Boring = 9'-4"

Notes:

1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

HARZA KALDVEER
Consulting Engineers

EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-20

DRILL RIG	Mobile B-40L, CFA	SURFACE ELEVATION	416 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	Not Enc.	BORING DIAMETER	6-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
FILL: GRAVEL (GM), gray and brown, fine, subangular to subrounded, with sand (fine- to coarse-grained), some silt, dry	Dense				50/5"				
					50/6"				
CLAY (CL), brown, silty, with sand (fine- to coarse-grained), trace gravel, damp	Hard								
SAND (SM), light brown, fine- to medium-grained, with silt	Dense		5						

Bottom of Boring = 5 Feet

Notes:

1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered at the time of drilling.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-21

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	320 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	39 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
FILL: CLAY (CL), brown, silty, some sand (fine-grained), damp to moist	Very Stiff				31	28	86	1.7	R-value = 15 LL=70%,PI=47 Passing #200 Sieve=98%
CLAY (CH), dark brown, some silt, damp to moist	Very Stiff		5		51				
			10		52				
CLAY (CL), brown, silty, some sand (fine- to coarse-grained), trace gravel, moist	Stiff		15						
			20		29				
			25						
	Very Stiff		30		53				

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-22

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	320 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	39 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL) (continued) (with sand at 39 to 40-1/2 feet)	Very Stiff		40		32				
Bottom of Boring = 40-1/2 Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was encountered during drilling at 39 feet. 4. The boring was backfilled with native soil cuttings. 5. R = Resistance, LL = Liquid Limit, PI = Plasticity Index.									

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-22

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	366 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	20-1/2Ft	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), dark brown, silty, some sand (fine- to coarse-grained), trace rootlets, wet	Stiff				29	19	105	2.0	PID = 0 ppm
					25				PID = 0 ppm
(damp to moist below 4 feet)			5						
SAND (SC), brown, fine- to coarse-grained, with clay, some gravel (fine, subangular), damp	Dense		10		61				PID = 0 ppm
			15						
(some clay and silt at 19 feet)	Very Dense		20		50/6"	▼			PID = 0 ppm
CLAY (CL), brown, silty, some sand (fine- to coarse-grained), moist	Hard		25						
			30		77/11"				PID = 0 ppm

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO	
K651G	January 1994		EB-23

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	366 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	20-1/2Ft	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL) (continued)	Hard								
CLAY/SAND (CL/SC), gray with rust mottling, silty, sandy (fine- to coarse-grained), some gravel (fine, subrounded to rounded), damp	Hard				50/5"				PID = 0 ppm
Bottom of Boring = 40 Feet									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was encountered during drilling at 38 feet and was measured the following day at 20-1/2 feet.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-23

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	367 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	19 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL), brown to dark brown, silty, trace sand and rootlets, damp	Stiff				28				PID = 0 ppm
					24				PID = 0 ppm
			5						
(sandy (fine- to coarse-grained), trace gravel at 9 to 10-1/2 feet)	Hard		10		50/6"				PID = 0 ppm
			15						
GRAVEL (GC), brown, fine to coarse, subrounded to subangular, clayey some sand (fine- to coarse-grained), damp	Dense		20		50/5"	▼			PID = 0 ppm
CLAY (CL), brown, silty, with sand (fine- to coarse-grained), some gravel (fine, subrounded), damp	Hard		25						
			30		50/5"				PID = 0 ppm
(cuttings moist at 31 feet)									

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-24

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	367 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	19 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/28/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL) (continued)	Hard		40		50/4"				PID = 0 ppm
			45						
Bottom of Boring = 45 Feet Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was not encountered during drilling, but ground water seeped in and was measured the following day at 19 feet. 4. The boring was backfilled with native soil cuttings immediately upon completion. 5. PID = Photoionization Detector, ppm = parts per million.									

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-24

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	369 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	14 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE							
CLAY (CL), dark brown, silty, some sand (fine-grained), damp	Very Stiff				37				PID = 0 ppm
SAND (SC), fine- to coarse-grained, clayey, some gravel (fine, subangular), damp	Very Dense		5		50/4"				PID = 2.5 ppm
CLAY (CL), brown, silty, with sand (fine- to coarse-grained), damp	Very Stiff		10		47				PID = 3.2 ppm
SAND (SC), brown, fine- to coarse-grained, with clay, some gravel (fine to coarse, subrounded to subangular), moist	Very Dense		15		50/5"	▼			PID = 3.1 ppm
			20		50/5"				PID = 2.3 ppm
CLAY (CL), light brown, silty, with sand (fine- to coarse-grained), damp	Hard		25		50/6"				PID = 3.2 ppm
SAND (SC), brown, fine- to coarse-grained, clayey, damp	Dense		30		50/6"				PID = 2.9 ppm
CLAY (CL), brown, silty, sandy (fine- to coarse-grained), damp	Hard				50/6"				PID = 1.5 ppm

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-25

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	369 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	14 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL) (continued)	Hard		40		77				PID = 0.9 ppm
			45						
Bottom of Boring = 45 Feet Notes: 1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual. 2. For an explanation of penetration resistance values, see the first page of Appendix A. 3. Ground water was not encountered during drilling, but ground water seeped in and was mesured the following day at 14 feet. 4. The boring was backfilled with native soil cuttings immediately upon completion. 5. PID = Photoionization Detector, ppm = parts per million.									

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-25

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	370 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	24 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE							
CLAY (CL), dark brown, silty, some sand (fine-grained), trace rootlets, moist	Very Stiff				39				PID = 0 ppm
SAND (SC), brown, fine- to coarse-grained, with clay, some gravel (fine, subangular), damp to moist	Very Dense		5						
			10		50/5"				PID = 0 ppm
			15						
SILT (ML), rust and gray, some sand (fine-grained), moist	Hard		20		50/4"				PID = 0 ppm
CLAY (CL), brown, silty, with sand (fine- to coarse-grained), trace gravel, damp	Hard		25			▼			
			30		50/5"				PID = 0 ppm

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-26

DRILL RIG	Mobile B-40L, HSA	SURFACE ELEVATION	370 Feet	LOGGED BY	CDT
DEPTH TO GROUND WATER	24 Feet	BORING DIAMETER	8-inch	DATE DRILLED	12/29/93

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	UNCONFINED COMPRESSIVE STRENGTH (KSF)	OTHER TESTS
DESCRIPTION AND REMARKS	CONSIST	SOIL TYPE	(FEET)						
CLAY (CL) (continued)	Hard		40		50/6"				PID = 0 ppm
			45		50/5"				PID = 0 ppm
Bottom of Boring = 49'-11"									

Notes:
1. The stratification lines represent the approximate boundaries between soil types and the transition may be gradual.
2. For an explanation of penetration resistance values, see the first page of Appendix A.
3. Ground water was not encountered during drilling, but ground water seeped in and was measured the following day at 24 feet.
4. The boring was backfilled with native soil cuttings immediately upon completion.

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EXPLORATORY BORING LOG

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

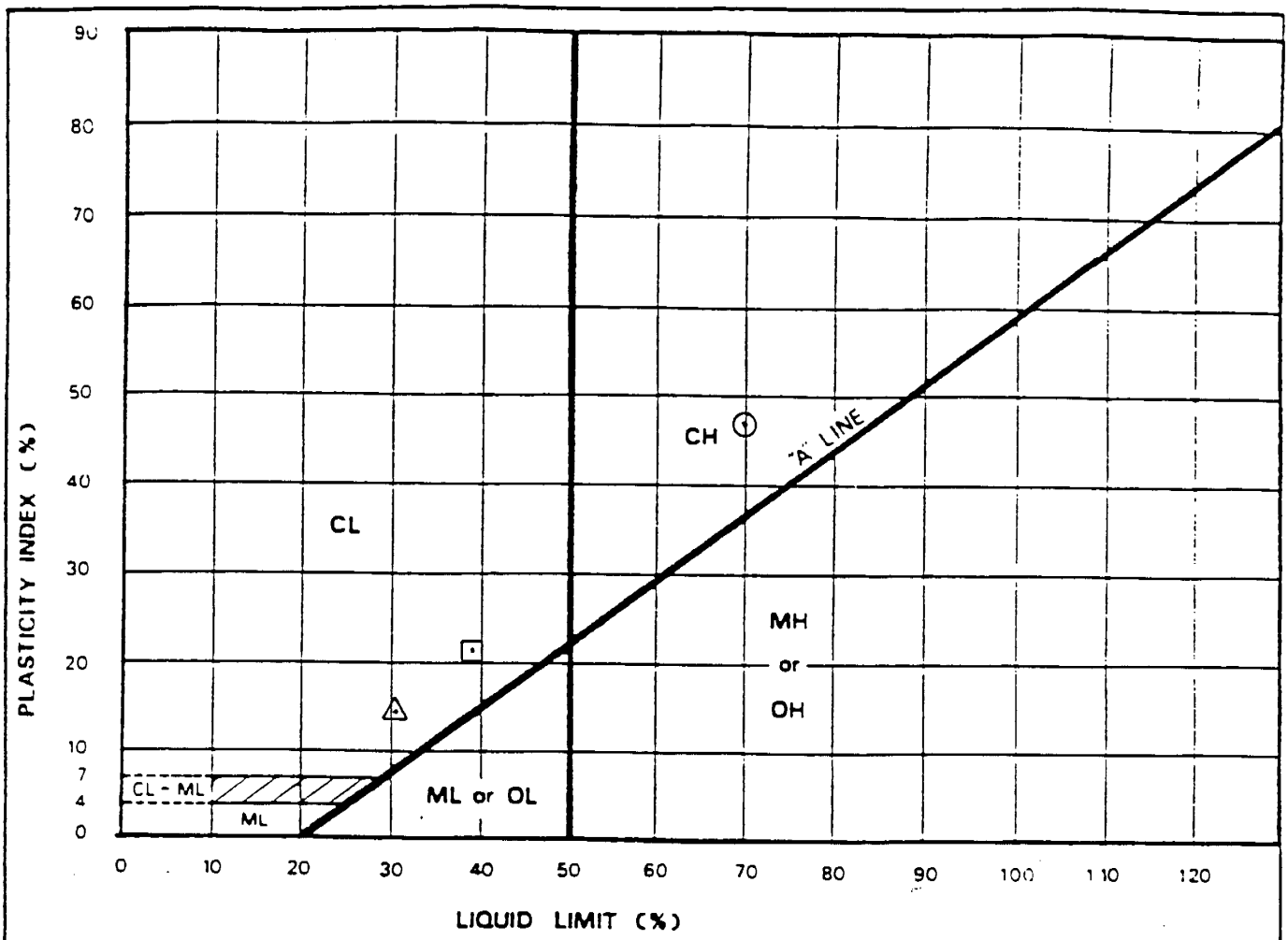
PROJECT NO.	DATE	BORING NO
K651G	January 1994	EB-26

compaction test was performed in accordance with ASTM Test Designation D1557-78. The results of the test are presented on Figure B-2.

Two resistance "R" value tests were performed on representative samples of the surface soils at the site to provide data for pavement design. The tests were performed in accordance with California Test Method 301-F and indicated "R" values of 15 and 22 at an exudation pressure of 300 pounds per square inch. The results of the tests are presented below:

RESULTS OF "R" VALUE TEST

Description of Material	Dry Density (pcf)	Water Content (%)	Exudation Pressure (psi)	Expansion Pressure (psf)	"R" Value
CLAY, silty (Subdivision)	86	32	286	140	15
	87	31	382	161	15
	89	29	581	218	17
"R" Value = 15 at Exudation Pressure of 300 psi					
CLAY, silty (Widening)	107	18	223	57	15
	111	17	326	70	25
	112	16	366	79	30
"R" Value = 22 at Exudation Pressure of 300 psi					



KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	NATURAL WATER CONTENT %	ATTERBERG LIMITS			PASSING NO. 200 SIEVE %	UNIFIED SOIL CLASSIFICATION SYMBOL
				LIQUID LIMIT %	PLASTICITY INDEX %	LIQUIDITY INDEX %		
⊙	S-5	0-2	-	70	47	-	98	CH
⊡	EB-6	1.5-2	20	39	21	10	73	CL
△	EB-13	1.5-2	13	31	14	-31	33	SC

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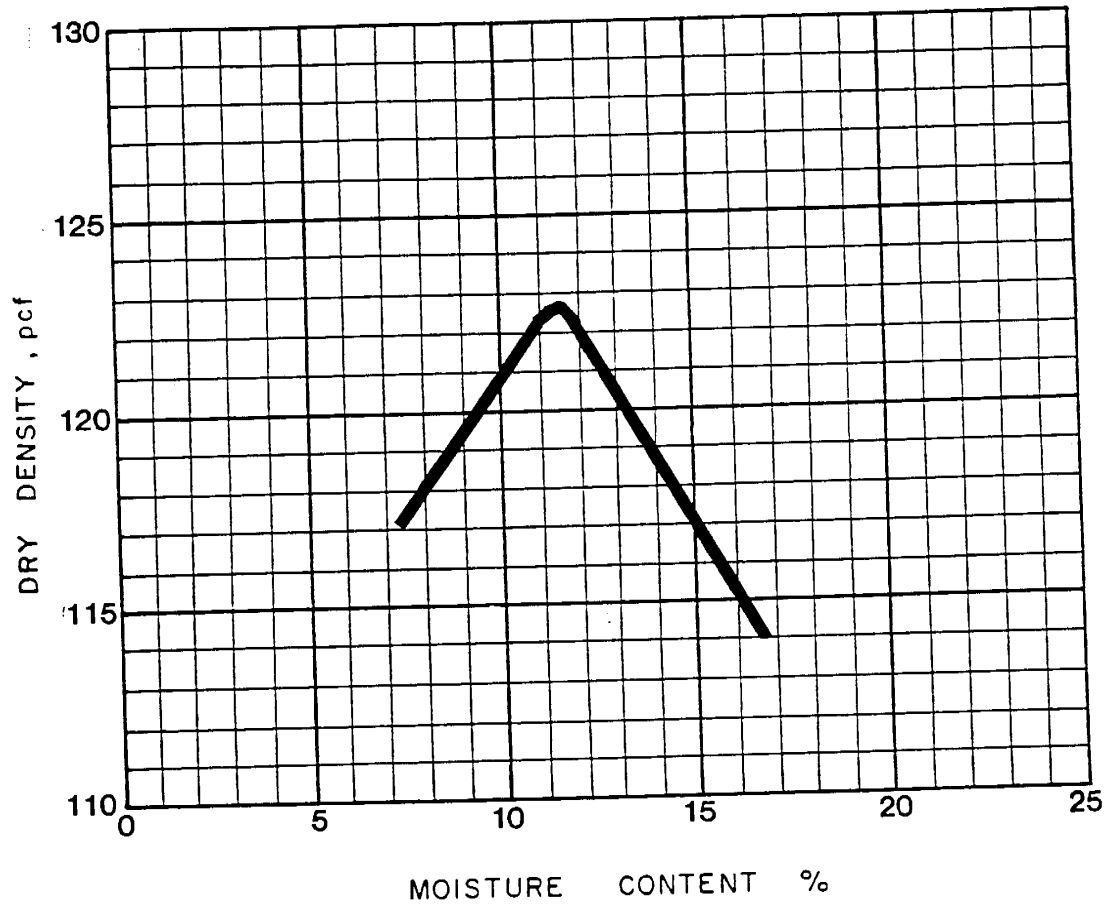
PLASTICITY CHART AND DATA

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	Figure
K651G	January 1994	B-1

SAMPLE NO.	DEPTH (FT.)	SAMPLE DESCRIPTION	SPECIFIC GRAVITY	LIQUID LIMIT (%)	PLASTIC INDEX
S-2		SANDY CLAY (CL)			



OPTIMUM WATER CONTENT %	11
MAXIMUM DRY DENSITY, pcf	123
TEST DESIGNATION	D1557-78

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COMPACTION TEST RESULTS

MERRITT PROPERTY SUBDIVISION
Pleasanton, California

PROJECT NO.	DATE	DRAWING NO.
K651G	January 1994	B-2

APPENDIX B
Stability Analysis Results

Material	Unit Wt pcf	C psf	Phi deg	Piezo Surf.	Ru
Silty Clay	120	50	35	1	0

Berlogar Geotech - Pleasanton CA

2222.101

Merritt Property

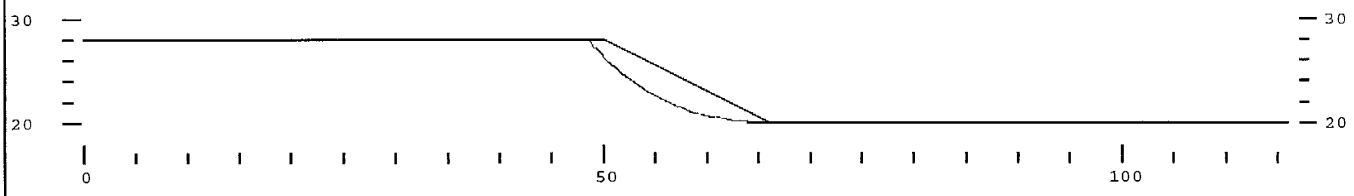
April 2, 1998

2H:1V Fill Slop

with height of 8 feet or less

2222F.GSL

F = 2.199



Material	Unit Wt	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty Clay	120	200	25.5	1	0

Berlogar Geotech - Pleasanton CA

2222.101

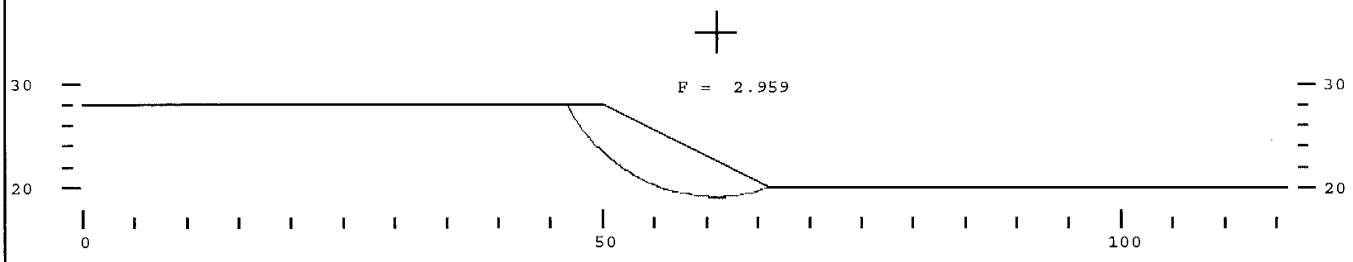
Merritt Property

April 2, 1998

2H:1V Cut Slop

with height of 8 feet or less

2222C.GSL



Material	Unit Wt	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty Clay	120	200	25.5	1	0

Berlogar Geotech - Pleasanton CA

2222.101

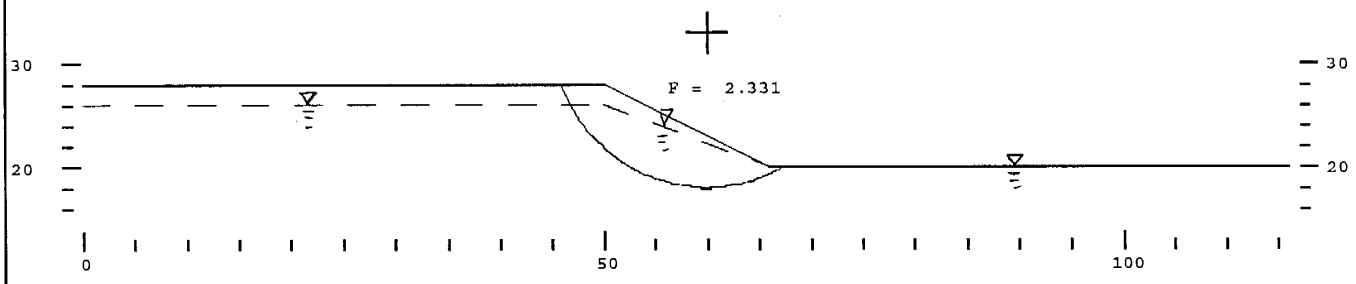
Merritt Property

April 2, 1998

2H:1V Cut Slop

with height of 8 feet or less

2222C.GSL



Material	Unit Wt	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty Clay	120	50	35	1	0

Seismic coefficient = .3

Berlogar Geotech - Pleasanton CA

2222.101

Merritt Property

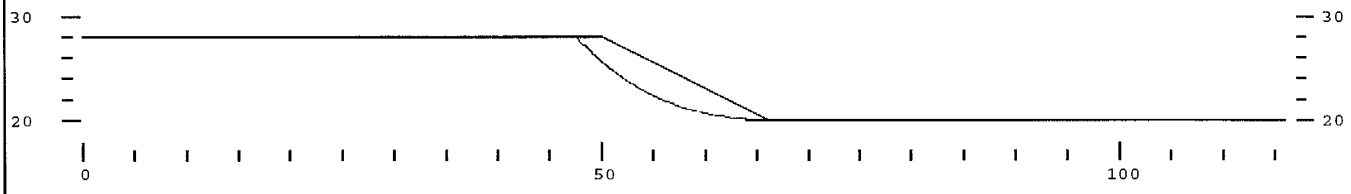
April 2, 1998

2H:1V Fill Slop (EQ)

with height of 8 feet or less

2222F.GSL

F = 1.233



Material	Unit Wt	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty Clay	120	50	35	1	0

Berlogar Geotech - Pleasanton CA

2222.101

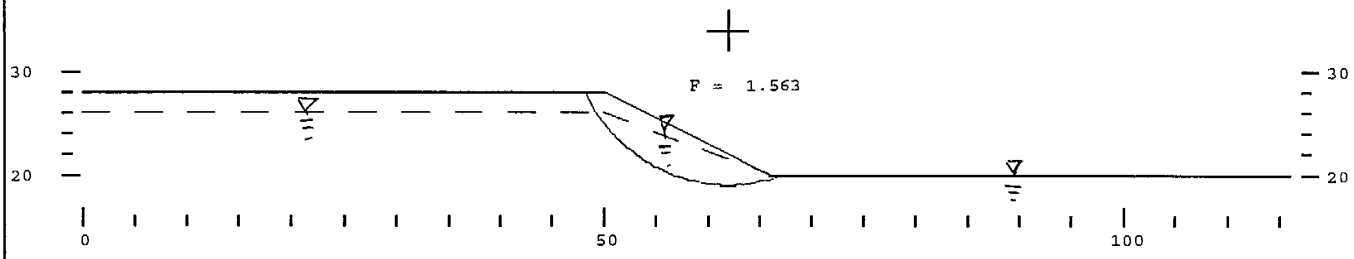
Merritt Property

April 2, 1998

2H:1V Fill Slop

with height of 8 feet or less

2222F.GSL



Material	Unit Wt	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty Clay	120	200	25.5	1	0

Seismic coefficient = .3

Berlogar Geotech - Pleasanton CA

2222.101

Merritt Property

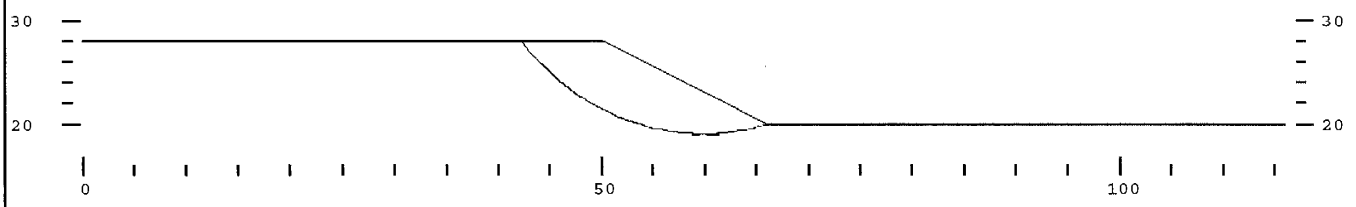
April 2, 1998

2H:1V Cut Slop (EQ)

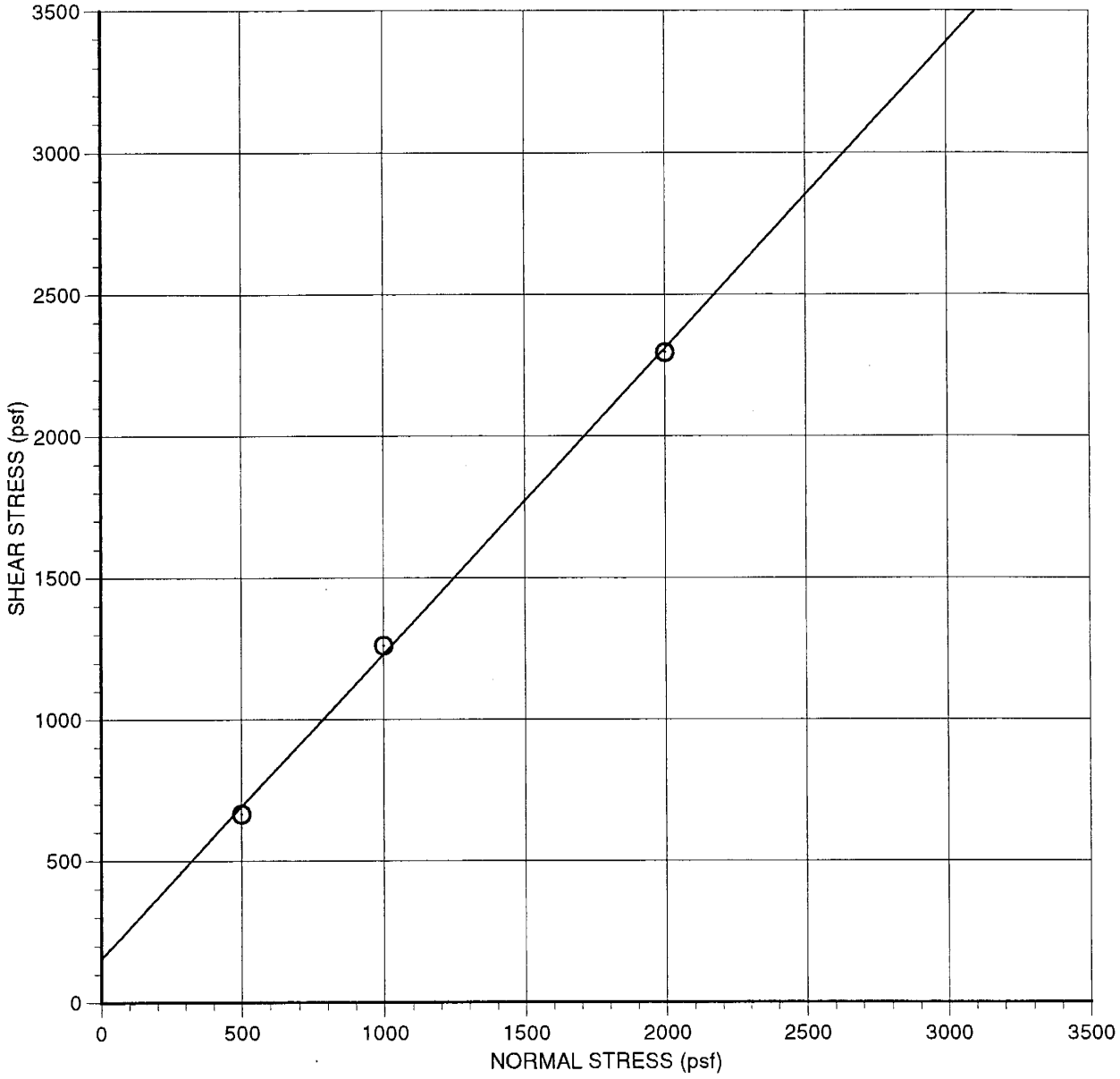
with height of 8 feet or less

2222C.GSL

F = 1.648



JOB NUMBER: 2222.101 DATE: 4-6--98 BY: PB



LOCATION: Bulk Sample, Merritt Property

SAMPLE: Silty Clay (Remolded)

TEST TYPE: Consolidated, drained

RATE OF SHEAR (in/min): 0.0071

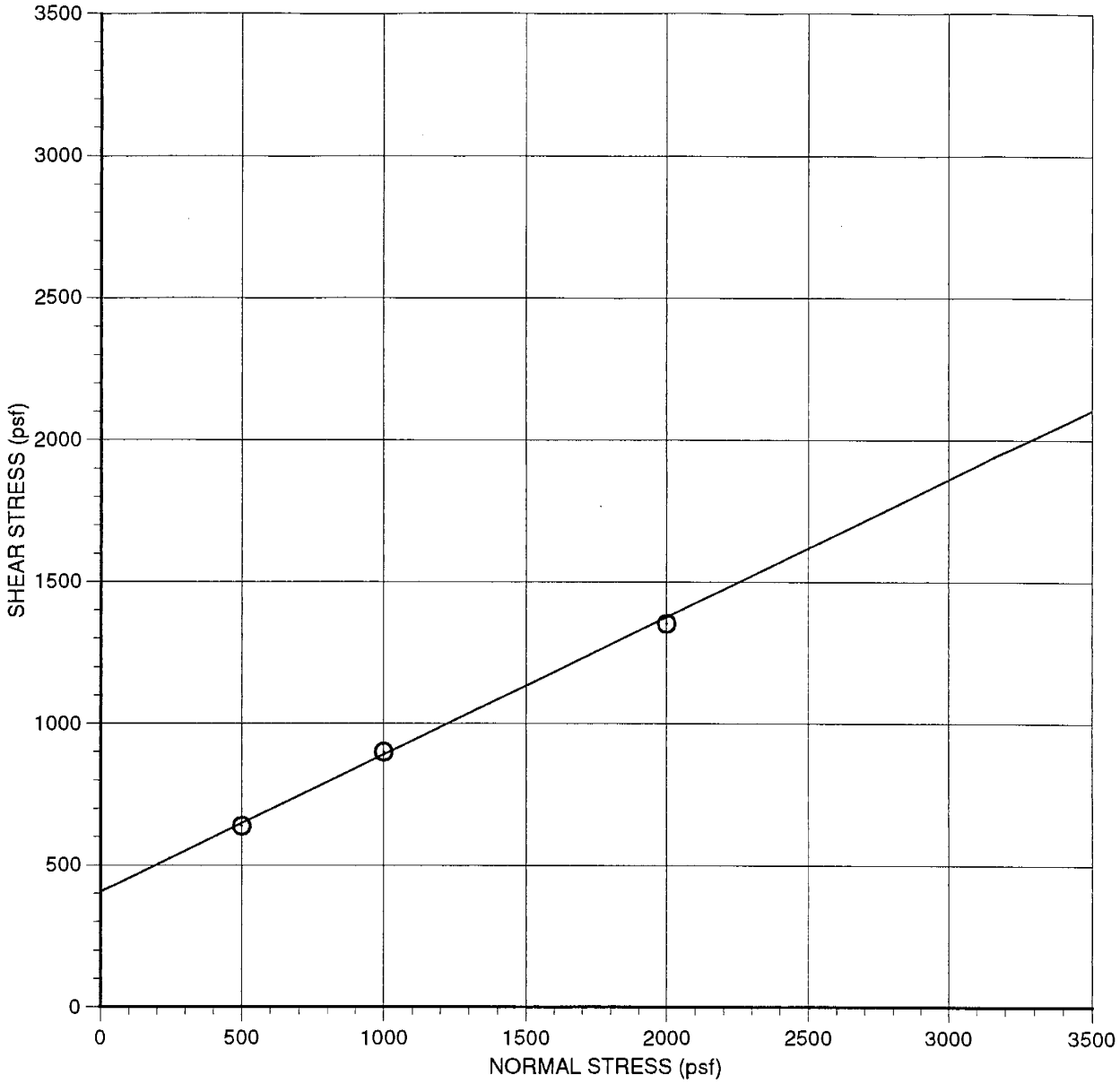
FRICTION ANGLE: 47°

COHESION: 150 psf

SPECIMEN	A	B	C
DRY DENSITY (pcf)	108.3	106.8	108.1
INITIAL WATER CONTENT (%)	13.7	14.1	15.2
FINAL WATER CONTENT (%)	21.8	20.7	-
NORMAL STRESS (psf)	500	1000	2000
MAXIMUM SHEAR (psf)	665	1263	2297

DIRECT SHEAR TEST

JOB NUMBER: 2222.101 DATE: 4-6--98 BY: PB



LOCATION: B-11 at 4-1/2 feet

SAMPLE: Silty Clay, brown .

TEST TYPE: Consolidated, drained

RATE OF SHEAR (in/min): 0.0071

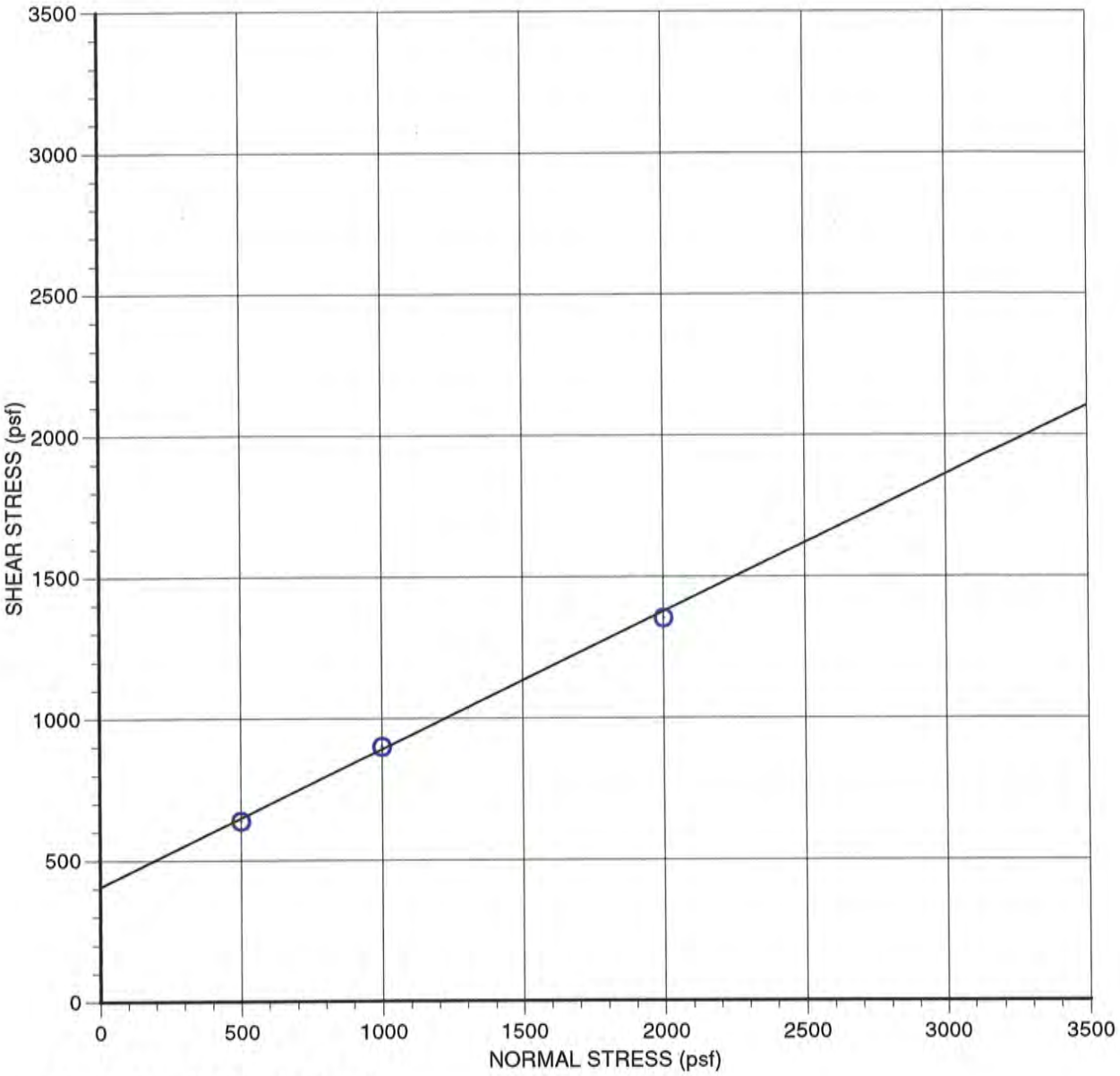
FRICTION ANGLE: 25.5°

COHESION: 400 psf

SPECIMEN	A	B	C
DRY DENSITY (pcf)	113.6	109.1	111.0
INITIAL WATER CONTENT (%)	17.3	22.9	18.6
FINAL WATER CONTENT (%)	19.7	21.4	17.9
NORMAL STRESS (psf)	500	1000	2000
MAXIMUM SHEAR (psf)	639	901	1353

DIRECT SHEAR TEST

JOB NUMBER: 2222.101 DATE: 4-6--98 BY: PB



LOCATION: B-11 at 4-1/2 feet

SAMPLE: Silty Clay, brown .

TEST TYPE: Consolidated, drained

RATE OF SHEAR (in/min): 0.0071

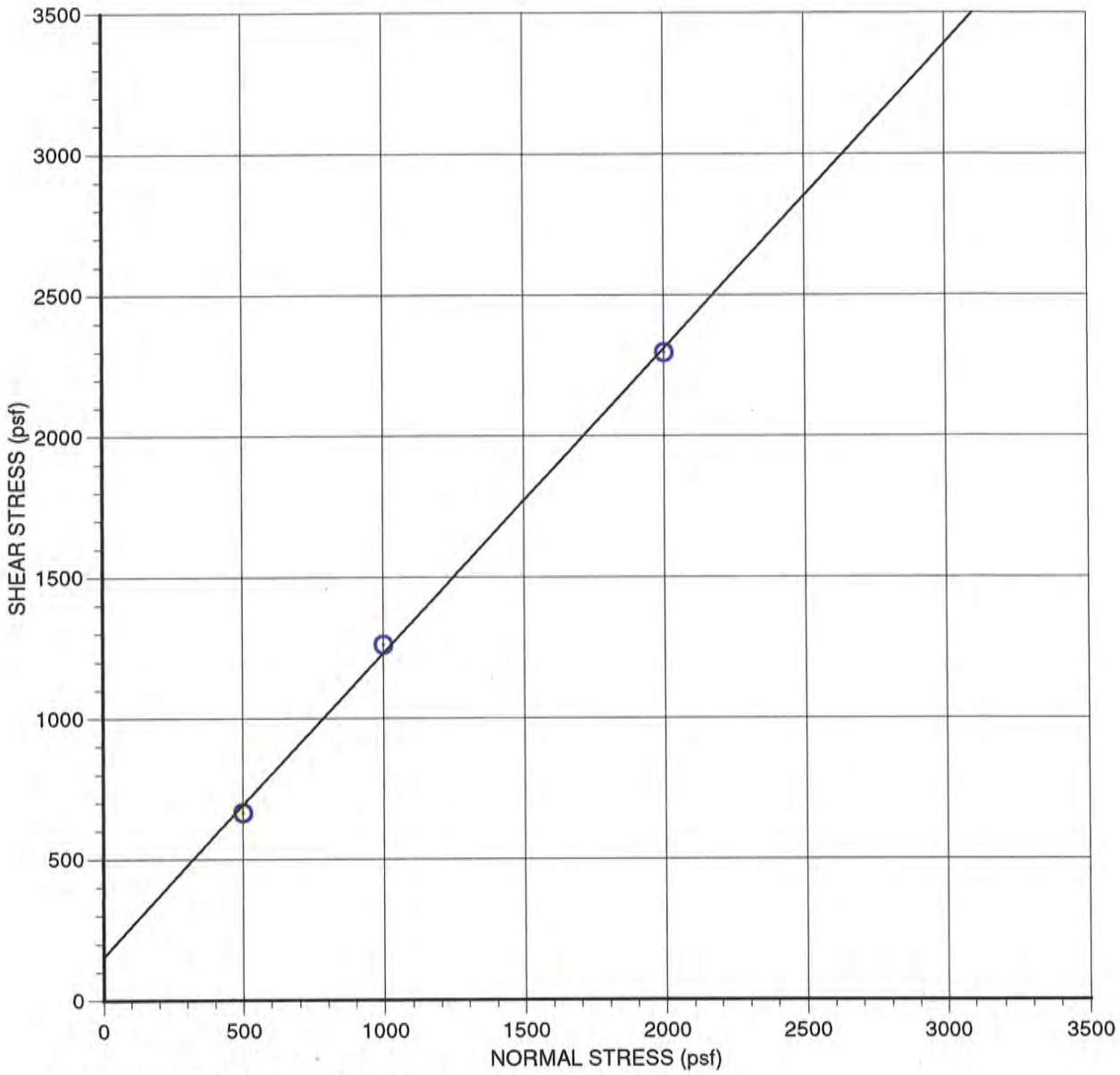
FRICTION ANGLE: 25.5°

COHESION: 400 psf

SPECIMEN	A	B	C
DRY DENSITY (pcf)	113.6	109.1	111.0
INITIAL WATER CONTENT (%)	17.3	22.9	18.6
FINAL WATER CONTENT (%)	19.7	21.4	17.9
NORMAL STRESS (psf)	500	1000	2000
MAXIMUM SHEAR (psf)	639	901	1353

DIRECT SHEAR TEST

JOB NUMBER: 2222.101 DATE: 4-6--98 BY: PB



LOCATION: Bulk Sample, Merritt Property

SAMPLE: Silty Clay (Remolded)

TEST TYPE: Consolidated, drained

RATE OF SHEAR (in/min): 0.0071

FRICTION ANGLE: 47°

COHESION: 150 psf

SPECIMEN	A	B	C
DRY DENSITY (pcf)	108.3	106.8	108.1
INITIAL WATER CONTENT (%)	13.7	14.1	15.2
FINAL WATER CONTENT (%)	21.8	20.7	-
NORMAL STRESS (psf)	500	1000	2000
MAXIMUM SHEAR (psf)	665	1263	2297

DIRECT SHEAR TEST

Environmental Noise & Vibration Assessment

Merritt Property Residential Development

Pleasanton, California

BAC Job # 2019-128

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PUD-147, P22-1089, Tra
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Prepared For:

Foothill Boulevard Holding Company, LLC.

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August 2, 2019

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CEQA Checklist

NOISE AND VIBRATION – **Would the Project Result in:**	**NA – Not Applicable**	**Potentially Significant Impact**	**Less than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?			**X**		
b) Generation of excessive groundborne vibration or groundborne noise levels?				**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					**X**

Introduction

The Merritt Property Residential Development project proposes the development of 111 single-family residential lots located at 4141 Foothill Road in Pleasanton, California. Existing land uses in the immediate project vicinity consist of single-family residential land uses adjacent to the north and south, single-family residential land uses to the west across Foothill Road, and Interstate 680 (I-680) to the east. The project site area and site plan are shown on Figures 1 and 2, respectively.

Due to the proximity of the proposed development to adjacent existing residential uses, and the potential for elevated traffic noise levels at the project site, the City of Pleasanton has requested an environmental noise and vibration assessment to ensure that the applicable noise and vibration standards are satisfied. In response to this request, the Foothill Boulevard Holding Company, LLC has retained Bollard Acoustical Consultants, Inc. (BAC) to prepare this noise and vibration assessment. Specifically, this assessment focuses on the quantification of off-site traffic noise generation, and project-generated construction noise and vibration levels.

Noise and Vibration Fundamentals

Noise

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are designated as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or Hertz (Hz). Definitions of acoustical terminology are provided in Appendix A.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this report are in terms of A-weighted levels.

Legend

Project Border (Approximate)

Long-Term Noise Level and Short-Term Vibration Level Measurement Location

N

Scale (feet)

0 150 300

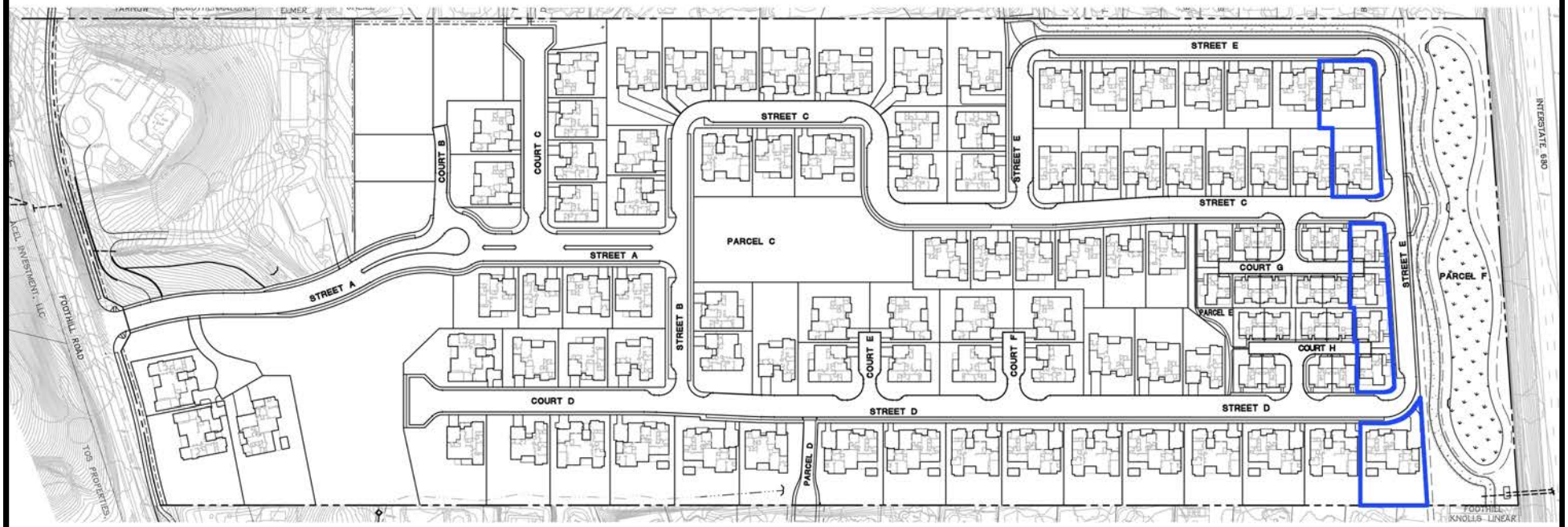
Merritt Property

Pleasanton, California

Project Area

Figure 1

BOLLARD Acoustical Consultants



Legend

Lots Requiring Upper-Floor STC 32 Window Assemblies

N

Scale (feet)

0 125 250

Merritt Property

Pleasanton, California

Site Plan and Recommended
Interior Noise Mitigation Locations

Figure 2

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Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day/night average noise descriptor, L_{dn}, and shows very good correlation with community response to noise. The day/night average sound level (L_{dn}) is based on the average noise level over a 24-hour day, with a +10 decibel weighting applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours. The nighttime penalty is based on the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. For this reason, the City of Pleasanton utilizes performance standards for non-transportation noise sources. Specifically, performance standards in terms of instantaneous maximum levels (L_{max}) are primarily used to assess noise generated on the project site.

Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, while vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration will depend on their individual sensitivity as well as the amplitude and frequency of the source.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of velocity in inches per second peak particle velocity (IPS, PPV) or root-mean-square (VdB, RMS). Standards pertaining to perception as well as damage to structures have been developed for vibration in terms of peak particle velocity as well as RMS velocities.

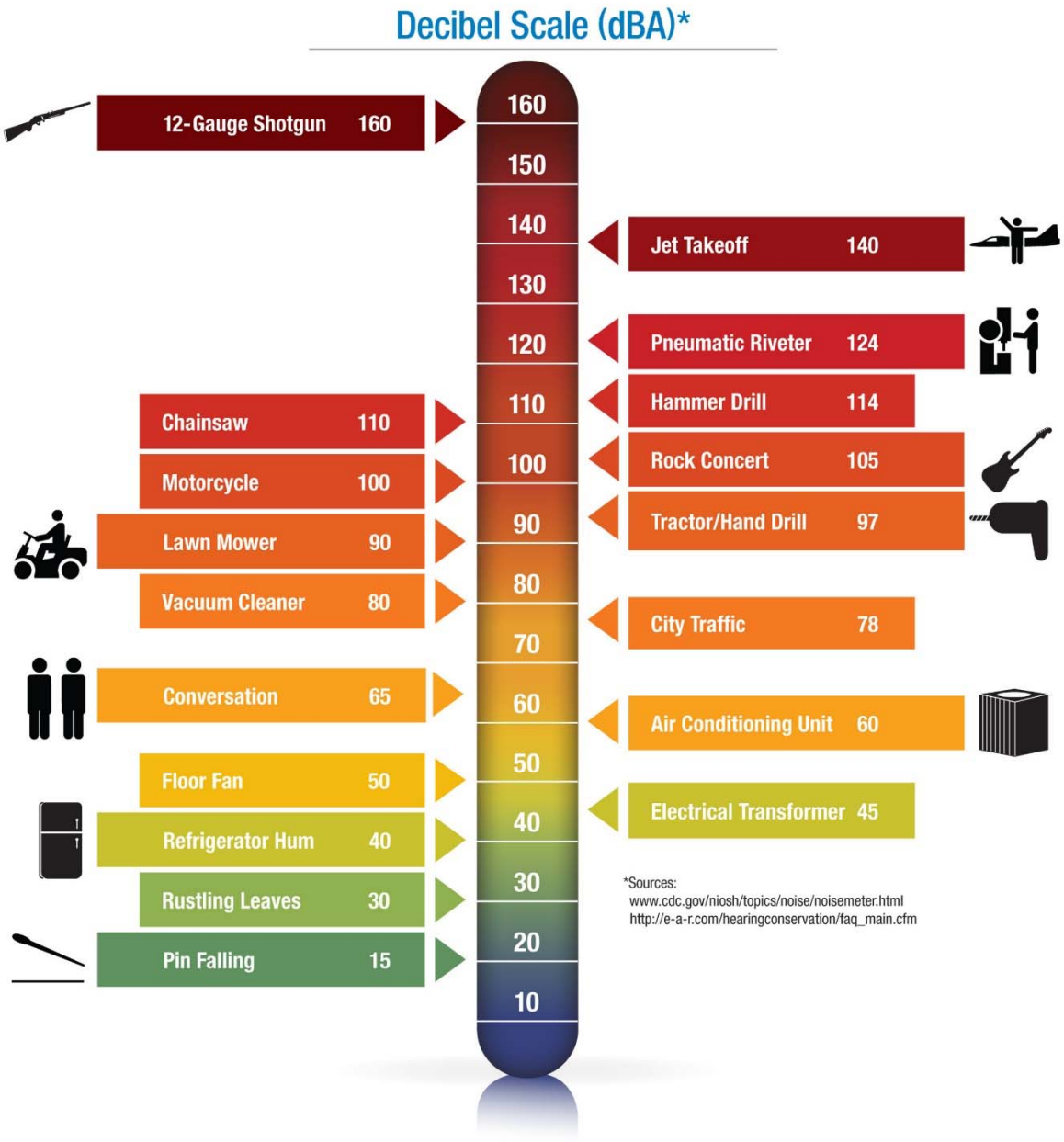
As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Differences in subsurface geologic conditions and distance from the source of vibration will result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes will decrease with increasing distance. The maximum rate, or velocity of particle movement, is the commonly accepted descriptor of the vibration "strength".

Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has an effect on human response, as does frequency. Generally, as the duration and vibration frequency increase, the potential for adverse human response increases.

According to the Transportation and Construction-Induced Vibration Guidance Manual (Caltrans, June 2004), operation of construction equipment and construction techniques generate ground vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work

close to vibration-generating activities. However, traffic, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.

Figure 3
Noise Levels Associated with Common Noise Sources



Environmental Setting - Existing Ambient Noise and Vibration Environment

Noise Sensitive Land Uses in the Project Vicinity

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are generally considered to be sensitive to noise because intrusive noise can be disruptive to these activities.

The noise-sensitive land uses which would potentially be affected by the project consist primarily of residential uses. Specifically, single-family residential land uses are located to the north and south, immediately adjacent to the project site. The surrounding land uses are shown on Figure 1.

Existing Traffic Noise Levels along Project Area Roadway Network

The FHWA Traffic Noise Model (FHWA-RD-77-108) was used to develop existing noise contours expressed in terms of L_{dn} for major roadways within the project study area. The FHWA model predicts hourly L_{eq} values for free-flowing traffic conditions. Estimates of the hourly distribution of traffic for a typical 24-hour period were used to develop L_{dn} values from L_{eq} values.

Traffic data in the form of AM and PM peak hour movements for existing conditions on Foothill Road were obtained from the transportation assessment completed by Fehr and Peers (January 24, 2019). According to that assessment, the proposed project would generate less than 100 peak hour vehicle trips and the preparation of a full transportation impact assessment to meet the requirements of the Alameda County Transportation Commission was not required. Average daily traffic (ADT) volumes on Foothill Road were conservatively estimated by applying a factor of 10 to AM peak hour conditions. Existing ADT volumes for Interstate 680 were obtained from published Caltrans traffic counts (2017). Using these data and the FHWA model, traffic noise levels were calculated. The traffic noise level at 100 feet from the roadway centerline and distances from the centerlines of selected roadways to the 60 dB, 65 dB, and 70 dB L_{dn} contours are summarized in Table 1.

In many cases, the actual distances to noise level contours may vary from the distances predicted by the FHWA model. Factors such as roadway curvature, roadway grade, shielding from local topography or structures, elevated roadways, or elevated receivers may affect actual sound propagation.

It is also recognized that existing sensitive land uses within the project vicinity are located varying distances from the centerlines of the local roadway network. The 100 foot reference distance is utilized in this analysis to provide a reference position at which changes in existing and future traffic noise levels resulting from the project can be evaluated. Appendix B contains the FWHA model inputs for existing conditions.

Table 1
Existing Traffic Noise Modeling Results

Segment	Roadway	Segment Description	L_{dn} 100 feet from roadway centerline	Distance to Contour (feet)		
				70 dB L_{dn}	65 dB L_{dn}	60 dB L_{dn}
1	Foothill Road	North of project entrance	63	32	69	149
2		South of project entrance	63	32	69	149
3	Interstate 680	Bernal Avenue to Stoneridge Drive	82	618	1331	2867

Source: FHWA-RD-77-108 with inputs from Fehr and Peers, Caltrans traffic counts, and BAC file data. A complete listing of traffic model inputs is provided in Appendix B.

Existing Ambient Noise Environment in the Immediate Project Vicinity

The ambient noise environment in the immediate project vicinity is defined primarily by traffic noise from Foothill Road and I-680. To generally quantify existing ambient noise levels in the project vicinity, two long-term (48-hour) ambient noise surveys were conducted on July 9-10, 2019. The two noise survey locations are shown on Figure 1. Photographs of the noise survey locations are provided in Appendix C.

Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meters were used for the noise level measurement surveys. The meters were calibrated before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). A summary of the measurement results is provided below in Table 2. Detailed noise level measurement results are contained in Appendices D and E.

Table 2
Long-Term Ambient Noise Monitoring Results – July 9-10, 2019

Site	Description	Date	L_{dn}	Average Measured Hourly Noise Levels, dB			
				Daytime (7 AM-10 PM)		Nighttime (10 PM-7 AM)	
				L_{eq}	L_{max}	L_{eq}	L_{max}
LT-1	Approximately 75 feet from centerline of Foothill Road	7/9/19	60	57	66-80	53	58-74
		7/10/19	59	57	67-84	52	60-73
LT-2	Approximately 300 feet from centerline of I-680	7/9/19	64	57	63-75	57	61-72
		7/10/19	63	57	61-77	56	59-71

Source: Bollard Acoustical Consultants, Inc.

The Table 2 data indicate that existing ambient noise levels at site LT-1 were satisfactory relative to the City of Pleasanton General Plan normally acceptable exterior traffic noise level standard of 60 dB L_{dn} for new single-family residential land uses. The existing ambient noise levels at site LT-2 were within the conditionally acceptable range of 60 dB L_{dn} to 75 dB L_{dn}.

Existing Ambient Vibration Environment

During the site visit on July 8, 2019, vibration levels were observed by BAC staff to be below the threshold of perception at the project site. Nonetheless, to quantify existing vibration levels at the project site, BAC conducted short-term (10-minute) vibration measurements at the two locations shown on Figure 1. Photographs of the vibration survey locations are provided in Appendix C.

A Larson-Davis Laboratories Model LxT precision integrating sound level meter equipped with a vibration transducer was used to complete the measurements. The results are summarized in Table 3. The Table 3 data indicate that measures average vibration levels in the project vicinity ranged from 37 VdB to 39 VdB RMS.

Table 3
Ambient Vibration Monitoring Results – July 8, 2019

Site	Description	Time of Day	Average Vibration Level, VdB RMS[1]
V-1	West side of project site	12:01 PM	39
V-2	East side of project site	12:30 PM	37

Source: Bollard Acoustical Consultants, Inc.

1. VdB RMS refers to root-mean-square measurements of vibration velocity, reported in decibels.

The low measured vibration levels reported in Table 3 support BAC staff observations that baseline vibration levels were below the threshold of perception at the project site.

Regulatory Setting: Criteria for Acceptable Noise and Vibration Exposure

Federal

Federal Transit Administration (FTA)

There are no federal noise criteria which would be directly applicable to this project. However, for vibration-sensitive land uses located near the Union Pacific Railroad (UPRR), the City of Pleasanton requires a vibration impact assessment relative to the criteria established by the U.S. Department of Transportation's Federal Transit Administration (FTA). The FTA vibration impact criteria is based on maximum overall levels for a single event, such as train passbys, vehicle passbys on roadways and heavy equipment operations. The vibration impact criteria, identified in Table 6-3 of the FTA's Transit Noise and Vibration Impact Assessment Manual (September 2018), has been reproduced in Table 4. Although the project site is not located near UPRR tracks, the FTA vibration impact criteria was nonetheless conservatively applied to the project for the assessment of construction-related vibration impacts.

Table 4
Groundborne Vibration Impact Criteria

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 micro-inch/sec, RMS)		
	Frequent Events[1]	Occasional Events[2]	Infrequent Events[3]
Category 1 – Buildings where vibration would interfere with interior operations	65[4]	65[4]	65[4]
Category 2 – Residences and buildings where people normally sleep	72	75	80
Category 3 – Institutional land uses with primarily daytime use	75	78	83

Notes:
[1] "Frequent Events" is defined as more than 70 vibration events of the same source per day.
[2] "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day.
[3] "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day.
[4] This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. For equipment that is more sensitive, a Detailed Vibration Analysis must be performed.

Source: Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual (Sep. 2018), Table 6-3

State of California

California Environmental Quality Act (CEQA)

The State of California has established regulatory criteria that are applicable to this assessment. Specifically, Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. According to Appendix G of the CEQA guidelines, the project would result in a significant noise or vibration impact if the following occur:

A. Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

B. Generation of excessive groundborne vibration or groundborne noise levels?

C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

It should be noted that audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered unacceptable according to CEQA. Because every physical process creates noise, the use of audibility alone as significance criteria would be unworkable. CEQA requires a

substantial increase in noise levels before noise impacts are identified, not simply an audible change.

Local

Pleasanton General Plan

The City of Pleasanton General Plan Noise Element provides goals, policies, and programs to ensure that city residents are not subjected to noise beyond acceptable levels. The General Plan includes noise and land use compatibility guidelines for proposed land uses affected by transportation noise sources (Figure 4). The General Plan Noise Element policies and programs are reproduced below.

Policy 1: Require new projects to meet acceptable exterior noise level standards

Program 1.1 Use the normally acceptable designation and text description contained in Figure 4 (Table 11-5 of the General Plan) "Noise and Land Use Compatibility Guidelines," to determine the acceptability of new development and to determine when noise studies are required. For new single-family residential development, maintain a maximum day/night average noise level standard of 60 dBA L_{dn} for exterior noise in private or shared outdoor use areas excluding front yards. For new multi-family residential development, maintain a maximum standard of 65 dBA L_{dn} in community outdoor recreation areas (or 60 dBA L_{dn} when the outdoor noise is due to aircraft). Noise standards are not applied to balconies or front yards. In the Downtown, the City Council will evaluate the requirement to achieve these standards on a case-by-case basis.

Program 1.2 Where high noise levels are the result of railroad trains, an exterior noise level of up to 70 dBA L_{dn} would be considered compatible with most residential development recognizing that day-night average noise levels are controlled by intermittent, loud events. Vibration-sensitive land uses located near the Union Pacific Railroad tracks should demonstrate compatibility with the Federal Transit Administration's vibration impact criteria by completing site-specific vibration analyses.

Program 1.3 Use noise guidelines and contours to determine the need for noise studies, and require new developments to construct or pay for noise attenuation features as a condition of approving new projects. An exterior increase of more than 4 decibels is considered significant.

Program 1.4 Require noise studies for future projects to use a consistent format, to include a description of the methodology and assumptions used, to analyze alternative noise mitigation measures, and to evaluate the effectiveness of the mitigation following implementation.

Program 1.5 Encourage the use of setbacks, landscaped earth berms, and frontage roads where feasible to reduce exterior noise levels. The use of sound walls should

only be used where other mitigation measures are not feasible. Where sound and frontage roads walls are needed, design and high quality materials, as well as landscaping, should be used to mitigate their visual impact.

Program 1.6 Require a vibration study, prepared by a qualified vibration consultant, with a site-specific engineering assessment for any proposed construction project that would require pile-driving or similar vibration causing impacts. The assessment would minimize potential vibration impacts through such measures as pre-drilling pile hoses, driving piles hydraulically or enclosing sheet piles with rubber aprons. The City Engineer would review and approve all vibration studies.

Policy 2: Reduce outdoor noise levels in existing residential areas where economically and aesthetically feasible.

Program 2.1 Consider Capital Improvement Program (CIP) funding for repair, landscaping, and maintenance of existing deteriorated sound walls.

Program 2.2 Project and monitor noise levels using traffic projections and periodic noise monitoring.

Program 2.3 Where traffic volumes increase by more than 50 percent from baseline 2006 noise data, verify projected noise levels with noise monitors at locations adjacent to residential and other noise sensitive areas.

Program 2.4 When considering approval of uses with loading bays, drive-through restaurant facilities, or other features that could generate noise, ensure that any nearby residential neighborhoods are protected as much as possible from excessive noise.

Policy 3: Ensure that noise does not exceed interior noise levels of 45 dBA L_{dn} for residential uses and those levels specified in noise studies for other uses.

Program 3.1 Require new developments to pay their fair share of mitigation measures necessary to reduce interior noise levels within existing adjacent or impacted land uses.

Program 3.2 Require noise-attenuation measures when necessary to ensure that interior noise levels for new single- and multi-family residences do not exceed 45 dBA L_{dn}. Interior noise levels shall not exceed 45 dBA L_{dn} in any new residential units (single and multi-family). Development sites exposed to noise levels exceeding 60 dBA L_{dn} shall be analyzed following protocols in Appendix Chapter 12, Section 1208, A, Sound Transmission Control, 2001 (current) *California Building Code,* Section 1207.

Program 3.3 New residential development affected by noise from railroad trains and aircraft shall be designed to limit typical maximum instantaneous noise levels to 50 dBA in bedrooms and 55 dBA in other rooms.

Program 3.3 New residential development affected by noise from railroad trains and aircraft shall be designed to limit typical maximum instantaneous noise levels to 50 dBA in bedrooms and 55 dBA in other rooms.

Program 3.4 Appropriate interior noise levels in commercial, industrial, and office buildings are a function of the use of the space. Interior noise levels in noise-sensitive spaces (e.g., offices) generally should be maintained at 45 dBA L_{eq} or less (hourly average).

Policy 4: Control noise at its source to maintain existing noise levels, and in no case to exceed acceptable noise levels as established in the *Noise and Land Use Compatibility Guidelines,* Figure 4.

Program 4.1 Enforce the noise emission standards for various noise-emitting land uses established in the City's *Noise Ordinance.*

Program 4.2 Develop a mechanical drive engine ordinance that would establish noise limits for engines, such as electricity generators, used in commercial and industrial operations.

Program 4.3 Aggressively enforce the noise emissions standards for all vehicles. Enforce Section 27007 of the *California Motor Vehicle Code.* This section prohibits amplified sound which can be heard 50 or more feet from a vehicle. Control excessive exhaust noise by enforcing Section 27150 of the *California Motor Vehicle Code.*

Program 4.4 Explore opportunities to reduce noise-impacted areas through alternative street paving methods and materials.

Program 4.5 Rebuild or build sound berms or walls as Capital Improvement Projects of the City to provide improved sound mitigation for existing neighborhoods impacted by unacceptable noise.

Program 4.6 Require developers of new projects that would significantly increase noise in nearby homes to mitigate noise impacts with walls, berms or other measures, and/or to provide noise attenuating measures in the homes.

Policy 5: Protect schools, hospitals, libraries, religious facilities, convalescent homes, and other noise-sensitive uses from noise levels exceeding those allowed in residential areas.

Program 5.1 Locate new noise-sensitive land uses away from noise sources unless development plans include appropriate mitigation measures.

Program 5.2 Locate new noise sources away from noise-sensitive land uses unless development plans include appropriate mitigation measures.

Policy 6: Limit truck traffic in residential and commercial areas to designated truck routes, as consistent with State law.

Program 6.1 Limit construction, delivery, and through-truck traffic to designated routes.

Program 6.2 Enforce the use of truck routes.

Policy 7: Design City streets to reduce noise levels in adjacent areas.

Program 7.1 As appropriate, require sound-attenuating paving on streets, earth berms, setbacks, sound walls, and/or other noise reduction techniques as conditions of development approval. Developers should use sound walls only where other techniques are not feasible. Where sound walls are needed, design and high quality materials, as well as landscaping, should be used to mitigate their visual impact.

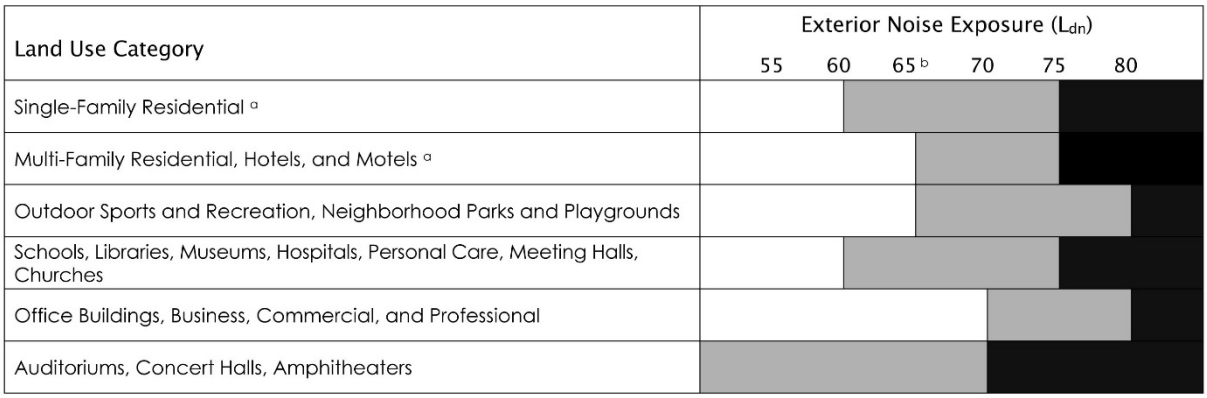
Program 7.2 Attempt to maintain collector streets at 6,000-10,000 or fewer average daily trips (ADT) to ensure acceptable noise levels within adjacent residences.

Policy 8: Encourage other agencies to reduce noise levels generated by roadways, railways, airports, rapid transit, and other facilities.

Program 8.1 Coordinate with the County Airport Land Use Commission, State Department of Health Services, BART, Union Pacific Railroad Company, Altamont Commuter Express (ACE), Livermore, Dublin, Alameda County, and other agencies, as necessary, to reduce noise generated from sources outside the City's jurisdiction.

Program 8.2 Work with the City of Livermore to address noise impacts of the Livermore Municipal Airport, including the joint monitoring of aircraft noise on a periodic basis.

Figure 4
Noise and Land Use Compatibility Guidelines
City of Pleasanton General Plan Noise Element



a In noise environments resulting primarily from railroad trains, exterior noise levels up to 70 dBA Ldn are normally acceptable recognizing that day-night average noise levels are controlled by intermittent, loud events.

b <65 dBA outdoors = < 45 dBA indoors

NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements

CONDITIONALLY ACCEPTABLE
Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.

UNACCEPTABLE
New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

Pleasanton Municipal Code (Noise Ordinance)

The provisions of the City of Pleasanton Noise Ordinance which would be most applicable to this project are reproduced below. The complete text of the City Noise Ordinance is provided in Appendix F.

9.04-030 Noise Limits – Residential property.

A. Residential Property. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on residential property, noise level in excess of 60 dBA at any point outside of the property plane, unless otherwise provided in this chapter.

9.04.100 Construction.

Notwithstanding any other provision of this chapter, between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sunday and holidays, when the exemption shall apply between 10:00 a.m. and 6:00 p.m., construction, alteration or repair activities which are authorized by a valid city permit shall be allowed if they meet at least one of the following noise limitations:

A. Noise individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet. If the device is housed within a structure on the property, the measurements shall be made outside the structure at a distance as close to 25 feet from the equipment as possible; or

B. The noise level at any point outside of the property plan of the project shall not exceed 86 dBA.

Impacts and Mitigation Measures

Thresholds of Significance

For the purposes of this report, a noise and vibration impact is considered significant if the project would result in:

- Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards.

- Generation of excessive groundborne vibration or groundborne noise levels.

- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

The project site is not within the vicinity of a private airstrip; therefore, the last threshold listed above is not discussed further. CEQA requires the identification of significant noise impacts if the project would result in substantial permanent or temporary increases in noise. Audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered unacceptable according to CEQA. Because every physical process creates noise, whether by the addition of a single vehicle on a roadway, or a tractor in an agricultural field, the use of audibility alone as significance criteria would be unworkable. CEQA requires a substantial increase in noise levels before noise impacts are identified, not simply an audible change.

The CEQA guidelines, however, do not specify the numeric noise level increase which is considered substantial. It is generally recognized that an increase of at least 3 dB for similar noise sources is usually required before most people will perceive a change in noise levels, and an increase of 6 dB is required before the change will be clearly noticeable (Egan, Architectural Acoustics, page 21, 2007, McGraw Hill).

The Federal Interagency Commission on Noise (FICON) has developed a graduated scale for use in the assessment of project related noise level increases. Table 5 was developed by FICON as a means of developing thresholds for impact identification for project related noise level increases. The FICON standards have been used extensively in recent years by the authors of

this section in the preparation of the noise sections of Environmental Impact Reports that have been certified in many California Cities and Counties.

Table 5
Significance of Changes in Cumulative Noise Exposure

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more
Source: Federal Interagency Committee on Noise (FICON)	

Based on the FICON research, as shown in Table 5, a 5 dB increase in noise levels due to a project is required for a finding of significant noise impact where ambient noise levels without the project are less than 60 dB L_{dn}. Where pre-project ambient conditions are between 60 and 65 dB L_{dn}, a 3 dB increase is applied as the standard of significance. Finally, in areas already exposed to higher noise levels, specifically pre-project noise levels in excess of 65 dB L_{dn}, a 1.5 dB increase is considered by FICON as the threshold of significance. The rationale for the graduated scale used in the FICON standards is that test subjects' reactions to increases in noise levels varied depending on the starting level of noise. Specifically, with lower ambient noise environments, such as those below 60 dB L_{dn}, a larger increase in noise levels was required to achieve a negative reaction than was necessary in more elevated noise environments.

The use of the FICON standards are considered conservative relative to thresholds used by other agencies in the State of California. For example, the California Department of Transportation (Caltrans) requires a project related traffic noise level increase of 12 dB for a finding of significance, and the California Energy Commission (CEC) considers project related noise level increases between 5 and 10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding of significant noise impacts as low as 1.5 dB, provides a very conservative approach to impact assessment for this project.

The following criteria based on standards identified in the General Plan, Municipal Code, Federal Transit Administration (FTA), and FICON were used to evaluate the significance of environmental noise resulting from the project:

- A significant noise impact would be identified if the project would expose persons to or generate noise levels that would exceed applicable noise standards presented in the General Plan or Municipal Code.

- A significant impact would be identified if the construction of the project would expose persons to excessive vibration levels. Specifically, an impact would be identified if groundborne vibration levels due to project construction activities exceed the FTA Groundborne Vibration Impact criteria provided in Table 4.

- A significant impact would be identified if traffic generated by the project would substantially increase noise levels at sensitive receptors in the vicinity. A substantial increase would be identified relative to the FICON standards provided in Table 5.

Noise Impacts Due to the Project

Off-Site Traffic Noise Impacts

With development of the project site, traffic volumes on the local roadway network will increase. Those increases in daily traffic volumes will result in a corresponding increase in traffic noise levels at existing uses located along those roadways. The FHWA Model was used with traffic data provided by the client to predict project traffic noise level increases relative to Existing, Existing Plus Approved Projects, and Cumulative, project and no-project conditions.

The following analysis does not consider increases in traffic noise levels due to the project on I-680. As discussed previously, the proposed project would generate less than 100 peak hour vehicle trips which equates to approximately 1,000 vehicle trips per day. Published Caltrans traffic counts for the year 2017 indicate the segment of I-680 adjacent to the project site currently experiences an average daily traffic volume of 146,000. Relative to an existing volume of 146,000, an increase of 1,000 vehicles on I-680 equates to an increase in traffic noise levels of 0.03 dB. This increase would be well below the FICON criteria provided in Table 5, and as a result, a more detailed analysis of I-680 traffic noise impacts due to the project was not warranted.

Impact 1: Increases in Existing Traffic Noise Levels due to the Project

Existing versus Existing Plus Project traffic noise levels on the local roadway network are shown in Table 6. The following section includes an assessment of predicted traffic noise levels relative to the FICON significance noise criteria identified in Table 5. The Table 6 data are provided in terms of L_{dn} at a standard distance of 100 feet from the centerlines of the project-area roadways. Appendix B contains the FWHA model inputs.

Table 6
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases
Existing Conditions

Segment	Roadway	Segment Description	Traffic Noise Level at 100 feet, dB L_{dn}			Substantial Increase?
			Existing	Existing + Project	Increase	
1	Foothill Road	North of project entrance	62.6	62.7	0.1	No
2		South of project entrance	62.6	62.7	0.1	No
Source: FHWA-RD-77-108 with inputs from Fehr and Peers and BAC file data. A complete listing of traffic model inputs is provided in Appendix B.						

The data in Table 6 indicate that traffic generated by the project would result in a traffic noise level increase of 0.1 dB L_{dn}. Relative to the FICON significance criteria identified in Table 5, the increase would not be considered substantial. As a result, off-site traffic noise impacts related to

increases in traffic resulting from the implementation of the project are identified as being ***less than significant***.

Impact 2: Increases in Existing Plus Approved Projects Traffic Noise Levels due to the Project

Existing Plus Approved Projects versus Existing Plus Approved Projects Plus Proposed Project traffic noise levels on the local roadway network are shown in Table 7. The following section includes an assessment of predicted traffic noise levels relative to the FICON significance noise criteria identified in Table 5. The Table 7 data are provided in terms of L_{dn} at a standard distance of 100 feet from the centerlines of the project-area roadways. Appendix B contains the FWHA model inputs.

Table 7
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases
Existing Plus Approved Projects Conditions

Segment	Roadway	Segment Description	Traffic Noise Level at 100 feet, dB L_{dn}			Substantial Increase?
			Existing + AP	Existing + AP + Project	Increase	
1	Foothill Road	North of project entrance	62.8	62.9	0.1	No
2		South of project entrance	62.8	62.9	0.1	No

Source: FHWA-RD-77-108 with inputs from Fehr and Peers and BAC file data. A complete listing of traffic model inputs is provided in Appendix B.

The data in Table 7 indicate that traffic generated by the project would result in a traffic noise level increase of 0.1 dB L_{dn}. Relative to the FICON significance criteria identified in Table 5, the increase would not be considered substantial. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project are identified as being ***less than significant***.

Impact 3: Increases in Cumulative Traffic Noise Levels due to the Project

Cumulative versus Cumulative Plus Project traffic noise levels on the local roadway network are shown in Table 8. The following section includes an assessment of predicted traffic noise levels relative to the FICON significance noise criteria identified in Table 5. The Table 8 data are provided in terms of L_{dn} at a standard distance of 100 feet from the centerlines of the project-area roadways. Appendix B contains the FWHA model inputs.

Table 8
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases
Cumulative Conditions

Segment	Roadway	Segment Description	Traffic Noise Level at 100 feet, dB L_{dn}			Substantial Increase?
			Cumulative	Cumulative + Project	Increase	
1	Foothill Road	North of project entrance	63.1	63.2	0.1	No
2		South of project entrance	63.1	63.2	0.1	No

Source: FHWA-RD-77-108 with inputs from Fehr and Peers and BAC file data. A complete listing of traffic model inputs is provided in Appendix B.

The data in Table 8 indicate that traffic generated by the project would result in a traffic noise level increase of 0.1 dB L_{dn}. Relative to the FICON significance criteria identified in Table 5, the increase would not be considered substantial. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project are identified as being ***less than significant***.

Construction Noise Impacts

Impact 5: Construction Noise

During the construction phases of the proposed project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in typical construction would generate maximum noise levels, as indicated in Table 9, ranging from 55 to 90 dB at a distance of 50 feet.

Table 9
Typical Construction Equipment Noise

Equipment Description	Maximum Noise Level at 50 feet, dBA
Auger drill rig	85
Backhoe	80
Bar bender	80
Boring jack power unit	80
Chain saw	85
Compactor (ground)	80
Compressor (air)	80
Concrete batch plant	83
Concrete mixer truck	85
Concrete pump truck	82
Concrete saw	90
Crane (mobile or stationary)	85
Dozer	85
Dump truck	84
Excavator	85
Flatbed truck	84
Front end loader	80
Generator (25 kilovolt-amperes [kVA] or less)	70
Generator (more than 25 kVA)	82

Table 9
Typical Construction Equipment Noise

Equipment Description	Maximum Noise Level at 50 feet, dBA
Grader	85
Hydra break ram	90
Jackhammer	85
Mounted impact hammer (hoe ram)	90
Paver	85
Pickup truck	55
Pneumatic tools	85
Pumps	77
Rock drill	85
Scraper	85
Soil mix drill rig	80
Tractor	84
Vacuum street sweeper	80
Vibratory concrete mixer	80

Source: Federal Highway Administration 2006.

As discussed in the environmental setting section, existing ambient noise levels at the two monitoring locations on the west and east sides of the project site indicate maximum noise levels were within the range of 58 dB to 84 dB L_{max}. At areas within the project site further removed from the roadway noise sources, maximum noise levels would be lower. Given maximum construction noise levels of 55 to 90 dB L_{max} at 50 feet, construction activities could cause substantial short-term increases in ambient noise levels at existing sensitive land uses located near project construction areas. Although construction activities would be temporary and limited to daytime hours, construction noise could be disruptive to residents located near the project site. Therefore, construction noise is considered ***a potentially significant impact***.

Mitigation for Impact 5: Construction Noise Control Measures

MM-5: To the maximum extent practical, the following measures should be incorporated into the project construction operations:

- Noise-generating construction activities shall not occur within the hours identified in Noise Ordinance Section 9.04.100.
- Locate stationary construction equipment as far from adjacent occupied buildings as possible.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- All construction equipment must meet California Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.
- Designate a noise disturbance coordinator who will be responsible for responding to complaints about construction noise. The telephone number of the noise during disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.

Significance of Impact 5 following Mitigation: *Less than Significant*

Vibration Impacts Associated with Construction Activities

Impact 6: Vibration Generated by Construction Activities

During project construction heavy equipment would be used for grading excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. The nearest residences are located approximately 50 feet from construction activities which would occur on the project site.

The range of vibration source levels for construction equipment commonly used in similar projects are shown in Table 10. The vibration levels depicted in Table 10 are representative of measurements at a distance of 25 feet from the equipment source.

Table 10
Vibration Source Levels for Construction Equipment

Equipment	Approximate RMS L_v[1] at 25 feet
Vibratory roller	94
Large bulldozer	87
Loaded trucks	86
Jackhammer	79
Small bulldozer	58

Notes:

[1] RMS velocity in decibels (VdB) re 1 micro-inch/second

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual (2018)

Because vibration levels generated by the type of construction equipment which will be required for this project dissipates very rapidly with distance, vibration levels at the nearest residences are expected to be below 70 VdB over the course of project construction activities. Construction-generated vibration levels of less than the 70 VdB RMS at nearby existing receptors would satisfy the strictest Federal Transportation Authority (FTA) groundborne vibration impact criteria of 72 VdB shown in Table 4 (regardless of number of vibration events from a source). Therefore, project construction would not result in the exposure of persons to excessive groundborne vibration levels.

It is our understanding that the development is not proposing equipment that would generate significant vibration levels. Therefore, it is not expected that the proposed uses of the development will experience excessive groundborne vibration. Because vibration levels due to and upon the proposed project will satisfy the applicable FTA groundborne impact vibration criteria, this impact is considered to be ***less than significant***.

Noise Impacts Upon the Project

On-Site Traffic Noise Impacts

The California Supreme Court issued an opinion in *California Building Industry Association v. Bay Area Air Quality Management District (2015)* holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project's future users or residents. Nevertheless, the City has policies that address existing/future conditions affecting the proposed project, which are discussed in the following section.

Impact 7: Future Exterior Traffic Noise Levels at Project Site

The FHWA Traffic Noise Model (FHWA-RD-77-108) was used to predict future traffic noise levels at the project site. The FHWA Model was used with future traffic data to predict future exterior traffic noise levels at the project site. Future average daily traffic (ADT) volumes for Foothill Road were obtained from the traffic assessment conducted for the project by Fehr and Peers. Future ADT volumes for I-680 were conservatively estimated by assuming a 50 percent increase relative to existing ADT volumes published by Caltrans. The predicted future traffic noise levels at the residences located nearest to the adjacent roadways are summarized in Table 11. Detailed FHWA Model inputs and results are provided in Appendix G.

The results in Table 11 take into consideration the screening provided by the proposed 5-foot tall noise barrier along Foothill Road. BAC conducted barrier insertion loss calculations to quantify the effectiveness of the proposed noise barrier. Those calculations take into consideration the proposed grading plans which indicate the lots nearest to Foothill Road are depressed approximately 9-10' feet relative to the roadway. The detailed barrier insertion loss calculations are provided in Appendix H.

Table 11
Predicted Future Exterior Traffic Noise Levels[1]

Roadway	Location	Distance from Centerline (feet)[2]	Future Exterior L_{dn} (dB)[3,4,5]
Foothill Road	Nearest backyard areas	65	59
	Nearest first-floor facades	80	59
	Nearest upper-floor facades	80	68
I-680	Nearest backyard areas	300	66
	Nearest first-floor facades	280	67
	Nearest upper-floor facades	280	70

Notes
1 A complete listing of FHWA Model inputs and results are provided in Appendix G.
2 Distances measured from indicated location to the centerline of roadways.
3 Noise level measurements conducted at the project site indicate the existing 12-foot tall noise barrier along the I-680 ROW is reducing traffic noise levels by approximately 10 dB. As a result, a -10 dB offset was applied to the model for the prediction of future I-680 traffic noise levels at the project site.
4 Results take into consideration the proposed noise barrier along Foothill Road. Detailed barrier insertion loss calculations quantifying the effectiveness of the proposed barrier are provided in Appendix H.
5 A +3 dB offset was applied to the upper-floor facades due to reduced ground absorption of sound at elevated floor levels.
Source: Bollard Acoustical Consultants, Inc.

The City of Pleasanton General Plan Noise Element provides exterior noise level standards for single-family residential land uses. The Noise and Land Use Compatibility Guidelines shown on Figure 4 indicate that an exterior noise exposure of less than 60 dB L_{dn} would be considered normally acceptable. Additionally, an exterior noise exposure ranging from 60 dB to 75 dB L_{dn} would be considered conditionally acceptable provided exterior noise level reduction measures have been implemented and necessary noise insulation features have been included in the project design. Specifically, interior traffic noise levels must satisfy the interior noise level standard of 45 dB L_{dn}.

Lots Nearest to Foothill Road

The Table 11 data indicate future exterior traffic noise levels within the backyards of the lots nearest to Foothill Road are predicted to be 59 dB L_{dn}. The predicted future exterior traffic noise exposure level of 59 dB L_{dn} would be considered satisfactory relative to the general plan's normally acceptable exterior noise exposure criterion of 60 dB L_{dn}. As a result, no further consideration of exterior noise mitigation measures would be warranted for the lots nearest to Foothill Road.

Lots Nearest to Interstate 680

The Table 11 data indicate future exterior traffic noise levels within the backyards of the lots nearest to Interstate 680 are predicted to be 66 dB L_{dn}. The predicted exterior noise exposure level of 66 dB L_{dn} takes into consideration the screening provided by the existing 12-foot tall noise barrier along the I-680 right-of-way. Based on the long-term noise level measurements conducted at the project site, it is estimated that the noise barrier is reducing I-680 traffic noise levels by approximately 10 dB. Although the predicted noise exposure level of 66 dB L_{dn} exceeds the general plan's normally acceptable exterior noise exposure criterion of 60 dB L_{dn}, the predicted

exterior noise exposure level would fall within the conditionally acceptable range of 60 dB to 75 dB L_{dn}. Because the existing traffic noise barrier is significantly reducing noise levels on the project site, increasing the height of the barrier to further reduce traffic noise levels would not be considered feasible. Proposed residential land uses within the conditionally acceptable range may be permitted provided interior noise levels satisfy the interior noise level standard of 45 dB L_{dn}. As a result, no further consideration of exterior noise mitigation measures would be warranted for the lots nearest to Interstate 680 provided interior noise levels satisfy the 45 dB L_{dn} criterion.

Because future exterior traffic noise levels at the project site would satisfy the applicable City of Pleasanton criteria, this impact is considered to be ***less than significant***.

Impact 8: Future Interior Traffic Noise Levels at Project Site

Standard residential construction (wood or stucco siding, Sound Transmission Class (STC) 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) typically results in a minimum exterior-to-interior noise level reduction (NLR) of 25 dB with windows closed, and approximately 15 dB with windows open. Therefore, provided exterior noise levels at the building facades nearest to the project roadways do not exceed 70 dB L_{dn}, no further consideration of interior noise mitigation measures would be warranted.

Lots Nearest to Foothill Road

The Table 11 data indicate that at the proposed building facades nearest to Foothill Road, future traffic noise levels are predicted to be 59 dB and 68 dB L_{dn} at first-floor and upper-floor facades, respectively. After consideration of the 25 dB NLR provided by standard residential building construction, future Foothill Road traffic noise levels are predicted to be 34 dB and 43 dB L_{dn} within the nearest first-floor and upper-floor living spaces, respectively. The City of Pleasanton General Plan sets forth an interior noise level standard of 45 dB L_{dn} for residential developments. Therefore, predicted interior noise levels within the range of 34 dB to 43 dB L_{dn} would satisfy the City's 45 dB L_{dn} interior noise level standard and no further consideration of noise mitigation would be warranted relative to the Day-Night Average (L_{dn}) noise level standard.

Lots Nearest to Interstate 680

The Table 11 data indicate that at the proposed building facades nearest to I-680, future traffic noise levels are predicted to be 67 dB and 70 dB L_{dn} at first-floor and upper-floor facades, respectively. After consideration of the 25 dB NLR provided by standard residential building construction, future I-680 traffic noise levels are predicted to be 42 dB and 45 dB L_{dn} within the nearest first-floor and upper-floor living spaces, respectively. The City of Pleasanton General Plan sets forth an interior noise level standard of 45 dB L_{dn} for residential developments. Therefore, predicted interior noise levels within the range of 42 dB to 45 dB L_{dn} would satisfy the City's 45 dB L_{dn} interior noise level standard. However, to provide a margin a safety for upper-floor living spaces, further consideration of noise mitigation would be warranted. As a result, noise impacts associated with Day-Night Average (L_{dn}) traffic noise levels within the upper-floor living spaces of the nearest buildings to I-680 are identified as being ***potentially significant.***

Mitigation for Impact 8: Building Improvement Measures

MM-8: The following measures should be incorporated into the building facade construction:

- For the seven (7) lots located nearest to Interstate 680, the north-, east-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 illustrates the facades requiring improved STC rated windows.

- Standard residential construction practices (wood or stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) would be adequate for the remainder of the development.

- Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Significance of Impact 8 following Mitigation: *Less than Significant*

This concludes BAC's noise and vibration assessment for the proposed Merritt Property Residential Development in Pleasanton, California. Please contact Jonathan Lopez at (916) 663-0500 or jonl@bacnoise.com with any questions regarding this assessment.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

Appendix B-1

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Data Input Sheet

Project #: 2019-128
Description: Existing
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	18,000	84		16	1	1	35	100	
2		South of project entrance	18,020	84		16	1	1	35	100	
3	Interstate 680	Bernal Avenue to Stoneridge Drive	146,000	65		35	2.1	4.4	65	100	

Appendix B-2

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Data Input Sheet

Project #: 2019-128
Description: Existing Plus Project
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	18,500	84		16	1	1	35	100	
2		South of project entrance	18,520	84		16	1	1	35	100	

Appendix B-3

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Data Input Sheet

Project #: 2019-128
Description: Existing Plus Approved Projects
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	18,800	84		16	1	1	35	100	
2		South of project entrance	18,820	84		16	1	1	35	100	

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Appendix B-4

FHWA-RD-77-108 Highway Traffic Noise Prediction Model
Data Input Sheet

Project #: 2019-128
Description: Existing Plus Approved Projects Plus Project
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	19,300	84		16	1	1	35	100	
2		South of project entrance	19,320	84		16	1	1	35	100	

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Appendix B-5

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Data Input Sheet

Project #: 2019-128
Description: Cumulative
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	20,200	84		16	1	1	35	100	
2		South of project entrance	20,220	84		16	1	1	35	100	

Appendix B-6

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Data Input Sheet

Project #: 2019-128
Description: Cumulative Plus Project
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Foothill Road	North of project entrance	20,700	84		16	1	1	35	100	
2		South of project entrance	20,720	84		16	1	1	35	100	

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Legend

- A LT-1: Facing southeast (37°39'59.51"N 121°55'4.17"W)
- B V-1: Facing west (37°39'59.43"N 121°55'4.25"W)
- C LT-2: Facing east (37°40'8.75"N 121°54'40.76"W)
- D V-2: Facing west (37°40'8.75"N 121°54'40.76"W)

Merritt Property
Pleasanton, California

Photographs of Noise and Vibration Survey Locations

Appendix C

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Appendix D-1
Ambient Noise Monitoring Results at Site LT-1
Merritt Property Residential Development - Pleasanton, California
Tuesday, July 09, 2019

Hour	Leq	Lmax	L50	L90
12:00 AM	48	69	47	43
1:00 AM	45	62	43	40
2:00 AM	45	58	44	41
3:00 AM	46	61	45	42
4:00 AM	50	69	48	46
5:00 AM	55	69	51	48
6:00 AM	59	74	56	46
7:00 AM	58	68	56	45
8:00 AM	58	73	56	48
9:00 AM	57	72	55	46
10:00 AM	56	74	53	44
11:00 AM	56	73	53	44
12:00 PM	56	80	54	44
1:00 PM	55	68	52	43
2:00 PM	56	70	54	44
3:00 PM	56	71	55	46
4:00 PM	58	72	57	50
5:00 PM	59	73	58	51
6:00 PM	58	76	57	48
7:00 PM	55	72	53	45
8:00 PM	54	72	51	43
9:00 PM	53	66	50	44
10:00 PM	53	68	50	44
11:00 PM	50	67	47	43

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	59	53	57	59	45	53
Lmax (Maximum)	80	66	72	74	58	66
L50 (Median)	58	50	54	56	43	48
L90 (Background)	51	43	46	48	40	44

Computed Ldn, dB	60
% Daytime Energy	81%
% Nighttime Energy	19%

GPS Coordinates	37°39'59.51"N
	121°55'4.17"W

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Appendix D-2
Ambient Noise Monitoring Results at Site LT-1
Merritt Property Residential Development - Pleasanton, California
Wednesday, July 10, 2019

Hour	Leq	Lmax	L50	L90
12:00 AM	47	64	46	44
1:00 AM	48	62	46	42
2:00 AM	46	64	44	39
3:00 AM	45	60	44	39
4:00 AM	49	67	48	42
5:00 AM	54	73	46	42
6:00 AM	58	69	56	43
7:00 AM	58	70	57	47
8:00 AM	57	70	56	46
9:00 AM	57	68	55	44
10:00 AM	60	79	58	49
11:00 AM	55	71	53	44
12:00 PM	55	68	53	44
1:00 PM	55	67	53	43
2:00 PM	57	77	54	45
3:00 PM	57	73	55	46
4:00 PM	57	72	56	45
5:00 PM	58	70	56	45
6:00 PM	57	70	55	44
7:00 PM	57	84	54	43
8:00 PM	55	69	52	45
9:00 PM	54	67	51	47
10:00 PM	52	63	50	46
11:00 PM	51	63	48	43

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	60	54	57	58	45	52
Lmax (Maximum)	84	67	72	73	60	65
L50 (Median)	58	51	54	56	44	47
L90 (Background)	49	43	45	46	39	42

Computed Ldn, dB	59
% Daytime Energy	84%
% Nighttime Energy	16%

GPS Coordinates	37°39'59.51"N
	121°55'4.17"W

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Appendix D-3
Ambient Noise Monitoring Results at Site LT-2
Merritt Property Residential Development - Pleasanton, California
Tuesday, July 09, 2019

Hour	Leq	Lmax	L50	L90
12:00 AM	51	61	50	46
1:00 AM	51	61	50	46
2:00 AM	53	61	52	47
3:00 AM	56	64	55	51
4:00 AM	61	68	61	58
5:00 AM	62	69	62	60
6:00 AM	59	72	57	53
7:00 AM	57	65	56	53
8:00 AM	59	73	58	56
9:00 AM	58	63	58	56
10:00 AM	58	67	57	56
11:00 AM	57	64	57	55
12:00 PM	57	68	56	54
1:00 PM	58	71	58	55
2:00 PM	57	68	56	54
3:00 PM	57	64	57	55
4:00 PM	57	64	57	54
5:00 PM	58	71	58	56
6:00 PM	58	66	57	56
7:00 PM	56	64	56	54
8:00 PM	56	75	56	54
9:00 PM	55	64	55	52
10:00 PM	55	66	55	52
11:00 PM	54	61	53	51

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	59	55	57	62	51	57
Lmax (Maximum)	75	63	67	72	61	65
L50 (Median)	58	55	57	62	50	55
L90 (Background)	56	52	55	60	46	52

Computed Ldn, dB	64
% Daytime Energy	61%
% Nighttime Energy	39%

GPS Coordinates	37°40'8.75"N
	121°54'40.76"W

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Appendix D-4
Ambient Noise Monitoring Results at Site LT-2
Merritt Property Residential Development - Pleasanton, California
Wednesday, July 10, 2019

Hour	Leq	Lmax	L50	L90
12:00 AM	53	59	52	50
1:00 AM	53	69	51	48
2:00 AM	53	61	52	47
3:00 AM	55	62	54	51
4:00 AM	58	65	58	55
5:00 AM	58	65	58	56
6:00 AM	56	65	55	52
7:00 AM	57	70	57	53
8:00 AM	58	77	58	56
9:00 AM	57	64	57	53
10:00 AM	53	61	52	50
11:00 AM	58	66	58	54
12:00 PM	58	64	57	55
1:00 PM	57	63	56	54
2:00 PM	56	64	56	54
3:00 PM	56	63	56	55
4:00 PM	57	62	56	55
5:00 PM	57	73	57	55
6:00 PM	57	64	57	55
7:00 PM	56	68	56	53
8:00 PM	58	64	57	55
9:00 PM	58	72	58	56
10:00 PM	58	69	57	55
11:00 PM	57	71	57	54

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	58	53	57	58	53	56
Lmax (Maximum)	77	61	66	71	59	65
L50 (Median)	58	52	57	58	51	55
L90 (Background)	56	50	54	56	47	52

Computed Ldn, dB	63
% Daytime Energy	67%
% Nighttime Energy	33%

GPS Coordinates	37°40'8.75"N
	121°54'40.76"W

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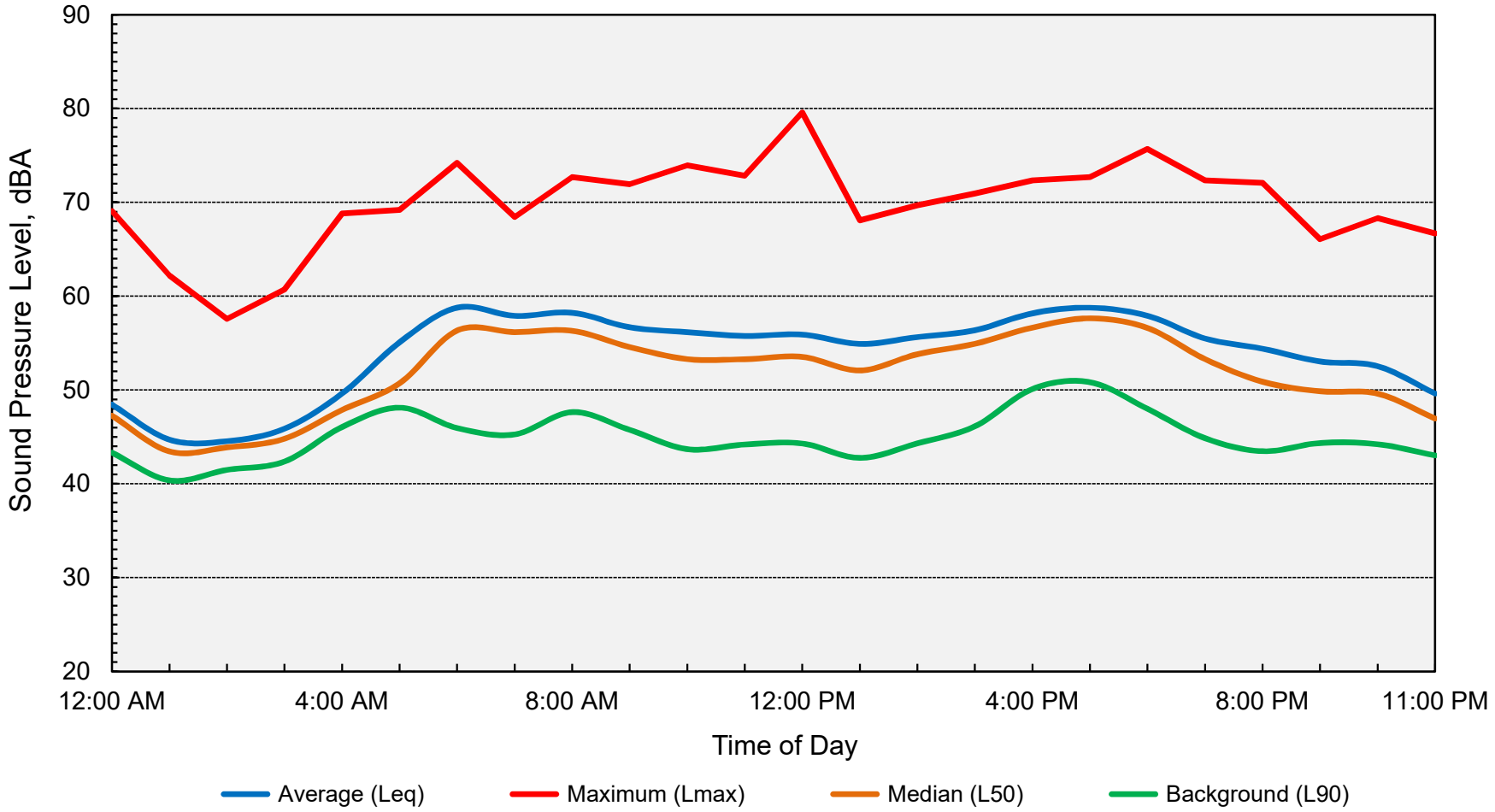
Appendix E-1
Ambient Noise Monitoring Results at Site LT-1
Merritt Property Residential Development - Pleasanton, California
Tuesday, July 09, 2019



Computed Ldn = 60 dB

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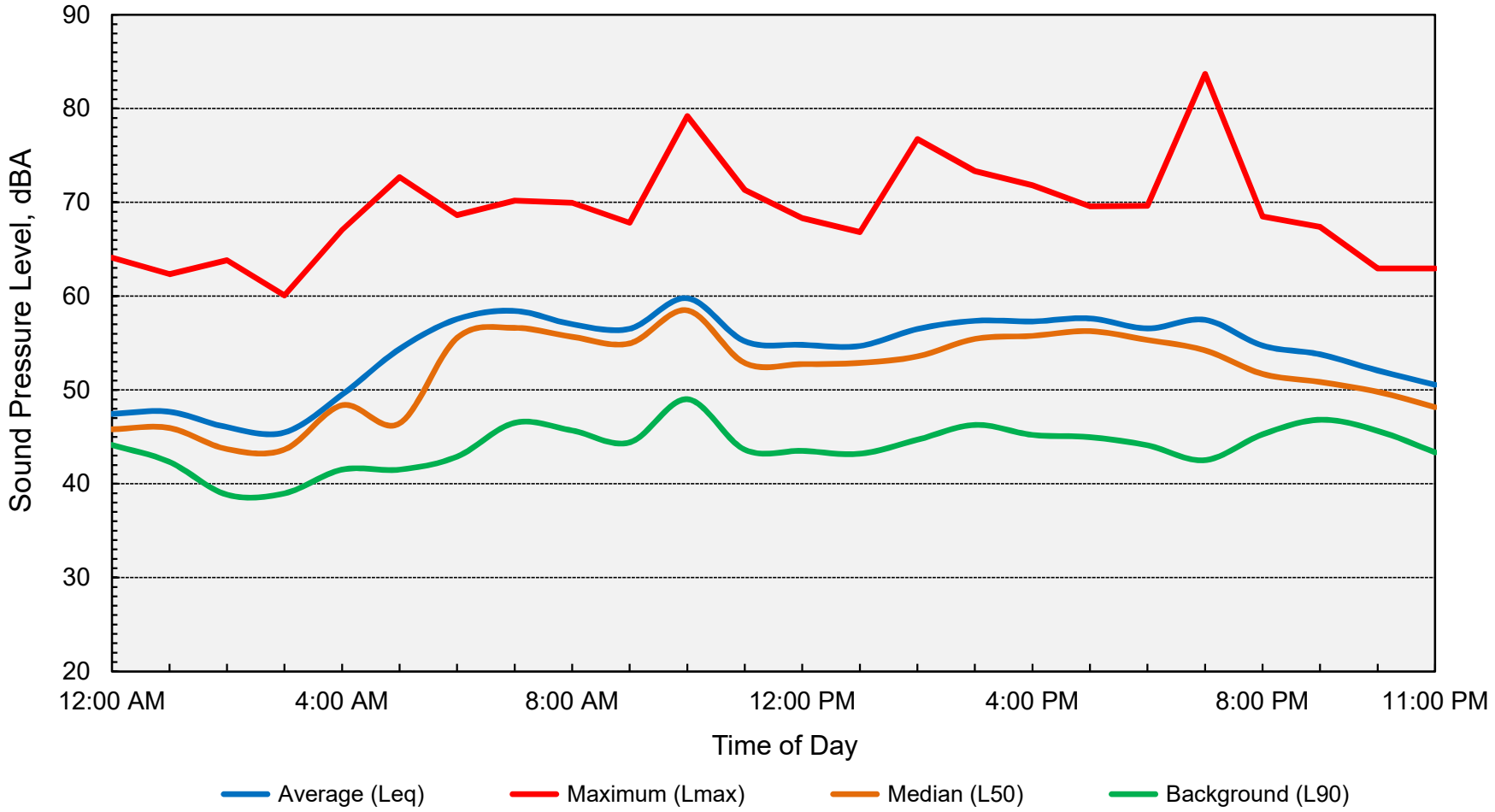
Appendix E-2
Ambient Noise Monitoring Results at Site LT-1
Merritt Property Residential Development - Pleasanton, California
Wednesday, July 10, 2019



Computed Ldn = 59 dB

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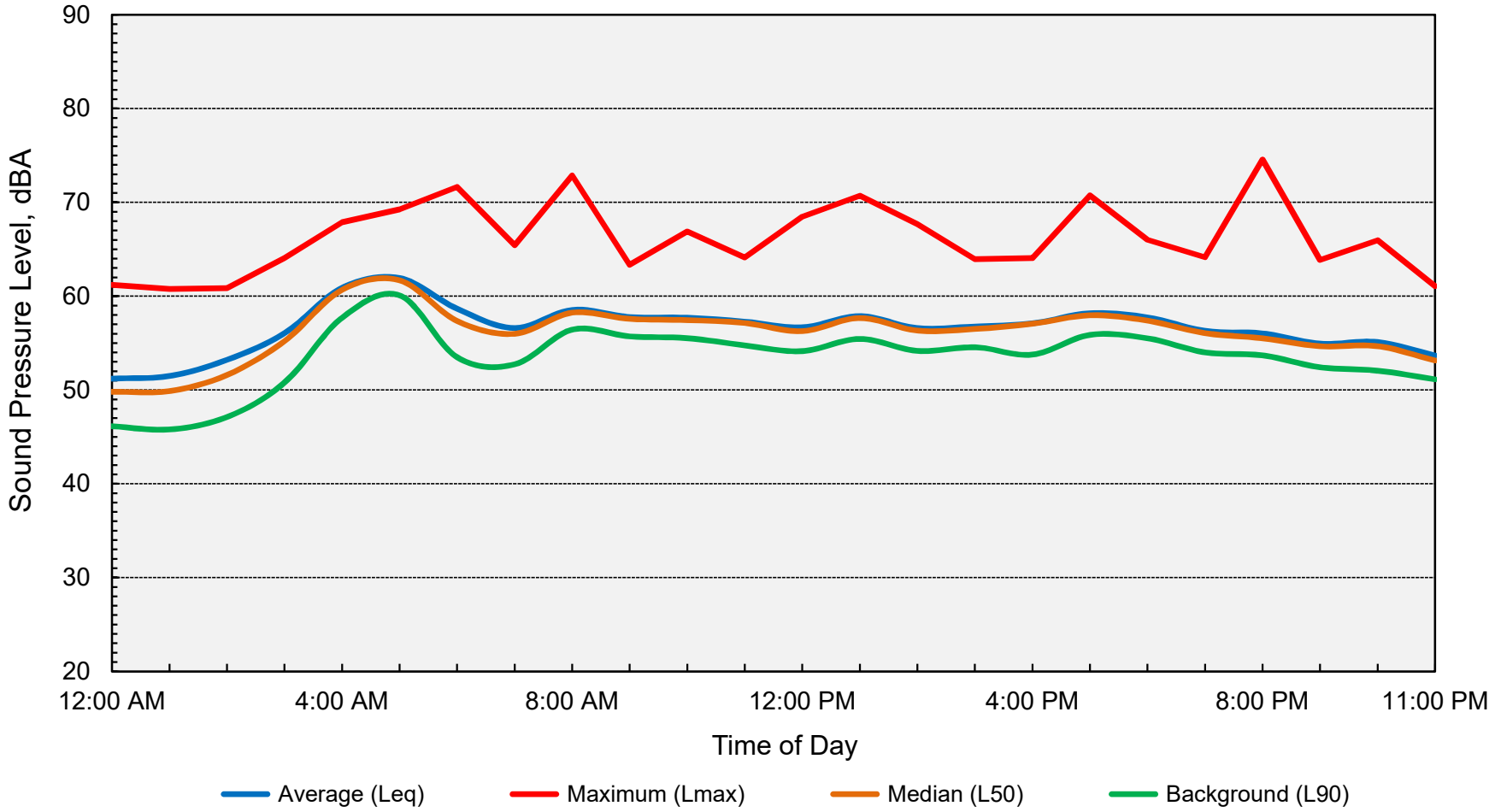
Appendix E-3
Ambient Noise Monitoring Results at Site LT-2
Merritt Property Residential Development - Pleasanton, California
Tuesday, July 09, 2019



Computed Ldn = 64 dB

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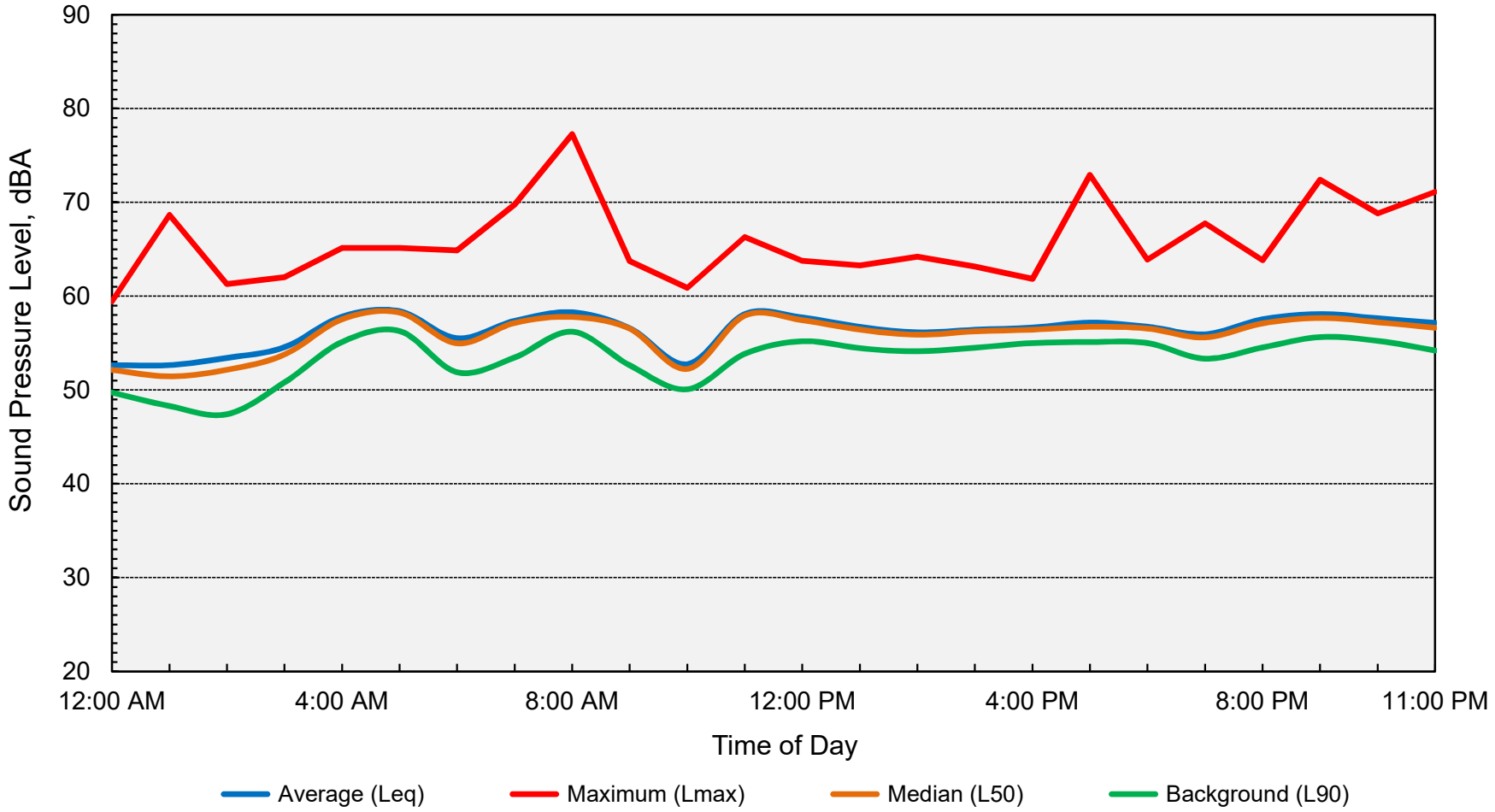
Appendix E-4
Ambient Noise Monitoring Results at Site LT-2
Merritt Property Residential Development - Pleasanton, California
Wednesday, July 10, 2019



Computed Ldn = 63 dB

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Appendix F
City of Pleasanton Noise Ordinance

Chapter 9.04 NOISE REGULATIONS

9.04.010 Declaration of policy.

It is declared to be the policy of the city that the peace, health, safety and welfare of the citizens of the city require protection from excessive, unnecessary and unreasonable noises from any and all sources in the community. It is the intention of the city council to control the adverse effect of such noise sources on the citizens under any condition of use, especially those conditions of use which have the most severe impact upon any person. (Prior code § 4-9.01)

9.04.020 Definitions.

For the purposes of this chapter, certain terms are defined as follows:

A. "Emergencies" mean essential activities necessary to restore, preserve, protect or save lives or property from imminent danger of loss or harm; work by private or public utilities when restoring utility service or such routine testing or standby equipment as may be necessary to assure reliability in the event of emergencies.

B. "Noise level" means the maximum continuous sound level or repetitive peak level produced by a source or group of sources as measured with a precision sound level meter using the "A" weighting scale, and the meter response function set to "slow."

C. "Person" means any individual, or other entity including, but not limited to, a partnership, association or corporation.

D. "Property plane" means a vertical plane including the property line which determines the property boundaries in space.

E. "Sound level" is expressed in decibels (dB), which is a logarithmic indication of the ratio between the acoustic energy present at a given location and the lowest amount of acoustic energy audible to sensitive human ears and weighted by frequency to account for characteristics of human hearing, as given in the American National Standards Institute Standard S1.1, "Acoustic Terminology," paragraph Z.9, or successor reference. All references to dB in this chapter utilize the A-level weighting scale, abbreviated dBA, measured as set forth in this section.

F. "Sound level meter" means an instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement of sound levels, which meets or exceeds the requirements pertinent for Type S2A meters in American National Standards Institute specifications for sound level meters, S1.4-1971, or the most recent revision thereof.

G. "Vehicle" means any device by which any person or property may be propelled, moved or drawn upon a highway or street. (Prior code § 4-9.02)

9.04.030 Noise limits—Residential property.

A. Residential Property. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on residential property, noise level in excess of 60 dBA at any point outside of the property plane, unless otherwise provided in this chapter.

B. Multifamily Residential Property. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on multi-family residential property, a noise level in any dwelling unit in excess of 60 dBA except within the dwelling unit in which the noise source or sources originate. For purposes of this section, measurement of the noise level shall be taken at least four feet from any wall, floor or ceiling inside any dwelling unit on the same property with the windows and doors of the dwelling unit closed.

C. Distribution Transformers. The noise levels from distribution transformers on private property shall be measured at a distance of 25 feet or from the nearest residential structure, whichever is shorter. (Ord. 1880, 2003; prior

code § 4-9.03)

9.04.035 Noise limits—Commercial or industrial use adjacent to residential zone.

Any commercial or industrial use, not including a special downtown accessory entertainment use in the downtown hospitality transition area, which is located within 300 feet from any residential zone and which remains open for business at any time between the hours of 10:00 p.m. and 6:00 a.m. shall adhere to the following standards of performance:

A. The noise level produced on the business premises between the hours of 10:00 p.m. and 6:00 a.m. shall not exceed the residential noise standard at the property plane between the residential zoning district and the commercial zoning district.

B. In the case of a business establishment which: (1) serves alcohol, (2) is located within 300 feet from a residential zoning district, and (3) is open for business between the hours of 10:00 p.m. and 6:00 a.m., the business owner and/or agent in charge shall arrange for responsible agents to patrol the parking lot and take reasonable actions necessary to inhibit loitering, shouting, fighting, revving of vehicle engines, the rapid acceleration of vehicles and other activities which would disturb the peace of a residential neighborhood.

C. No trash shall be dumped outside of the enclosed building area between the hours of 10:00 p.m. and 6:00 a.m. In the alternative, a business which finds it necessary or convenient to dump trash between 10:00 p.m. and 6:00 a.m. may demonstrate pursuant to Section 9.04.110 of this chapter that sound levels from dumping trash are insignificant or have been adequately mitigated. This subsection does not prohibit regularly scheduled pick up of trash by commercial garbage companies.

D. The person in charge of a business premises, whether that person is an owner, employee, agent or contractor, shall be responsible to assure compliance with subsections A through C of this section.

E. The owner of each business subject to this section shall be responsible to inform his or her managers, employees, agents and contractors of the requirements of this section. (Ord. 2055 § 2, 2012; Ord. 1341 § 1, 1987)

9.04.040 Noise limits—Commercial property.

No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on commercial property, a noise level in excess of 70 dBA at any point outside of the property plane, unless otherwise provided in this chapter. (Ord. 2055 § 2, 2012; Ord. 1880, 2003; prior code § 4-9.04)

9.04.043 Noise limits—Special downtown accessory entertainment uses in the downtown hospitality central core or downtown hospitality transition area.

Special downtown accessory entertainment uses shall adhere to the following standards:

A. In the downtown hospitality central core area:

1. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same on commercial property, a noise level in excess of the following at any point outside of the property plane:

Maximum Noise Level (dBA)	Sunday—Wednesday (Hours)	Thursday—Saturday (Hours)
74	8:00 a.m.—10:00 p.m.	8:00 a.m.—11:00 p.m.
70	10:00 p.m.—8:00 a.m.	11:00 p.m.—8:00 a.m.

2. No person shall produce or allow to be produced on commercial property a noise by any machine, animal, device, or any combination of the same on commercial property in excess of the following noise level as measured at the property plane of the nearest residential zoning district:

Maximum Noise Level (dBA)	All Days (Hours)
60	10:00 p.m.—6:00 a.m.

B. In the downtown hospitality transition area:

1. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same a noise level in excess of the following at any point outside of the property plane:

Maximum Noise Level (dBA)	All Days (Hours)
70	8:00 a.m.—9:00 p.m.
60	9:00 p.m.—8:00 a.m.

2. No person shall produce or allow to be produced on commercial property a noise by any machine, animal, device, or any combination of the same on commercial property in excess of the following noise level as measured at the property plane of the nearest residential zoning district:

Maximum Noise Level (dBA)	All Days (Hours)
60	10:00 p.m.—6:00 a.m.

3. In the case of a business establishment which: (a) serves alcohol, and (b) is open for business between the hours of 9:00 p.m. and 8:00 a.m., the business owner and/or agent in charge shall arrange for responsible agents to patrol the parking lot and take reasonable actions necessary to inhibit loitering, shouting, fighting, revving of vehicle engines, the rapid acceleration of vehicles and other activities which would disturb the peace of a residential neighborhood.

4. No trash shall be dumped outside of the enclosed building area between the hours of 9:00 p.m. and 8:00 a.m. In the alternative, a business which finds it necessary or convenient to dump trash between 9:00 p.m. and 8:00 a.m. may demonstrate pursuant to Section 9.04.110 of this chapter that sound levels from dumping trash are insignificant or have been adequately mitigated. This subsection does not prohibit regularly scheduled pick up of trash by commercial garbage companies.

5. The person in charge of a business premises, whether that person is an owner, employee, agent or contractor, shall be responsible to assure compliance with subsections (B)(1) through (4) of this section.

6. The owner of each business subject to this section shall be responsible to inform his or her managers, employees, agents and contractors of the requirements of this section. (Ord. 2055 § 2, 2012)

9.04.050 Noise limits—Industrial property.

No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same on industrial property, a noise level in excess of 75 dBA at any point outside of the property plane, unless otherwise provided in this chapter. (Ord. 1880, 2003; prior code § 4-9.05)

9.04.060 Noise limits—Public property.

A. Residential Area. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on public property in any residential area, a noise level in excess of 60 dBA at a distance of 25 feet or more from the noise source or sources, unless otherwise provided in this chapter.

B. Commercial Area. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on public property in any commercial area, a noise level in excess of 70 dBA at a distance of 25 feet or more from the noise source or sources, unless otherwise provided in this chapter.

C. Industrial Areas. No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same, on public property in any industrial area, a noise level in excess of 75 dBA at a distance of 25 feet or more from the noise source or sources, unless otherwise provided in this chapter.

D. Special Events. Any community activity, sporting event, or special event occurring at the Alameda County fairgrounds, upon any public school grounds, or at any city parks or streets is exempt from the provisions of this chapter, provided that the event has been approved by the appropriate fair association official, school official or city department or city council.

E. Warning Devices. Vehicle horns, or other devices primarily intended to create a loud noise for warning purposes, shall be used only when a situation endangering life, health, or property is imminent. (Prior code § 4-9.06)

9.04.070 Daytime exceptions.

Any noise which does not produce a noise level exceeding 70 dBA at a distance of 25 feet under its most noisy condition of use shall be exempt from the provisions of Sections 9.04.030, 9.04.040 and 9.04.060(A) of this chapter between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sundays and holidays, when the exemption herein shall apply between 10:00 a.m. and 6:00 p.m. (Prior code § 4-9.07(a))

9.04.072 Electricity generators, fuel cells, and wind energy facilities.

Electricity generators, fuel cells, and wind energy facilities, including small, medium, and large electricity generators, and small, medium, and large fuel cell facilities, but not including emergency standby electricity generators, fuel cells, and batteries as defined in Chapter 18.08 of this code, shall not exceed a noise level in excess of 45 dBA at any point on any residentially zoned property outside of the property plane where the electricity generator, fuel cell, or wind energy facilities are located. (Ord. 1880, 2003)

9.04.074 Skateboard ramps.

The city council finds and declares as follows:

A. Skateboard ramps (as defined in Title 18 of this code) are a source of noise which must be regulated; and

B. Skateboard ramps, if built to regulations consistent with safety and noise dampening standards, will be permitted; and

C. The community development department shall be authorized to promulgate regulations consistent with purposes of safety and noise considerations of this code, subject to approval by the city council; and

D. If any skateboard ramp complies with the promulgated regulations concerning skateboard ramp construction, skateboard ramps will be permitted to be used during specified hours, except on Sundays when use of skateboard ramps shall be prohibited, and exempt from this chapter, subject to the city's zoning ordinance, Chapter 18.120, "Nonconforming Uses", of this code. (Ord. 2000 § 1, 2009; Ord. 1273 § 1, 1986)

9.04.076 Skateboard ramp—Time of operation.

If skateboard ramps are built to regulations specified in Section 9.04.074(C) of this chapter, skateboard ramps shall be exempt from noise regulation ordinance Sections 9.04.030, 9.04.040 and 9.04.060(A) of this chapter and will be permitted to operate between the hours of 10:00 a.m. and 4:00 p.m. except on Sunday, and between 7:00 p.m. and 8:00 p.m. except on Sunday, when no skateboard ramp shall be used. No skateboard ramp shall be used for skateboarding between the hours of 4:00 p.m. and 7:00 p.m., or between the hours of 8:00 p.m. and 10:00 a.m., and all day on Sunday. (Ord. 1273 § 1, 1986)

9.04.078 Pool equipment.

A. Pool equipment shall be operated in compliance with the noise limits as specified in this chapter based on where the pool equipment is located (i.e., residential property, commercial property, industrial property, etc.).

B. Pool equipment shall be field tested under operating conditions by the administrative authority for noise limit compliance prior to final approval of pool installation. Testing shall be by a sound level meter as defined in this chapter.

C. Where pool equipment noise limit compliance is not achieved, said equipment shall be relocated, otherwise adjusted/altered, or an enclosure for noise attenuation installed to achieve compliance prior to final approval of pool installation by the administrative authority.

D. Noise attenuation enclosures shall be designed and constructed utilizing standards established by the administrative authority. Such standards shall include, but shall not be limited to, insulation material, requirements for venting and circulation, and accessibility for equipment maintenance. (Ord. 2038 § 1, 2012)

9.04.080 Safety devices.

Aural warning devices which are required by law to protect the health, safety and welfare of the community shall not produce a noise level more than three dBA above the standard or minimum level stipulated by law. (Prior code § 4-9.07(b))

9.04.090 Emergencies.

Emergencies and the testing of associated utility standby equipment are exempt from this chapter. (Prior code § 4-9.07(c))

9.04.100 Construction.

Notwithstanding any other provision of this chapter, between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sunday and holidays, when the exemption shall apply between 10:00 a.m. and 6:00 p.m., construction, alteration or repair activities which are authorized by a valid city permit shall be allowed if they meet at least one of the following noise limitations:

A. No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to 25 feet from the equipment as possible; or

B. The noise level at any point outside of the property plane of the project shall not exceed 86 dBA. (Prior code § 4-9.07(d))

9.04.110 Exception permit.

If the applicant can show to the city manager or his or her designee that a diligent investigation of available noise abatement techniques indicates that immediate compliance with the requirements of this chapter would be impractical or unreasonable, a permit to allow exemption from the provisions contained in all or a portion of this chapter may be issued, with appropriate conditions to minimize the public detriment caused by such exceptions. Any such permit shall be of as short duration as possible up to six months, but renewable upon a showing of good cause, and shall be conditioned by a schedule for compliance and details of methods therefor in appropriate cases. Any person aggrieved with the decision of the city manager or his or her designee may appeal to the city council. (Prior code § 4-9.08)

View the mobile version.

Appendix G-1

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2019-128
Project Name: Merritt Property Residential Development
Roadway Name: Foothill Road

Traffic Data:

Year:	Future
Average Daily Traffic Volume:	20,720
Percent Daytime Traffic:	84
Percent Nighttime Traffic:	16
Percent Medium Trucks (2 axle):	1
Percent Heavy Trucks (3+ axle):	1
Assumed Vehicle Speed (mph):	35
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Nearest backyards	65	0	65	54	59	66
2	Nearest first-floor facades	80	0	63	53	58	65
3	Nearest upper-floor facades	80	3	66	56	61	68

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	16
70	35
65	76
60	163

Notes: 1. Future traffic volumes were obtained from traffic assessment completed by Fehr and Peers.
2. Due to reduced ground absoprtion of sound at elevated facades, a +3 dB offset was applied at elevated second-floor facades.

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Appendix G-2

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2019-128
Project Name: Merritt Property Residential Development
Roadway Name: Interstate 680

Traffic Data:

Year:	Future
Average Daily Traffic Volume:	219,000
Percent Daytime Traffic:	65
Percent Nighttime Traffic:	35
Percent Medium Trucks (2 axle):	2.1
Percent Heavy Trucks (3+ axle):	4
Assumed Vehicle Speed (mph):	65
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Nearest backyards	300	-10	65	54	61	66
2	Nearest first-floor facades	280	-10	65	55	61	67
3	Nearest upper-floor facades	280	-7	68	58	64	70

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	376
70	809
65	1744
60	3756

Notes:
1. Future traffic volumes were estimated by assuming a 50 percent increase relative to existing average daily traffic volumes obtained from Caltrans (2017).
2. Noise level measurements conducted at the project site indicate the existing 12-foot tall noise barrier along the I-680 ROW is reducing traffic noise levels by approximately 10 dB. As a result, a -10 dB offset was applied to the model for the prediction of future traffic noise levels at the project site.
3. Due to reduced ground absoprtion of sound at elevated facades, a +3 dB offset was applied at elevated second-floor facades.

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Appendix H

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2019-128
Project Name: Merritt Property Residential Development
Roadway Name: Foothill Road
Location(s): Nearest backyards

Noise Level Data:

Year: Future
Auto L_{dn}, dB: 65
Medium Truck L_{dn}, dB: 54
Heavy Truck L_{dn}, dB: 59

Site Geometry:

Receiver Description: Nearest backyards
Centerline to Barrier Distance (C_1): 50
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 429
Medium Truck Elevation: 431
Heavy Truck Elevation: 437
Pad/Ground Elevation at Receiver: 419
Receiver Elevation[1]: 424
Base of Barrier Elevation: 423
Starting Barrier Height 5

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height[2] (ft)	L_{dn}, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
428	5	57	47	54	**59**	Yes	Yes	Yes
429	6	56	46	53	**58**	Yes	Yes	Yes
430	7	54	45	52	**57**	Yes	Yes	Yes
431	8	54	44	50	**56**	Yes	Yes	Yes
432	9	53	43	49	**55**	Yes	Yes	Yes
433	10	52	42	49	**54**	Yes	Yes	Yes
434	11	51	41	48	**53**	Yes	Yes	Yes
435	12	50	40	47	**52**	Yes	Yes	Yes
436	13	50	40	46	**52**	Yes	Yes	Yes

Notes: 1.Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

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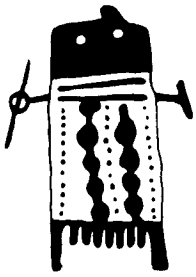

January 27, 1997

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12/27/2022
PUD-147, P22-1089, Trac
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Mr. Jim Summers
The DeSilva Group, Inc.
P.O. Box 2922
Dublin, CA 94568

RE: Cultural Resources Assessment - Merit Property
Tentative Subdivision Map Tract 6892
City of Pleasanton, Alameda County

Dear Mr. Summers,

Please let this letter serve as our report of a cultural resources review of the Merit Property, Tentative Subdivision Map Tract 6892, Pleasanton, Alameda County, California [Figs. 1-3]. This document seeks to satisfy the requirements of the California Environmental Quality Act (CEQA) and local planning and cultural resource requirements of the County of Alameda and the City of Pleasanton.

This letter report relies on a California Historic Resources File System, Northwest Information Center (NWIC) review conducted for Basin Research Associates (File No. 97-19), a select review of maps and records on file at BASIN and a surface field inventory to determine the presence/absence of surface historic and prehistoric cultural resources on the property.[1]

The majority of the archaeological data available for the study area have been compiled as a result of cultural resource management programs undertaken for both public agencies and private entities.[2] A review of the information on file at BASIN and the NWIC indicates no archaeological sites or historic properties are listed on the available state and federal inventories within or adjacent to the project area.

PROJECT LOCATION AND DESCRIPTION

The project is located on an undeveloped land parcel within an suburban portion of the City of Pleasanton, Alameda County, California. The parcel is bounded by residential housing developments on the north and south, several residences fronting on Foothill Road on the west, and by Interstate Highway 680 on the east. The nearest street intersections are Muirwood Drive to

1. Specialized listings consulted include the National Register of Historic Places (National Conference of State Historic Preservation Officers, National Park Service and American Association for State and Local History (AASLH/NPS/NCSHPO 1991); United States National Park Service USNPS 1995); *California Historical Landmarks* (CAL/OHP 1990b) and updates (CAL/OHP v.d.a-c; 1990a, 1991-1995); the *California History Plan* (CAL/OHP 1973a-b); *California Inventory of Historic Resources* (CAL/OHP 1976), *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988), and *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers 1977) as well as local inventories and lists (Quaternary Research Group 1976: see References Cited and Consulted).

2. An extensive background review of the general area can be found in Bard et al. (1992) and Wiberg et al. (1996).

the north and Puri Court to the south (USGS Dublin, Calif. 1980, T 3S R 1W, SE 1/4 of Section 13; T 3S R 1E, unsectioned land) [Fig. 2].

Project specific information is not available at this time. The 38 ± acre parcel is approximately 1920 feet along the north boundary, 2120 feet along the south, 840 feet along the east and 840 feet along the west. Elevations range from 400 to 320 feet west to east.

PREVIOUS RESEARCH/BACKGROUND

The study area is classified as an area of high sensitivity for archaeological resources due to environmental factors suggesting suitability for prehistoric occupation (Quaternary Research Group 1976). No prehistoric or historic archaeological sites have been recorded within a 0.5 mile radius of the project area (NWIC File No. 97-19). One prehistoric site, CA-Ala-555, is just outside of the half-mile radius to the south and another prehistoric site, CA-Ala-483 is approximately 0.75 miles south of the southern boundary of the proposed project. One California Historic Landmark (No. 510), the Francisco Solano Alviso Adobe, is approximately 0.5 mile to the south (CAL/OHP 1976:2, 123, v.d.a:). One cultural resource survey has been conducted for a wastewater system (ACRS n.d.) adjacent to the project parcel on the east. No resources were noted.

Ethnographically the area is situated within the Chochenyo territory of the Costanoan Indians (Kroeber 1925:465; Levy 1978:485). Based on evidence from mission records and archaeological research, Chochenyo territory was home to approximately 2000 Native Americans. The *sewnen* (El Valle) located to the northeast near Livermore (Levy 1978:485, Fig. 1, #7) and the *Pelenen* were the tribelet closest to the project area (Milliken 1995:22, Map 5).[3]

None of the routes of the initial historic exploration of the San Francisco Bay Region through Costanoan territory appear to have been within the general vicinity of the project parcel (Beck and Haase 1974:17, 22).

During the Mexican Period (1821-1846), the project parcel was located within the *Rancho Santa Rita* which was granted to Jose Dolores Pacheco on April 10, 1839 by Governor Alvarado. Pacheco was a native Californian who spent most of his life in San Jose, where he served at various times as alcalde, justice of the peace and subprefect. He died in San Jose on February 25, 1852. In later testimony for Pacheco's claim to the land, Jose Maria Amador, grantee of *Rancho San Ramon* to the north, testified that Pacheco first occupied the land of his rancho in 1830. The land claim for *Rancho Santa Rita* was filed by Jose Dolores Pacheco on February 21, 1852, just days before his death. On June 7, 1853, the Pacheco heirs sold the grant to Augustine Alviso.

The claims by the Pacheco heirs were rejected on April 15, 1854 by the U.S. Land Commissioners and their decision left the ownership of Augustine Alviso in question (Tays 1938:269). Nevertheless, Alviso sold the grant the following year to Samuel P. Martin for $15,000. It is doubtful that Augustine Alviso, co-owner of another large rancho, would have ever lived on *Rancho Santa Rita*. In August 1855, the 1854 decision of the U.S. Land Commissioners was reversed by the U.S. District Court and later affirmed by the Supreme Court thereby confirming the Pachecos' claim.

Rancho Santa Rita included two adobe dwellings. The "First" Pacheco Adobe Dwelling Site, probably dating to 1832, stood on the west edge of Foothill Road (Dublin-Sunol Road) 2.8 miles south of Dublin and 0.37 of a mile north of the Meadowlark Dairy adobe (Hendry and Bowman 1940:615). This adobe dwelling site appears to have been located approximately 500 feet south of

3. For a more extensive review of the Costanoan see Kroeber (1925:462-473), Harrington (1942), Galvan (1967/68) King and Hickman (1973), Levy (1978:485-495), C. King (1978a-b), Mayfield, Buss and Bingham (1981:32), and Milliken (1995).

the project (see Allardt map of 1874).

The second adobe built on *Rancho Santa Rita*, the Pacheco-Alviso Adobe Dwelling dating to ca. 1844 or 1845 (alternatively, known as the Francisco Solano Alviso Adobe), is situated 2500 feet south of the project area (Hendry and Bowman 1940:616). The Alviso Adobe is the oldest structure in the Pleasanton area and one of the last surviving adobes in Alameda County (Bowman 1951:60, Fig. 3, #37; 63). The adobe has been designated as California State Historic Landmark No. 510 (CAL/OHP 1976).

The first survey of the *Rancho Santa Rita* land grant took place in the early 1860s. The 1874 Alameda County map shows the "old adobe" well to the south of the project area. The 1878 Thompson and West map of the study area reiterates the imposing size of the Willow Marsh associated with the *Arroyo de la Laguna*. At this time, the project area was situated within a 750 acre parcel owned by J.W. Dougherty (Thompson and West 1878:52). Dougherty is associated with the early settlement of the Livermore-Amador Valley area and the later town of Doughtery's Station/Dublin.

FIELD SURVEY METHODS AND RESULTS

Archaeological

An inspection of the project area and a pedestrian field inventory were completed by Mr. Stuart A. Guedon (M.A.) on January 14-15, 1996. The field inventory was conducted in accordance with generally accepted archaeological practice with east/west trending transects spaced at less than 20 meters. Surface visibility at the time of the survey was approximately 5% due to vegetation. All visible subsurface ground exposures (e.g, rodent burrows, cuts, etc.) and the sides of a drainage ditch along the south property line were inspected for the subsurface archaeological resources.

The area is a former walnut orchard. A single family residence and related buildings are present at the west end (see below). Trees on the property include three mature oaks, a small number of fruit trees and various ornamental shrubs [Fig. 3].

No significant historic or prehistoric cultural material was observed during the field inventory.

Architectural

The parcel appears have functioned as a farm/ranch complex. A single family residence with a number of associated outbuildings is situated on the west end of project parcel near the Foothill Road entrance. The residence consists of a main structure of indeterminate style with a set-back attached addition approximately half the size extending from one of the gable ends. Both structures are rectangular in plan, single storey and have low-pitch gable roofs covered with galvanized corrugated steel sheathing. The main structure has an attached wood deck which extends across most of the house's front with a simple 2x4 wood railing. A modern sliding glass door provides access to the structure from the deck.

Other building elements include vertical board and batten siding, double hung wood windows intermixed with aluminum "sliders", two low, ventilation cupolas symmetrically set along the roof ridge of the main building, and pipes for sewer and sewer venting attached to the outside wall of the addition. The stylistic details suggest an initial construction date between ca. 1920-1935+. Subsequent renovations (e.g., aluminum windows, sliding glass door) and additions (e.g., wood deck) have occurred since the initial construction.

The free-standing outbuildings in the vicinity of the house appear to conform to common and widespread building types found in both agricultural and industrial settings during ca. 1900-1960s. These buildings include:

1. a wood barrel stave and metal banded water tank (est. 2000+ gallons) set on a wood deck on full length concrete piers with a shallow metal conical roof;
2. a large corrugated-metal building on a poured concrete slab used to house walnut processing machinery; and,
3. a medium-size barn with a three-bay wide gently sloping ventilated roof; roof and siding include a combination of vertical wood and corrugated metal; no hay hood but a protruding strut is present at the ridge and is now used as an electrical power entry point; triple, double-hung windows are present along one side; large entry doors are present at each end; a corrugated metal lean-to-shed is attached to the side at one of the main entry doors.

CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

No prehistoric or historic archaeological sites have been recorded or observed in or adjacent to the project area although the general area has a high sensitivity for archaeological resources. No local, state or federal historically or architecturally significant structures, landmarks or points of interest are located in or adjacent to the proposed project.

A single family residence is present on the project parcel at the western edge along with a number of related outbuildings. The ca. 1920-1935+ residence has been renovated and modified over the past 60 years. It is the opinion of Basin Research Associates that both the building and related outbuildings lack historic significance and architectural integrity. No further research is recommended.

It is the considered opinion of Basin Research Associates, based on our preliminary review of pertinent records, maps and other documents, and a field inventory that any proposed future projects can proceed as planned in regard to prehistoric and historic archaeological resources. No subsurface Hispanic or American Period cultural resources are expected even though the location of a former adobe associated with the *Rancho Santa Rita* is ca. 500 feet to the south of the southern project boundary and the Alviso Adobe site is approximately 0.5 miles to the south.

If any significant cultural materials are exposed or discovered during either site preparation or subsurface construction activities, operations should stop in the vicinity of the find and a qualified professional archaeologist contacted for further review and recommendations.[4]

If you have any questions or if we can be of any further assistance, please do not hesitate to contact us.

Sincerely,
BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby
Principal

CIB/d
Enclosure - 2 Reports

4. Significant cultural materials include but are not limited to: aboriginal human remains; chipped and ground stone tools and their manufacturing waste; shell and bone artifacts; concentrations of fire-cracked rock; ash and charcoal; shell; bone; and, historic features such as privies or building foundations. Appropriate mitigation of the cultural resources may include monitoring of further construction and/or systematic excavation of the resource(s). Any artifacts or samples collected as part of the monitoring or mitigation phases must be properly conserved, cataloged, analyzed, evaluated and curated along with associated documentation in a professional manner consistent with current archaeological standards.

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ATTACHMENTS

LIST OF FIGURES

Figure 1	General Project Location
Figure 2	Project Location (USGS Dublin, Calif. 1980)
Figure 3a	General View of Project Area
Figure 3b	View to North of Residence, Barn and Water Tank

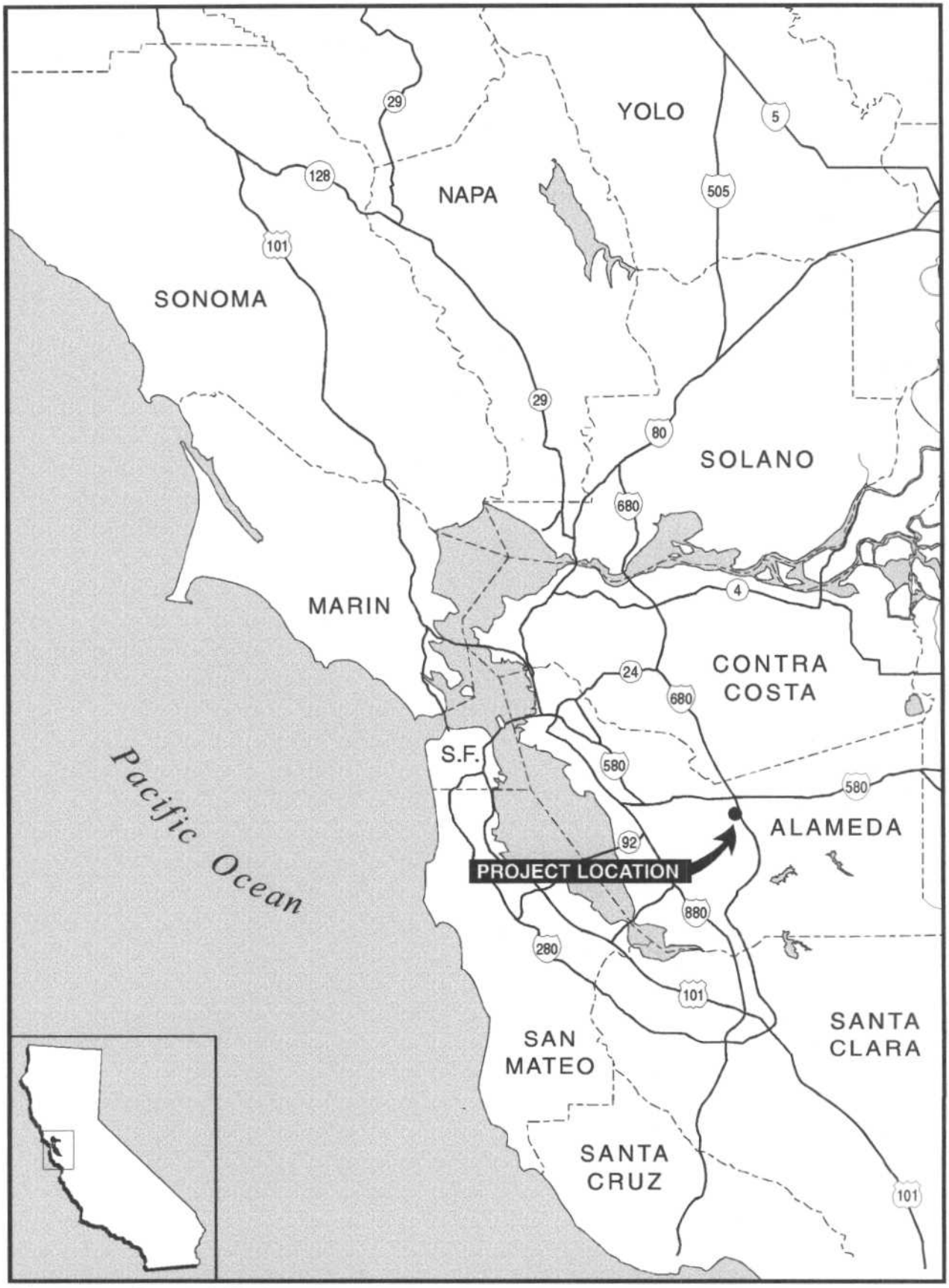

Figure 1: General Project Location

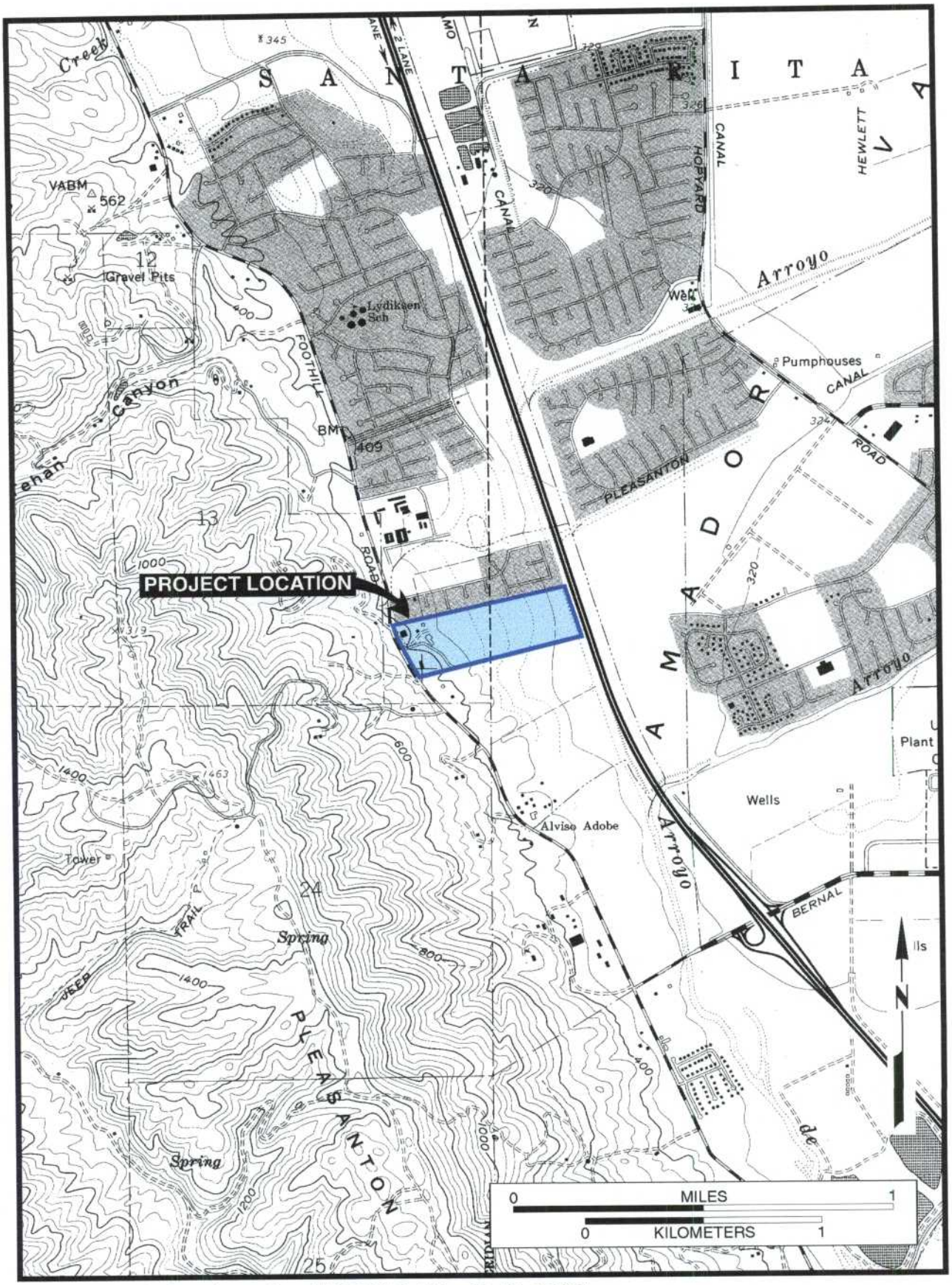

Figure 2: Project Location (USGS Dublin, Calif. 1980)

Figure 3a: General View of Project Area

Figure 3b: View to north of residence, barn and water tank

MEMORANDUM **Basin Research Associates**

Archaeological Review – In Support of Environmental Clearance, Merritt Property (4131 and 4141 Foothill Road), Pleasanton, Alameda County

TO:	Mr. Jim Summers
RE:	Archaeological Review – Merritt Property (4131 and 4141 Foothill Road), Pleasanton, Alameda County
FROM:	Colin I. Busby, Project Principal (510 430-8441 x101)
DATE:	October 23, 2023

INTRODUCTION

This archaeological review was undertaken to review and update the results of the archaeological literature review section of a previous cultural resources assessment completed in 1997 for the "Merit" Property by Basin Research Associates (Busby 1997). The approximately 46-acre project site, located at 4131 and 4141 Foothill Road, Pleasanton, unincorporated Alameda County, is currently slated for residential development and must comply with the requirements of the Program Environmental Impact Report (PEIR) completed for the *City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update* finalized in 2023 (see FirstCarbon Solutions 2022a).

The results of the updated archival records search completed by the California Historical Resources File System, Northwest Information Center (CHRIS/NWIC), Sonoma State University, Rohnert park and the information from the Native American Heritage Commission (NAHC) review of the Sacred Lands File (SLF) are presented in this memo. The information will allow the City's environmental consultant to determine any appropriate mitigation measures to mitigate potential impacts on any significant cultural resources within the project site.

PROJECT LOCATION AND DESCRIPTION

The approximately 46-acre project site, located at 4131 and 4141 Foothill Road, Pleasanton, unincorporated Alameda County is bounded by residential housing developments on the north and south, several residences fronting on Foothill Road on the west, and by Interstate Highway 680 on the east. The nearest street intersections are Muirwood Drive to the north and Puri Court to the south (T 3S, R 1W, Section 13 and T 3S, R 1W unsectioned, United States Geological Survey, Dublin, Calif. 7.5' quadrangle topographic map, 1980) [Figs. 1-3].

The project proponent plans to develop the property for low density residential housing.

RESEARCH PROTOCOLS

A prehistoric and historic site record and literature search was completed by the CHRIS/NWIC (File No. 23-0368 dated 9/19/2023 by Murazzo). Reference material from the Bancroft Library, University of California, Berkeley and Basin Research Associates, San Leandro was also consulted. Specialized listings for cultural resources include:

California History Plan (CAL/OHP 1973);

California Inventory of Historic Resources (CAL/OHP 1976);

Five Views: An Ethnic Sites Survey for California (CAL/OHP 1988);

National Register of Historic Places (NRHP) listings Alameda County (USNPS 2023a-c);

Built Environment Resources Directory (BERD) for Alameda County (CAL/OHP 2023a);

California Historical Resources for Alameda County (CAL/OHP 2023b);

Archaeological Determinations of Eligibility for Alameda County [ADOE] (CAL/OHP 2023c); and,

Other relevant sources (see References Cited).

The Native American Heritage Commission (NAHC) had been contacted previously for a review of the Sacred Lands File (SLF) for the *Housing Element Update* and reported negative findings (see FirstCarbon Solutions 2022b). The City of Pleasanton conducted Native American consultation in accordance with AB 52 pursuant to Public Resources Code § 21080.3.1 for the *Housing Element Update* (see FirstCarbon Solutions 2022a). No comments were received.

BASIN contacted the NAHC for an updated SLF review (Busby 2023). The results were negative (Campagne 2023).

No other agencies, departments or local historical societies were contacted regarding landmarks, potential historic sites or structures.

RESEARCH RESULTS

The CHRIS/NWIC has eight studies on file (excluding the appendices for S-17993 and OHP correspondence) in or adjacent to the project site with negative results for cultural resources. Fourteen additional studies (excluding OHP correspondence) are within 0.25 mile of the project area (see Table 1). The search was negative for recorded archaeological sites, built environment resources, and/or reported resources within or immediately adjacent to the project site. Two historic structures are within 300-700 feet of the project site (see Table 2).

TABLE 1
STUDIES IN/ADJACENT TO OR WITHIN 0.25 MILE OF PROJECT SITE

Report #	Author	Date	Title	Study Type	Comments	Resources In/Adjacent
In or Adjacent						
S-017993	Brian Hatoff, Barb Voss, Sharon Waechter, Stephen Wee, and Vance Bente	1995	Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project	Archaeological, Architectural/ historical, Field study	P-01-001775 within 0.25 mile search area; Numerous resources outside search area	None
S-017993a-m		1995	Proposed Mojave Northward Expansion Project: Appendices A-M	Various		None
S-019082	Colin I. Busby	1997	Cultural Resources Assessment – Merit Property, Tentative Subdivision Map Tract 6892, City of Pleasanton, Alameda County (letter report)	Archaeological, Field study	Negative	None

TABLE 2, con't
STUDIES IN/ADJACENT TO OR WITHIN 0.25 MILE OF PROJECT SITE

Report #	Author	Date	Title	Study Type	Comments	Resources In/Adjacent
In or Adjacent, con't						
S-022501	California Department of Transportation, District 4	1999	Historic Property Survey Report and Findings of No Historic Properties Affected for I-680 "Sunol Grade" Southbound Improvement Project in the Cities of Pleasanton and Fremont & Unincorporated Alameda County, and in the City of Milpitas, Santa Clara County, 04-ALA-680 KP 0.0/R35.2 (PM 0.0/R21.9) and 04-SCL-680 KP 12.2/16.0 (PM 7.6/9.9), EA 04-259-253700	Archaeological, Architectural/ historical, Management/ planning	Numerous resources outside 0.25 mile search radius	None
S-022501a	Glenn Gmoser, Jeff Rosenthal, William Hildebrandt, and Pat Mikkelsen	1999	Archaeological Survey Report, Archaeological Survey of the I-680 Corridor between Dublin and Milpitas in Alameda and Santa Clara Counties for the "Sunol Grade" Southbound Improvement Project, 04-ALA-680 PM 0.0/21.9 and 04-SCL-680 PM 7.6/9.9; EA 04-259-253	Archaeological, Evaluation, Excavation, Field study	Numerous resources outside 0.25 mile search radius	None
S-022501b	Elizabeth Krase, Marianne Hurley, and William Kostura	1999	Historic Architecture Survey Report for the I-680 "Sunol Grade" Southbound Improvement Project in the Cities of Pleasanton and Fremont and unincorporated Alameda County, and in the City of Milpitas, Santa Clara County, 04-ALA-680 KP 0.0/R35.2 (PM 0.0/R21.	Architectural/ historical, Field study	Numerous resources outside 0.25 mile search radius	None
S-022501c	Daniel Abeyta	1999	FHWA991122A: I-680 Sunol Grade Southbound Improvement Project, Alameda County	OHP Correspondence	Numerous resources outside 0.25 mile search radius	None
S-032251	California Department of Transportation, District 4	2002	Historic Property Survey Report for the I-680 Sunol Grade Northbound HOV Lane Project in the Cities of Pleasanton and Fremont and Unincorporated Alameda County, and in the City of Milpitas, Santa Clara County, 04-ALA-680 KP M0.0/R31.2 (PM M0.0/R19.3) and 04-SCL-680 KP M11.9/M15.9 (PM M7.5/M9.9), EA 04-259-286000	Architectural/ historical, Other research	Three resources outside 0.25 mile search radius	None
S-032251a	Daniel Abeyta	1999	FHWA991122A; I-680 Sunol Grade Southbound Improvement Project, Alameda County	OHP Correspondence	Three resources outside 0.25 mile search radius	None
S-032251b	Alicia R. Langford	2002	Historic Architecture Survey Report for the I-680 Sunol Grade Northbound HOV Lane Project in the Cities of Pleasanton and Fremont and unincorporated Alameda County, and in the City of Milpitas, Santa Clara County, 04-ALA-680 KP M0.0/R31.2 (PM M0.0/R19.3)	Architectural/ historical, Field study	Three resources outside 0.25 mile search radius	None
S-032251c	Alicia R. Langford	2004	Finding of Effect, No Historic Properties Affected for the I-680 Sunol Grade Northbound HOV Lane Project in the Cities of Pleasanton and Fremont and unincorporated Alameda County, and in the City of Milpitas, Santa Clara County, 04-ALA-680 KP M0.0/R31.2 (	Management/ planning, Other research	Three resources outside 0.25 mile search radius	None

TABLE 3, con't
STUDIES IN/ADJACENT TO OR WITHIN 0.25 MILE OF PROJECT SITE

Report #	Author	Date	Title	Study Type	Comments	Resources In/Adjacent
Within 0.25 Mile						
S-000727	Miley Holman and David Chavez	1977	An Archaeological Reconnaissance of Two New Proposed Waste Water Pipeline Routes, Livermore-Amador Valley Water Management Agency, Alameda County	Archaeological, Field study	Negative	None
S-000898	Edward M. Love, Miley Paul Holman, and David Chavez	1976	An Archaeological Reconnaissance of the Proposed Pipeline Routes and Reservoir Locations, Livermore-Amador Valley Water Management Agency, Alameda County, California	Archaeological, Field study	3 resources outside 0.25 mile search radius	None
S-009129	Mary Pyle Peters	1987	Cultural Resources Assessment of the Stoneridge Meadows Project, Pleasanton Specific Plan	Archaeological, Architectural/ historical, Field study	6 resources outside 0.25 mile search area	None
S-012964	Archaeological Consulting and Research Services	n.d.	Report of the Archaeological and Historical Reconnaissance of Two Proposed Alternatives to Modify the City of Pleasanton Wastewater System, Alameda County, California	Archaeological, Excavation, Field study	Negative	None
S-022479	R. Paul Hampson, Charlene Duval, and Roberta S. Greenwood	2000	Cultural Resource Investigations at Alviso Adobe Community Park	Archaeological, Excavation	One resource outside 0.25 mile search radius	None
S-030336	Lorna Billat	2005	New Tower ("NT") Submission Packet, FCC FORM 620, Santos Ranch, SF-06521A.	Archaeological, Field study	Negative	None
S-035234	Lorna Billat	2008	Collocation ("CO") Submission Packet, FCC Form 621, Santos Ranch Road, BA-12032A	Archaeological, Architectural/ historical, Field study	Negative	None
S-042262	Michael Way	2012	Archaeological Sensitivity Assessment, Meadowlark Park / Ensite #11221 (189788), 8251 Santos Ranch Road, Pleasanton, Alameda County, CA 94546, EBI Project #61114937 (letter report)	Archaeological, Field study	Negative	None
S-046220	Heidi Koenig	2015	Zone 7 Water Agency, 2015 Maintenance Projects, Cultural Resources Survey Report	Archaeological, Field study	Negative	None
S-046220a	Heidi Koenig	2015	Archaeological Monitoring Results - Zone 7 Water Agency 2015 Maintenance Projects (ESA #130626.04) (letter report)	Archaeological, Monitoring	Negative	None
S-048940	Jennifer Roland	2016	Phase I Investigation for the Crown Castle Pleasanton Tower Installation Project, Pleasanton, Alameda County, California.	Archaeological, Field study	Negative	None
S-048940a	Dana Whitaker	2016	Collocation ("CO") Submission Packet, FCC FORM 612, Crown Castle-Pleasanton / BU #845523-Trileaf Project #625086, 3986 Santos Ranch Road, Pleasanton CA 94588, Alameda County, Dublin Quadrangle (DeLorme), Latitude: 37º 39' 56.77" N. Longitude: 121º 55' 21.89" W	Archaeological, Evaluation	Negative	None
S-053003	Katherine Cleveland and Heidi Koenig	2019	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Archaeological, Field study	P-01-012186 within 0.25 mile search area; numerous resources outside search radius	None

TABLE 4, con't
STUDIES IN/ADJACENT TO OR WITHIN 0.25 MILE OF PROJECT SITE

Report #	Author	Date	Title	Study Type	Comments	Resources In/Adjacent
Within 0.25 Mile, con't						
S-053003a	Julianne Polanco	2019	COE_2018_1221_001, Section 106 Consultation for the proposed Zone 7 Water Agency Repair of 26 Bank Failures in Dublin and Pleasanton, Alameda County, California (Corps File Number 2018-00434S).	OHP Correspondence	P-01-012186 within 0.25 mile search area; numerous resources outside search radius	None
S-053003b	Heidi Koenig	2019	Archaeological Monitoring Results for 2018-2019 Channel Bank Repair Projects Phase 2 (ESA #160463.31) (letter report)	Archaeological, Field study, Monitoring	P-01-012186 within 0.25 mile search area; numerous resources outside search radius	None

TABLE 2
CULTURAL RESOURCES WITHIN AND IN VICINITY OF PROJECT SITE

Resource	Type	Recorded by	Eligibility NRHP/CRHR	Comment
In/adjacent to Project Site				
None				
Within 0.25 miles of Project Site				
P-01-001775	Historic; Structure; Pleasanton Canal	1994 (Woodward-Clyde Consultants)	Not eligible for the NRHP (DPR)	Resource is ca. 700 feet northeast of project
P-01-012186	Historic; Structure; Alamo Canal	2017 (Heidi Koenig, ESA); 2023 (Heidi Koenig, ESA)	Not eligible for the NRHP (DPR)	Resource is ca. 300 feet east of project

LISTED HISTORIC PROPERTIES

No listed or known National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR) have been identified in or adjacent to the project site.

No potentially significant local, state or federal cultural resources/historic properties, landmarks, points of interest, etc. have been identified in or adjacent to the project site.

ARCHAEOLOGICAL SENSITIVITY

The project site is within an area that is classified as high sensitivity for archaeological resources due to environmental factors suggesting suitability for prehistoric occupation (Quaternary Research Group 1976). However, this determination was based on archival data over 40 years ago and has not been updated to reflect current archaeological information and is currently only used for rough guidance.

No significant prehistoric or historic archaeological sites have been recorded within a 0.25 mile radius of the project site. Three major prehistoric occupation sites are located to the south and southwest:

> ***CA-ALA-555***, prehistoric, approximately 2,600 feet south of the southern project boundary
>
> ***CA-ALA-483***, prehistoric, approximately 4,500 feet south of the southern boundary; and,

CA-ALA-554, prehistoric, approximately one mile to the southwest of the southern boundary.

One California Historic Landmark (No. 510), the Francisco Solano Alviso Adobe, is approximately 0.5 mile to the south (CAL/OHP 1976).

The project site can be considered to have a low-moderate archaeological sensitivity for prehistoric resources based on current information including nearby site distributions and circumstances of discovery. The recorded prehistoric sites approximate 0.5 mile to the south were exposed during residential, commercial or highway development. Residential development and infrastructure construction to the north (Muirwood Drive and Foothill High School), to the south (Foothill Knolls Subdivision)[1], and to the east (Interstate 680, flood control channel maintenance and adjacent residential developments) have not resulted in the exposure of any significant cultural resources suggesting that the project site has a low to low-moderate sensitivity. The foothills to the west have not been extensively developed but BASIN is not aware of any major prehistoric resources in the foothill areas to the west of the project site.

There is also a low potential for historic cultural materials associated with the locations of the two current residences and outbuildings within the project site. Residence 1 (4141 Foothill Road, constructed 1963) appears to have been constructed in the location of a building that was present in 1905 (USGS Pleasanton, Calif. 1906) while Residence 2 (4131 Foothill Road, constructed 1962) may be in the location of a building present in 1941 (USGS Pleasanton, Calif. 1941). The current residences are of modern construction with introduced landscaping and other modifications including renovations and have undoubtedly impacted any potential subsurface historic archaeological deposits if present.

FINDINGS

This updated archival search was completed to determine if significant cultural resources were or are present within or adjacent to the Merritt Property project site.

- The CHRIS/NWIC records search was negative for resources within or adjacent to the project site.
- No known Native American features of cultural significance have been identified within or adjacent to the project site.
- No known potential Hispanic Period archaeological resources (e.g., adobe dwellings or other structures, features, etc.) have been reported within or adjacent to the project site.
- No American Period archaeological sites have been recorded or reported within or adjacent to the project site.
- No evidence of prehistoric or historic era archaeological resources was observed during the 1997 field survey conducted for the project site.
- No listed or known potential NRHP and/or CRHR are located within or adjacent to the project site. No other significant or potentially significant local, state or federal cultural

1. No cultural studies are on file with the CHRIS/NWIC for this subdivision to the immediate south of the project site.

resources/historic properties, landmarks, points of interest, etc. have been identified within or adjacent to the project site.

- Research conducted for the proposed project suggests a low-moderate archaeological sensitivity for prehistoric resources based on current information. There is an also a low potential for historic cultural materials associated with the locations of the two residences developed in the early 1960s constructed in the former locations of buildings constructed 1906-1941. Development and other modifications including renovations have undoubtedly impacted any potential subsurface historic archaeological deposits if present.

MANAGEMENT RECOMMENDATIONS

The project can proceed as planned as it will not affect any recorded historic properties or potentially unique archaeological resources.

Subsurface testing for buried archaeological resources does not appear appropriate due to perceived low to low-moderate sensitivity of the project site based on archival review, the results of a previous field inventory and past residential construction at the former location of two historic structures. In addition, archaeological monitoring during ground disturbing construction is not recommended due to the low-moderate potential for exposing subsurface cultural resources. The following protection measures are recommended:

(a) The Applicant shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources[2] including prehistoric Native American burials.

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2. Significant prehistoric cultural resources are defined as human burials, features or other clusterings of finds made, modified or used by Native American peoples in the past. The prehistoric and protohistoric indicators of prior cultural occupation by Native Americans include artifacts and human bone, as well as soil discoloration, shell, animal bone, sandstone cobbles, ashy areas, and baked or vitrified clays. Prehistoric materials may include:

   a. Human bone - either isolated or intact burials.
   b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
   c Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
   d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
   e. Isolated artifacts

   Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include.

   a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.).
   b. Trash pits, privies, wells and associated artifacts.
   c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
   d. Human remains.

(b) It is recommended that prior to the start of ground disturbing construction, the Applicant implement a *Worker Awareness Training* (WAT) program for cultural resources. Training shall be required for all construction personnel participating in ground disturbing construction to alert them to the archaeological sensitivity of the project area and provide protocols to follow in the event of a discovery of archaeological materials. The training shall be provided by a Registered Professional Archaeologist (RPA).

(c) The RPA shall develop and distribute for job site posting an "ALERT SHEET" summarizing potential archaeological finds that could be exposed and the protocols to be followed as well as points of contact to alert in the event of a discovery.

(d) The Applicant shall retain a Professional Archaeologist on an “on-call” basis during ground disturbing construction to review, identify and evaluate any potential cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

(e) If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the City of Pleasanton and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal *Archaeological Monitoring Plan* (AMP) and/or *Archaeological Treatment Plan* (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the City of Pleasanton in consultation with any regulatory agencies.

(f) State law shall be followed in regard to Native American burials (Chapter 1492, Section 7050.5 to the Health and Safety Code, Sections 5097.94, 5097.98 and 5097.99 of the Public Resources Code). This shall include immediate notification of the appropriate county Coroner/Medical Examiner and the City of Pleasanton.

(g) A *Monitoring Closure Report* shall be filed by the Applicant with the City of Pleasanton at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

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Abbreviations

n.d. no date v.d. various dates N.P. no publisher noted
n.p.p. no place of publisher noted

CHRIS/NWIC, Sonoma State University, Rohnert Park is used for archival material on file at the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park.

ATTACHMENTS

FIGURES

FIGURE 1	General Project Location (ESRI World Street Map)
FIGURE 2	Project Location – T3S R1W Section 13; T3S R1W unsectioned (USGS Dublin, Calif. 1980)
FIGURE 3	Aerial View of Project Site and Vicinity

NATIVE AMERICAN

LETTER	Request to Native American Heritage Commission for Review of Sacred Lands File
LETTER	Response from Native American Heritage Commission

CHRIS/NWIC SEARCH RESULTS

SEARCH	CHRIS/NWIC File. No. 23-0368. Dated September 19, 2023. (No Confidential Information)

Figure 1: General Project Location (ESRI World Street Map)

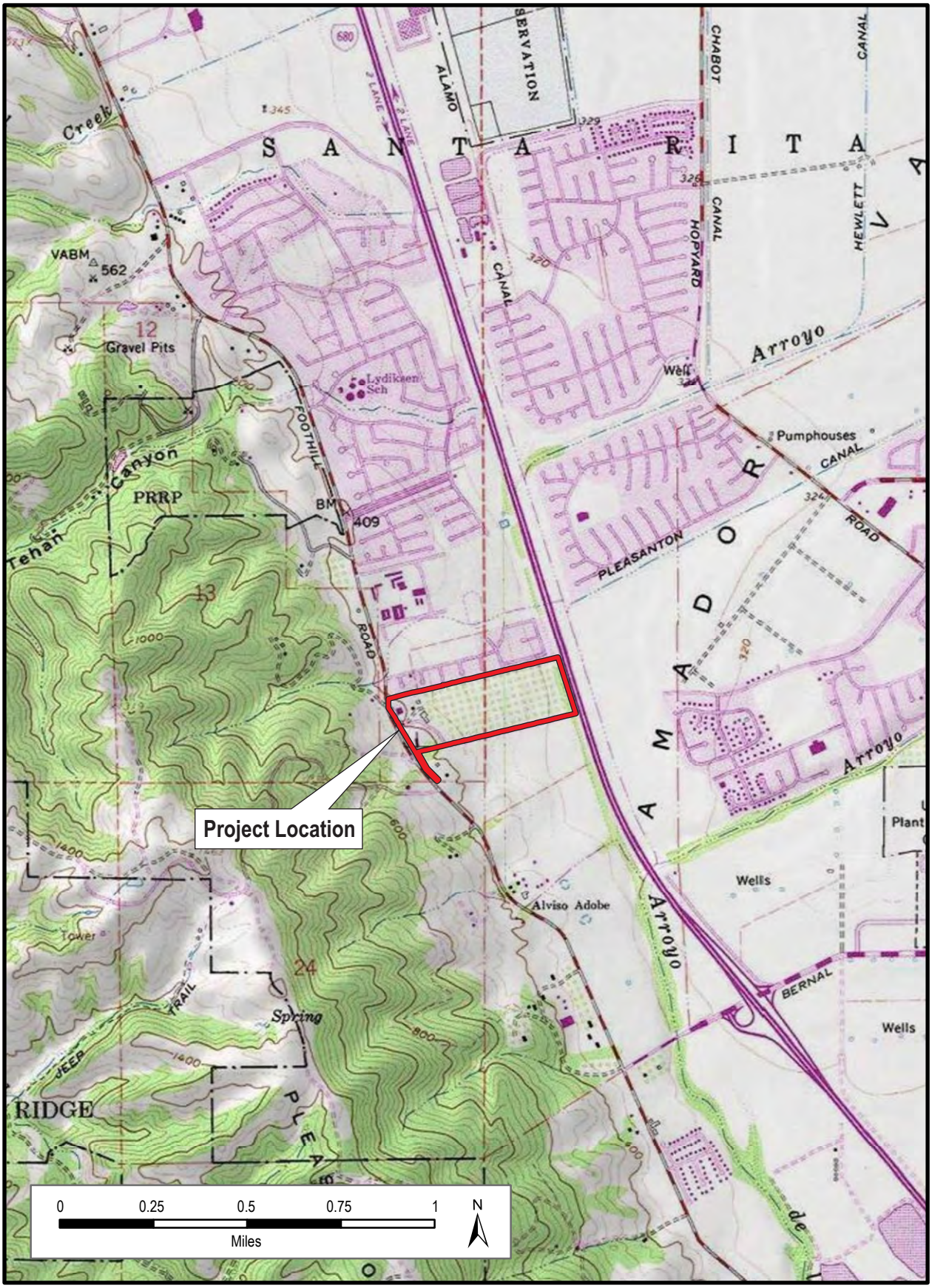

Figure 2: Project Location - T3S R1W Section 13; T3S R1E unsectioned (USGS Dublin, Calif. 1980)

Figure 3: Aerial View of Project Site and Vicinity

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1556 Harbor Boulevard, STE 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Merritt Property, City of Pleasanton

County: Alameda County

USGS Quadrangle Name: USGS Dublin, Calif. 1980

Address: No address – undeveloped property

Township: 3 South **Range**:1 West, Section 13 and 3 South **Range**:1 West, unsectioned

Company/Firm/Agency: Basin Research Associates

Contact Person: Colin I. Busby, PhD, RPA

Street Address: 1933 Davis Street, STE 214

City/Zip: San Leandro, CA 94577

Phone: (510) 430-8441 x101

Email: Please send response to basinres1@gmail.com

Project Description:

The proposed project covers approximately 45 acres and is located on a land parcel bounded by residential housing developments on the north and south, several residences fronting on Foothill Road on the west, and by Interstate Highway 680 on the east. The nearest street intersections are Muirwood Drive to the north and Puri Court to the south.

Property is being considered for residential development. It is within the updated Housing Element of the City of Pleasanton which was recently approved in early 2023. Project is being undertaken to meet certain housing element requirements required by the updated Housing Element for residential development. AB 52 consultation was completed by the City for the updated Housing Element and potential housing areas within the City. It not required for the areas identified in the plan for potential residential development.

Date: 09/14/2023

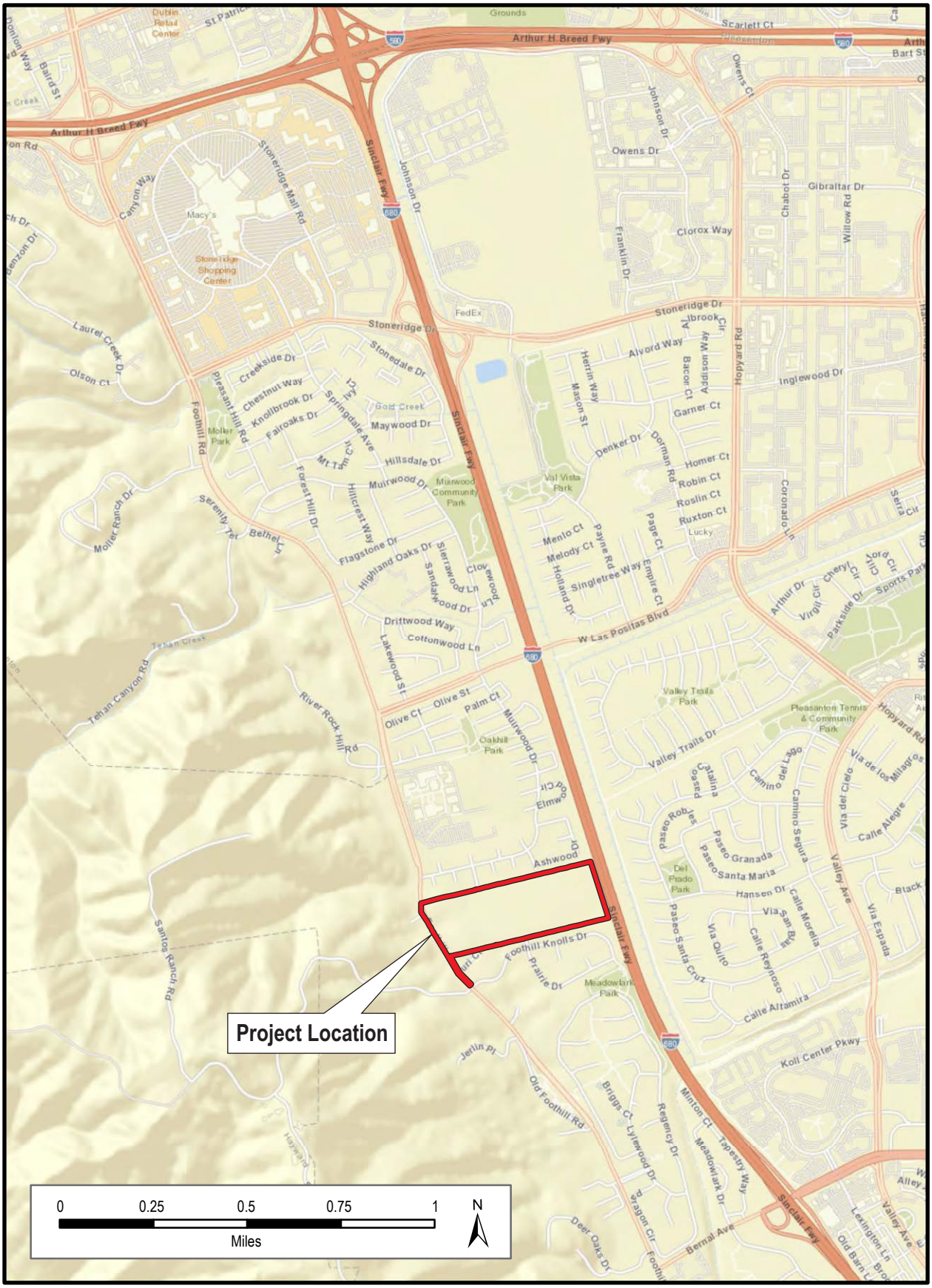

Figure 1: Project Location - T3S R1W Section 13; T3S R1E unsectioned (ESRI World Street Map)

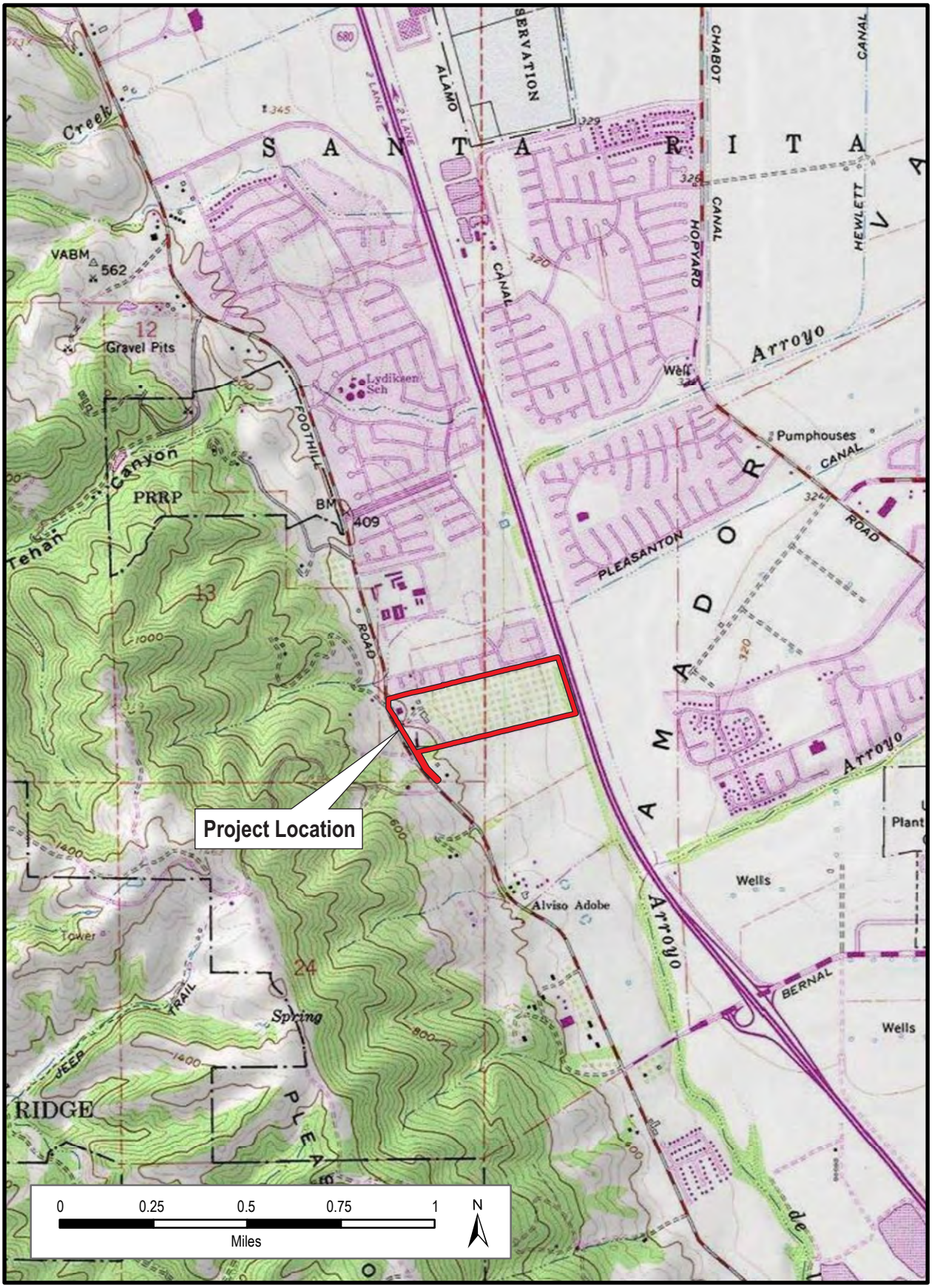

Figure 1: Project Location - T3S R1W Section 13; T3S R1E unsectioned (USGS Dublin, Calif. 1980)

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nahc@nahc.ca.gov
NAHC.ca.gov

October 18, 2023

Colin Busby, PhD, RPA
Basin Research Associates

Via Email to: basinres1@gmail.com

Re: Merritt Property, City of Pleasanton Project, Alameda County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Alameda County
10/18/2023

Tribe Name	Contact Person	Contact Address	Phone #	Email Address
Amah MutsunTribal Band of Mission San Juan Bautista	Irene Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(650) 851-7489	amahmutsuntribal@gmail.com
Confederated Villages of Lisjan Nation	Cheyenne Gould, Tribal Cultural Resource Manager	10926 Edes Ave Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Confederated Villages of Lisjan Nation	Deja Gould, Language Program Manager	10926 Edes Ave Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Confederated Villages of Lisjan Nation	Corrina Gould, Chairperson	10926 Edes Avenue Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Costanoan Rumsen Carmel Tribe	Desiree Munoz, Tribal Liaison		(909) 491-8254	ohlonesisters@gmail.com
Costanoan Rumsen Carmel Tribe	Carla Munoz, Tribal Council	604 W Fernleaf Ave Pomona, CA, 91766	(415) 690-3110	carlamarieohlone@gmail.com
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238	ams@indiancanyon.org

Native American Heritage Commission
Native American Contact List
Alameda County
10/18/2023

Indian Canyon Mutsun Band of Costanoan	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626	kanyon@kanyonkonsulting.com
Muwekma Ohlone Indian Tribe of the SF Bay Area	Monica Arellano, Vice Chairwoman	20885 Redwood Road, Suite 232 Castro Valley, CA, 94546	(408) 205-9714	monicavarellano@gmail.com
North Valley Yokuts Tribe	Katherine Perez, Chairperson	P.O. Box 717 Linden, CA, 95236	(209) 887-3415	canutes@verizon.net
North Valley Yokuts Tribe	Timothy Perez,	P.O. Box 717 Linden, CA, 95236	(209) 662-2788	huskanam@gmail.com
The Ohlone Indian Tribe	Vincent Medina, Cultural Leader	17365 Via Del Rey San Lorenzo, CA, 94580	(510) 610-7587	vincent.d.medina@gmail.com
The Ohlone Indian Tribe	Andrew Galvan, Chairperson	P.O. Box 3388 Fremont, CA, 94539	Phone: (510) 882-0527	chochenyo@AOL.com
Wilton Rancheria	Herbert Griffin, Executive Director of Cultural Preservation	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	hgriffin@wiltonrancheria-nsn.gov

Native American Heritage Commission
Native American Contact List
Alameda County
10/18/2023

Wilton Rancheria	Cultural Preservation Department,	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	cpd@wiltonrancheria-nsn.gov
Wilton Rancheria	Dahlton Brown, Executive Director of Administration	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	dbrown@wiltonrancheria-nsn.gov
Wuksachi Indian Tribe/Eshom Valley Band	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702	kwood8934@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Merritt Property, City of Pleasanton Project,

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

9/19/2023 NWIC File No.: 23-0368

Donna M. Garaventa
Basin Research Associates
1933 Davis Street, Suite 214
San Leandro, CA 94577

Re: Merritt Pleasanton

The Northwest Information Center received your record search request for the project area referenced above, located on the Dublin USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a ¼ mile radius:

Resources within project area:	None
Resources within ¼ mile radius:	P-01-001775; P-01-012186
Reports within project area:	S-017993; S-019082; S-022501; S-032251
Reports within ¼ mile radius:	S-000727; S-000898; S-009129; S-012964; S-022479; S-030336; S-035234; S-042262; S-046220; S-048940; S-053003

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☒ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☐ not requested	☒ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed

GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed
Soil Survey Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Justin Murazzo
Researcher

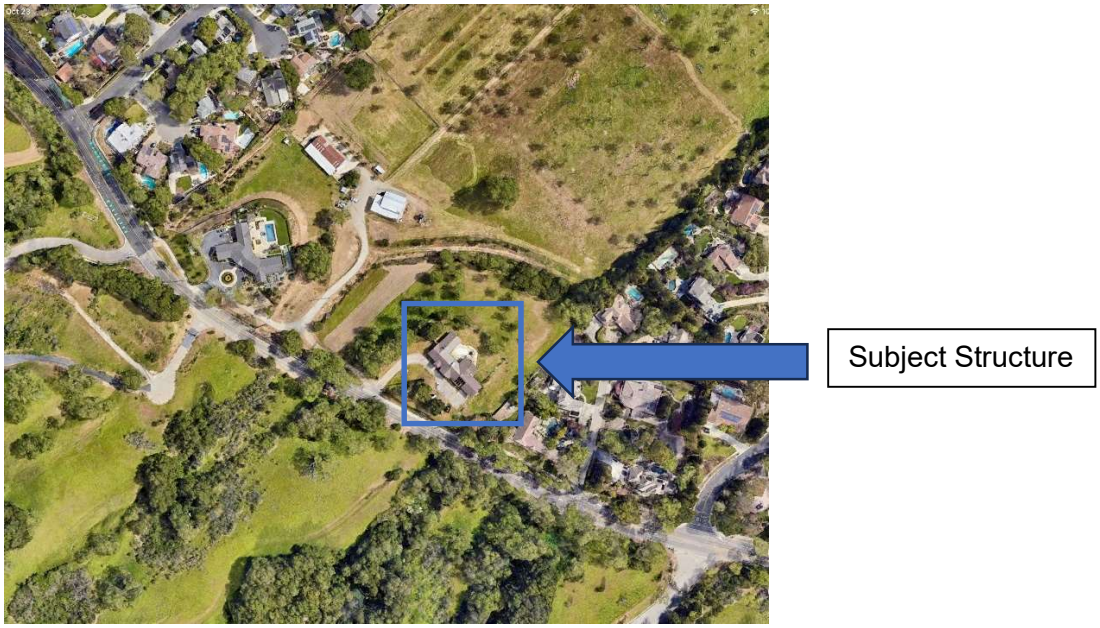
DESIGN STORY SPACES™
Every Space Tells a Story™

October 23, 2023

Foothill Boulevard Holding, LLC
James B. Summers
P.O. Box 2922
Dublin, CA 94568

RE: Historic Structure Assessment at
4131 Foothill Boulevard, Pleasanton, CA 94588

Existing Residence West Elevation (Front)



158 Treeview Drive, Daly City, California 94014
+1.625.272.9242

Site Visit:

On September 12, 2023, the site was visited for the purpose of assessing the intrinsic historic value of the existing structure on the property. As observed, the home is unoccupied and in the early stages of decay. Constructed in 1962, the home is an example of the contemporary architecture of the time. The façade is comprised of board and batten siding, brick, and heavy timber elements. It is a ranch style single story structure with a low roof pitch and deep eaves. The driveway is gravel and most of the landscaping around the structure is past its prime.

Evaluation:

The structure located at 4131 Foothill Road, Pleasanton, California does not appear to be eligible for the California Register of Historical Resources as it does not satisfy any of the four criteria for registration.

Criteria 1: *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.* This structure does not appear to be associated with any historic event that would qualify it for preservation under this criterion. It is a typical home constructed during the 1960s, an example of the contemporary architecture of the time, but not one with any significant contribution to the regional history of the area.

Criteria 2: *Associated with the lives of persons important to local, California or national history.* Records available do not indicate that this structure has been associated with the lives of people that are important to local, California or national history.

Criteria 3: *Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.* While the structure is an example of contemporary architecture of the time, it was not created by any of the significant architects of the day, nor is it a particularly unique example from the period. The home does not possess any distinctive characteristics of the style of architecture and therefore is not a historic resource.

Criteria 4: *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.* The structure does not qualify under this criterion because it is not a principal source of important information about historic construction methods or techniques. It is a basic contractor-built home from the period and does not employ any period specific methods of construction or design.

Conclusions:

This structure was constructed over 60 years ago however, it does not exhibit any special detailing or design that would indicate the need to preserve it as an important example of the architectural design of the time. The structure is in the early stages of decay. Since it does not exhibit any of the four criteria that would qualify it for listing on the California Register of Historic Resources, there is no compelling reason for the structure to be retained for the future.

West Elevation Detail (Garage)

West Elevation Detail (Entry)

Respectfully Submitted,

Donald J Ruthroff, AIA
C24946, exp. 10/31/2023

Prepared for:
Foothill Boulevard Holding Company, LLC
Dublin, California

Prepared by:
Ramboll US Consulting, Inc.
2200 Powell St, Suite 200
Emeryville, California 94608

Date
May 2023

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Merritt Property: Air Quality Technical Report

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Appendix A. AERMOD Inputs [Provided electronically]
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ACRONYMS AND ABBREVIATIONS

ADT	Average Daily Traffic
AERMOD:	American Meteorological Society/Environmental Protection Agency Regulatory Model
ASF:	Age Sensitivity Factor
AQTR	Air Quality Technical Report
BAAQMD	Bay Area Air Quality Management
CalEEMod®:	California Emission Estimator Model
CAP:	Criteria Air Pollutant
CAPCOA	California Air Pollution Control Officers Association
CARB:	California Air Resources Board
CEQA:	California Environmental Quality Act
CF:	Conversion Factor
C_i:	Chemical Concentration in Air
CO:	Carbon Monoxide
CO_2:	Carbon Dioxide
CO_2e:	Carbon Dioxide Equivalent
DBR:	Daily Breathing Rate
DPM:	Diesel Particulate Matter
ED:	Exposure Duration
EF:	Exposure Frequency
EMFAC:	On-road Emission Factor Model
FAH:	Fraction of Time at Home
FY:	Fraction of Year
g/day	Gram per Day
g/s:	Gram per Second
GHG:	Greenhouse Gas
GIS	Geographic Information System
GWP	global warming potential
HI:	Hazard Index
HRA:	Health Risk Assessment
IF_{inh}:	Intake Factor for Inhalation
lb/day	Pounds per Day

MEI:	Maximally Exposed Individual
MEIR:	Maximally Exposed Individual Resident
NO_x:	Oxides of Nitrogen
OEHHA:	California Office of Environmental Health Hazard Assessment
PM:	Particulate Matter
PM_{10}:	Particulate Matter less than 10 microns in Diameter
$PM_{2.5}$:	Particulate Matter less than 2.5 microns in Diameter
ROG:	Reactive Organic Gas
TAC:	Toxic Air Contaminant
USEPA:	United States Environmental Protection Agency
VMT:	Vehicle Miles Traveled
$\mu g/m^3$	Micrograms per cubic meter

1.0 INTRODUCTION

Ramboll US Consulting, Inc. (Ramboll) conducted air quality and health risk analyses for the Merritt Property Project ("the Project") in support of the Project's California Environmental Quality Act (CEQA) documentation. The methodologies and results of the analyses are presented in this Air Quality Technical Report (AQTR). The Project will be tiered off the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Final EIR[1] ("Housing Element EIR") which had a less than significant impact for air quality (Impact AIR-1) with mitigations incorporated (see text of MM AIR-1a and MM AIR-1b copied below).

> **MM AIR-1a:** Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.
>
> **MM AIR-1b:** The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants (TACs). For example, the current, 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day

The analyses conducted in this AQTR satisfy the requirements of MM AIR-1a by demonstrating the Project's construction emissions and health risk impacts are less than significant for offsite residential receptors. Further discussion on the Project's consistency with MM AIR-1b is provided in **Section 4.5**.

This analysis includes the evaluation of construction and operations for the development of a 111-home age-qualified community located on approximately 46.4 acres at what is presently 4141 Foothill Boulevard in Pleasanton, California (see **Figure 1**). The Project will consist of 89 single-family detached homes, 22 affordable senior courtyard detached and duet homes, a private recreational center with a swimming pool, and related on- and off-site improvements. Construction activities would also include the demolition of an existing home located in the southwest corner of the property and site preparation and grading activities to clear the land previously used as a walnut orchard. Construction of the Project is expected to last approximately three years (from April 2025 through

[1] City of Pleasanton. 2023. FINAL Environmental Impact Report City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update. Available online at: https://static1.squarespace.com/static/60774c0969df227a3b4ab0a6/t/63b4cd75739bd460b86ed68b/1672793466440/21480022+City+of+Pleasanton+Housing+Element+Update+Final+EIR_Compressed.pdf

March 2028) with partial operations beginning in 2026 and full operations reached in 2028. The construction emissions methodology is discussed in detail in **Section 2.1** of this report.

Emissions from operations were evaluated for forecasted Project activity levels only. It was assumed that there are no current operations at the site (no emissions associated with baseline operations). Project operational emissions include building energy usage, architectural coating, consumer products, landscaping, and mobile sources (resident vehicles). Although full operations are not expected to begin until 2028, annual operational emissions were conservatively estimated for the earliest potential year of activity (2026). The operational emissions methodology is discussed in detail in **Section 2.2**.

Construction and operational Criteria Air Pollutant (CAP) emissions were evaluated in comparison to the Bay Area Air Quality Management (BAAQMD) CEQA Thresholds of Significance[2] (as shown in **Section 2**) and CO hotspots were evaluated qualitatively (**Section 5**). CAP emissions and Carbon Monoxide (CO) hotspots were determined to be below thresholds of significance. Greenhouse gas (GHG) impacts were qualitatively assessed against the City of Pleasanton Climate Action Plan and BAAQMD CEQA Thresholds of Significance (2022)[3] as shown in **Section 6**.

Air dispersion modeling and a construction health risk assessment (HRA) were also conducted (**Sections 3 and 4**). Project health risks were determined to be below thresholds of significance. A full, quantitative operational HRA was deemed unnecessary due to the low traffic rates of resident vehicles. A cumulative health risk assessment at the Project MEI (maximally exposed individual) was conducted consistent with BAAQMD recommended methods (**Section 4**). Cumulative health risks were determined to be below thresholds of significance.

This AQTR contains tables within the text (Tables A – E) and is also accompanied by a series of tables (Tables 1 – 29) and figures (Figures 1 – 5) supporting the analysis described here. **Appendix A** contains the American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD) inputs files and **Appendix B** contains the Fehr & Peers Transportation and VMT (Vehicle Miles Traveled) Assessments.

[2] Bay Area Air Quality Management District. May 2017. California Environmental Quality Act Air Quality Guidelines. Available online at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en&rev=0d2d971e661d41f28a56953f1776bdde

[3] BAAQMD. April 2022. Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans. Available online at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en

2.0 EMISSIONS

The analysis approach used in this document follows recommendations provided in the BAAQMD's 2017 CEQA Air Quality Guidelines. Ramboll utilized California Emissions Estimator Model Version 2022.1 (CalEEMod®)[4] equivalent methodologies in a proprietary program to quantify construction CAP emissions. Operational emissions were quantified using CalEEMod equivalent methodologies, California Air Resources Board (CARB) guidance, and project-specific knowledge. Further details are provided in the following sections.

CalEEMod is a statewide program designed to calculate both CAP and GHG emissions for development projects in California. CalEEMod provides a simple platform to calculate both construction emissions and operational emissions from a land use project. It calculates both the daily maximum and annual average for CAPs. Per the April 2022 BAAQMD CEQA Thresholds, "there is no proposed construction-related climate impact threshold at this time", and thus construction emissions from this Project were not quantified. Similarly, the operational thresholds set forth in the BAAQMD guidance are qualitative (e.g., compliance with GHG Reduction Plan), or performance standard (e.g., VMT-oriented) and do not set a quantitative threshold for operational GHG emissions. As a result, operational emissions were also not quantified for this Project. Further analysis of GHG impacts is provided in **Section 6.0**.

2.1 Construction CAP and GHG Emissions Methodology

Construction emissions from the Project include on-site, off-road heavy equipment, off-site, on-road travel, architectural coating, paving, and fugitive dust. Ramboll updated several default assumptions to Project-specific information to generate emission estimates with CalEEMod equivalent methodologies. Where project-specific data were not available, Ramboll used CalEEMod defaults for the Project setting (Alameda County) and land uses shown in **Table 1**. Methodology and calculation details are provided in the supplementary tables provided with this AQTR.

As shown in **Table 2**, construction is expected to occur between April 2025 and March 2028. The on-road mobile vehicle trips associated with each phase of construction are also shown in **Table 2**. Off-site hauling of debris and soil is expected during the demolition, site preparation, and grading phases. The off-road equipment list is shown in **Table 3**, and includes equipment such as cranes, excavators, and dozers. Per the Project design, several pieces of equipment will be Tier 4 Final (Rubber Tired Dozers, Scrapers, Tractors/Loaders/Backhoes, Excavators, and Graders). Fleet mix and trip length details for the on-road mobile vehicle trips generated by workers, vendors, and haul trucks are shown in **Table 4**. On-road emission factors were obtained from On-road Emission Factor Model (EMFAC) 2021[5], as described in **Table 4**. The fugitive dust emission factor derivation for on-road vehicles is shown in **Table 5**.

Fugitive dust emissions for demolition, grading, and dozing are presented in **Tables 6 – 8**. As shown in **Table 6**, demolition fugitive dust emissions were conservatively calculated following the CalEEMod methodology for standard demolition. Per the project description, the existing home located in the southwest corner of the property will be demolished. Fugitive emissions for grading and dozing (**Tables 7 and 8**, respectively) were estimated based on CalEEMod default methodologies and the equipment list in **Table 3**. The CalEEMod default methodologies conservatively assuming water occurs twice per day. Per the Project sponsor, watering will occur on a more frequent basis and comply with dust control requirements of BAAQMD.

[4] California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod®), Versions 2022.1. Available online at: https://www.caleemod.com/

[5] California Air Resources Board. 2021. EMFAC2021 v1.0.2. Available online at: https://arb.ca.gov/emfac/emissions-inventory

Construction emissions are also generated from paving and architectural coating, as shown in **Tables 9** and **10**, respectively. Summarized construction CAP emissions and comparisons to BAAQMD CEQA thresholds of significance are presented in **Table A** below and in **Table 11**.

Table A: Summary of Project Construction Emission Impacts

Year	ROG	NOx	PM10	PM2.5
	(lb/day)			
2025	1.8	13	0.51	0.48
2026	11	10	0.39	0.36
2027	13	8.6	0.30	0.28
2028	2.8	7.5	0.25	0.24
BAAQMD Threshold	54	54	82	54
Exceed?	No	No	No	No

2.2 Operation CAP and GHG Emissions Methodology

Project operational emissions were evaluated for calendar year 2026 and baseline operational emissions were assumed to be zero. Operational emissions from the Project include on-road mobile sources for resident vehicles building natural gas use, landscaping, architectural coating, and consumer products usage. Note that GHG emissions associated with building electricity, wastewater, and solid waste handling were not quantified. Methodology descriptions are provided below, with further calculation details provided in the tables accompanying the AQTR.

Architectural coating, landscaping, consumer products, and natural gas emissions were quantified in **Tables 12-16** either using the CalEEMod 2022 software or CalEEMod equivalent methodologies for the land uses specified in **Table 1**. Further details are provided in each table.

On-road mobile emissions were quantified for resident vehicles. Trip rates and distances were obtained from the Fehr & Peers Draft Memorandum Merritt Residential VMT Assessment (dated January 7, 2022) and are shown in **Table 17**. Emission factors, as show in **Table 19**, were obtained from EMFAC2021 (web version) according to the fleet specifications presented in **Table 18**. Emissions are shown in **Table 20**. Emissions are also generated in the form of fugitive dust, as shown in **Table 21**.

Summarized operational CAP emissions and comparisons to BAAQMD CEQA thresholds of significance are presented in **Table B** below and in **Table 22**.

Table C: Summary of Project Operational Emission Impacts

Annual Emissions				
Pollutant	**ROG**	**NOx**	**PM10**	**PM2.5**
	(ton/year)			
Project Emissions	2.0	0.48	0.49	0.10
BAAQMD Threshold	10	10	15	10
Exceed?	No	No	No	No
Daily Emissions				
Pollutant	**ROG**	**NOx**	**PM10**	**PM2.5**
	(lb/day)			
Project Emissions	11	2.6	2.7	0.55
BAAQMD Threshold	54	54	82	54
Exceed?	No	No	No	No

3.0 DISPERSION MODELING ASSUMPTIONS

Ramboll analyzed Project construction-related risks by estimating ambient air concentrations of Diesel Particulate Matter (DPM) and $PM_{2.5}$. To estimate concentrations, Ramboll used AERMOD v22112[6], a steady-state Gaussian plume model developed by United States Environmental Protection Agency (USEPA) for regulatory applications, along with AERMAP v18081. AERMOD requires emission source locations and release parameters, receptor locations, and processed meteorological data. A summary of AERMOD input parameters is provided in **Table 23**. AERMOD input files are provided electronically in **Appendix A**.

3.1 Modeling Options

AERMOD regulatory default parameters were employed. The land use was conservatively determined to be rural based on inspection of satellite imagery of the site area and the Auer land use classification method (which classifies a location as urban if greater than 50% of the land use within a three-kilometer radius of the site falls within an urban land use category). Since this project abuts a neighboring open space, the more conservative rural option was selected.

3.2 Modeling Domain and Receptors

A Cartesian grid representing off-site residential receptors around the Project construction area was generated out to 1,000 meters from the Project construction boundary using 20 x 20 meter spacing. Receptors were then removed from roadways. The receptor grid is shown in **Figure 2**. All receptors were modeled at a flagpole height of 1.8 meters, consistent with the BAAQMD CEQA Guidelines.

3.3 Source Parameters

Construction emissions were modeled at the following sources: an on-site AREAPOLY (area) source for exhaust emissions and an on-site AREAPOLY source for fugitive dust emissions. Due to the low vehicle trip rates, all DPM and $PM_{2.5}$ emissions generated by on-road vehicles were assigned to the respective on-site exhaust or fugitive dust source rather than conducting roadway modeling. Source parameters are shown in **Table 24** and source locations are shown in **Figure 3**. Dispersion factors were generated assuming unit emission rates (1 gallon per second (g/s)) for each source group. Ambient air concentrations of DPM and $PM_{2.5}$ were then estimated at each receptor by multiplying the dispersion factor by the modeled emission rates from all source groups. The modeled emission rates are presented in **Table 25** and the methodology is described in **Section 4.0**. The model was run using an EMISFACT of 11 hours, with emissions occurring between 8 am and 7 pm, consistent with noise ordinance regulations for construction in the City of Pleasanton[7] and the Project sponsor's anticipated schedule.

3.4 Meteorological Data

Ramboll requested pre-processed meteorological data from BAAQMD for the Livermore Municipal Airport station (KLVK), which is located approximately 5.7 miles northeast of the Project site. Meteorological data for the 5-year period between 2013 - 2017 was the most recent available data. A wind rose of the data is shown in **Figure 4**.

[6] US EPA. Air Quality Dispersion Modeling – Preferred and Recommended Models. Available online at: https://www.epa.gov/scram/air-quality-dispersion-modeling-preferred-and-recommended-models#aermod

[7] City of Pleasanton, California. Municipal Code. Chapter 9.04 Noise Regulations. Available online at: https://library.qcode.us/lib/pleasanton_ca/pub/municipal_code/item/title_9-chapter_9_04-9_04_100

4.0 HEALTH RISK ASSESSMENT

Consistent with the BAAQMD CEQA thresholds, a project's impacts are considered less than significant if the:

- chronic hazard index (HI) is less than 1.0,
- lifetime incremental cancer risk is less than 10.0 in a million,
- annual average $PM_{2.5}$ concentration is less than 0.3 Micrograms per cubic meter ($\mu g/m^3$).

In addition, cumulative risks (which include the Project and surrounding sources) are less than significant if the:

- chronic HI is less than 10.0
- lifetime incremental cancer risk is less than 100 in a million
- annual average $PM_{2.5}$ concentration is less than 0.8 $\mu g/m^3$.

4.1 Modeled Construction Emissions

As shown in **Table 25**, modeled DPM and $PM_{2.5}$ emission rates were calculated for each modeled construction source group.

DPM and $PM_{2.5}$ emissions for the off-road equipment presented in **Table 3** are allocated to the on-site construction exhaust source group. Off-road equipment PM_{10} emissions from diesel-fueled equipment are conservatively assumed to be equal to DPM for the health risk assessment.

DPM and $PM_{2.5}$ emissions for the on-road diesel-fueled vehicles presented in **Table 4** are allocated to the on-site construction exhaust source group, with the exception of emissions generated by tire wear and brake wear processes (PM emissions from tire wear [PMTW] and PM emissions from brake wear [PMBW] in EMFAC2021) which are allocated to the on-site construction fugitive dust source group. Fugitive $PM_{2.5}$ emissions generated from on-road vehicles (as derived using the methods in **Table 5**), are also assigned to the on-site construction fugitive dust source group. As discussed in **Section 3,** these emissions, although generated by on-road vehicles, were placed on-site due to simplifying assumptions allowed for by the low vehicle trip rates and Vehicle Miles Traveled (VMT). Consistent with traditional roadway modeling, however, the emission rates were re-calculated using significantly reduced trip lengths compared to those used for mass emissions calculations to account only for localized emissions. Based on the Project location, construction on-road vehicles are assumed to travel along Foothill Boulevard. The roadway lengths used for the HRA were determined by measuring the average distance along Foothill Boulevard (northbound and southbound) from the Project site to the edge of the receptor grid. This methodology is described in **Table 25**.

Fugitive $PM_{2.5}$ emissions generated by demolition, grading, and dozing (**Tables 6-8**), are allocated to the on-site construction fugitive dust source group.

4.2 Exposure Parameters and Methodology

The health risk assessment was conducted in a proprietary tool using methods consistent with California Office of Environmental Health Hazard Assessment (OEHHA's) 2015 Guidance Manual for Preparation of Health Risk Assessment[8]. Ramboll conservatively evaluated Project impacts due to construction emissions using default exposure assumptions for residents from OEHHA (2015). Exposure begins at the start of construction (4/2/2025, per **Table 2**) and ends with the completion of

[8] OEHHA. 2015. Air Toxics Hot Spot Program. Risk Assessment Guidelines. Guidance Manual for Preparation of Health Risk Assessments. February. Available online at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

construction (3/30/2028). The exposure parameters used to estimate excess lifetime cancer risks to residents are presented in **Tables 26-27**.

The dose estimated for each exposure pathway is a function of the concentration of a chemical and the intake of that chemical. The intake factor for inhalation, IF_{inh}, can be calculated as follows:

$$IF_{inh} = \frac{DBR * FAH * EF * ED * CF * ASF * FY}{AT}$$

Where:

IF_{inh}	=	Intake Factor for Inhalation (m^3/kg-day)
DBR	=	Daily Breathing Rate (L/kg-day)
FAH	=	Fraction of Time at Home (unitless)
EF	=	Exposure Frequency (days/year)
ED	=	Exposure Duration (years)
AT	=	Averaging Time (days)
CF	=	Conversion Factor, 0.001 (m^3/L)
ASF	=	Age Sensitivity Factor (unitless)
FY	=	Fraction of Year, to correct annualization of partial year emissions

The chemical intake or dose is estimated by multiplying the inhalation intake factor, IF_{inh}, by the chemical concentration in air, C_i. When coupled with the chemical concentration, this calculation is mathematically equivalent to the dose algorithm given in the OEHHA (2015) guidance.

The toxicity assessment characterizes the relationship between the magnitude of exposure and the nature and magnitude of adverse health effects that may result from such exposure. This HRA evaluated theoretical exposures to toxic air contaminants (TACs) for two categories of potential adverse health effects: cancer and non-cancer chronic endpoints. $PM_{2.5}$ concentrations were also evaluated consistent with BAAQMD CEQA Guidelines.

Cancer risk and chronic HI were calculated from ambient annual concentrations using intake factors, cancer potency factors, and chronic reference exposure levels calculated consistent with the OEHHA (2015) guidance. $PM_{2.5}$ impacts are evaluated on a concentration basis.

4.3 Project Health Risk Assessment Results

As shown below in **Table C** and in **Table 28**, the maximum health risk impacts are less than significant. As a project design feature, select pieces of equipment will be Tier 4 engines (or equivalent emission factor for PM).[9] For this assessment, Rubber Tired Dozers, Scrapers, Tractors/Loaders/Backhoes, Excavators, and Graders will be Tier 4 Final (for PM). The location of off-site MEIs for cancer, non-cancer chronic HI, and PM2.5 are shown in **Figure 5**.

[9] Tier 4 equivalent for PM could also include a Tier 2 engine outfit with a Level 3 VHECS (Verified Diesel Emissions Control Strategy)

Table C: Summary of Project Construction Health Risk Impacts

MEIR Risk and Location	Excess Lifetime Cancer Risk (in a million)	Chronic Hazard Index (unitless)	$PM_{2.5}$ Concentration ($\mu g/m^3$)
Project Contribution	8.8	0.0048	0.18
Receptor Type	Resident	Resident	Resident
UTMx (m)	595,837	595,837	595,837
UTMy (m)	4,169,439	4,169,439	4,169,439
Year	--	2026	2025
BAAQMD Threshold	10	1	0.3
Exceed?	No	No	No

4.4 Cumulative Health Risk Assessment Results

This AQTR also describes the cumulative health risk assessment conducted consistent with the BAAQMD CEQA Guidelines. Ramboll used the BAAQMD Stationary Source Screening Tool[10] to identify existing permitted stationary sources within 1,000 feet of the Maximally Exposed Individual Receptor (MEIR) locations. Ramboll conservatively selected a wider radius and submitted a stationary source inquiry form to the BAAQMD to request confirmation or revisions to the data obtained from the Stationary Source Screening Tool. BAAQMD verified the data for the stationary sources submitted. It was determined, however, that none of the identified stationary sources are within 1,000 feet of the Project MEI. Therefore, there are no stationary source contributors for this cumulative analysis.

BAAQMD provided information in a geographic information system (GIS) format that contained the risks from roadways greater than 30,000 average daily traffic (ADT) and railways. BAAQMD's 2014 Major Roads and Highway screening raster files rely on CARB's on-road emissions model, EMFAC2014 for calendar year 2017. EMFAC2014 assumes higher vehicle emission factors than EMFAC2021 for calendar year 2023, as shown in **Table D** below. The BAAQMD has not updated the raster files with EMFAC2021 emission factors. Data from Caltrans Traffic Census Program shows decreasing traffic on Highway 680 (the primary route near the Project site and MEI) between 2017 (the year on which the BAAQMD raster files are based) and 2020 (the most recent data available).[11] Additionally, EMFAC data shows a reduction in emission factors (up to 77%) between the BAAQMD raster file conditions and the Project conditions (as shown below in **Table D**). Therefore, the contribution of Major Roads and Highways to the cumulative risk using the current Major Roads and Highway screening raster files is larger than what the contributions would be using EMFAC2021 and provides a more conservative cumulative analysis.

[10] BAAQMD Stationary Source Screening Map. Available online at https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658c19eae4594b9f4b805fb9d89a3

[11] California Department of Transportation. Caltrans Traffic Census Program. Available online at: https://dot.ca.gov/programs/traffic-operations/census

Table D: Comparison of EMFAC Emission Rates for BAAQMD Raster Files and Project Conditions

Pollutant	Average Alameda County Emission Rate (g/day*)			Total Alameda County Emission Rate (g/day)		
	EMFAC2014, Calendar Year 2017 (BAAQMD Raster)	EMFAC2021, Calendar Year 2025 (Project)	% Difference (Project to Raster)	EMFAC2014, Calendar Year 2017	EMFAC2021, Calendar Year 2025 (Project)	% Difference (Project to Raster)
$PM_{2.5}$	22,281	5,033	-77%	1,158,594	432,871	-63%
PM_{10}	6,056	1,483	-76%	314,920	127,568	-59%

Notes:

1. EMFAC2014 v1.0.7 and EMFAC2021 v1.0.2 web versions were run for Alameda County in emission rates mode for all EMFAC2011 vehicle categories (including passenger vehicles, trucks, and buses), aggregated across vehicle model year, speed, and fuel type.
2. $PM_{2.5}$ emission rates include running exhaust (RUNEX) and tire-wear (PMTW) and brake-wear (PMBW) emission processes, consistent with the emissions that would be modeled in a $PM_{2.5}$ HRA. PM_{10} emission rates only include the running exhaust (RUNEX) emission process, consistent with the emissions that would be modeled when using PM_{10} as a proxy for DPM in a cancer or chronic HI HRA.

*grams per day

BAAQMD also recommends evaluating roadways in the area where existing traffic is over 10,000 vehicles per day and under 30,000 vehicles per day, which is the lower limit for roadways accounted for in the BAAQMD raster tool. It was determined using Caltrans data that no roads in the area have traffic volumes over 10,000 vehicles per day and under 30,000 vehicles per day. Therefore, roadways were not evaluated separately as part of this cumulative analysis.

The overall cumulative risks are shown in **Table E** below and **Table 29.** Based on the project-level analysis included above, and the cumulative thresholds cited at the beginning of this section, the project would not have a cumulatively considerable impact.

Table E: Summary of Cumulative Health Risk Impacts

Source	Excess Lifetime Cancer Risk (in a million)	Noncancer Chronic HI (unitless)	$PM_{2.5}$ Concentration ($\mu g/m^3$)
Existing Stationary Sources	--	--	--
Roadways	--	--	--
Highways	11	--	0.19
Major Streets	0.10	--	0.0018
Railways	0.28	--	4.1E-04
Project Construction	8.8	0.0048	0.18
Total	20	0.0048	0.37
BAAQMD Threshold	100	10	0.80
Exceed?	No	No	No

4.5 Consistency with Pleasanton Housing Element EIR MM AIR-1b

The Project is bordered by Highway 680 to the east, which results in onsite residential receptors sited within 500 feet of Highway 680 (potentially as close as 200 feet). While the Housing Element EIR MM AIR-1b recommends against residential land use within 500 feet of a freeway (as discussed in **Section 1.0**), future onsite residents at the Project site are not expected to encounter significant health risk impacts. The BAAQMD highway raster described above in **Section 4.4** was used to determine the excess lifetime cancer risk and $PM_{2.5}$ concentrations at the proposed homes closest to the freeway. As shown in **Table F** below, onsite risks are below BAAQMD thresholds of significance for cumulative health risks with a maximum cancer risk of 24.7 in a million and $PM_{2.5}$ concentration of 0.43 $\mu g/m^3$. Furthermore, the BAAQMD raster impacts represent 30-year exposure beginning with the third trimester in utero, which is an overly conservative estimate for the future residents at the Project site as it is age-restricted housing. The BAAQMD raster file incorporates age sensitivity factors for infants (third trimester in utero until age 2) and children (age 2 to 16), so results from the tool are overly conservative for an all-adult 30-year exposure scenario.

The BAAQMD raster impacts also do not account for recent building code requirements for residential ventilation systems, which reduce exposure to particulate matter. Since January 1, 2020, California Title 24 has required all residential heating/cooling and ventilation systems to have Minimum Efficiency Reporting Value (MERV)-13 filters.[12,13] As Project construction would begin in 2025, residential units will have filtration installed. MERV-13 filters have a dust spot efficiency percent of 80-90%.[14] These filters remove particulates from the air that are brought into the building for ventilation and remove particulates from the indoor air when the heating or cooling is recirculating air

[12] California Energy Commission. 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings. Title 24, Part 6, and Associated Administrative Regulations in Part 1. Available online at: https://www.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf

[13] This requirement is carried forward in the adopted 2022 Building Energy Efficiency Standards that took effect January 1, 2023.

[14] USEPA. 2009. Residential Air Cleaners, A Summary of Available Information. EPA 402-F-09-002. August. Available online at: https://19january2017snapshot.epa.gov/indoor-air-quality-iaq/residential-air-cleaners-second-edition-summary-available-information_.html. Accessed February 2023.

in the building. The filters would remove DPM and thus reduce the health impacts experienced by residents who spend most of their time inside. Thus, the Project's siting adjacent to Highway 680 would not result in significant health risk impacts for future onsite residents.

Table F: Highway Impacts at Proposed Onsite Residential Receptors

Location	Distance from Highway 680 (ft)	Excess Lifetime Cancer Risk (in a million)	$PM_{2.5}$ Concentration ($\mu g/m^3$)
A	500	15.9	0.27
B	500	14.6	0.25
C	500	14.4	0.25
D	500	15.1	0.26
E	290	22.4	0.35
F	280	20.2	0.35
G	225	23.1	0.40
H	210	24.6	0.43
I	200	24.7	0.43

5.0 CARBON MONOXIDE EVALUATION

The BAAQMD thresholds for CO concentrations are to ensure that the impacts are below the California and National Ambient Air Quality Standards of 9.0 ppm and 20.0 ppm CO per eight hour and one hour average, respectively. This section explains how CO was pre-screened and qualitatively evaluated for the Project.

BAAQMD has provided a screening methodology that provides the Lead Agency with a conservative indication of whether the implementation of the proposed project would result in CO emissions that exceed this threshold of significance. The proposed project would result in a less-than-significant impact to localized CO concentrations if the following screening criteria is met:

1. Project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans.
2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

The analysis in the traffic reports provided in **Appendix B** shows that all of the screening criteria are met. Therefore, there is no need for further analysis of this threshold.

6.0 GREENHOUSE GAS EVALUATION

The Pleasanton Housing Element EIR demonstrated less than significant GHG impacts through compliance with the City's Climate Action Plan 2.0 (CAP 2.0)[15] which also meets the requirements of Criterion B of BAAQMD's 2022 CEQA Thresholds of Significance. The Project will similarly demonstrate consistency with City and State GHG reduction strategies and goals and result in less than significant CEQA impacts through compliance with the CAP 2.0 GHG Emission Compliance Checklist.[16] The CAP 2.0 Checklist sets forth several strategies for GHG reductions across areas including energy, waste, and water. The Project will be subject to and comply with the requirements generally applicable to new construction and covered projects (includes new residential construction), accounting for economic and technological feasibility considerations as allowed by CAP 2.0. Some examples of GHG reduction measures consistent with CAP 2.0 are presented below:

Green Building Standards

- The Project will comply with the latest version of mandatory measures in the CALGreen Code

Energy

- The Project will include installation of solar PV systems at time of new construction that meet the power needs of the new buildings
- The Project will install electric vehicle charging infrastructure as required for new single-family housing.

Waste

- The Project will comply with Municipal Code requirements for cement and asphalt recycling and reuse.

Water

- The Project will comply with Municipal Code requirements and the City's Water Efficient Landscape Ordinance.

[15] City of Pleasanton. 2022. Climate Action Plan 2.0. March. Available online at: https://cap.cityofpleasantonca.gov/CAP/PleasantonCAP_20220401.pdf?_t=1649196919

[16] City of Pleasanton. 2022. GHG Emission Compliance Checklist. Available online at: https://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=36452

TABLES

Table 1
Land Use Summary
Merritt Property - 4141 Foothill Road
Pleasanton, California

Land Use[1]	Size	Units	Acres
Single-Family Housing	111	Units	46.4
Recreational Swimming Pool	15.6	1000sqft	
Health Club	5.9	1000sqft	

Notes:

1. Land uses analyzed based on information provided by the Project sponsor. The site location is shown in Figure 1.

   The Project will be a 111 home age-qualified community with 89 single-family detached homes, 22 affordable senior court-yard detached and duet homes, a recreational center, and related on-and off-site improvements on the approximately 46.4 acre Merritt Property located at 4141 Foothill Road. The average home size will be 3,537 square feet.

Abbreviations:

sqft - square feet

Table 2
Construction Phasing Schedule and Trip Counts
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase[1]	Start Date[1]	End Date[1]	Construction Total Trips[2]		
			Worker Trips	Vendor Trips	Hauling Trips per Phase
			one-way trips/day		one-way trips/phase
Demolition	4/2/2025	4/8/2025	15	--	42
Site Preparation	4/16/2025	5/21/2025	18	--	292
Grading	6/17/2025	11/4/2025	25	--	1,235
Building Construction	7/1/2025	3/30/2028	49	15	--
Paving	9/5/2025	3/15/2026	15	--	--
Architectural Coating	3/1/2026	1/15/2028	10	--	--

Notes:

1. All construction phasing information provided by the Project sponsor.
2. Worker and vendor trip rates are based on CalEEMod® default trip rates. Haul trips were provided by Project sponsor.

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 3
Construction Equipment
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase	CalEEMod Equipment[1]	Fuel[1]	Number[1]	Daily Usage[1] (hours/day)	Horsepower[2]	Utilization	Equipment Tier[3]
Demolition	Concrete/Industrial Saws	Diesel	1	8	33	100%	No Specific Tier
	Excavators	Diesel	3	8	36	100%	Tier 4 Final
	Rubber Tired Dozers	Diesel	2	8	367	100%	Tier 4 Final
Site Preparation	Rubber Tired Dozers	Diesel	3	8	367	100%	Tier 4 Final
	Tractors/Loaders/Backhoes	Diesel	4	8	84	100%	Tier 4 Final
Grading	Excavators	Diesel	2	8	36	100%	Tier 4 Final
	Graders	Diesel	1	8	148	100%	Tier 4 Final
	Rubber Tired Dozers	Diesel	1	8	367	100%	Tier 4 Final
	Scrapers	Diesel	4	8	423	100%	Tier 4 Final
	Tractors/Loaders/Backhoes	Diesel	2	8	84	100%	Tier 4 Final
Building Construction	Cranes	Diesel	1	7	367	100%	No Specific Tier
	Forklifts	Diesel	3	8	82	100%	No Specific Tier
	Generator Sets	Diesel	1	8	14	100%	No Specific Tier
	Tractors/Loaders/Backhoes	Diesel	3	7	84	100%	Tier 4 Final
	Welders	Diesel	1	8	46	100%	No Specific Tier
Paving	Pavers	Diesel	2	8	81	100%	No Specific Tier
	Paving Equipment	Diesel	2	8	89	100%	No Specific Tier
	Rollers	Diesel	2	8	36	100%	No Specific Tier
Architectural Coating	Air Compressors	Diesel	1	6	37	100%	No Specific Tier

Notes:

1. Equipment lists were provided by the Project sponsor.
2. CalEEMod 2022 default horsepower values were used for each piece of equipment.
3. "No Specific Tier" indicates the emissions calculations use CalEEMod default average emission factors for the given calendar year's equipment tier distribution. Tier 4 Final equipment will be used for certain types of equipment as a project design feature. Total emissions calculated using CalEEMod methodologies are presented in Table 11.

Abbreviations:

CalEEMod - California Emissions Estimator Model

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 4
Construction Fleet Mix and Trip Lengths
Merritt Property - 4141 Foothill Road
Pleasanton, California

Trip Type	EMFAC Settings[1]	Fleet Mix[2]	Fuel Type[3]	One-Way Trip Length (miles)[4]
Workers	Alameda County Calendar Years 2025-2028 Annual Season Aggregated Model Year EMFAC2007 Vehicle Categories	25% LDA, 50% LDT1, 25% LDT2	Gasoline	11.7
Vendors		50% MHDT, 50% HHDT	Diesel	8.4
Haul Trucks		100% HHDT	Diesel	20.0

Notes:

1. Emissions were calculated using emission factors from EMFAC2021 v1.0.2 Emissions Inventory with the specified settings and fleet and fuel assumptions.
2. CalEEMod default fleet mixes were used for each trip type.
3. Worker vehicles are assumed to be gasoline fueled while vendor vehicles and haul trucks are conservatively assumed to be 100% diesel fueled.
4. CalEEMod default one-way trip lengths were used for each trip type.

Abbreviations:

CalEEMod - California Emissions Estimator Model
EMFAC - California Air Resources Board EMission FACtor model
HHDT - heavy-heavy duty trucks
LDA - light-duty automobiles
LDT - light-duty trucks
MHDT - medium-heavy duty trucks

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

California Air Resources Board (ARB) 2021. EMFAC2021. Available at: https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-modeling-tools

Table 5
Fugitive Road Dust Emission Factors
Merritt Property - 4141 Foothill Road
Pleasanton, California

Silt Loading Factor Derivation[1]

Entrained Roadway Dust Constants for Alameda County		
Roadway Category	**Silt Loading (g/m^2)**	**Travel Fraction**
Freeway	0.015	57.0%
Major	0.032	26.0%
Collector	0.032	7.0%
Local	0.32	9.0%
Weighted Silt Loading Factor	0.048	99%

Road Dust Equation[2]

E [lb/VMT] = k*(sL)^0.91 * (W)^1.02 * (1-P/4N)

Parameter[3]	**Value**
E = annual average emission factor in the same units as k	[calculated]
k = particle size multiplier for particle size range and units of interest	
PM_{10} (lb/VMT)	0.0022
$PM_{2.5}$ (lb/VMT)	3.3E-04
sL = road surface silt loading (grams per square meter) (g/m^2)	0.048
W = average weight (tons) of all the vehicles traveling the road	2.4
P = number of "wet" days with at least 0.01 in of precipitation during averaging period[4]	37.8
N number of days in the averaging period	365

Scenario	**Fugitive PM_{10}**	**Fugitive $PM_{2.5}$**	**Units**
Emission Factor	3.30E-04	4.94E-05	lb/VMT

Notes:

1. Travel fraction by roadway category and silt loading are from the ARB's Entrained Road Travel Emission Inventory Source Methodology, Tables 2 and 4, respectively. Note that the travel fractions presented in ARB Table 2 do not add to 100%.
2. The road dust equation for paved roads is from the California Air Resources Board's (ARB) 2021 Miscellaneous Process Methodology 7.9 for Entrained Road Travel, Paved Road Dust.
3. Silt loading emission factor calculated above using roadway travel fractions. Other parameters are from ARB 2021.
4. The number of "wet" days for the site is based on regional weather measurements presented in CalEEMod Appendix G.

Abbreviations:

ARB - Air Resources Board
CalEEMod - California Emissions Estimator Model
g - grams
lb - pounds
m - meter
PM - particulate matter
VMT - vehicle miles traveled

References:

California ARB. 2021. Miscellaneous Processes Methodologies - Entrained Road Travel, Paved Road Dust Paved Entrained Road Dust. Available online at: https://ww3.arb.ca.gov/ei/areasrc/fullpdf/2021_paved_roads_7_9.pdf

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 6
Fugitive Dust from Demolition Waste
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase	Year	Building Area[1]	Building Waste Tonnage to Floor Space[2]	Emission Factor - Mechanical or Explosive Dismemberment[3]	Emission Factor - Debris Loading[4]	Control Efficiency[5]	Controlled Emissions[5]
				$PM_{2.5}$	$PM_{2.5}$		$PM_{2.5}$
		sqft	ton/sqft	lb/ton	lb/ton	%	ton/yr
Demolition	2025	3,624	0.046	2.5E-04	3.1E-03	36%	1.8E-04

Notes:

1. The total area demolished during construction was provided by the Project sponsor.
2. A default building waste tonnage - structural floor space relationship is used, consistent with CalEEMod methodology, as reported in Appendix C.
3. Emission factor calculated following guidance in the CalEEMod User's Guide, Appendix C, Section 4.5.1 Mechanical or Explosive Dismemberment, which is based on AP 42 Section 13.2.4.3 for batch drop operations. The equation is:
   $EF = k*(0.0032)*(U/5)^{1.3}/(M/2)^{1.4}$ (lb/ton of debris)
   0.053 = $k_{PM2.5}$, particle size multiplier (dimensionless)
   6.71 = U, mean wind speed (mph)
   2 = M, material moisture content (%)
4. Emission factor calculated following guidance in the CalEEMod User's Guide, Appendix C, Section 4.5.2 Debris Loading, which is based of AP 42 Section 13.2. The equation is:
   $EF = k*EF_{L\text{-}TSP}$
   0.053 = $k_{PM2.5}$, particle size multiplier (dimensionless)
   0.058 = $EF_{L\text{-}TSP}$, lb/ton
5. Fugitive $PM_{2.5}$ emissions from demolition will be controlled by watering the construction site two times per day, which is estimated to reduce emissions by 36% per CalEEMod defaults, consistent with basic control measures from BAAQMD.

Abbreviations:

CalEEMod - California Emissions Estimator Model
EF - emission factor
lb - pounds
$PM_{2.5}$ - particulate matter less than 2.5 microns in aerodynamic diameter
sqft - square feet
yr - years

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 7
Fugitive Dust from Grading Activity
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase[1]	Year	Maximum Area Disturbed[2]	VMT[3]	$PM_{2.5}$ Emission Factor[4]	Control Efficiency[5]	Controlled Emissions[5]
						$PM_{2.5}$
		acre/yr	miles/yr	lb/VMT	%	ton/yr
Grading	2025	46.4	31.9	0.17	61%	1.0E-03

Notes:

1. Consistent with CalEEMod methodology, grading fugitive dust emissions are calculated for all grading equipment (i.e., graders, scrapers). Bulldozers are analyzed separately in Table 8 for fugitive dust from bulldozing.
2. The maximum area disturbed is assumed to be equal to the total construction area, as provided by the Project sponsor.
3. VMT per day calculated following guidance in the CalEEMod User's Guide, Appendix C, which is based on AP-42, Section 11.9 for grading equipment. The equation is:

   $VMT = A_S/W_b \times (43{,}560 \text{ sqft/acre})/(5{,}280 \text{ ft/mile})$, where:

   A_S = A_S, acreage of the grading site (acre)

   12 = W_b, blade width of grading equipment (CalEEMod default)
4. Emission factor calculated following guidance in the CalEEMod User's Guide, Appendix C, which is based on AP-42, Section 11.9 for grading equipment. The equation is:

   $EF_{PM2.5} = 0.04 \times (S)^{2.5} \times F_{PM2.5}$, where:

   7.1 = S, mean vehicle speed (mph) (AP-42 default)

   0.031 = $F_{PM2.5}$, $PM_{2.5}$ scaling factor (AP-42 default)
5. Fugitive $PM_{2.5}$ emissions from demolition will be controlled by watering the construction site two times per day, which is estimated to reduce emissions by 61% per CalEEMod defaults, consistent with basic control measures from BAAQMD.

Abbreviations:

CalEEMod - California Emissions Estimator Model
EF - emission factor
ft - feet
lb - pounds
mph - miles per hour
$PM_{2.5}$ - particulate matter less than 2.5 microns in aerodynamic diameter
sqft - square feet
VMT - vehicle miles traveled
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 8
Fugitive Dust from Bulldozing Activity
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase	Equipment[1]	Year	Hours of Operation[2]	$PM_{2.5}$ Emission Factor[3]	Control Efficiency[4]	Controlled Emissions[4] $PM_{2.5}$
			hour/day	lb/hour	%	ton/yr
Demolition	Rubber Tired Dozers	2025	8	0.41	61%	0.0032
Site Preparation	Rubber Tired Dozers	2025	8			0.043
Grading	Rubber Tired Dozers	2025	8			0.17

Notes:

1. Consistent with CalEEMod methodology, bulldozing fugitive dust emissions are calculated for all bulldozers in the reported construction equipment.
2. Hours per day for each piece of equipment is reported in Table 3. Annual emissions are calculated using the number of work days for each phase and calendar year as shown in Table 2.
3. Emission factor calculated following guidance in the CalEEMod User's Guide, Appendix C, which is based on AP-42, Section 11.9 for bulldozing equipment. The equation is:

   $EF_{PM2.5} = C_{tsp} \times s^{1.2} \times F_{PM2.5} / M^{1.3}$, where:

   5.7 = C_{tsp}, arbitrary coefficient used by AP-42
   6.9 = s, material silt content (%)
   7.9 = M, material moisture content (%)
   0.105 = F, scaling factor
4. Fugitive $PM_{2.5}$ emissions from demolition will be controlled by watering the construction site two times per day, which is estimated to reduce emissions by 61% per CalEEMod defaults, consistent with basic control measures from BAAQMD.

Abbreviations:

BAAQMD - Bay Area Air Quality Management District
CalEEMod - California Emissions Estimator Model
EF - emission factor
lb - pounds
$PM_{2.5}$ - particulate matter less than 2.5 microns in aerodynamic diameter
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 9
Project Construction Asphalt Paving Off-Gassing Emissions
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase	Year	Asphalt-Paved Area[1]	Asphalt Paving ROG Off-Gassing Emission Factor[2]	ROG Off-Gassing Emissions
		acre	lb/acre	lb/yr
Paving	2025	0.76	2.62	2.0
	2026	0.47		1.2
			Total ROG Emissions	3.2

Notes:

1. Asphalt-paved area calculated using CalEEMod 2022 defaults.
2. The VOC off-gassing emission factor is from CalEEMod User's Guide, Appendix G. VOC is assumed to be equivalent to ROG for these purposes.

Abbreviations:

CalEEMod - California Emissions Estimator Model
lb - pound
VOC - volatile organic compound
ROG - reactive organic gas

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 10
Project Construction Architectural Coating Emissions
Merritt Property - 4141 Foothill Road
Pleasanton, California

Coating Category	Interior[1]	Exterior[1]
VOC Content (g/L)	100	150
Emission Factor (lb/ft^2)	0.0046	0.0070

Land Use	Fraction of Surface Area Painted (%)[2]		Painted Area Multiplier[2]
	Interior	Exterior	
Non-Residential	75%	25%	2
Residential	75%	25%	2.7

Construction Phase	Land Use	Type	Building Square Footage[3]		Painted Surface Area		ROG Emissions
			Non-Residential Area	Residential Area	Interior	Exterior	
			ft^2	ft^2	ft^2	ft^2	tons
Architectural Coating	Single-Family Housing	Residential	--	392,607	795,029	265,010	2.8
	Recreational Swimming Pool	Non-Residential	--	--	--	--	--
	Health Club	Non-Residential	5,914	--	8,871	2,957	0.027
Total Construction Architectural Coating Emissions							2.8

Emissions by Year

Year	ROG Emissions (tons/yr)
2026	1.25
2027	1.49
2028	0.057

Notes:

1. VOC content of paint consistent with CalEEMod Appendix G for Alameda County. VOC is assumed to be equivalent to ROG for these purposes. VOC content in g/L converted to lb/sqft using CalEEMod assumption that 1 gallon of paint covers 180 square feet.
2. CalEEMod default architectural coating emissions parameters. Non-residential building surface area assumed to be 2 times the floor area. Residential building surface area assumed to be 2.7 times the floor area.
3. See Table 1 for land use details. The single-family housing square footage was calculated using the CalEEMod 2022 default are per dwelling unit.

Abbreviations:

CalEEMod - California Emissions Estimator Model
ft^2 - square feet
g - gram
gal - gallons
L - liters
lb - pounds
ROG - reactive organic gas
sqft - square feet
VOC - volatile organic compound

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 11
Summary of Construction CAP Emissions
Merritt Property - 4141 Foothill Road
Pleasanton, California

Construction Phase	Year	Construction CAP Emissions[1]			
		ROG	NOx	PM_{10}	$PM_{2.5}$
		lb/year			
Demolition	2025	2.9	28	0.56	0.54
Site Preparation	2025	15	95	3.0	2.9
Grading	2025	112	754	21	21
Building Construction	2025	147	1,135	45	42
	2026	278	2,129	81	75
	2027	268	2,029	73	67
	2028	63	471	16	15
Paving	2025	74	630	29	27
	2026	44	372	17	15
Architectural Coating	2026	2,530	193	5.2	4.7
	2027	3,013	223	5.1	4.7
	2028	115	8.3	0.16	0.14

Summary of Emissions by Year				
Year	ROG	NOx	PM_{10}	$PM_{2.5}$
	lb/day			
2025	1.8	13	0.51	0.48
2026	11	10	0.39	0.36
2027	13	8.6	0.30	0.28
2028	2.8	7.5	0.25	0.24
BAAQMD Threshold[2,3]	54	54	82	54

Summary of Emissions by Year				
Year	ROG	NOx	PM_{10}	$PM_{2.5}$
	ton/year			
2025	0.18	1.3	0.050	0.047
2026	1.4	1.3	0.051	0.047
2027	1.6	1.1	0.039	0.036
2028	0.089	0.24	0.0082	0.0075
Total	3.3	4.0	0.15	0.14

Notes:

1. Emissions were estimated using off-road construction equipment emission factors from CalEEMod and on-road emission factors from EMFAC2021. Off-road construction equipment use and on-road trips were provided by the Project sponsor or rely on CalEEMod defaults, as presented in Tables 2, 3, and 4. Emission sources also include paving and architectural coating as shown in Tables 9 and 10.
2. Daily emissions are compared to BAAQMD CEQA Thresholds of Significance using the net working days for project construction in each calendar year.
3. The BAAQMD CEQA Thresholds of Significance only requires analysis of equipment exhaust, thus PM_{10} and $PM_{2.5}$ emissions from fugitive dust (calculated in Tables 5 - 8) are excluded here.

Abbreviations:

BAAQMD - Bay Area Air Quality Management District
CalEEMod® - California Emissions Estimate Model
CAP - criteria air pollutant
CEQA - California Environmental Quality Act
EMFAC - California Air Resources Board EMission FACtor model
lb - pound
NOx - nitrous oxide
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
PM_{10} - particulate matter <10 microns in diameter
ROG - reactive organic gases

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

California Air Resources Board (ARB) 2021. EMFAC2021. Available at: https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-modeling-tools

Bay Area Air Quality Management District (BAAQMD). 2017. California Environmental Quality Act Air Quality Guidelines. Available at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

Table 12
Architectural Coating Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Emissions

Land Use	Floor Area (sq ft)[1]	Building Surface Area[2] (sq ft)	Application Rate[3]	Indoor Paint VOC EF[4] (g/L)	Outdoor Paint VOC EF[4] (g/L)	Architectural Coating VOC Emissions[5] (lb/yr)
Single-Family Housing	392,607	1,060,039	10%	100	150	553
Recreational Swimming Pool	15,600	0	10%	100	150	0
Health Club	5,914	11,828	10%	100	150	5.5
					Total Emissions	**558**

Notes:

1. Floor areas are shown in Table 1. The floor area for Single-Family Housing was calculated with CalEEMod defaults from the number of dwelling units.
2. Consistent with CalEEMod Appendix C, non-residential building surface area is assumed to be 2 times the floor area, residential building surface area is assumed to be 2.7 times the floor area, and the recreational swimming pool surface area is assumed to be 2 times the recreational building square footage, which is zero.
3. Consistent with CalEEMod Appendix C, 10% of all surfaces are assumed to be coated each year.
4. VOC emission factors consistent with CalEEMod Appendix G Table 17 for Alameda County. Building area is assumed to be 75% indoors and 25% outdoors, consistent with CalEEMod Appendix C.
5. Uses CalEEMod Appendix C assumption that 1 gallon of paint covers 180 square feet.

Abbreviations:

CalEEMod - California Emissions Estimator Model
EF - emission factor
g - grams
L - liters
lb - pound
sq ft - square feet
VOC - volatile organic compounds
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at http://www.caleemod.com/

Table 13
Landscape Equipment Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Land Use	Landscaped Area (sq ft)	Annual Emissions			
		ROG	NO_x	PM_{10}	$PM_{2.5}$
		ton/yr			
Single-Family Housing	1,300,127	0.050	0.0055	2.1E-04	2.8E-04
Recreational Swimming Pool	15,600	0.010	5.1E-04	8.2E-05	1.1E-04
Health Club	5,914	0.0038	2.0E-04	3.1E-05	4.1E-05

Notes:

1. Emissions were calculated in CalEEMod using the CalEEMod default landscape area for Single-Family Housing and to be conservative, the entire square footage of the swimming pool and health club.

Abbreviations:

CalEEMod - California Emissions Estimator Model
NO_x - nitrogen oxides
N_2O - nitrous oxide
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
PM_{10} - particulate matter <10 microns in diameter
ROG - reactive organic gases
sq ft - square feet
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at http://www.caleemod.com/

Table 14
Consumer Product Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Derivation of 2020 Alameda County VOC Emission Factor (Non-Parking Land Uses)

Year	Consumer Products VOC inventory (tons/day)[1]	Alameda County population[2]	Total Building Square Footage[3]	Consumer Products VOC Emission Factor (lb/square foot/day)
2010	9.92	1,510,271	1,101,439,773	1.8E-05
2020	10.47	1,682,353	1,226,939,077	1.7E-05

Emissions

Land Use	Floor Area[4] (sq ft)	Consumer Products VOC EF[5] (lb/sq ft/day)	Days per Year	Consumer Products VOC Emissions (lb/yr)
Single-Family Housing	392,607	1.71E-05	365	2,446
Recreational Swimming Pool	15,600	1.71E-05	365	97
Health Club	5,914	1.71E-05	365	37
			Total Emissions	**2,580**

Notes:

1. Consumer Products VOC emissions for Alameda County obtained from CARB's Criteria Pollutant Emissions Inventory Data. For the purposes of this analysis, VOC is assumed to equal ROG.
2. Population estimates obtained from US Census Bureau QuickFacts for Alameda County.
3. 2010 value from FEMA HAZUS-MH software. 2020 value scaled based on population growth from 2020 to 2010.
4. Floor areas are shown in Table 1.
5. The consumer products VOC EF for non-parking land uses was derived using methodology consistent with CalEEMod but with updated Alameda County parameters to reflect the most recent available data. The CalEEMod default emissions factor assumes 2008 statewide VOC inventory and building square footage. An updated 2020 VOC inventory from CARB and 2020 population estimates from the US Census Bureau were used to estimate an Alameda County EF for 2020, as shown in the upper table.

Abbreviations:

CalEEMod - California Emissions Estimator Model
CARB - California Air Resources Board
EF - emission factor
lb - pound
ROG - reactive organic gases
sq ft - square feet
VOC - volatile organic compounds
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at: http://www.caleemod.com/

CARB. Criteria Pollutant Emissions Inventory Data. Available online at: https://www.arb.ca.gov/app/emsinv/emssumcat.php. Accessed November 2022.

Federal Emergency Management Agency (FEMA). Hazus. Available online at: https://msc.fema.gov/portal/resources/hazus.

US Census Bureau. QuickFacts Alameda County, California. Available online at: https://www.census.gov/quickfacts/fact/table/contracostacountycalifornia,CA/PST045221. Accessed November 2022.

Table 15
Natural Gas Usage Emission Factors
Merritt Property - 4141 Foothill Road
Pleasanton, California

Natural Gas Emission Factors[1]

Criteria Air Pollutant Emission Factor by Land Use Type	ROG	NOx	PM_{10}	$PM_{2.5}$	Units
Residential	0.0054	0.092	0.0075	0.0075	lb/MMBtu
Nonresidential	0.0054	0.098	0.0075	0.0075	lb/MMBtu

Notes:

1. Natural Gas Use emission factors are from Table G-4 of CalEEMod User's Guide Appendix G.

Abbreviations:

CalEEMod - California Emissions Estimator Model
lb - pound(s)
MMBtu - metric million British thermal unit
NOx - nitrous oxide
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
PM_{10} - particulate matter <10 microns in diameter
ROG - reactive organic gases

References:

California Air Pollution Control Officers Association (CAPCOA). 2022. California Emissions Estimator Model (CalEEMod), Version 2022.1. Available online at http://www.caleemod.com/

Table 16
Natural Gas Usage Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Energy Use Rates[1]

Land Use			Natural Gas			
Project Description	**CalEEMod Type**	**Size Metric**	**Title 24**	**Non Title 24**	**Total**	**Annual Natural Gas Use**
			kBTU/size metric/yr			**kBTU/yr**
Residential	Single-Family Housing	Units	43,529	2,693	46,222	5,130,633
Recreational Space	Recreational Swimming Pool	1000sqft	--	--	--	--
Recreational Space	Health Club	1000sqft	18,516	25,273	43,789	258,969

Annual Emissions[2,3]

Energy Type	ROG	NO_x	PM_{10}	$PM_{2.5}$
	(tons/yr)			
Natural Gas	0.015	0.25	0.020	0.020
Total	**0.015**	**0.25**	**0.020**	**0.020**

Notes:

1. Default energy consumption rates for each land use type were obtained from CalEEMod Appendix G Table 28. Land use sizes shown in Table 1.
2. Per the Project sponsor, partial operations are expected to begin in 2026. Although full operations are not expected to begin until 2028, annual operational emissions were conservatively estimated for the earliest potential year of activity.
3. Emissions are calculated based on energy use shown above and energy emission factors, shown in Table 15.

Abbreviations:

kBTU - thousand British Thermal Unit
sqft - square feet
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at: http://www.caleemod.com/

Table 17
Trip Rates for Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Land Use	Daily Trip Rate[1]	Trip Length[2]	Annual Trips[3]	Annual VMT[3]
CalEEMod Type	one-way trips/day	mi/one-way trip	one-way trips/yr	mi/yr
Single-Family Housing	880	8.0	321,200	2,569,600
Recreational Swimming	--	--	--	--
Health Club	--	--	--	--

Notes:

1. The Project Trip Generation rate was obtained from Fehr & Peers' Final Memorandum dated April 1, 2021, which estimates 440 trips per day for the Project based on the number of vehicles entering and exiting a similar age-restricted community. One-way trips were conservatively calculated assuming all entering and exiting vehicles quantified during the traffic study are unique, and thus 440 trips per day represents round-trips with the Project generating 880 one-way trips per day. It is assumed that there are no additional trips associated with the Recreational Swimming or Health Club land uses.
2. The average trip length was calculated using CalEEMod 2022 default data.
3. The annual trips and annual VMT were calculated assuming 365 days per year for operations.

Abbreviations:

CalEEMod - California Emissions Estimator Model
mi - mile(s)
VMT - vehicle miles travelled
yr - year

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at: http://www.caleemod.com/

Table 18
On-Road Fleet Mix for Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Fleet Mix Assumption[1]	Vehicle Type	Percentage of Fleet Mix	% by Fuel Type				
			Gas	Diesel	Natural Gas	Electric	Plug-in Hybrid
Passenger[2]	LDA	57%	86.58%	0.22%	--	9.87%	3.33%
	LDT1	4%	99.15%	0.02%	--	0.50%	0.34%
	LDT2	25%	97.68%	0.36%	--	0.78%	1.18%
	MCY	0.4%	100.00%	--	--	--	--
	MDV	13%	95.80%	1.33%	--	1.56%	1.31%

Notes:

1. Fleet mixes and percentages by fuel type are calculated based on EMFAC2021 v1.0.2 vehicle miles traveled projections for Alameda County. EMFAC2021 was run in Emission Rates mode for calendar year 2026 in the annual season with EMFAC2007 vehicle categories and data aggregated across vehicle model year and speed. Per the Project sponsor, partial operations are expected to begin in 2026. Although full operations are not expected to begin until 2028, annual operational emissions were conservatively estimated for the earliest potential year of activity.
2. The passenger fleet is assumed to have the default EMFAC vehicle type distribution of passenger vehicles and default fuel distribution.

Abbreviations:

EMFAC2021 - California Air Resources Board EMission FACtor model

LDV - Light Duty Vehicles

MCY - Motorcycles

MDV- Medium Duty Vehicles

References:

California Air Resources Board (ARB) 2021. EMFAC2021. Available at: https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-modeling-tools

Table 19
Operational On-Road Emission Factors
Merritt Property - 4141 Foothill Road
Pleasanton, California

Fleet	Emission Factor Units	Mobile Emission Factors[1]			
		CAPs			
		ROG	NOx	PM_{10}	$PM_{2.5}$
Passenger	g/trip	1.0	0.26	0.0019	0.0018
	g/mile	0.012	0.047	0.016	0.0056

Notes:

1. Emission factors were estimated using EMFAC2021 v1.0.2 for Alameda County. EMFAC2021 was run in Emission Rates mode for calendar year 2026 in the annual season with EMFAC2007 vehicle categories and data aggregated across vehicle model year and speed. Per the Project sponsor, partial operations are expected to begin in 2026. Although full operations are not expected to begin until 2028, annual operational emissions were conservatively estimated for the earliest potential year of activity.

   The following processes have units of g/trip: HOTSOAK, RUNLOSS, and STREX. The following processes have units of g/mile: PMBW, PMTW, and RUNEX. The following processes have units of g/vehicle/day: IDLEX and DIURN. Processes with units of g/vehicle/day were converted to g/trip using the population and trip rate values given in the EMFAC2021 run.

Abbreviations:

CAP - Criteria Air Pollutant
DIURN - diurnal evaporative hydrocarbon emissions
EMFAC2021 - California Air Resources Board EMission FACtor model
g - grams
HOTSOAK - hot soak evaporative hydrocarbon emissions
IDLEX - idle exhaust emissions
NO_x - nitrogen oxides
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
PM_{10} - particulate matter <10 microns in diameter
PMBW - brake wear particulate matter emissions
PMTW - tire wear particulate matter emissions
ROG - reactive organic gases
RUNEX - running exhaust emissions
RUNLOSS - running loss evaporative hydrocarbon emissions
STREX - start exhaust tailpipe emissions

References:

California Air Resources Board (ARB) 2021. EMFAC2021. Available at: https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-modeling-tools

Table 20
Mobile Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Trip Type	Emissions from Mobile Sources			
	ROG	NOx	PM_{10}	$PM_{2.5}$
	(tons/yr)			
Passenger	0.374	0.227	0.047	0.017
Total	0.374	0.23	0.047	0.017

Notes:

1. Trip generation rates, fleet mix details, and emission factors used in emissions calculations are shown in Tables 17, 18, and 19, respectively.

Abbreviations:

MT - metric ton(s)

NOx - nitrogen oxides

$PM_{2.5}$ - particulate matter <2.5 microns in diameter

PM_{10} - particulate matter <10 microns in diameter

ROG - reactive organic gases

yr - year

Table 21
On-Road Fugitive Dust Emissions from Project Operations
Merritt Property - 4141 Foothill Road
Pleasanton, California

Road Dust Equation[1]

E = k*(sL)^0.91 * (W)^1.02 * (1-P/4N)

Parameter[2]	Value
E = annual average emission factor in the same units as k	[calculated]
k = particle size multiplier for particle size range and units of interest	
PM_{10} (lb/VMT)	0.0022
$PM_{2.5}$ (lb/VMT)	3.3E-04
sL = road surface silt loading (grams per square meter) (g/m^2)	0.048
W = average weight (tons) of all the vehicles traveling the road	2.4
P = number of "wet" days with at least 0.01 in of precipitation during averaging period[3]	37.8
N number of days in the averaging period	365

Vehicle Miles Traveled[4]

Passenger	2,569,600	miles/year

Scenario[5]	Fugitive PM_{10}	Fugitive $PM_{2.5}$	Units
Emission Factor	3.30E-04	4.94E-05	lb/VMT
Emissions	**0.42**	**0.064**	**tons/year**

Notes:

1. The road dust equation for paved roads is from the California Air Resources Board's (ARB) 2021 Miscellaneous Process Methodology 7.9 for Entrained Road Travel, Paved Road Dust.
2. Silt loading emission factor calculated in Table 5 using roadway travel fractions. Other parameters are from ARB 2016. $PM_{2.5}$ is assumed to be 15% of PM_{10} based on paved road dust sampling in California (ARB Speciation Profile #471), which is a more representative fraction than provided in the older AP-42 fugitive dust methodology as discussed in ARB 2018 (page 10).
3. The number of "wet" days for the site is obtained from CalEEMod defaults.
4. See Table 17 for further details on vehicle activity rates.
5. Emission factors calculated using Road Dust Equation and parameters presented in upper sub-table. Fugitive emission rates calculated as product of the emission factor and annual VMT.

Abbreviations:

ARB - Air Resources Board
CalEEMod - California Emissions Estimator Model
lb - pounds
PM - particulate matter
VMT - vehicle miles traveled

References:

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at: http://www.caleemod.com/

California ARB. 2018. Miscellaneous Processes Methodologies - Paved Entrained Road Dust. Available online at: https://www.arb.ca.gov/ei/areasrc/fullpdf/full7-9_2018.pdf

USEPA. 1996. AP 42. Compilation of Air Pollutant Emission Factors, Volume 1. Fifth Edition. Chapter 13.2.1, Paved Roads. Available online at: http://www3.epa.gov/ttn/chief/ap42/ch13/final/c13s0201.pdf.

Table 22
Summary of Operational CAP Emissions
Merritt Property - 4141 Foothill Road
Pleasanton, California

Emissions Summary[1,2]

Emissions Source	CAP Emissions (ton/year)			
	ROG	NO_x	PM_{10}	$PM_{2.5}$
Architectural Coating	0.28	--	--	--
Landscaping	0.064	0.0062	3.2E-04	4.3E-04
Consumer Products	1.3	--	--	--
Natural Gas Use	0.015	0.249	0.020	0.020
On-Road Mobile	0.37	0.23	0.047	0.017
On-Road Fugitive Dust	--	--	0.42	0.064
Total	2.0	0.48	0.49	0.10

Comparison to CAP Thresholds of Significance[3]

Annual Emissions				
Pollutant	**ROG**	**NO_x**	**PM_{10}**	**$PM_{2.5}$**
Project Emissions (ton/year)	2.0	0.48	0.49	0.10
BAAQMD Threshold (ton/year)	10	10	15	10
Exceed Threshold?	No	No	No	No
Daily Emissions				
Pollutant	**ROG**	**NO_x**	**PM_{10}**	**$PM_{2.5}$**
Project Emissions (lb/day)	11	2.6	2.7	0.55
BAAQMD Threshold (lb/day)	54	54	82	54
Exceed Threshold?	No	No	No	No

Notes:

1. Emissions estimated using methods consistent with Project-specific information, CalEEMod version 2022.1.0, EMFAC2021 version 1.0.2, and CARB guidance. Detailed calculations are shown in Tables 12 through 21.
2. Per the Project sponsor, partial operations are expected to begin in 2026. Although full operations are not expected to begin until 2028, annual operational emissions were conservatively estimated for the earliest potential year of activity.
3. Annual and daily emissions were compared to the thresholds published in the May 2017 BAAQMD CEQA Air Quality Guidelines. Daily emissions were calculated from annual emissions assuming 365 days per year of operations.

Abbreviations:

BAAQMD - Bay Area Air Quality Management District
CalEEMod - California Emissions Estimator Model
CAP - Criteria Air Pollutant
CARB - California Air Resources Board
EMFAC2021 - California Air Resources Board EMission FACtor model
lb - pounds
NOx - nitrogen oxides
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
PM_{10} - particulate matter <10 microns in diameter
ROG - reactive organic gases

References:

BAAQMD. May 2017. California Environmental Quality Act Air Quality Guidelines. Available online at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en&rev=0d2d971e661d41f28a56953f1776bdde

California Air Pollution Control Officers Association (CAPCOA). California Emissions Estimator Model (CalEEMod), Version 2022.1.0 Available online at: http://www.caleemod.com/

California Air Resources Board (ARB) 2021. EMFAC2021. Available at: https://ww2.arb.ca.gov/our-work/programs/mobile-source-emissions-inventory/msei-modeling-tools

Table 23
AERMOD Input Parameters
Merritt Property - 4141 Foothill Road
Pleasanton, California

Parameter	Assumptions
Model Control Options	
Use Regulatory Default	Yes
Urban or Rural Option	Rural
Flagpole Receptor Height	1.8 meters
Source Options	
Include Building Downwash	No
Receptor Information	
Classifications	Residential
Spacing	20 x 20 meter grid
Meteorological Information	
Meteorological Station[1]	KLVK
Station Base Elevation	119.8 m
Meteorological Data Years	2013 - 2017
Output	
Averaging Times	Annual

1. Meteorological data was obtained from the BAAQMD for the period 2013-2017. KLVK is located approximately 5.7 miles northeast of the Project.

Table 24
Summary of Modeled Construction Sources
Merritt Property - 4141 Foothill Road
Pleasanton, California

AREAPOLY Sources[1,2]

Source Group	Source Description	Number of Sources	Unit Emission Rate	Release Height	Initial Vertical Dimension
		--	($g/s\text{-}m^2$)	(m)	(m)
CON_EXH	Off-Road Equipment Exhaust	1	6.04E-06	5	1.16
CON_DUST	Construction Area Dust	1	6.04E-06	0	1

Notes:

1. All source groups were modeled as being active from 8 AM to 7 PM, consistent with City of Pleasanton Noise Ordinance and the Project sponsor's anticipated schedule.
2. Construction equipment parameters are based on BAAQMD's San Francisco Community Risk Reduction Plan-Health Risk Assessment (CRRP-HRA). According to the CRRP-HRA methodology, release height of a modeled area source representing construction equipment is set to 5 meters and the initial vertical dimension is set to the release height divided by 4.3. The emission rate is set to the unit emission rate of 1 g/s divided by the area of the source.

Abbreviations:

BAAQMD - Bay Area Air Quality Management District

CRRP-HRA - San Francisco Community Risk Reduction Plan - Health Risk Assessment

$g/s\text{-}m^2$ - gram per second per square meter

m - meter

USEPA - United States Environmental Protection Agency

References:

San Francisco Department of Public Health. February 2020. San Francisco Citywide Health Risk Assessment: Technical Support Documentation. Available online at: https://www.sfdph.org/dph/files/EHSdocs/AirQuality/Air_Pollutant_Exposure_Zone_Technical_Documentation_2020.pdf

United States Environmental Protection Agency (USEPA). 2012. Haul Road Workgroup Final Report Submission to EPA-OAQPS. U.S. EPA Office of Air Quality and Planning Standards, Research Triangle Park, North Carolina. Available at: https://www3.epa.gov/scram001/reports/Haul_Road_Workgroup-Final_Report_Package-20120302.pdf

City of Pleasanton. Permit Center. Available online at: http://www.cityofpleasantonca.gov/gov/depts/categoryqna.asp?id=71#:~:text=Unless%20otherwise%20limited%20in%20a,8%20a.m.%20to%208%20p.m

Table 25
Modeled Construction Emissions
Merritt Property - 4141 Foothill Road
Pleasanton, California

Phase	Year	Source Group	Construction Emissions[1]	
			DPM	$PM_{2.5}$
			g/s	
Demolition	2025	CON_EXH	1.6E-05	1.6E-05
		CON_DUST	0	2.1E-04
Site Preparation	2025	CON_EXH	8.2E-05	8.2E-05
		CON_DUST	0	0.0027
Grading	2025	CON_EXH	6.2E-04	6.2E-04
		CON_DUST	0	0.011
Building Construction	2025	CON_EXH	0.0014	0.0013
		CON_DUST	0	8.1E-06
	2026	CON_EXH	0.0025	0.0023
		CON_DUST	0	1.6E-05
	2027	CON_EXH	0.0022	0.0021
		CON_DUST	0	1.6E-05
	2028	CON_EXH	4.9E-04	4.6E-04
		CON_DUST	0	1.6E-05
Paving	2025	CON_EXH	9.2E-04	8.5E-04
		CON_DUST	0	1.2E-06
	2026	CON_EXH	5.2E-04	4.8E-04
		CON_DUST	0	7.5E-07
Architectural Coating	2026	CON_EXH	1.6E-04	1.5E-04
		CON_DUST	0	2.1E-06
	2027	CON_EXH	1.6E-04	1.4E-04
		CON_DUST	0	2.5E-06
	2028	CON_EXH	4.8E-06	4.5E-06
		CON_DUST	0	9.6E-08

Notes:

1. Construction HRA emissions were estimated for on-site off-road equipment and off-site on-road vehicles using the following assumptions:

-For the HRA, all PM_{10} is assumed to be DPM. Offroad PM_{10}/DPM emissions are allocated to CON_EXH.

-Construction $PM_{2.5}$ emissions were estimated from on-site off-road emissions and both diesel- and gasoline-fueled on-road emissions. Offroad exhaust emissions are allocated to CON_EXH while offroad fugitive dust emissions are allocated to CON_DUST.

-On-road $PM_{2.5}$ emissions for gasoline-fueled worker trips and on-road $PM_{2.5}$ and PM_{10}/DPM emissions for diesel-fueled vendor and haul trucks were calculated using the methodologies described in Table 2 and Table 4, with trip lengths reduced to the modeled roadway length for Foothill Boulevard (0.62 miles). Due to low Project vehicle traffic, mobile emissions are modeled on-site rather than on the roadways.

Abbreviations:

DPM - diesel particulate matter

g/s - gram per second

$PM_{2.5}$ - particulate matter less than 2.5 microns in diameter

Table 26
Exposure Parameters
Merritt Property - 4141 Foothill Road
Pleasanton, California

Receptor Type	Receptor Age Group	Exposure Parameters						
		Daily Breathing Rate (DBR)[1]	Annual Exposure Duration (ED)[2]	Fraction of Time at Home (FAH)[3]	Exposure Frequency (EF)[4]	Averaging Time (AT)	Intake Factor, Inhalation (Ifinh)[4]	Age Sensitivity Factor (ASF)[5]
		(L/kg-day)	(years)	(unitless)	(days/year)	(days)	(m3/kg-day)	(unitless)
Resident	3rd Trimester	361	1	1	350	25,550	0.0049	10
	Age 0-<2 Years	1,090	1	1			0.015	10
	Age 2-<9 Years	631	1	1			0.0086	3

Notes:

1. Daily breathing rates for residents reflect default breathing rates from Cal/EPA 2015 as follows:
   95th percentile 24-hour daily breathing rate for age 3rd trimester and 0-<2 years
   80th percentile 24-hour daily breathing rate for age 2-<9 years
2. Inhalation Intake Factors are calculated in this table for each age bin assuming one full year of exposure duration. These Inhalation Intake Factors are scaled by the project-specific exposure durations in each age bin in Table 27 in order to obtain final Inhalation Intake Factors.
3. Fraction of time spent at home is conservatively assumed to be 1 (i.e. 24 hours/day) for all age bins.
4. Exposure frequency was determined as follows:
   Residents: reflects default residential exposure frequency from Cal/EPA 2015.
5. Age sensitivity factors account for an "anticipated special sensitivity to carcinogens" of infants and children as recommended in the OEHHA Technical Support Document (Cal/EPA 2009) and current OEHHA guidance (Cal/EPA 2015). This approach is consistent with the cancer risk adjustment factor calculations recommended by BAAQMD (BAAQMD 2016).

Abbreviations:

AT - averaging time
Cal/EPA - California Environmental Protection Agency
DBR - daily breathing rate
EF - exposure frequency
FAH - fraction of time at home
kg - kilogram
L - liter

Reference:

Cal/EPA. 2015. Air Toxics Hot Spots Program Risk Assessment Guidelines. Guidance Manual for Preparation of Health Risk Assessments. February.

Table 27
Final Intake Factor by Year, Inhalation
Merritt Property - 4141 Foothill Road
Pleasanton, California

Year[1]	Resident			
	Receptor Age Group	Percent of Year in Age Bin[2]	Age Sensitivity Weighted Intake Factor for 1 Year Exposure Duration in Age Bin, Inhalation[3]	Final Age Sensitivity Weighted Intake Factor by Year, Inhalation[4]
			(m^3/kg-day)	(m^3/kg-day)
2025	3rd Trimester	33%	0.049	0.12
	Age 0-<2 Years	67%	0.15	
2026	Age 0-<2 Years	100%	0.15	0.15
2027	Age 0-<2 Years	50%	0.15	0.088
	Age 2-<9 Years	50%	0.026	
2028	Age 2-<9 Years	100%	0.026	0.026

Notes:

1. Exposure scenario starts at the start of construction on April 2, 2025 and ends at the end of construction on March 30, 2028.
2. Per Cal/EPA 2015 guidance, the 3rd trimester exposure duration is 0.25 years. Thus, approximately 33% of exposure to 2025 construction activity is within the 3rd trimester age bin with the remaining 67% occurring within the 0 to 2 years age bin.
3. The default Intake Factors based on a one year exposure duration (see Table 26) have been multiplied by the Age Sensitivity Factors (also shown in Table 26).
4. The final Intake Factors by year are calculated by multiplying the Intake Factors for one year of exposure by the percentage of the year spent in a given age bin and summing across age bins within a calendar year.

Abbreviations:

IF - intake factor
m^3 - cubic meter
kg - kilogram

References:

Cal/EPA. 2015. Air Toxics Hot Spots Program Risk Assessment Guidelines. Guidance Manual for Preparation of Health Risk Assessments. February. Available at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

Table 28
Maximum Project Excess Lifetime Cancer Risk, Chronic HI, and PM2.5 Concentration
Merritt Property - 4141 Foothill Road
Pleasanton, California

MEIR Risk and Location	Excess Lifetime Cancer Risk[1]	Chronic Hazard Index[2]	$PM_{2.5}$ Concentration[3]
	in a million	unitless	µg/m3
Total Project Contribution	8.8	0.0048	0.18
Receptor Type	Resident	Resident	Resident
UTMx (m)	595,837	595,837	595,837
UTMy (m)	4,169,439	4,169,439	4,169,439
Year	--	2026	2025
BAAQMD Threshold of Significance	10	1	0.3
Exceed?	No	No	No

Notes:

1. The Project construction cancer risks were estimated using the following equation:

   Riskinh = Ci x CF x IFinh x CPFi x ASF
   Where:
   Riskinh = Cancer Risk for the Inhalation Pathway (unitless)
   Ci = Annual Average Air Concentration for Chemical "i" (µg/m3)
   CF = Conversion Factor (mg/µg)
   IFinh = Intake Factor for Inhalation (m3/kg-day)
   CPFi = Cancer Potency Factor for Chemical "i" (mg/kg-day)-1
   ASF = Age Sensitivity Factor (unitless)
   MAF = Modeling Adjustment Factor

2. The potential for exposure to result in adverse chronic non-cancer effects is evaluated by comparing the estimated annual average air concentration (which is equivalent to the average daily air concentration) from Project construction to the non-cancer chronic REL for each chemical. When calculated for a single chemical, the comparison yields a ratio termed a hazard quotient or HQ. To evaluate the potential for adverse chronic non-cancer health effects from simultaneous exposure to multiple chemicals, the hazard quotients for all chemicals are summed, yielding a hazard index or HI.

   The chronic HI for each receptor was estimated using the following equation:

   HIinh =Ci / cREL
   Where:
   HIinh = Chronic HI for the Inhalation Pathway (unitless)
   Ci = Annual Average Air Concentration for Chemical "i" (µg/m3)
   cREL = Chronic Reference Exposure Level (µg/m3)

3. The $PM_{2.5}$ concentration due to Project construction at each receptor was estimated using the following equation:

   Ci =E x Di
   Where:
   C = Concentration of $PM_{2.5}$ at receptor "i" (µg/m3)
   Di = Dispersion factor associated with unit emissions at receptor "i" (µg/m3)/(g/s)
   E = Emission Rate (g/s)

Abbreviations:

g - gram
kg - kilogram
m^3 - cubic meter
m - meter
MEIR - maximally exposed individual receptor
mg - miligram
$PM_{2.5}$ - particulate matter <2.5 microns in diameter
s - second
µg - microgram

References:

BAAQMD. 2017. California Environmental Quality Act Air Quality Guidelines. May. Available online at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

OEHHA. 2015. Air Toxics Hot Spots Program. Risk Assessment Guidelines. Guidance Manual for Preparation of Health Risk Assessments. February. Available online at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

Table 29
Summary of Cumulative Impacts at Project MEIR
Merritt Property - 4141 Foothill Road
Pleasanton, California

Nearby Sources[1]	Project MEI		
	Excess Lifetime Cancer Risk	Noncancer Chronic HI	$PM_{2.5}$ Concentration
	(in a million)	(unitless)	($\mu g/m^3$)
Existing Stationary Sources[2]	--	--	--
Roadways[3]	--	--	--
Highways[4]	11	--	0.19
Major Streets[4,5]	0.10	--	0.0018
Railways[4]	0.28	--	4.1E-04
Project Construction	8.8	0.0048	0.18
Total	**20**	**0.0048**	**0.37**
BAAQMD Threshold	**100**	**10**	**0.80**

Notes:

1. If the cell is marked with "--", no risk was calculated. For roadways, highways, major streets, and railways, chronic HI is not calculated in the BAAQMD screening tools.
2. Consistent with BAAQMD guidance, Ramboll reviewed the BAAQMD Permitted Stationary Sources Risks and Hazards Map and submitted a public records request to identify stationary sources within 1,000 feet of the Project. It was determined that there are no stationary sources located within 1,000 feet.
3. BAAQMD recommends evaluating roadways in the area where existing traffic is over 10,000 vehicles per day and under 30,000 vehicles per day, which is the limit for roadways to consider in their raster tool. It was determined that no roads in the area have traffic volumes over 10,000 vehicles per day and under 30,000 vehicles per day. Therefore, roadways were not evaluated separately as part of this cumulative analysis.
4. Nearby major streets, highway, and railway cancer and $PM_{2.5}$ impacts were taken from BAAQMD raster files for the Project area. The BAAQMD's raster screening tools do not estimate chronic hazards since the screening levels were found to be extremely low. Thus, there are no chronic hazard values associated with highways, railways, or major streets.
5. Major streets, as evaluated in the BAAQMD raster screening tools, include all streets with average daily traffic above 30,000 vehicles per day.

Abbreviations:

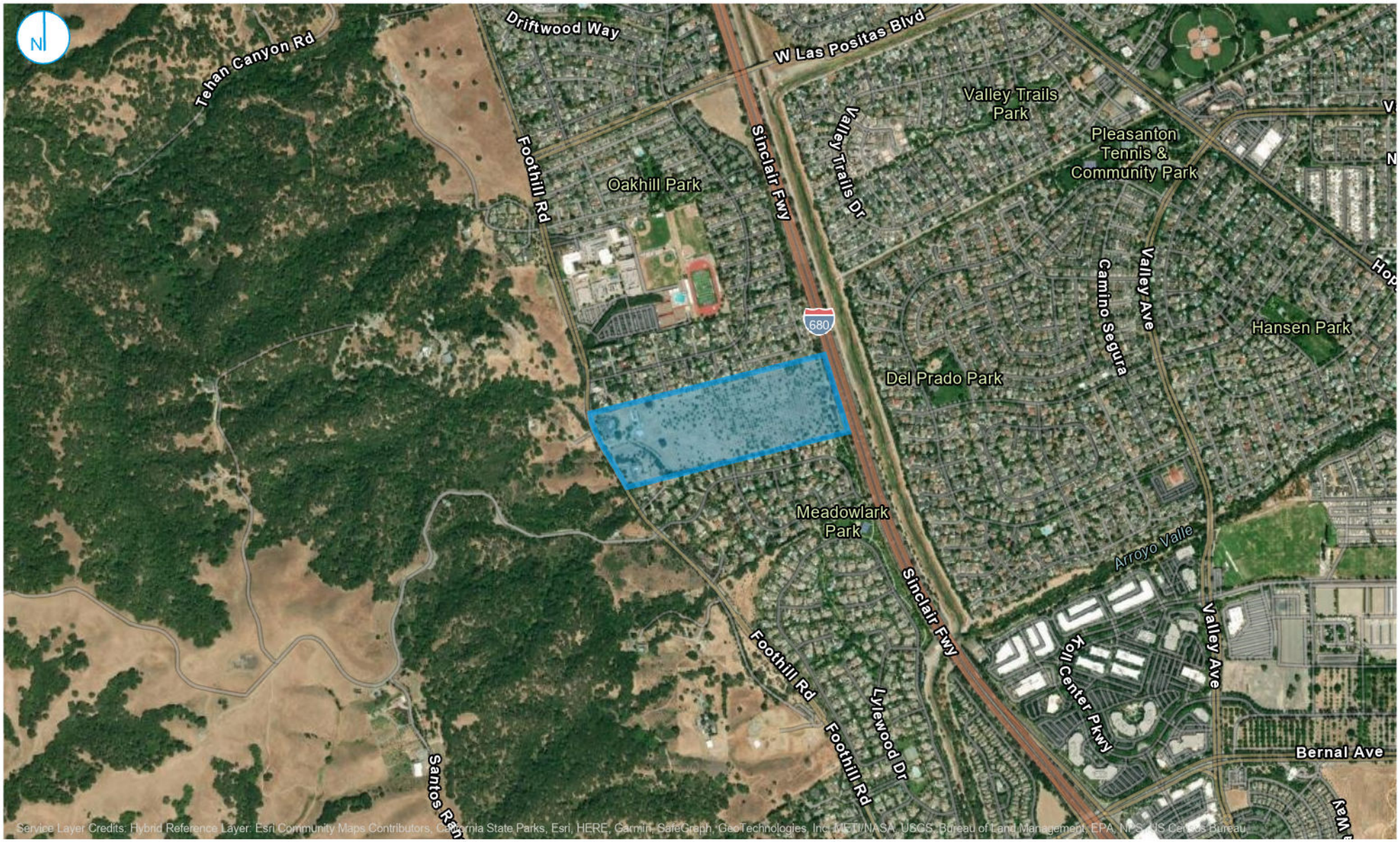
µg - microgram
HI - hazard index
m^3 - cubic meter
MEIR - maximum exposed individual receptor
$PM_{2.5}$ - fine particulate matter less than 2.5 micrometers in diameter

References

Bay Area Air Quality Management District (BAAQMD). 2020. Permitted Sources Risk and Hazards Map. June. Available at: https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=2387ae674013413f987b1071715daa65

FIGURES

PROJECT: 1690028704 | DATED: 12/22/2022 | DESIGNER: RHAN



Project Site

0 1,000 2,000 Feet

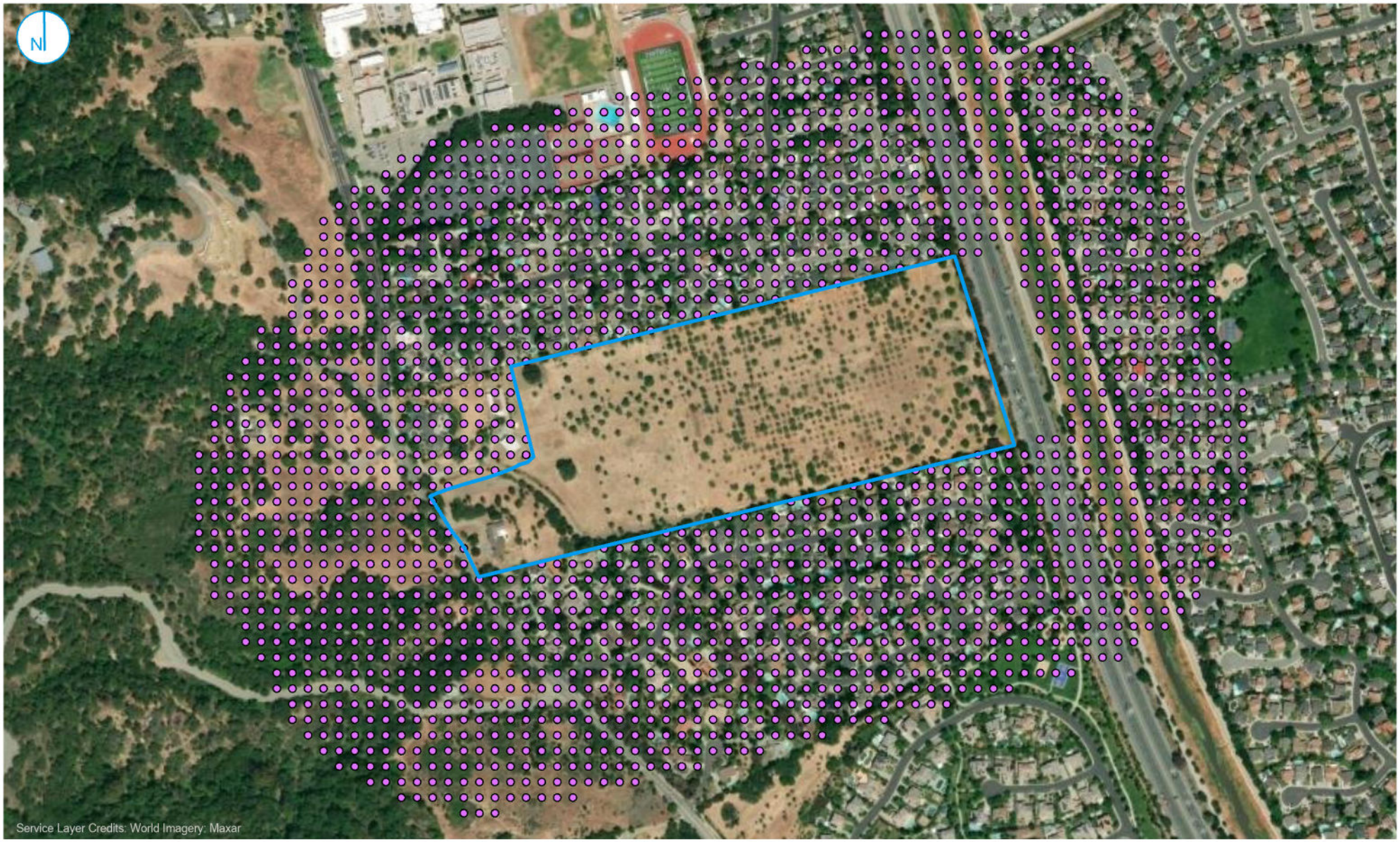
PROJECT LOCATION
MERRITT PROPERTY - 4141 FOOTHILL ROAD

FIGURE 01

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

PROJECT: 1690028704 | DATED: 1/25/2023 | DESIGNER: RHAN



Receptors

Construction Boundary

0 500 1,000 Feet

1000 FOOT RECEPTOR GRID

MERRITT PROPERTY - 4141 FOOTHILL ROAD

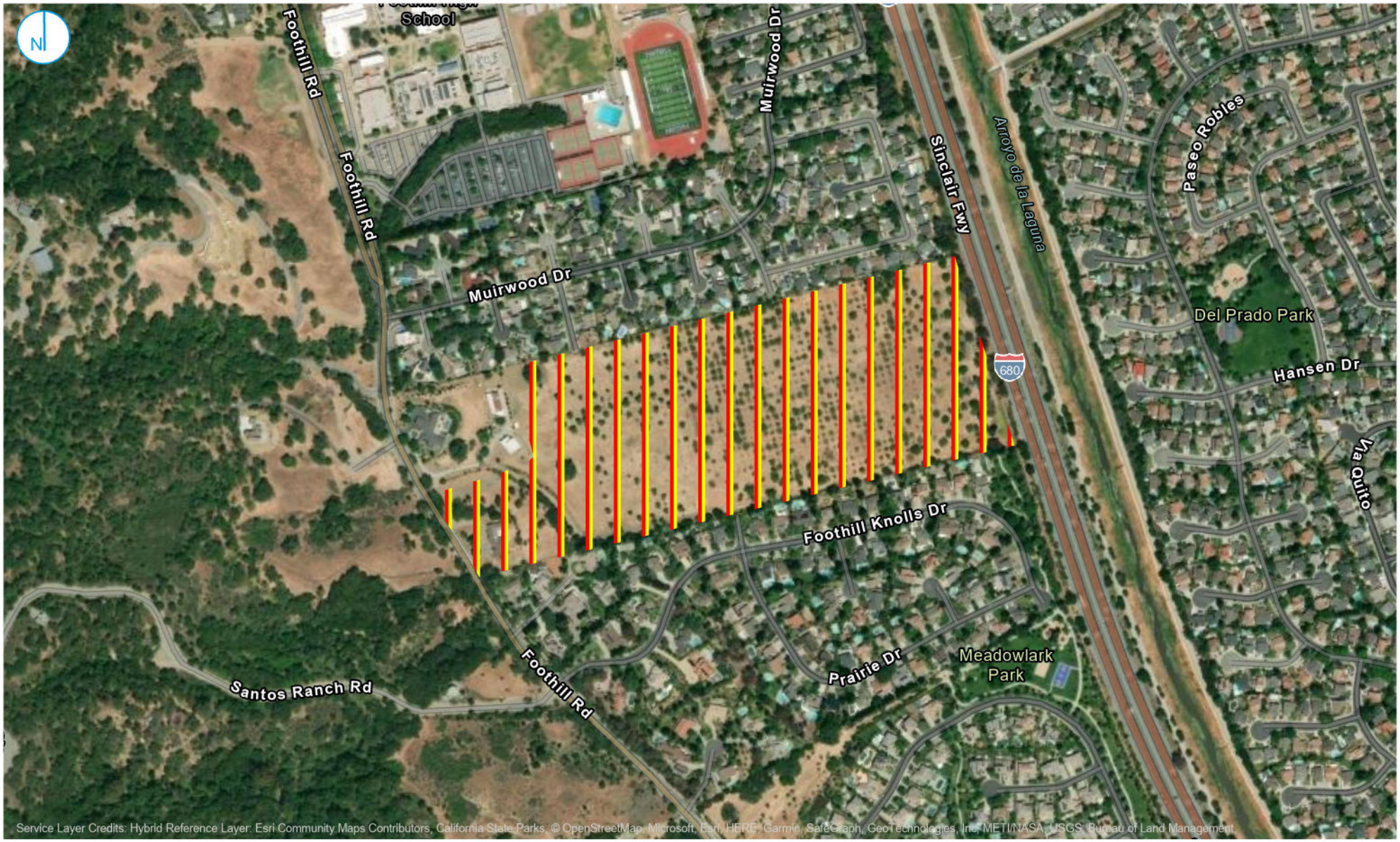
This the 1000 foot receptor grid, but in the analysis the full grid conservatively extends to 1000 meters.

FIGURE 02

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

PROJECT: 1690028704 | DATED: 1/25/2023 | DESIGNER: RHAN



Construction Equipment Exhaust

Construction Fugitive Dust

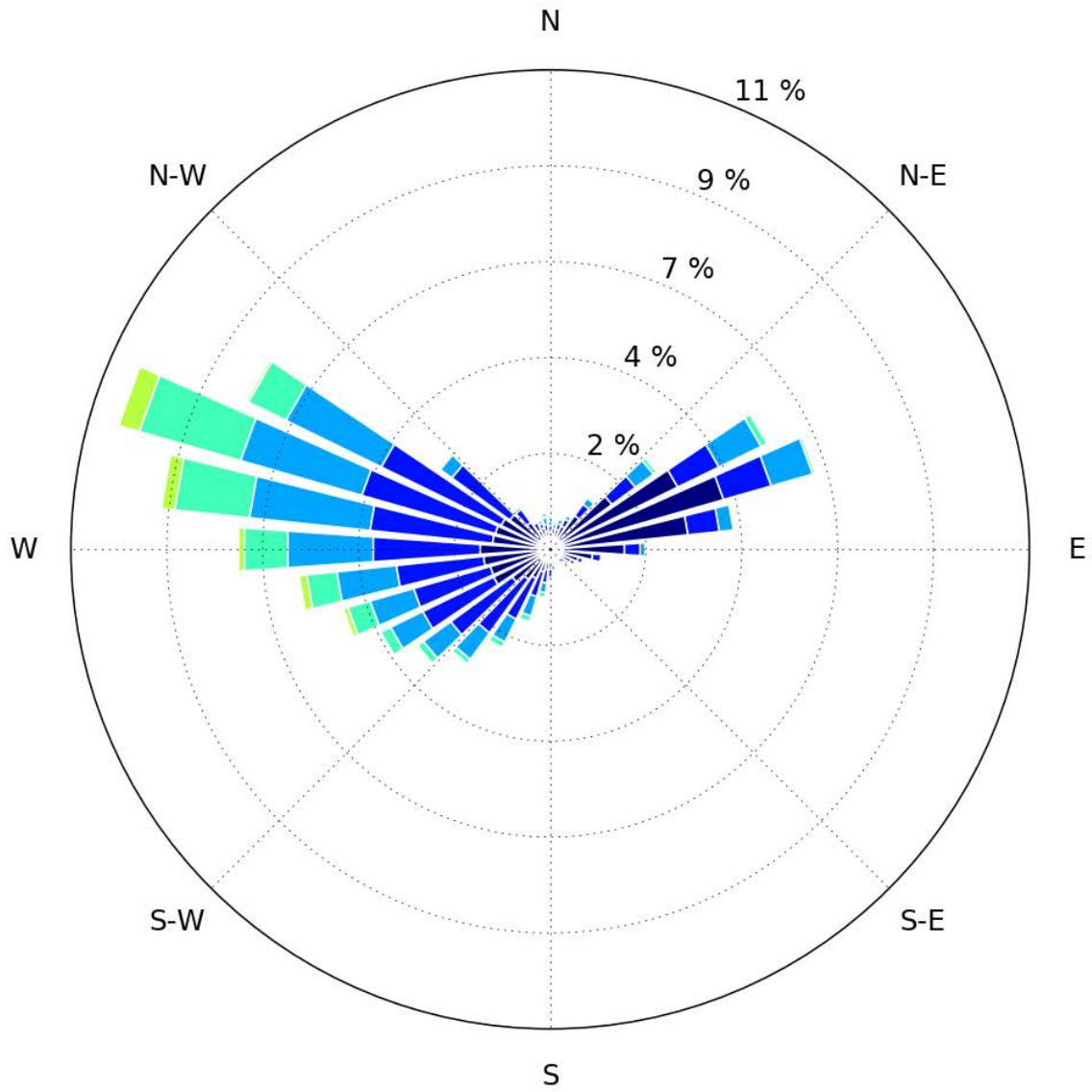
0 500 1,000 Feet

MODELED SOURCES
MERRITT PROPERTY - 4141 FOOTHILL ROAD

FIGURE 03

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL



WIND ROSE: KLVK 2013 - 2017
MERRITT PROPERTY - 4141 FOOTHILL ROAD

FIGURE 04

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

PROJECT: 1690028704 | DATED: 1/25/2023 | DESIGNER: RHAN

Project Site
Construction Equipment Exhaust
Construction Fugitive Dust
MEIR

0 500 1,000 Feet

MAXIMALLY EXPOSED RECEPTOR LOCATION
MERRITT PROPERTY - 4141 FOOTHILL ROAD

FIGURE 05

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

APPENDIX A
AERMOD INPUTS

[Provided electronically]

APPENDIX B

(1) FEHR & PEERS FINAL MEMORANDUM: MERRITT RESIDENTIAL TRANSPORTATION ASSESSMENT (APRIL 1, 2021)

(2) FEHR & PEERS DRAFT MEMORANDUM: MERRITT RESIDENTIAL VMT ASSESSMENT (JANUARY 7, 2022)

[Provided electronically]

Job No. 171057

RECEIVED
12/15/23
PUD-147_P22-1089
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Hydrology and Hydraulic Calculations

For

Existing Offsite Drainage & Proposed Storm Drain Bypass

Tract 8522
Merritt Property
City of Pleasanton, California

Prepared by:

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
(925) 227-9100

November 2023

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I. INTRODUCTION 1

1. SITE DESCRIPTION 1

II. HYDROLOGY 1

1. EXISTING HYDROLOGY 1
2. PROPOSED HYDROLOGY 1
3. METHODOLOGY 1

III. CONCLUSION 2

Appendix

Appendix A – Existing Peak Flow Calculations

- Existing Offsite DMA #1, 15 Year Storm
- Existing Offsite DMA #1, 100 Year Storm
- Existing Offsite DMA #2, 15 Year Storm
- Existing Offsite DMA #2, 100 Year Storm

Appendix B – Existing Offsite Drainage Exhibit

Appendix C – Preliminary Utility Plan

Appendix D – Proposed Storm Drain Bypass

- Proposed 24-Inch Bypass
- Proposed 36-Inch Bypass
- Proposed 48-Inch Bypass
- Proposed U-Channel

I. INTRODUCTION

1. Site Description

The project site is approximately 46.4 acres and is located off Foothill Road in Pleasanton, California, between Equus Court and Puri Court, west of Interstate 680. The site currently consists of four parcels, owned by Merritt Trust, Merritt Farms Inc., and Foothill Holding Company, LLC.

The project site consists of two residences and an abandoned walnut orchard; the residence located on the Merritt Trust parcel will remain.

II. Hydrology

1. Existing Hydrology

The project site has two primary run-on tributaries, identified as Existing Offsite DMA #1 and Existing Offsite DMA #2, located westerly of Foothill Road, as shown in the Existing Offsite Drainage Exhibit (see *Appendix B*). These two drainage areas run onto the site at concentrated outfalls, identified as Existing Outfall #1 and Existing Outfall #2.

2. Proposed Hydrology

The proposed development intends to redirect the run-on flows from Existing Outfall #1 through the site via a proposed 24-inch storm drain bypass, with a minimum slope of 1.25 percent, and to redirect the run-on flows from Existing Outfall #2 through the site via a proposed 36-inch storm drain bypass, with a minimum slope of 2.75 percent. The two storm drain bypass systems are shown per the Preliminary Utility Plan (see *Appendix C*). Upon convergence of the two storm drain bypass systems, a proposed 48-inch storm drain bypass, with minimum slope of 1.00 percent, will continue to carry the combined flows to the existing storm drain structure and thus exit the site.

3. Methodology

The total area of the existing offsite run-on areas is approximately 128.6 acres. Per the Alameda County Hydrology & Hydraulics Manual, because the watershed is less than 320 acres, the District's Rational Method shall be used to calculate the existing run-on flow for both the 15-year and 100-year events. See Existing Peak Flow Calculations in *Appendix A.*

The existing 15-year peak discharge flows were then modeled in the proposed onsite bypass storm drain system at the critical locations, identified as pipes with the flattest slopes. Refer to the proposed storm drain bypass pipe capacity calculations shown in *Appendix D*.

III. Conclusion

In accordance with the Alameda County Hydrology & Hydraulics Manual, the proposed storm drain bypass facilities ensure adequate conveyance of the existing storm run-on to the project site.

APPENDIX A

Existing Peak Flow Calculations

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rational Method

Souce: Alameda County Hydrology & Hydraulics Manual, 2018

Watershed is less than 320 acres, therefore, Use District Rational Method
Design Storm = 15 Year Storm

Q = C' * I(15) * A

Watershed Area - Existing Offsite DMA #1

A = **20.5** acres
Tributary area West of Foothill Rd

Time of Concentration

Existing Condition

Initial Tc + Tc (overland) +Tc (swale) + Tc (pipe) = L / (60*V)

Initial Tc (wetting time)=	5	min

Overland or shallow flow

L =	1063	ft
Slope =	25%	(average)
V =	3.5	fps
Tc (overland)=	5.1	min

Swale or concentrated flow

L=	726	ft
Slope =	33%	(average)
V=	5.5	fps
Tc (swale)=	2.2	min

Pipe or conduit flow

L =	180.0	ft
Slope =	13%	
Tc (pipe) =	0.2	min

Tc (existing condition) = **12.5** min

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rainfall Intensity

Mean Annual Precipitation = **22** inches

Rainfall Intensity from Attachment 7

Existing Condition

I (15) = 2.415 inches/hour

Runoff Coefficient

C' = C + Cs + Ci

Existing Condition

Undeveloped land	20.5 ac
C =	0.20
Average Ground Slope =	25%
Cs =	0.17
Ci =	0.10
C' =	**0.47**

Design Peak Flow at Existing Outfall #1

Q = C' * I(15) * A

Existing Condition

Q = 23.5 CFS

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

7/13/2023
Job No. 171057

Rational Method

Souce: Alameda County Hydrology & Hydraulics Manual, 2018

Watershed is less than 320 acres, therefore, Use District Rational Method
Design Storm = 100 Year Storm

Q = C' * I(100) * A

Watershed Area - Existing Offsite DMA #1

A = 20.5 acres
Tributary area West of Foothill Rd

Time of Concentration

Existing Condition

Initial Tc + Tc (overland) +Tc (swale) + Tc (pipe) = L / (60*V)

Initial Tc (wetting time)=	5	min

Overland or shallow flow

L =	1063	ft
Slope =	25%	
V =	3.5	fps
Initial Tc (wetting time)=	5.1	min

Swale or concentrated flow

L=	726	ft
Slope =	33%	
V=	5.5	fps
Tc (swale)=	2.2	min

Pipe or conduit flow

L =	180.0	ft
Slope =	13%	
Tc (pipe) =	0.2	min

Tc (existing condition) = **12.5** min

Rainfall Intensity

Mean Annual Precipitation = **22** inches

Rainfall Intensity from Attachment 7

Existing Condition

I (100) = 3.295 inches/hour

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Runoff Coefficient

C' = C + Cs + Ci

Existing Condition

Undeveloped land	20.5	ac
C =	0.20	
Average Ground Slope =	25%	
Cs =	0.17	
Ci =	0.14	
C' =	**0.51**	

Design Peak Flow at Existing Outfall #1

Q = C' * I(100) * A

Existing Condition

Q = **34.6** CFS

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rational Method

Souce: Alameda County Hydology & Hydraulics Manual, 2018

Watershed is less than 320 acres, therefore, Use District Rational Method
Design Storm = 15 Year Storm

Q = C' * I(15) * A

Watershed Area - Existing Offsite DMA #2

A = 108.1 acres
104.2 acre hillside, 3.9 Acre Puri Ct

Time of Concentration

Existing Condition

Initial Tc + Tc(overland) + Tc(swale) +Tc (pipe) = L / (60*V)

Initial Tc (wetting time)=	5	min
Overland or shallow flow		
L =	1591	ft
Slope =	30%	
V =	3.75	fps
Tc (overland)=	7.1	min
Swale or concentrated flow		
L=	2205	ft
Slope =	33%	
V=	5.25	fps
Tc (swale)=	7.0	min
Existing Pipe in Puri Ct or conduit flow		
L =	670.0	ft
Slope =	8%	
Tc (pipe) =	0.6	min
Tc (existing condition) =	**19.7**	min

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rainfall Intensity

Mean Annual Precipitation = **22** inches

Rainfall Intensity from Attachment 7

Existing Condition

I (15) = 1.870 inches/hour

Runoff Coefficient

C' = C + Cs + Ci

Existing Condition

	Undeveloped Land
C =	0.20
Average Ground Slope =	33%
Cs =	0.21
Ci =	0.07
	Puri Ct
C =	0.40
Average Ground Slope =	25%
Cs =	0.11
Ci =	0.00
C' =	**0.50**

Design Peak Flow at Existing Outfall #2

Q = C' * I(15) * A

Existing Condition

Q = 100.4 CFS

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rational Method

Souce: Alameda County Hydrology & Hydraulics Manual, 2018

Watershed is less than 320 acres, therefore, Use Rational Method
Design Storm = 100 Year Storm

Q = C' * I(100) * A

Watershed Area - Exisitng Offsite DMA #2

A = 108.1 acres
104.2 acre hillside, 3.9 Acre Puri Ct

Time of Concentration

Existing Condition

Initial Tc + Tc (overland) + Tc (swale) + Tc (pipe) = L / (60*V)

Initial Tc (wetting time)=	5	min
Overland or shallow flow		
L =	1591	ft
Slope =	30%	
V =	3.75	fps
Tc (overland)=	7.1	min
Swale or concentrated flow		
L=	2205	ft
Slope =	33%	
V=	5.25	fps
Tc (swale)=	7.0	min
Existing Pipe in Puri Ct or conduit flow		
L=	670	ft
Slope =	8%	
Tc (pipe)=	0.6	min
Tc (existing condition) =	**19.7**	min

Merritt Property
Hydrology Study
Existing Peak Flow Calculations

Rainfall Intensity

Mean Annual Precipitation = **22** inches

Rainfall Intensity from Attachment 7
Existing Condition

I (100) = 2.552 inches/hour

Runoff Coefficient

C' = C + Cs + Ci

Existing Condition

	Undeveloped Land
C =	0.20
Average Ground Slope =	33%
Cs =	0.21
Ci =	0.10
	Puri Ct
C =	0.40
Average Ground Slope =	25%
Cs =	0.11
Ci =	0.00
C' =	**0.51**

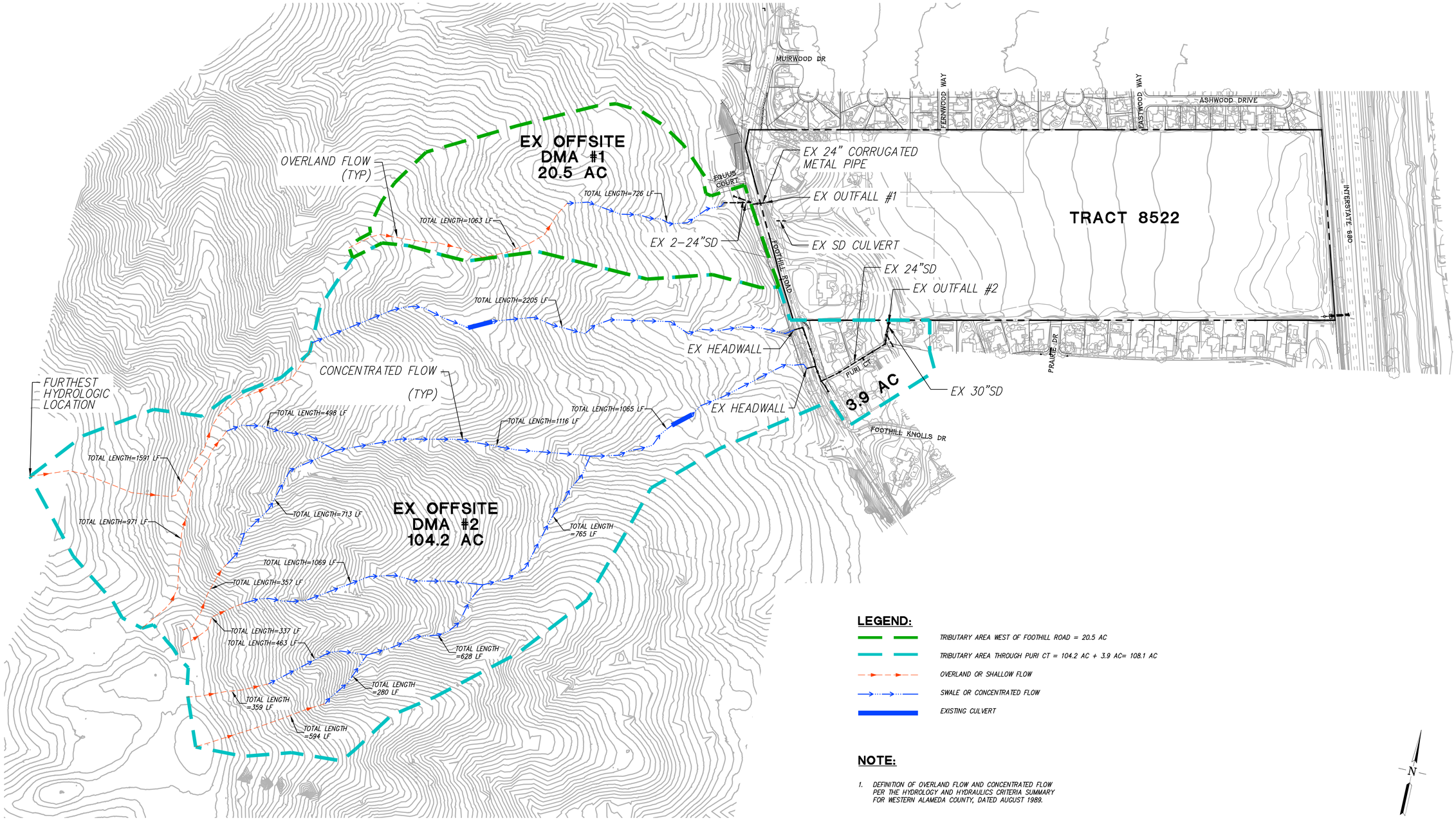
Design Peak Flow at Existing Outfall #2

Q = C' * I(100) * A

Existing Condition

Q = 141.5 CFS

APPENDIX B



LEGEND:

- TRIBUTARY AREA WEST OF FOOTHILL ROAD = 20.5 AC
- TRIBUTARY AREA THROUGH PURI CT = 104.2 AC + 3.9 AC= 108.1 AC
- OVERLAND OR SHALLOW FLOW
- SWALE OR CONCENTRATED FLOW
- EXISTING CULVERT

NOTE:

1. DEFINITION OF OVERLAND FLOW AND CONCENTRATED FLOW PER THE HYDROLOGY AND HYDRAULICS CRITERIA SUMMARY FOR WESTERN ALAMEDA COUNTY, DATED AUGUST 1989.

N

0 200 400 600

1 inch = 200 ft.

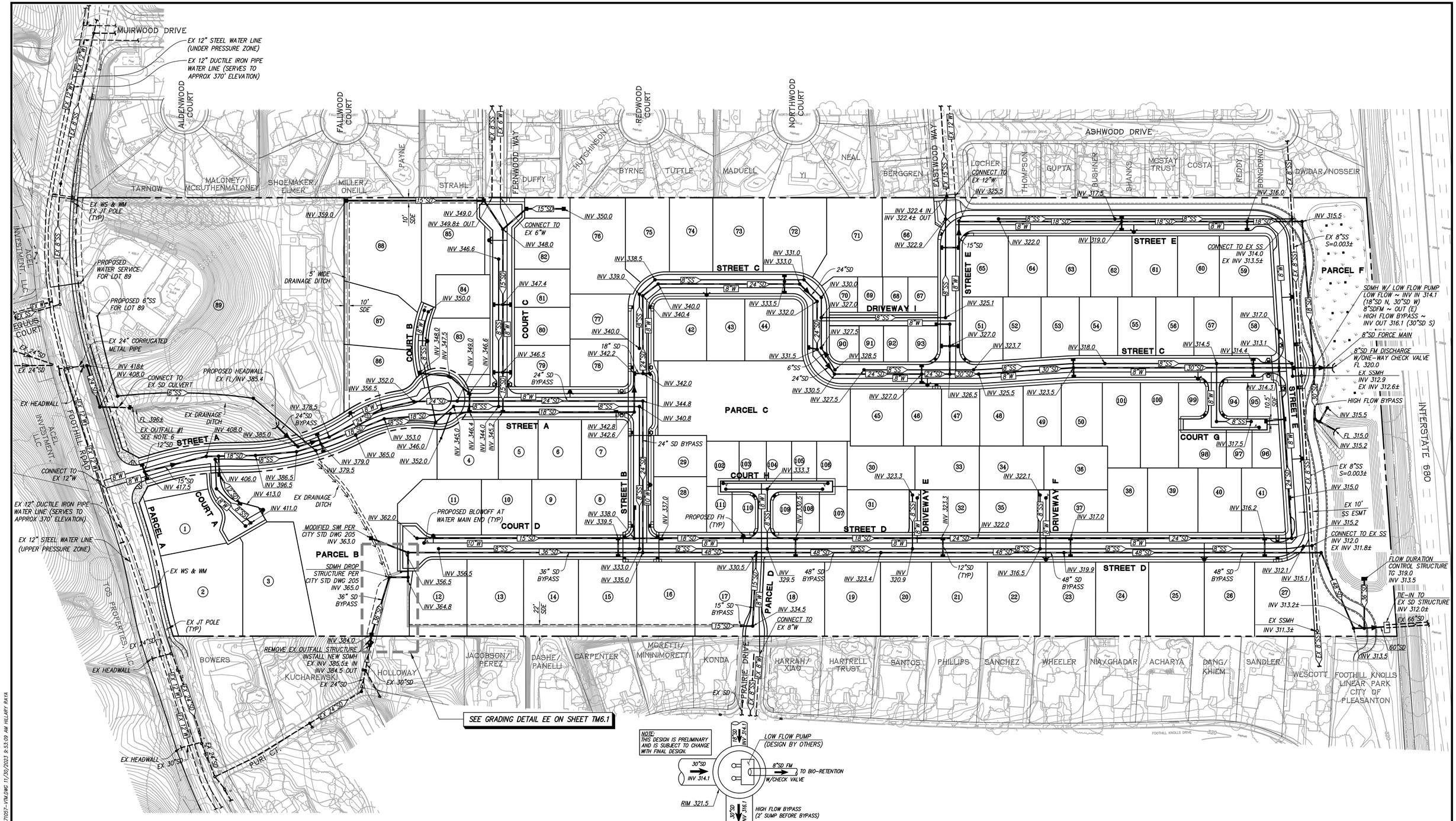
EXISTING OFFSITE DRAINAGE EXHIBIT
MERRITT PROPERTY

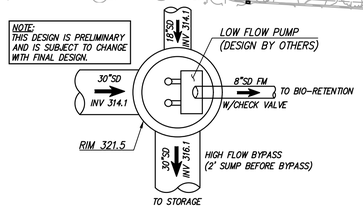
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: NOVEMBER 2023 JOB NO. 171057 SHEET 1 OF 1

© \\JOBS\171057\HYDRO\DRAINAGE\REPORT\171057-EX OFFSITE DRAINAGE.DWG 10/30/2023 10:27:36 AM HILARY RAYA





PRELIMINARY SDMH WITH LOW FLOW PUMP DETAIL

NOT TO SCALE

UTILITY NOTES:

1. MINIMUM SLOPE FOR PROPOSED SEWER IS S=0.0030, PER CITY OF PLEASANTON SPECIFICATIONS.
2. OFF-SITE STORM DRAIN RUN-ON FROM PURI COURT AND FOOTHILL ROAD SHALL BE CONVEYED THROUGH THE SITE IN A SEPARATE STORM DRAIN BYPASS SYSTEM, SHOWN HEREIN ON STREETS A, B, D, AND COURT D.
3. ON-SITE WATER AND SEWER SYSTEMS AND FACILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED.
4. ON-SITE STORM DRAIN SYSTEM AND FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, WITH THE EXCEPTION OF THE BYPASS STORM DRAIN CARRYING OFFSITE RUN-ON FROM FOOTHILL ROAD AND PURI COURT, AS DESCRIBED IN NOTE 2. THE AFOREMENTIONED BYPASS STORM DRAIN SHALL BE PUBLICLY MAINTAINED.
5. LOTS 1, 2, 3, 11, AND 12 SHALL HAVE BOOSTER PUMPS INSTALLED IN ORDER TO ACHIEVE MINIMUM WATER PRESSURE DURING PEAK HOUR DEMANDS.
6. THE PROPOSED 24-INCH STORM DRAIN ON LOT 89 SHALL BE FITTED WITH AN ENERGY DISSIPATER SUCH AS RIP-RAP APRON, OR APPROVED EQUIVALENT AT DISCHARGE POINT.
7. THE EXISTING WATER AND SEWER SERVICES FOR THE MERRITT PROPERTY SHALL BE REMOVED AND REPLACED AS PART OF THE PROPOSED DEVELOPMENT.
8. EXISTING MERRITT PROPERTY SEWER SYSTEM SHALL BE ABANDONED IN-PLACE IN ACCORDANCE WITH CITY AND ALAMEDA COUNTY HEALTH STANDARDS AND ANY EXISTING SEPTIC TANK(S) SHALL BE REMOVED PER CITY AND ALAMEDA COUNTY HEALTH STANDARDS (ORDINANCE 15.18.07.0C). REMOVAL OF EXISTING SERVICES AND THE INSTALLATION OF NEW SEWER SERVICE SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT CAUSE INTERRUPTION OF SERVICE TO EXISTING RESIDENCES.
9. ALL EXISTING ONSITE OVERHEAD JOINT TRENCH AND EXISTING JOINT TRENCH ALONG PROJECT FRONTAGE SHALL BE REMOVED AND UNDERGROUNDED PER SEPARATE JOINT TRENCH PLANS, BY OTHERS. ALL EXISTING JOINT TRENCH SERVICES TO EXISTING RESIDENCES/STRUCTURES NOTED AS TO REMAIN SHALL BE RELOCATED WITHOUT INTERRUPTION OF SERVICE PER JOINT TRENCH PLANS, BY OTHERS.
10. SEE DETAIL FOR PRELIMINARY FLOW DURATION CONTROL STRUCTURE ON SHEET TM5.0.

PRELIMINARY UTILITY PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

0 80 160 240

1 inch = 80 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: NOVEMBER 30, 2023

JOB NO.: 171057

SHEET NO.

TM3.0

SHEET 3 OF 7

© L:\2023\171057\CAD FILES\02-PLANNING\ENTITLEMENT\01-UT-171057-UTILITIES 11/30/2023 9:53:09 AM HILARY RAYA

APPENDIX D

Proposed Storm Drain Bypass

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jul 13 2023

Proposed 24 Inch Bypass

Circular

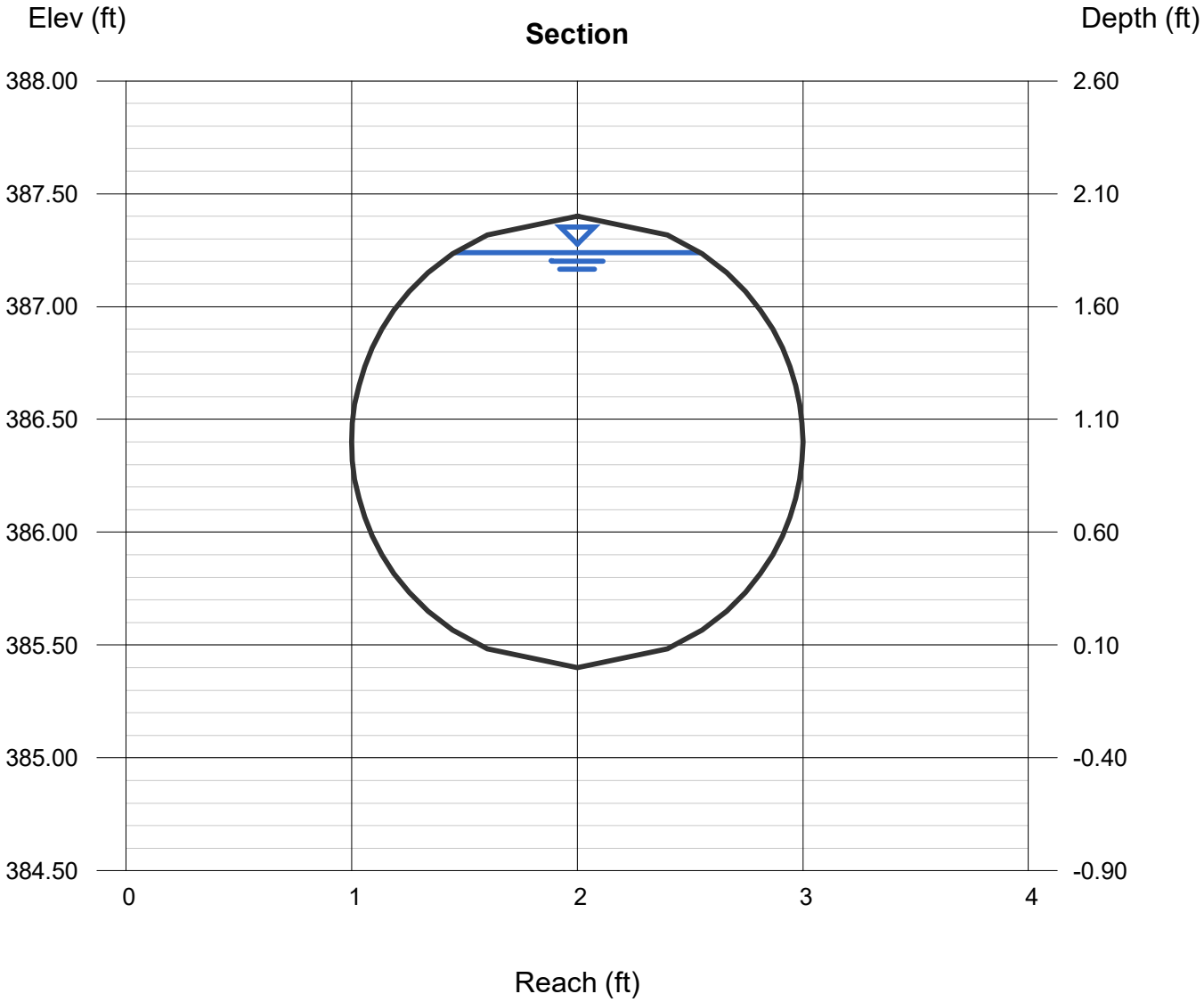
Diameter (ft)	= 2.00
Invert Elev (ft)	= 385.40
Slope (%)	= 1.25
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 23.50

Highlighted

Depth (ft)	= 1.84
Q (cfs)	= 23.50
Area (sqft)	= 3.02
Velocity (ft/s)	= 7.77
Wetted Perim (ft)	= 5.14
Crit Depth, Yc (ft)	= 1.73
Top Width (ft)	= 1.08
EGL (ft)	= 2.78



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jul 13 2023

Proposed 36 Inch Bypass

Circular

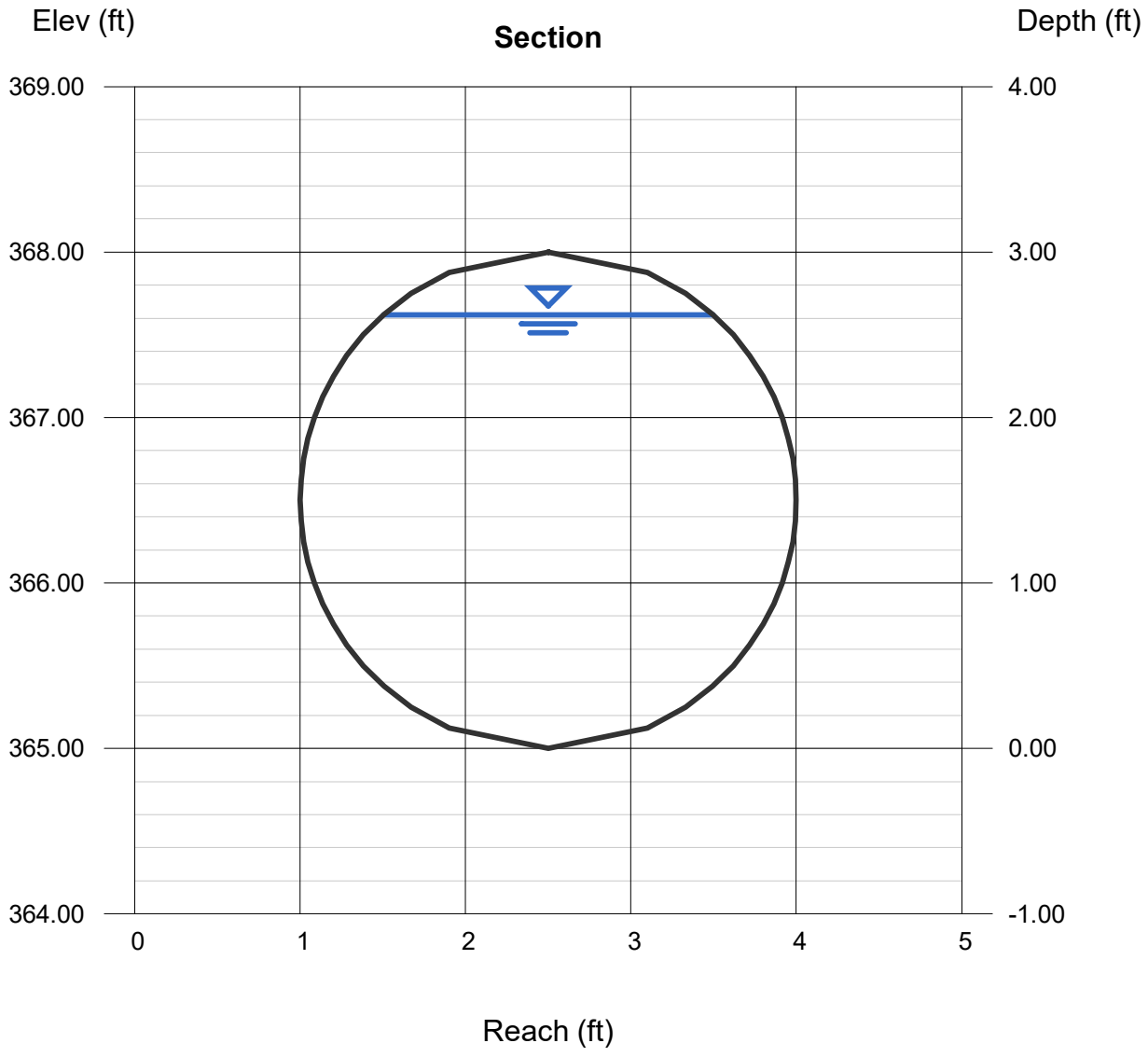
Diameter (ft)	= 3.00
Invert Elev (ft)	= 365.00
Slope (%)	= 2.75
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 100.40

Highlighted

Depth (ft)	= 2.62
Q (cfs)	= 100.40
Area (sqft)	= 6.55
Velocity (ft/s)	= 15.33
Wetted Perim (ft)	= 7.25
Crit Depth, Yc (ft)	= 2.90
Top Width (ft)	= 1.99
EGL (ft)	= 6.27



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jul 13 2023

Proposed 48 Inch Bypass

Circular

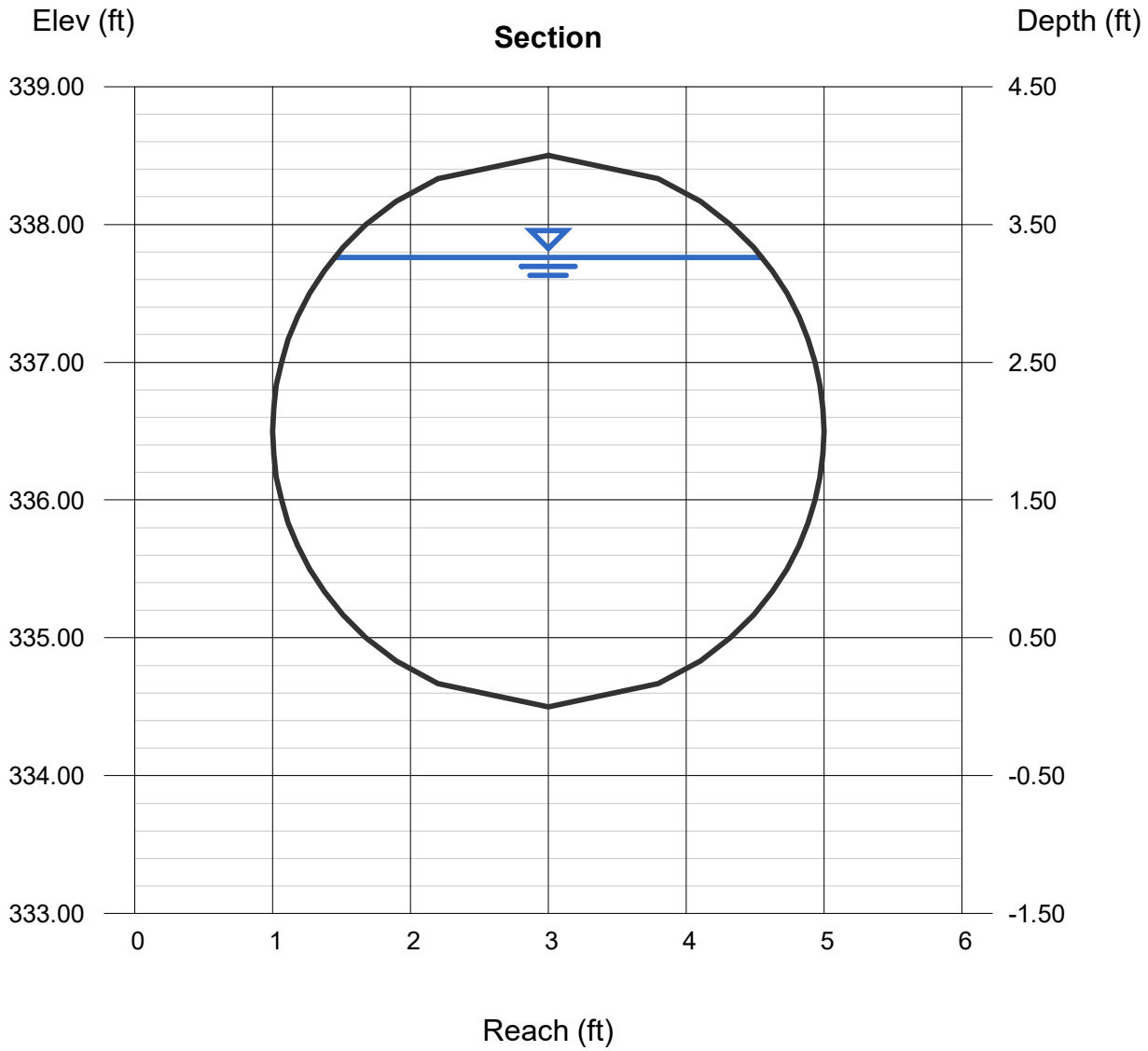
Diameter (ft)	= 4.00
Invert Elev (ft)	= 334.50
Slope (%)	= 1.00
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 123.90

Highlighted

Depth (ft)	= 3.26
Q (cfs)	= 123.90
Area (sqft)	= 10.98
Velocity (ft/s)	= 11.28
Wetted Perim (ft)	= 9.02
Crit Depth, Yc (ft)	= 3.35
Top Width (ft)	= 3.10
EGL (ft)	= 5.24



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Nov 30 2023

U-Channel

Rectangular

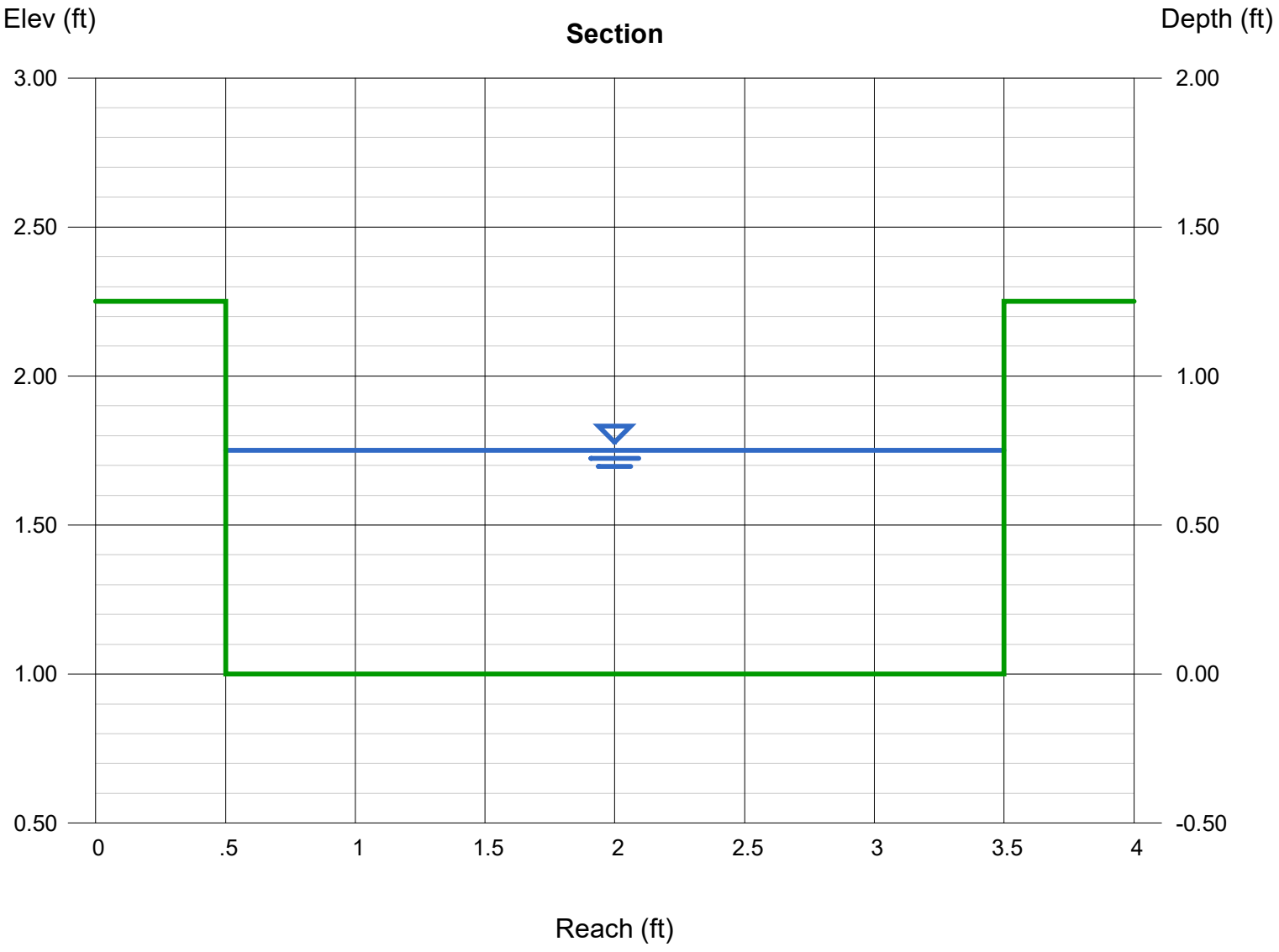
Bottom Width (ft)	= 3.00
Total Depth (ft)	= 1.25
Invert Elev (ft)	= 1.00
Slope (%)	= 4.20
N-Value	= 0.012

Calculations

Compute by:	Known Depth
Known Depth (ft)	= 0.75

Highlighted

Depth (ft)	= 0.75
Q (cfs)	= 35.96
Area (sqft)	= 2.25
Velocity (ft/s)	= 15.98
Wetted Perim (ft)	= 4.50
Crit Depth, Yc (ft)	= 1.25
Top Width (ft)	= 3.00
EGL (ft)	= 4.72



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Nov 30 2023

Proposed 36 Inch Bypass between Puri Court and Court D

Circular

Diameter (ft)	= 3.00
Invert Elev (ft)	= 384.00
Slope (%)	= 16.80
N-Value	= 0.015

Calculations

Compute by:	Known Depth
Known Depth (ft)	= 2.75

Highlighted

Depth (ft)	= 2.75
Q (cfs)	= 254.14
Area (sqft)	= 6.79
Velocity (ft/s)	= 37.41
Wetted Perim (ft)	= 7.68
Crit Depth, Yc (ft)	= 3.00
Top Width (ft)	= 1.65
EGL (ft)	= 24.51

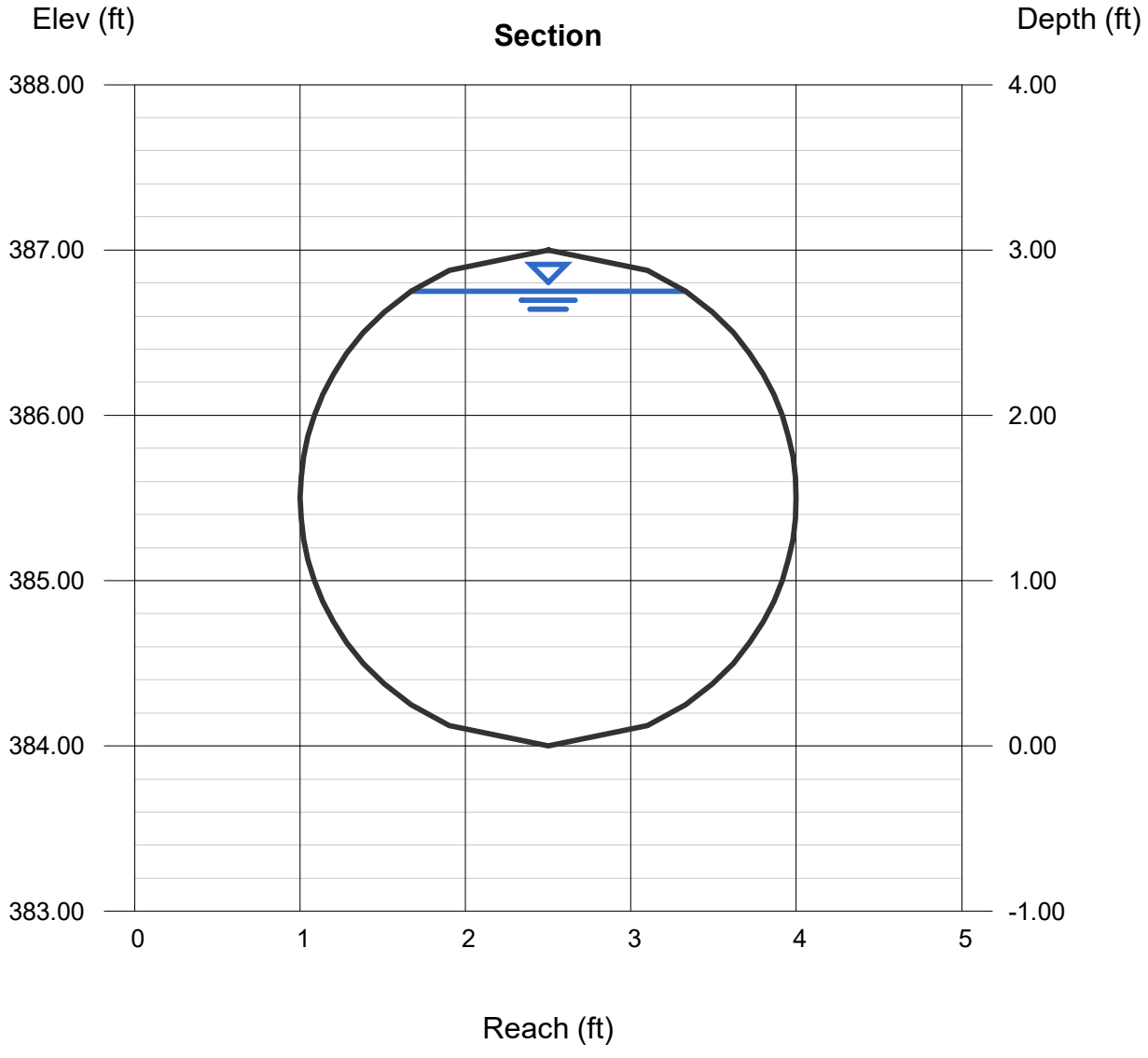


EXHIBIT C
CEQA Guidelines Section 15183 Consistency Checklist

Due to the document file size, Exhibit C is only available electronically. To view or download the document, please visit https://www.cityofpleasantonca.gov/assets/our-government/community-development/exhibit%20c%20-%20pud-147_p22-1089_tract8522_merritt_15183checklist.06-26-24.pdf?_t=1719248031

EXHIBIT D

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Pleasanton
City Clerk's Office
123 Main Street
Pleasanton, CA 94566

Recording Fees Exempt Pursuant to
Government Code § 27383

Final Version
June 18, 2024

ABOVE SPACE FOR RECORDER'S USE

PRE-ANNEXATION AND DEVELOPMENT AGREEMENT

FOR MERRITT PROPERTY AT 4141 FOOTHILL ROAD

THIS PRE-ANNEXATION AND DEVELOPMENT AGREEMENT ("***Agreement***") is made and entered into in the City of Pleasanton on _____, 2024, by and between the CITY OF PLEASANTON, a municipal corporation ("***City***"), and FOOTHILL BOULEVARD HOLDING COMPANY, LLC, a California limited liability company ("**Developer**"), pursuant to the authority of California Government Code §§65864 *et seq.* City and Developer are sometimes referred to herein individually as a "***Party***" and collectively as the "***Parties***."

RECITALS

1. Developer has a legal or equitable interest in certain undeveloped real property located in the City of Pleasanton, County of Alameda, California consisting of approximately 46.30 acres, as more particularly described in **DA Exhibit A-1** attached hereto, and as diagrammed in **DA Exhibit A-2** attached hereto (the "***Annexation Property***" or the "***Project Site***"). Developer proposes to develop the Project Site with a 111 unit, age-qualified residential community with 93 single-family detached homes (92 single-family detached homes and 1 existing single-family detached home), 18 affordable senior alley-loaded and/or court-yard detached and duet homes and related on-site and off-site improvements (the "***Project***").

2. The Alameda County Local Agency Formation Commission ("***LAFCO***") is the local agency responsible for designating the Sphere of Influence ("***SOI***") for the City and approving changes to the boundaries of the City according to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Cal. Government Code §§56000 *et seq.*) (the "***CKH Act***"). It is anticipated that LAFCO will approve annexation of the Annexation Property into the City in 2024.

3. The Project Site is located within the City's SOI, is designated as Low Density Residential in the City's General Plan, and is identified in the City's 6th Cycle Housing Element ("***Housing Element***") as Site 22. To implement certain goals, policies and programs of the Housing Element, the Project Site was pre-zoned Planned Unit Development – Low Density Residential/Housing Opportunity Zone ("***PUD-LDR/HOZ***") on December 19, 2023 pursuant to Ordinance No. 2259.

4. The Developer has applied for the following entitlements or "***Project Approvals***": (a) a Planned-Unit Development development plan (PUD-147) to construct a 111 lot residential subdivision, including an age-qualified community with 93 single family detached homes (92 new single-family detached homes and 1 existing single-family home), 18 affordable senior courtyard detached and duet homes and related on-site and off-site improvements; (b) a Vesting Tentative Map (Tract 8522); (c) a Pre-Annexation and Development Agreement; (d) Annexation (P22-1089).

5. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the State of California enacted California Government Code §§65864 et seq. (the "***Development Agreement Statute***"), which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property. City has determined that by entering into this Development Agreement:

a. City is receiving assurances of a quality development of the Project in accordance with the goals and policies set forth in the City of Pleasanton's General Plan as it exists on the "***Effective Date***" (defined below);

b. City will benefit and the public interest will be served from:

c. Reducing uncertainties in planning and provide for the orderly development of the Property;

d. Developer will provide the City with development of the Project Site with the following public benefits:

(1) design and completion of a trail extension from the Project's southeastern trail connection at Foothill Knolls Park to the Project's northern trail connection at Eastwood Way, which trail extension is identified as a priority improvement in the Pleasanton Trails Master Plan, and for which Developer shall be solely responsible for all design, installation and ongoing maintenance costs;

(2) design and installation of road frontage improvements that will improve pedestrian and bike safety on Foothill Road beyond the Project Site frontage to the south, to Foothill Knolls Drive, and to the north, beyond Muirwood Drive, for which Developer shall be solely responsible for all design and installation costs;

(3) payment of a monetary contribution in the amount of $1,000,000 to be used by City for public safety facilities and equipment in order to improve public safety; and

(4) provision of senior market rate and senior affordable moderate-income housing that will promote and serve the housing needs of seniors within the City.

6. CEQA Compliance. An Environmental Impact Report was prepared and, on January 26, 2023, certified by City for the 6th Cycle Housing Element (P21-0751) ("EIR") for which the Project Site was identified as Area 22 – Merritt Property. In connection with the EIR, City also adopted a Mitigation Monitoring and Reporting Program ("MMRP") as part of Resolution No. 23-1357. The EIR anticipates that up to two units per acre of housing will be constructed on the Project Site, and the Project with its density bonus pursuant to Cal. Government Code §65915(b)(1)(C) is consistent with the General Plan and EIR. In accordance with CEQA

Guidelines Section 15183, the project is consistent with the development density established by the General Plan policies for which an EIR was certified on January 26, 2023 (SCH No. 202204009). There are no new significant effects peculiar to the proposed project or its site that were not analyzed as significant effects in the Housing Element Update FEIR, there are no new significant effects that were not previously evaluated in the Housing Element Update FEIR and there are no new significant off-site or cumulative impacts that were not analyzed in the Housing Element Update FIER. Additionally, there are no adverse impacts that are more severe than those previously identified in the Housing Element Update FEIR and all applicable mitigation measures from the Housing Element Update FEIR have been made a condition of approval. Therefore, pursuant to CEQA Guidelines 15183, no further environmental review is required.

7. Project Approvals. City has undertaken several actions to plan for future housing on the Project Site, including, without limitation, the following approvals ("***Project Approvals***"):

a. PUD Development Plan, Vesting Tentative Map, Pre-Annexation and Development Agreement and Annexation. Following review and recommendation by the City Planning Commission and after a duly noticed public hearing and to further implement certain of the goals, policies and programs of the Housing Element, the City Council, approved the Planned Unit Development (PUD-147) development plan by Ordinance No. ___, Vesting Tentative Map (Tract 8522), a Pre-Annexation and Development Agreement by Ordinance No. _____and Annexation (P22-1089) for the Project as more particularly described in **DA Exhibit B** attached hereto (the "***Development Plan***").

b. Affordable Housing Agreement. Following review and recommendation of the Planning Commission and after a duly noticed public hearing, the City Council, by Resolution No. _____, approved an Affordable Housing Agreement for the Project Site as more particularly described in **DA Exhibit C** attached hereto (the "***AHA***").

8. Development Agreement. Following review and recommendation by the City Planning Commission and after a duly noticed public hearing, the City Council, by Ordinance No. _____, determined that this Agreement was consistent with the City's General Plan and approved this Agreement.

9. In exchange for the benefits to City described in Recital 5(d) and Section 3.2 of this Agreement, including but not limited to assurance that a residential project consistent with the PUD, together with the other public benefits that will result from the development of the Project Site, Developer will receive by this Agreement assurance that it may proceed with the Project in accordance with the Project Approvals and "Applicable Law" (defined below), and therefore desires to enter into this Agreement.

10. It is intended that the City will annex the Project Site and a segment of Foothill Road in Alameda County abutting the Project Site, pending annexation, and will have issued or shall concurrently with this Agreement issue the Project Approvals relating to the development of the Project Site which are conditioned upon completion of annexation.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

AGREEMENT

ARTICLE A Pre-Annexation Obligations And Commitments

Section A.1 Annexation of Project Site. After the Effective Date of this Agreement (defined in Section 1.2 below), and consistent with the covenants, terms and conditions of this Agreement, City and Developer will initiate proceedings under the CKH Act for annexation of the Project Site into the City. City and Developer agree to take such subsequent actions as may be reasonably required to complete the annexation of the Project Site under the conditions imposed by LAFCO and reasonably acceptable to City and Developer.

Section A.2 No Change to Project Approvals. The City and Developer acknowledge that the Project Approvals are material to their agreement to annex the Project Site to the City and that the City is relying on the Project Approvals being implemented as a condition to agreeing to the annexation. As a condition precedent to the annexation, the Parties agree that they shall not take any action to modify or overturn the Project Approvals, or impede their implementation, nor take any other action inconsistent with the Project Approvals prior to completion of the annexation and the effectiveness of this Agreement, except as the Parties may otherwise agree in writing.

Section A.3 Support Annexation. In reliance on the representations and covenants herein, the Parties agree to support the annexation of the Project Site to the City, including to cooperate in: (i) annexation of the Project Site; (ii) providing for the orderly transfer of jurisdiction over the Project Site from Alameda County to the City to avoid duplication of effort and any delay in processing occasioned by the annexation; and (iii) completing the annexation, subdivision, and development as contemplated by this Agreement and the Project Approvals.

Section A.4 Binding Provisions. Notwithstanding that the Initial Term of this Agreement (described in Section 1.3 below) commences on the Effective Date, Article A and Sections 1.6, 3.3, 6.2, 6.3, 6.4 and 6.6-6.22 of this Agreement shall be binding upon City and Developer upon execution of this Agreement by the Parties until such time as this Agreement expires or is terminated according to its terms. Upon commencement of the Initial Term, this Agreement shall be a Development Agreement in accordance with the Development Agreement Statute.

ARTICLE 1 Description of Property, Effective Date and Term

Section 1.1 Description of Property. The real property which is the subject of this Agreement is the Project Site, as more particularly described and depicted in the attached **DA Exhibit A-1** and **DA Exhibit A-2**.

Section 1.2 Effective Date. The effective date of this Agreement ("***Effective Date***") shall be the later of (a) thirty (30) days after the date the City ordinances approving this Agreement and PUD-147 are adopted by the City Council and attested by the City Clerk, (b) if a referendum petition is timely circulated, filed and qualified by the Elections Official, the date the election results on the ballot measure by City voters approving this Agreement are certified by the City Council in the manner provided by the Elections Code, or (c) the date the annexation proceedings are complete. This Agreement shall be executed by the Parties within ten (10) days after the later of subsection (a) or (b) of this Section 1.2**.**

Section 1.3 Initial Term. The term of this Development Agreement shall commence on the Effective Date and expire ten (10) years thereafter (the "***Initial Term***"), unless the Initial Term is extended as provided in Section 1.4 below.

Section 1.4 Extended Term. The Initial Term may be extended, provided that no less than 180 days prior to expiration of the Initial Term described in Section 1.3, Developer submits a written request to the City Manager for an extension of the Initial Term and provides substantial evidence that Developer has made significant progress on the Project warranting an extension. Within thirty (30) days of receiving such request and evidence, the City Manager shall provide Developer a written determination that either (a) the Initial Term will be extended for a specified period of time; or (b) the Developer has not demonstrated significant progress on the Project and what additional criteria is needed for an extension to be granted. (The Initial Term and any Extended Term may be referred to collectively herein as the "***Term***.")

Section 1.5 Expiration of the Term. Following the expiration of the Term, this Agreement shall be deemed terminated and of no further force or effect, subject to the provisions of Sections 6.2, 6.3 and 6.4; provided, however, such termination shall not affect any right, or duty arising from City approvals, including, without limitation, the Project Approvals. This Agreement shall terminate with respect to any for sale residential lot and such lot shall be released and no longer be subject to this Agreement, without the execution or recordation of any further document, when a certificate of occupancy has been issued for the building(s) on the lot.

Section 1.6 Effect of Development Project Approvals Challenge. In the event that any of the Project Approvals are challenged through a judicial action that results in a writ of mandate or court order that requires the City to modify or rescind any of the Project Approvals, the effectiveness of this Agreement shall be suspended pending such modification or rescission. The City's modification of the Project Approvals may necessitate that the Parties to this Agreement negotiate an amendment to this Agreement. The rescission of the Project Approvals shall result in this Agreement no longer being in force and effect. In the event that Ordinances _____ or _____ adopting the Development Plan and this Agreement, respectively, are challenged by a referendum petition, and such petition qualifies for the ballot, the effectiveness of this Agreement shall be suspended pending the results of the election upon the ballot measure. If the voters do not reject either of Ordinances _____ and _____, then this Agreement shall no longer be suspended. If the voters reject Ordinances _____ or _____, then this Agreement shall no longer be in force and effect. Pursuant to Section 2.5 below, the Term shall be extended for any period the effectiveness of the Agreement is suspended under this Section 1.6.

ARTICLE 2 Standards, Laws and Procedures Governing the Project

Section 2.1 Vested Right To Develop. Subject to annexation, Developer shall have a vested right to develop the Project at the Project Site in substantial conformance with the terms and conditions of the Project Approvals, the Subsequent Approvals (defined in Section 4.3 below) (as and when issued), the Applicable Law (defined in Section 2.3 below) and any amendments to the Subsequent Approvals or this Agreement as shall, from time to time, be approved pursuant to this Agreement.

Notwithstanding anything to the contrary in this Section 2.1, in the event of a judicial action that results in a writ of mandate or court order that requires the City to modify or rescind the Development Plan, Developer shall have no vested right to the Development Plan and the City shall retain discretion as to the manner it complies with such writ of mandate or court order, including reapproving, modifying, or denying approval of the Development Plan. Furthermore, in the event that Ordinance_____ adopting the Development Plan is challenged by a referendum petition, and such petition qualifies for the ballot, such vested right to develop the

Project shall be suspended pending the results of the election upon the ballot measure. If the voters do not reject Ordinance _____, then this vested right to develop the Project shall no longer be suspended. If the voters reject Ordinance _____, then this vested right to develop the Project shall no longer be in force and effect.

Section 2.2 Permitted Uses. The permitted uses and the density and intensity of use of the Project Site; the maximum height, bulk and size of the proposed buildings; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Project, shall be as set forth in the Project Approvals and any Subsequent Approvals (but not in any limitation of any right to develop as set forth in the Project Approvals).

Section 2.3 Applicable Law. "***Applicable Law***" shall mean, collectively, the Project Approvals and the other existing City laws, rules, regulations, official policies, standards and specifications governing development of the Project Site (including but not limited to the Zoning Ordinance, General Plan, and design and construction standards) in force and effect on July 16, 2024,the date the City Council approved the Project Approvals for the Project (the "***Vesting Date***"). During the Term, to the extent there are any conflicts between the Project Approvals (including but not limited to conditions to any of the Project Approvals) or the Subsequent Approvals and this Agreement, the terms and conditions of this Agreement shall govern.

This Section 2.3 shall not preclude the application to development of the Project or Project Site of changes in Applicable Law, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations. In the event State or Federal laws or regulations enacted after the Vesting Date of this Agreement or action by any governmental jurisdiction other than the City prevents or precludes compliance with a provisions of this Agreement or requires changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal law or regulation or the regulation of such other governmental jurisdiction.

Section 2.4 Moratorium, Initiatives and Conflicting Enactments. To the extent consistent with State law (and excepting a declaration of a local emergency or state emergency as defined in Cal. Government Code §8558), if any ordinance, resolution or other measure is enacted subsequent to the Effective Date, whether by action of City, by initiative, referendum, or otherwise, that imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which would otherwise affect the timely development or implementation of the Project or Project Approvals or Subsequent Approvals on or for all or any part of the Project Site ("***City Law***"), City agrees that such City Law shall not apply to the Project, the Project Site, this Agreement, the Project Approvals, or the Subsequent Approvals, if any, during the Term.

Section 2.5 Life of Project Approvals or Subsequent Approvals. The term of any Project Approval or Subsequent Approval shall automatically be extended for the longer of the Term or the term otherwise applicable to such Project Approval or Subsequent Approval if this Agreement is no longer in effect. The Term, any other Project Approval or Subsequent Approval shall not include any period of time during which any applicable development or utility moratorium, lawsuit, or the actions of other public agencies that regulate land use, delays the granting of any Subsequent Approval or the development of the Project, including but not limited to the period of time of any lawsuit challenging the Project Approvals.

Section 2.6 Development Timing. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over the parties' agreement, it is the Parties' intent to cure that deficiency by acknowledging and providing that Developer shall have the right (without obligation) to develop the Project Site in such order and at such rate and at such times as Developer deems appropriate within the exercise of its subjective business judgment, subject to the terms, requirements, and conditions of the Project Approvals and this Agreement.

Developer will use its best commercial efforts, in accordance with its own business judgment and taking into consideration market conditions and other economic factors influencing Developer's business decision, to commence and continue development of the Project in a regular, progressive, and timely manner in accordance with the terms, requirements, and conditions of the Project Approvals and this Agreement.

Section 2.7 Compliance with State and Federal Law. This Agreement is subject to Developer's compliance with all applicable federal and State laws and regulations and compliance with applicable provisions of the California Environmental Quality Act, Public Resources Code sections 21000 et seq. ("***CEQA***").

Section 2.8 Reliance on EIR. An Environmental Impact Report was prepared and, on January 26, 2023, certified by City for the 6th Cycle Housing Element (P21-0751) ("EIR") for which the Project Site was identified as Area 22 – Merritt Property. In connection with the EIR, City also adopted a Mitigation Monitoring and Reporting Program ("MMRP") as part of Resolution No. 23-1357. The EIR anticipates that up to two units per acre of housing will be constructed on the Project Site, and the Project with its density bonus pursuant to Cal. Government Code §65915(b)(1)(C) is consistent with the General Plan and EIR. In accordance with CEQA Guidelines Section 15183, the project is consistent with the development density established by the General Plan policies for which an EIR was certified on January 26, 2023 (SCH No. 202204009). There are no new significant effects peculiar to the proposed project or its site that were not analyzed as significant effects in the Housing Element Update FEIR, there are no new significant effects that were not previously evaluated in the Housing Element Update FEIR and there are no new significant off-site or cumulative impacts that were not analyzed in the Housing Element Update FIER. Additionally, there are no adverse impacts that are more severe than those previously identified in the Housing Element Update FEIR and all applicable mitigation measures from the Housing Element Update FEIR have been made a condition of approval. Therefore, pursuant to CEQA Guidelines 15183, no further environmental review is required.

Section 2.9 Subsequent CEQA Review. In the event that any additional CEQA documentation is legally required for any discretionary Subsequent Approval for the Project, then the scope of such documentation shall be focused, to the extent possible consistent with CEQA, on the specific subject matter of the Subsequent Approval, and the City shall conduct such CEQA review in a timely manner.

ARTICLE 3 Developer Obligations

Section 3.1 Obligations of Developer Generally. The Parties acknowledge and agree that City's agreement to perform and abide by the covenants and obligations of City set forth in this Agreement is a material consideration for Developer's agreement to perform and abide by its long-term covenants and obligations, as set forth herein.

Section 3.2 Developer Obligations. The Developer shall comply with all of the requirements set forth below:

a. Design and complete a trail extension from the Project's southeastern trail connection at Foothill Knolls Park to the Project's northern trail connection at Eastwood Way, which trail extension is identified as a priority improvement in the Pleasanton Trails Master Plan, and which is set forth in more detail on Sheets TM2.0 and L1.1 of **DA Exhibit B** and in **DA Exhibit F** (the "***Trail Extension***"). Developer shall be solely responsible for all costs associated with the design, installation, and ongoing maintenance of the Trail Extension. The Trail Extension shall be substantially completed, to the satisfaction of the City Engineer, no later than issuance of the building permit for the 50th residential unit in the Project (including model homes) or within four years of issuance of the first building permit for the Project (including model homes), whichever comes first. Developer shall provide the City a public access easement over the Trail Extension, in a form approved by the City Attorney.

b. Design and install road frontage improvements that will improve pedestrian and bike safety on Foothill Road beyond the Project Site frontage to the south, to Foothill Knolls Drive, and to the north, beyond Muirwood Drive, as set forth in more detail on Sheets C7 and C8 of **DA Exhibit B** and in **DA Exhibit F** (*the* "***Foothill Road Offsite Improvements***"). Developer shall be solely responsible for all costs associated with the design and installation of the Foothill Road Offsite Improvements. The Foothill Road Offsite Improvements shall be substantially completed, to the satisfaction of the City Engineer, no later than issuance of the building permit for the 50th residential unit in the Project (including model homes) or within four years of issuance of the first building permit for the Project (including model homes), whichever comes first.

c. Developer shall install improvements on Foothill Road to allow for safe pedestrian, bicycle and vehicular ingress/egress to the Project site from Foothill Road, including (1) a southbound and northbound 11-foot wide travel lane; (2) a southbound 11-foot wide by 100-foot long left turn pocket (not including the taper); (3) a pedestrian path along the eastern side of Foothill Road that is maintained at all times; (4) southbound and northbound bicycle lanes are the same as or similar to those existing at the time of commencement of construction of the Project (the "***Safe Access Improvements***"). The Safe Access Improvements shall be installed, to the satisfaction of the City Traffic Engineer, prior the Certificate of Occupancy for the first residential unit in the Project (including model homes).

d. A monetary contribution in the amount of $1,000,000, which shall be used by City for public safety facilities and equipment in order to improve public safety, shall be paid by Developer in three installments as follows: (1) $200,000 at issuance of the first residential building permit in the Project; (2) $400,000 at issuance of the 50th residential building permit in the Project and (3) $400,000 at issuance of the 100th residential building permit in the Project (including model homes).

e. Provide senior market rate and senior affordable moderate-income housing that will promote and serve the housing needs of seniors within the City.

f. Developer agrees that it will not receive any Capital Facilities Fee Credits or any Traffic Fee Credits in connection with this Project.

Section 3.3 Vested Development rights. Subject to annexation and the terms of this Agreement, the Project shall vest in accordance with this Agreement, and the Developer has the right to develop the Project and use the Project Site in accordance with:

a. The City's General Plan, the Pleasanton Municipal Code and the Project Approvals in effect on the Vesting Date;

b. All other City policies, ordinances, resolutions, rules, regulations, and standards applicable to development or use of the Project Site on the Effective Date, except that Developer shall:

1. Pay the City Impact Fees and Other City Fees, as such fees are defined in Section 3.4 below, at the time of issuance of building permits for each residential unit, in the amounts determined by Section 3.4 below.

2. Comply with the Building Code requirements in effect on a City-wide basis at time of complete Building plan check submittal.

3. Comply with construction and technical design standards or specifications for public improvements that are applicable City-wide at time of complete Subdivision Improvement Plan submittal. In the event the Subdivision Improvement Plan expires, and no construction activities have been started, the City Engineer may, at his/her discretion, require the Subdivision Improvement Plan to be updated to reflect the current technical design standards or specifications for public improvements at the time of renewal or extension.

4. Comply with changes in City laws, regulations, plans or policies applicable City-wide, the terms of which are found by the City Council, based on substantial evidence, to be necessary to protect members of the public from a condition dangerous to public health or safety.

5. Comply with a change in City law, regulations, plans or policies that is:

i. Specifically mandated by state or federal law, or by any regional governmental agency that has legal authority over City under state law or a joint powers agreement; or

ii. A result of or in response to state or federal law, or regional agency action, made necessary in order for City to avoid losing or not receiving substantial funding or other substantial public benefits or facilities that would be available to the City only if it makes such a change; or

iii. Specifically mandated by, or necessary for compliance with or implementation of, the terms of any permit, entitlement, or other authorization necessary for the development of the Property that is issued or granted to City, the County, and/or Developer by any federal, state or regional agency.

6. Following any subsequent environmental review, comply with required mitigation measures.

c. The Parties agree that the obligations set forth in this Agreement are conditioned upon the approved annexation of the Property into the City of Pleasanton. Upon approval of the Project Approvals by City, City agrees to act in good faith, in collaboration with Developer, to support and timely process the annexation application with LAFCo. The Developer shall be responsible for all costs associated with the annexation, including but not limited to preparation of the LAFCo application, LAFCo application submittal fees, and any other City-related annexation fees. Developer shall prepare the application for annexation of the Property for the City's review and approval no later than three (3) months from execution of this Agreement, unless extended by written agreement of the Parties. Annexation of the Property shall be completed 24 months from execution of this Agreement, unless extended by written agreement of the Parties. City agrees to grant at least one (1) extension of 12-months if Developer has fully cooperated with City and LAFCo in preparing the annexation application and providing all materials requested by LAFCo to support the application but LAFCo has failed to act on the application. If annexation proceedings are not completed within this time period, subject to any agreed upon extension(s), this Agreement shall be terminated and shall have no further force and effect, subject, however, to the provisions of Sections 6.2, 6.3 and 6.4.

Section 3.4 City Development Fees and Exactions. Notwithstanding any provision herein to the contrary and in accordance with and subject to this Article 3, during the Initial Term, Developer shall be responsible for only those types of development impact fees and exactions, and other building permit and development-related fees, which are in effect as of the Vesting Date. Included within attached **DA Exhibit D** is a complete list of the types of City development impact fees and exactions applicable to the Project at the time this Agreement is entered into (including those set forth below in this Article 3) (collectively, "***City Impact Fees***"), as well as a complete list of all other building permit and development-related fees applicable to the Project and collectible by City (for City's own account or on account of other agencies as set forth in Section 3.7) (all such other fees collectible by City for its own account are hereinafter referred to collectively as "***Other City Fees***"). An estimate of all City Impact Fees and Other City Fees in existence at the time this Agreement is entered into is attached as **DA Exhibit E**. At the time of each building permit issuance, the actual amount of the City Impact Fees and Other City Fees to be paid by the Developer shall be determined in accordance with this Section 3.4. During the Initial Term, Developer shall pay only those periodic cost of living or similarly indexed increases, decreases or adjustments in effect as of the Vesting Date to City Impact and Other City Fees. During the Extended Term, if any, Developer shall pay to City the City Impact Fees, Other City Fees and any applicable new development impact fees and exactions, and other building permit and development-related fees, which are in effect at the time of building permit for each residential unit within the Project.

Section 3.5 Inclusionary Housing. Developer shall enter into the AHA, which obligates Developer to construct 18 affordable moderate-income, senior homes within the Project site, as further detailed in **DA Exhibit C**, and consistent with Municipal Code Chapter 17.40.

Section 3.6 Building Permit and Processing Fees.

a. Building Permit. Subject to Section 3.4, Developer shall pay to City building permit fees in accordance with the City's fee schedule in effect at the time Developer submits the applications for building permits.

b. Processing Fees. Developer shall pay to City the City's reasonable application processing fees for the Project in accordance with the City's fee schedule in effect at

the time Developer submits the applications for Subsequent Approvals (defined in Section 4.4 below).

Section 3.7 DSRSD, Zone 7, Tri-Valley Transportation Development Fees. Included within attached **DA Exhibit D** and **DA Exhibit E** is a list of fees and fee estimates collectible by City on account of the Dublin San Ramon Services District ("***DSRSD***"), Zone 7 Water Agency ("***Zone 7***") for sewer and water connections, respectively, and the Tri-Valley Transportation Development Fee on account of the Tri-Valley Transportation Council ("***TVTC***"), for the Project. The Parties acknowledge that DSRSD, Zone 7 and TVTC, and not City, control the amount and timing of payment of such fees. Developer shall pay to City the amount of such DSRSD, Zone 7, and TVTC fees then in effect when payment is due or any such other amount that may be agreed upon in writing by Developer and DSRSD, Zone 7, or TVTC.

Section 3.8 Deferral of Payment of Certain City Development Impact Fees. Developer may defer payment of the City's Capital Facilities Fee, Traffic Development Fee, City Water Connection Fee and City Sewer Connection Fee, which are otherwise due when Developer obtains a building permit for each residence, until the Final Inspection for that residence; provided, however, that prior to issuance of a building permit for that residence, Developer executes a promissory note in favor of City, secured by a deed of trust, in the amount of the deferred fees due for such residence, which amount shall be due and payable prior to Final Inspection for such residence. For purposes of this Agreement, "***Final Inspection***" shall mean building permit approval/sign off. The City agrees that upon payment in full of the deferred fees, it shall promptly execute all such documents necessary for a title insurer to remove the deed of trust from title to the applicable residence. The Parties agree that deferral of payment of any of the above-mentioned fees does not apply to any third-party fees including but not limited to fees imposed by DSRSD, Zone 7, and the Pleasanton School District.

ARTICLE 4 City Obligations

Section 4.1 Availability of Public Services. To the maximum extent permitted by law and consistent with its authority, City shall assist Developer in reserving and securing capacity and/or supply for sewer, water and any other utilities or services as may be necessary or appropriate to serve the Project.

Section 4.2 Developer's Right to Rebuild. City agrees that Developer may renovate or rebuild the Project Site within the Term of this Agreement should it become necessary due to natural disaster, changes in seismic requirements, or should the buildings located within the Project Site become functionally outdated, within Developer's sole discretion, due to changes in technology. Any such renovation or rebuilding shall be subject to the square footage and height limitations vested by this Agreement, and shall comply with the Project Approvals, any Subsequent Approvals, the building codes existing at the time of such rebuilding or reconstruction, and the applicable requirements of CEQA.

Section 4.3 Processing Subsequent Approvals. "***Subsequent Approvals***" shall mean those certain other land use approvals, entitlements, and permits other than the Project Approvals which are necessary or desirable for the development of the Project on the Project Site. The Subsequent Approvals may include, without limitation, the following: amendments of the Project Approvals, lot line adjustments and/or parcel maps or final subdivision maps, improvement agreements, grading permits, building permits, sewer and water connection permits, and certificates of occupancy. The Subsequent Approvals shall be deemed approvals appropriate to implement City's final policy decisions reflected in the Project

Approvals and shall be issued by City so long as they comply with this Agreement and Applicable Law and are not inconsistent with the Project Approvals. The City shall not impose any condition of approval or other requirement upon any Subsequent Approvals that conflict with any Project Approvals or that could prevent or materially increase the cost of development of the Project pursuant to the Project Approvals; or (b) require any further legislative level entitlements to enable Developer to build out the Project on the Project Site.

Section 4.4 Regulation by Other Public Agencies. Other public agencies not within the control of City may possess authority to regulate aspects of the development of the Project Site separately from or jointly with City, and this Agreement does not limit the authority of such other public agencies. In the event any state or federal resources agency (e.g., California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board, Bay Area Air Quality Management District), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements that require modifications to the Project, then the Parties will use their best efforts to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such permit requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

Section 4.5 Other Government Permits. At Developer's sole discretion and in accordance with Developer's construction schedule, Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Project. City shall use reasonable efforts to assist Developer in obtaining such permits and approvals, including, at the reasonable request of Developer, attending meetings with other governmental or quasi-governmental entities, providing documents reasonably requested by other governmental or quasi-governmental entities, and assisting Developer, at Developer's sole cost and expense, in implementing mitigation measures or other measures required by any such entity, and may, in its sole discretion, from time to time at the request of Developer, enter into binding agreements with any such entity as may be necessary to ensure the timely availability of such permits and approvals.

ARTICLE 5 Mortgagee Protection

Section 5.1 Mortgagee Protection. This Agreement shall not prevent or limit Developer in any manner, at Developer's sole discretion, from encumbering the Project Site or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Project Site ("***Mortgage***"). This Agreement shall be superior and senior to any lien placed upon the Project Site or any portion thereof after the date of recording this Agreement, including the lien of any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against and inure to the benefit of any person or entity, including any deed of trust beneficiary or mortgagee ("***Mortgagee***") who acquires title to the Project Site, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

Section 5.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 5.1 above, no Mortgagee shall have any obligation or duty under this Agreement to perform Developer's obligations or other affirmative covenants of Developer hereunder;

provided, however, that a Mortgagee shall not be entitled to devote the Project Site to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement, or by the Project Approvals and Applicable Law.

Section 5.3 Notice of Default to Mortgagee; Right of Mortgagee to Cure. If City receives a notice from a Mortgagee requesting a copy of any Default Notice given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed a default, and if City makes a determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right (but not the obligation) during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

Section 5.4 No Supersedure. Nothing in this Article 5 shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Project outside this Agreement, nor shall any provision of this Article 5 constitute an obligation of City to such Mortgagee, except as to the notice requirements of Section 5.3.

Section 5.5 Technical Amendments to this Article 5. City agrees to reasonably consider and approve interpretations and/or technical amendments to the provisions of this Agreement that are required by lenders for the acquisition and construction of the improvements on the Project Site or any refinancing thereof and to otherwise cooperate in good faith to facilitate Developer's negotiations with lenders.

ARTICLE 6 Miscellaneous

Section 6.1 Amendments. The Agreement may be amended in writing by the Parties, by mutual agreement, consistent with the procedures set forth in the Development Agreement Statute, as it is amended from time to time.

Section 6.2 No Damages Relief. The Parties acknowledge that neither Party would have entered into this Agreement if it were exposed to damages claims by the other Party for any breach of this Agreement. As such, the Parties agree that in no event shall either Party be entitled to recover damages against the other Party for breach of this Agreement. To the extent permitted by law, specific enforcement of this Agreement, including specific performance of Developer's payment obligations set forth in Section 3.2(a)-(f), is the proper and desirable remedy.

Section 6.3 Cooperation in Event of Legal Action. In the event of an administrative, legal or equitable action or other proceeding instituted by a third-party challenging the validity of this Agreement or any Project Approval or Subsequent Approval, the partis shall cooperate in defending such action or proceeding. However, Developer agrees to reimburse City for City's reasonable attorneys' fees, expert witness fees, and related costs as City may incur in connection with its retention of outside counsel, and for any award of court costs or fees against City. City has the right to choose and retain such legal counsel as the City deems appropriate. However, Developer shall have no obligation to reimburse City for costs incurred after the date on which Developer gives the City written notice of its decision to settle an action or proceeding, even if the City does not agree to the settlement.

The obligations of City and Developer pursuant to this Section 6.3 shall be suspended as provided in Section 1.6 in the event Ordinance _____ adopting the Development Plan is challenged by a referendum petition, or in the event Ordinance _____ adopting this Agreement is challenged by a referendum petition.

Section 6.4 Defaults. Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party (unless such period is extended by mutual written consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence ("***Default Notice***") shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of a default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action. In the event City or Developer defaults under the terms of this Agreement, City or Developer shall have all rights and remedies provided under law. No default hereunder shall render invalid the lien of any deed of trust, mortgage or security interest in or upon the Project Site or any improvements or fixtures at any time located thereon.

Section 6.5 Periodic Review.

a. Conducting the Periodic Review. Throughout the Term of this Agreement, at least once every twelve (12) months following the Effective Date, City shall review the extent of good-faith compliance by Developer with the terms of this Agreement. This review (the "Periodic Review") shall be conducted by the Director of Community Development or his/her designee and shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code §65865.1.

b. Good Faith Compliance. During the Periodic Review, the Director of Community Development shall review Developer's good-faith compliance with the terms of this Agreement. At the conclusion of the Periodic Review, if the Director of Community Development finds that the Developer has not complied in good faith with the terms and conditions of this Agreement, the Director shall notify Developer in writing of the City's findings. Developer shall have ten (10) business days from the date of the City's notice to respond to City's evaluation of Developer's performance. Within ten (10) business days of receipt of the Developer's response, the Director of Community Development shall provide a written determination, based on findings, as to whether Developer has complied in good faith with the terms and conditions of this Agreement. The decision of the Director of Community Development shall be appealable to the City Council by Developer. If the Director of Community Development finds and determines that Developer has not complied with such terms and conditions, the Director of Community Development may recommend to the City Council that it terminate or modify this Agreement by giving notice of its intention to do so, in the manner set forth in California Government Code §65867 and §65868. The costs incurred by City in connection with the Periodic Review process described herein shall be the responsibility of the Developer.

Section 6.6 California Law. This Agreement shall be construed and enforced in accordance with California Law.

Section 6.7 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

Section 6.8 Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns, representatives, and all other persons acquiring all or a portion of the Project Site, or any interest therein, whether by operation of law or in any manner whatsoever, including, without limitation, purchasers or ground lessees thereof. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code Section 1468.

Section 6.9 Assignment of Interests, Rights and Obligations. Developer may transfer or assign all or any portion of its interests, rights or obligations under this Agreement, the Project Approvals or Subsequent Approvals to any affiliate of Developer or any third-parties acquiring an interest or estate in the Project Site or any portion thereof.

Section 6.10 Exhibits. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

DA EXHIBIT A-1	Legal Description of Project Site
DA EXHIBIT A-2	Diagram of Project Site
DA EXHIBIT B	PUD Development Plan (PUD-147) and Vesting Tentative Map (Tract 8522)
DA EXHIBIT C	Affordable Housing Agreement
DA EXHIBIT D	List of City Development Impact Fees and Exactions
DA EXHIBIT E	Estimate of City Development Impact Fees and Exactions
DA EXHIBIT F	Diagrams of Trail and Foothill Road Improvements

Section 6.11 Notices. Any notice or communication required hereunder between City and Developer must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by FedEx or other similar courier promising overnight delivery to the respective addresses specified by each Party. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City, to: City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: Gerry Beaudin, City Manager

Telephone: (925) 931-5002
E-mail: gbeaudin@cityofpleasantonca.gov

With Copies to: City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: Dan Sodergren, City Attorney
Telephone: (925) 931-5015
Email: dsodergren@cityofpleasanton.gov

If to Developer, to: Foothill Boulevard Holding Company, LLC
11555 Dublin Blvd.
Dublin, CA 94568
Attn: James Summers, Manager
Telephone: (925) 828-7999
Email: jsummers@desilvagroup.com

With Copies to: Perkins Coie, LLP
505 Howard Street, Suite 1000
San Francisco, CA 94105-3204
Attn: Cecily Barclay, Partner
Telephone (415) 344-7117
Email: CBarclay@perkinscoie.com

Section 6.12 Entire Agreement, Counterparts and Exhibits. This Agreement is executed in two (2) duplicate counterparts, each of which is deemed to be an original. This Agreement constitutes in full, the final and exclusive understanding and agreement of the Parties and supersedes all prior and contemporaneous negotiations or agreements of the Parties with respect to all or any part of the subject matter hereof. Any waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and the Developer.

Section 6.13 Estoppel Certificate. Developer may, at any time, and from time to time, deliver a written notice to City requesting City to certify in writing that: (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments entered into by the Parties, (c) to the knowledge of City, neither Party is or has been in default under this Agreement, or if any such default has to City's knowledge occurred, describing the nature of any such event of default and any cure thereof and (d) Developer has been determined to have complied in good faith with the terms of this Agreement. City shall execute and return such certificate to Developer within ten (10) business days following City's receipt thereof, and if City fails so to do within such 10 business day period, the information in Developer's notice shall conclusively be deemed true and correct in all respects. The Director of Community Development, on behalf of City, shall execute certificates requested by Developer hereunder. City acknowledges that any certificate hereunder may be relied upon by any transferee or mortgagee of any interest of Developer hereunder.

Section 6.14 Further Assurances. Each of the Parties covenants, on behalf of itself and its successors and assigns, to take all actions and to execute, with acknowledgment

or affidavit if required, any and all documents and writings, that may be reasonably necessary, proper or convenient to achieve the purposes and objectives of this Agreement.

Section 6.15 Interpretation. Captions and headings in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of any provision of this Agreement. The Parties have jointly participated in the negotiation and drafting of this Agreement, and this Agreement shall be construed fairly and equally as to the Parties, without regard to any rules of construction relating to the Party who drafted a particular provision of this Agreement.

Section 6.16 Recordation of Development Agreement. Pursuant to California Government Code §65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the Official Records of the County of Alameda.

Section 6.17 Limitation on Liability. Notwithstanding anything to the contrary contained in this Agreement, in no event shall: (a) any partner, officer, director, member, shareholder, employee, affiliate, manager, representative, or agent of Developer or any general partner of Developer or its general partners be personally liable for any breach of this Agreement by Developer, or for any amount which may become due to City under the terms of this Agreement; or (b) any official, member, officer, agent or employee of City be personally liable for any breach of this Agreement by City or for any amount which may become due to Developer under the terms of this Agreement.

Section 6.18 Project as a Private Undertaking; No Joint Venture or Partnership. The Project constitutes private development, neither City nor Developer is acting as the agent of the other in any respect hereunder, and City and Developer are independent entities with respect to the terms and conditions of this Agreement. Nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer joint venturers or partners.

Section 6.19 Time Is of the Essence. Time is of the essence for each provision of this Agreement for which time is an element.

Section 6.20 Third Party Beneficiaries. Except as otherwise provided herein, City and Developer hereby renounce the existence of any third-party beneficiary to this Agreement and agree that nothing contained herein shall be construed as giving any other person or entity third-party beneficiary status.

Section 6.21 Attorneys' Fees; Prevailing Party. If legal action is brought by one of the Parties to enforce a provision of this Agreement, the prevailing Party is entitled to reasonable attorneys' fees, expert witness fees, and court costs

Section 6.22 Recitals. The recitals to this Agreement are part of the Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the day and year first above written.

"**CITY**"

Dated:_____

CITY OF PLEASANTON,
a municipal corporation

By:_____
Gerry Beaudin, City Manager

Dated:_____ Approved as to form:

By: _____
Daniel G. Sodergren, City Attorney

Dated:_____ Attest:

By: _____
Jocelyn Kwong, City Clerk

"**DEVELOPER**"

Dated:_____ Foothill Boulevard Holding Company, LLC

By: _____
James Summers
Its: Manager

EXHIBIT A-1
TO
DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION OF PROJECT SITE

[See Attached]

EXHIBIT A-1
TO
DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION OF PROJECT SITE

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL A:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NO. 10329 ENTITLED "ADA M. DOUGHERTY, PLAINTIFF, VS. JAMES WITT DOUGHERTY, ET AL, DEFENDANTS," WHICH CORNER IS ALSO THE CENTER LINE OF THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE CENTER LINE OF SAID COUNTY ROAD SOUTH 2° 30' EAST 70 FEET; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 28° 30' EAST 340 FEET; THENCE LEAVING SAID CENTER LINE OF SAID COUNTY ROAD AND RUNNING NORTH 51° 45' EAST 380 FEET; THENCE RUNNING NORTH 13° 30' WEST 230 FEET TO THE NORTHERN BOUNDARY LINE OF SAID LOT 2; THENCE RUNNING ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 2 SOUTH 76° 30' WEST 440 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APN: 941-0950-003-01

PARCEL B:

BEGINNING AT THE SOUTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NUMBER 10239 "ADA M. DOUGHERTY, PLAINTIFF VS. JAMES WILL DOUGHERTY, ET AL., DEFENDANTS", WHICH CORNER IS ALSO THE CENTER LINE OF FOOTHILL ROAD, FORMERLY THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, NORTH 76° 30' EAST, 516.5 FEET; THENCE LEAVING SAID SOUTHERN BOUNDARY LINE AND RUNNING NORTH 13° 30' WEST, 400 FEET; THENCE RUNNING SOUTH 76° 30' WEST, 630 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF SAID FOOTHILL ROAD; THENCE RUNNING ALONG THE CENTER LINE OF SAID FOOTHILL ROAD, SOUTH 28° 30' EAST, 225.5 FEET; AND THENCE SOUTH 30° 30' EAST, 190.74 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-03

PARCEL C:

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT

OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, S. 16° 25' 26" E., 830.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET; THENCE LEAVING SAID SOUTHERLY LINE N. 15° 42' 10" W 829.18 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY LINE N. 77° 34' 34" E., 1320.69 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-11

PARCEL D

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S. 77° 35' 02" W., 505.44 FEET TO THE EASTERLY LINE OF PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 89-023130 OFFICIAL RECORDS OF ALAMEDA COUNTY TO SCHOLES; THENCE ALONG SAID EASTERLY LINE N. 12° 25' 26" W., 400.07 FEET; THENCE ALONG THE NORTHERLY LINE OF LAST SAID PARCEL S. 77° 34' 34" W., 630.65 FEET; THENCE LEAVING SAID NORTHERLY LINE N. 27° 26' 14" W., 23.06 FEET TO THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 86-138999 OFFICIAL RECORDS OF ALAMEDA COUNTY TO MERRITT; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL N. 52° 50' 09" E., 380.00 FEET; THENCE ALONG THE EASTERLY LINE OF LAST SAID PARCEL N. 12° 25' 22' W., 246.37 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 N. 77° 34' 34" E., 749.51 FEET; THENCE LEAVING LAST SAID NORTHERLY LINE S. 15° 42' 10" E., 829.18 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-12

EXHIBIT A-2
TO
DEVELOPMENT AGREEMENT

DIAGRAM OF PROJECT SITE

[See Attached]

EXHIBIT A-2
TO
DEVELOPMENT AGREEMENT

DIAGRAM OF PROJECT SITE

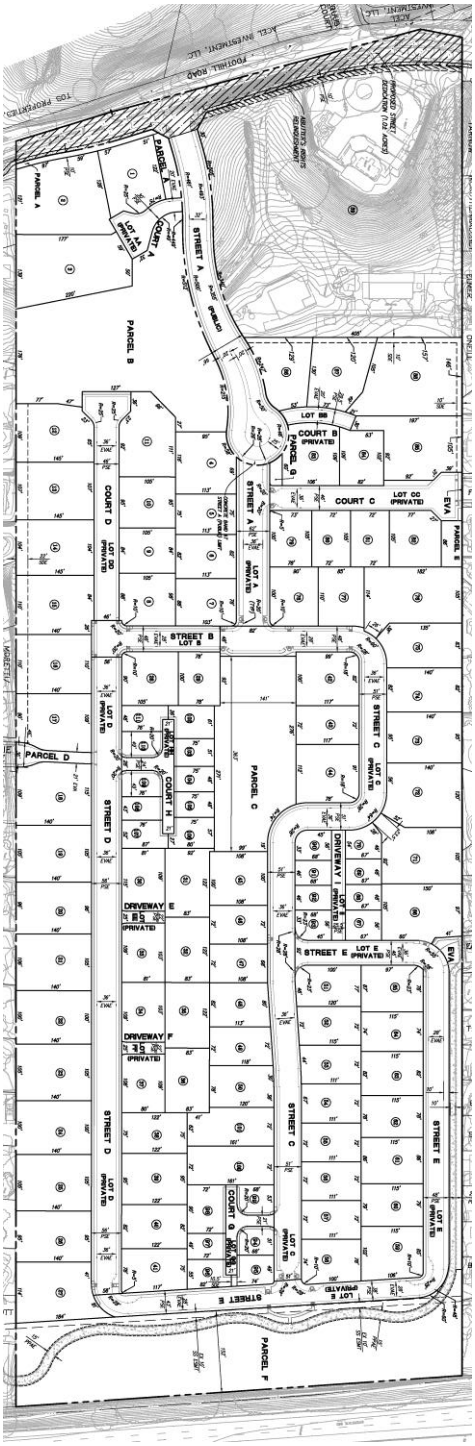


EXHIBIT B
TO
DEVELOPMENT AGREEMENT

PUD DEVELOPMENT PLAN (PUD-147) and VESTING TRACT MAP (Tract 8522)

[See Attached]

APRIL 2021

SITE ILLUSTRATIVE

MERRITT PROPERTY | Pleasanton, California

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

ktgy Architecture+Planning

DAHLIN

JOB NO. 141.020
DATE 06-14-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1.2

GENERAL PLAN NOTES

1. ALL ONSITE PRIVATE STREETS AND SIDEWALKS SHALL HAVE A PUBIC SERVICE EASEMENT (PSE). ALL ONSITE PRIVATE STREETS SHALL HAVE AN EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).
2. ENTRY GATE AT RIGHT OF WAY ON STREET A SHALL HAVE ACCESS OVERRIDES FOR ACCESS BY EMERGENCY SERVICE AND TRASH SERVICE PERSONNEL.
3. CONCRETE BAND AT STREET ENTRY GATE TO DELINEATE PUBLIC STREET A FROM PRIVATE STREET A.
4. GATES AT EVA LOCATIONS SHALL ALLOW EMERGENCY VEHICLE ACCESS AND RESIDENT ONLY PEDESTRIAN ACCESS.
5. STREET PARKING SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. STREET PARKING STALLS SHALL NOT BE STRIPED. ON STREET PARKING STALLS CALCULATED USING 8'X24' DIMENSIONS.
6. POSTED "NO PARKING" SIGNAGE SHALL BE PROVIDED WHERE VEHICLE PARKING IS PROHIBITED.

N

0 80 160 240

1 inch = 80 ft.

MUIRWOOD DRIVE
ALDENWOOD COURT
FALLWOOD COURT
REDWOOD COURT
NORTHWOOD COURT
FERNWOOD WAY
EASTWOOD WAY
ASHWOOD DRIVE
TARNOW
MALONEY / MCCUTHENMALONEY
SHOEMAKER / ELMER
MILLER / ONEILL
PAYNE
STRAHL
DUFFY
HUTCHINSON
BYRNE
TUTTLE
MADUELL
YI
NEAL
BERGGREN
SEE LS PLANS FOR PROPOSED TRAIL CONNECTION
LOCHER
PROPOSED 8'X24' PARKING STALL (TYP)
THOMPSON
GUPTA
50' STRUCTURE SETBACK
WISNIEWSKI
SHANKS
MCSTAY TRUST
COSTA
REDDY
BONGIORNO
DWIDAR / NOSSEIR
ACEL INVESTMENT, LLC
EQUUS COURT
EX DRIVEWAY (TO BE ABANDONED)
EX RESIDENCE (TO REMAIN)
EX STRUCTURE (TO REMAIN)
EX DRIVEWAY
10' PSE
20' DWY
10' SDE
50' STRUCTURE SETBACK
50' REAR SETBACK
PARCEL E
EVA
MOUNTABLE CURB AT EVA ENTRY
COURT B (PRIVATE)
COURT C (PRIVATE)
STREET C (PRIVATE)
PROPOSED FH (TYP)
DRIVEWAY I (PRIVATE)
STREET E (PRIVATE)
BUILDING ENVELOPE (TYP) SEE DETAIL ON SHEET C-4
PARCEL G
STREET A (PRIVATE)
STREET B (PRIVATE)
PARCEL C
COURT G (PRIVATE)
10.5' SSE
PARCEL F
EX 10' SSE
SEE SHEET C-4 FOR TYPICAL ALLEY LOADED MARKET RATE & BMR SETBACKS
COURT H (PRIVATE)
DWY E (PRIVATE)
DWY F (PRIVATE)
PROPOSED DRIVEWAY
STREET A (PUBLIC)
PROPOSED ENTRY GATE AND CONCRETE BAND AT R/W, SEE GENERAL PLAN NOTE 2
FOOTHILL ROAD
PARCEL A
COURT A (PRIVATE)
PROPOSED FH (TYP)
PROPOSED STREET DEDICATION (1.0± ACRES)
PARCEL B
BUILDING ENVELOPE SEE DETAIL ON SHEET C-4 (TYP)
COURT D (PRIVATE)
STREET D (PRIVATE)
PARCEL D (EVA)
22' SDE
INTERSTATE 680
TOS PROPERTIES, LLC
BOWERS
KUCHAREWSKI
HOLLOWAY
JACOBSON / PEREZ
DASHE / PANELLI
CARPENTER
MORETTI / MININIMORETTI
KONDA
PRAIRIE DRIVE
HARRAH / XIAO
HARTRELL TRUST
SANTOS
PHILLIPS
SANCHEZ
WHEELER
NIAYGHADAR
ACHARYA
PANG / KHIEM
SANDLER
WESCOTT
FOOTHILL KNOLLS LINEAR PARK

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
EXISTING RESIDENCE (LOT 89)	1	5.1	11.1%
LOW DENSITY RESIDENTIAL (LDR) SINGLE FAMILY DETACHED 7,200 S.F. TO 26,500 S.F. LOT SIZE	86	23.2	50.0%
MARKET RATE & BELOW MARKET RATE (BMR) (SENIOR AFFORDABLE HOUSING) 2,475 S.F. TO 5,500 S.F. LOT SIZE	24	2.0	4.3%
PRIVATE STREETS AND SIDEWALKS	–	7.2	15.5%
OPEN SPACE (PARCEL A – G)	–	6.9	14.9%
FOOTHILL ROAD STREET DEDICATION	–	1.0	2.1%
STREET A (PUBLIC STREET)	–	1.0	2.1%
TOTAL	111	46.4	100.0%

PROPOSED UNIT COUNT	= 111 (92 DETACHED + 18 BMRS + 1 EXISTING)
GROSS SITE AREA	= 46.4 ACRES
MAXIMUM ALLOWABLE GROSS DENSITY	= 46.4 AC X 2 DU/AC = 93 HOMES
PROPOSED DENSITY	
MARKET RATE HOMES	= 92 PROPOSED + 1 EXISTING
PROPOSED SENIOR AFFORDABLE HOMES (20% OF BASE DENSITY=18.4=18 PER IZO)	= 18 HOMES
TOTAL HOMES	= 111 HOMES
DEDICATION	= 1.0± ACRES (PUBLIC STREET)
NET SITE AREA	= (GROSS SITE AREA – DEDICATION) = 45.4 ACRES

NOTES

1. SEE SHEET C-4 FOR STREET SECTIONS, LOT TABLE, AND LOT SETBACK DETAIL.
2. FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
3. PRELIMINARY HOUSE SQUARE FOOTAGES ARE APPROXIMATE.
4. LOT 89 CONSISTS OF ONE EXISTING RESIDENCE AND TWO EXISTING NON-HABITABLE STRUCTURES TO REMAIN, ALL INCLUDED AS ONE DWELLING UNIT IN THE DENSITY CALCULATIONS.
5. DENSITY BONUS FOR SENIOR HOUSING PURSUANT TO CHAPTER 17.38 SECTIONS 17.38.030 (C) AND 17.38.040 (B).
6. A 20% DENSITY BONUS IS BEING PROPOSED.

COMMON LOT AREA SUMMARY

LOT	AREA (SF)
PARCEL A	6,247
PARCEL B	86,201
PARCEL C	50,476
PARCEL D	3,783
PARCEL E	3,318
PARCEL F	146,878
PARCEL G	1,141
TOTAL	298,044

PARKING SUMMARY

STREET	177
GARAGE (2 PER PLAN 1, 2, 3, 6, 7, 8)(1)	174
GARAGE (3 PER PLAN 4 & 5)	72
DRIVEWAY (2 PER SINGLE-FAMILY DETACHED RESIDENCE)	174
TOTAL	597

(1) GARAGE OPTIONS ARE AVAILABLE FOR SOME PLAN TYPES AND MAY CHANGE THE PARKING COUNTS SHOWN HEREIN.

LOT SIZE	BUILDING (1) Maximum Height 1 story/2 story (FT)	BUILDING (2) Maximum FAR (%)	MINIMUM YARD (3) Garage (FT)	(3) Front Yard (FT)	(4)(5) Sides (A) One side/Total (FT)	(6) Rear Interior Lots (FT)	(7) Rear Perimeter Lots (FT)	(8) Front Porches (FT)	MINIMUM LOT (9) Minimum Area (SF)	(10) Minimum Width (FT)	(11) Minimum Depth (FT)
PUD-LDR (DETACHED)	25' / 32'	60%	22'	12'	5' / 10'	15'	50'	8'	7,000	72	100
PUD-MR/BMR (COURTYARD HOMES)	25' / 32'	N/A	3'	3'	3.3' / 6.6'	5' (PATIO) 8' (ALLEY) /15' (INTERNAL)	N/A	3.5'	2,475	43	55

BUILDING

1. MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the point of the highest ridge, excluding chimneys.
2. FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage. Additionally, up to Eight Hundred feet (800) of Living space is excluded for Accessory Dwelling structures above garages or attached to main house. ADU's that are detached are excluded from this calculation. Not applicable to PUD MR/BMR lots.

MINIMUM YARD

3. FRONT HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the house. Front setbacks on PUD-LDR lots are allowed to be reduced to 8 feet, for a maximum allowable 15 feet width projection.
4. SIDE SETBACK: The minimum one side yard and the minimum total of the both side yards. Measured from the side property line(or street right-–of-way if a corner lot) to the foundation plane on the home (excludes popouts for fireplaces, media niches, and/or bay windows).
5. Side yard setback for corner lots on PUD-LDR lots shall be ten feet (10) on corner side.
6. MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the home (excludes popouts for fireplaces, media niches, nooks, and/or bay windows). Fifty percent (50%) of the rear plane of the foundation may project into the setback by up to 10 feet.
7. Lots that are located along the northern and southern property lines shall have a minimum of a 50 feet setback for habitable structures.
8. FRONT PORCH SETBACK: The minimum setback from a front porch to right of way line.

MINIMUM LOT

9. MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
10. MINIMUM WIDTH: Average minimum lot width excepting cul-de-sacs where the minimum street frontage width may be 15 feet.
11. MINIMUM DEPTH: Average minimum depth.

ACCESSORY DWELLING UNITS

Accessory dwelling units are offered in several configurations, with building heights allowed up to 25 feet and side and rear setbacks at minimum 4 feet.

ACCESSORY STRUCTURES:

a. The maximum height shall be 20 feet for any accessory structure (shed, play house, etc.) other than Accessory Dwelling Units.
b. No accessory structure shall be located in a front yard.
c. Unroofed porches, steps, decks, patios, outdoor kitchens, shall have a minimum 3 foot setback from side and rear yards provided that the height, including railings shall not exceed 6 feet above the grade of the ground.
d. Covered patios attached to a main structure and enclosed on more than one side, sheds, and pool houses must maintain a setback of 5 feet from side property line or fence and five feet from rear yard property line. Covered patios open on three or more sides may come to within 5 feet of the rear and three feet of the side property lines.
e. Swimming pools and in-ground spas must be kept 5 feet from any property line (as measured from the pool water line), and portable, cord-connected spas must be kept 3 feet from any property line, except on the street side of a corner lot, where the minimum side yard setback for any pool or spa is 10 feet. No setback is required for pool equipment unless it is located within the required side yard setback adjacent to the main structure (house), where a 3 foot setback must be maintained. Pool equipment must be in compliance with the City of Pleasanton Municipal Code.

PRELIMINARY SITE DEVELOPMENT PLAN

MERRITT PROPERTY | Pleasanton, California

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

ktgy Architecture+Planning

DAHLIN

JOB NO. 171057
DATE 06-14-2024
4690 CHABOT DRIVE
PLEASANTON, CA 94588
928-227-9100

C-3

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VESTING TENTATIVE MAP
TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA

BENCHMARK

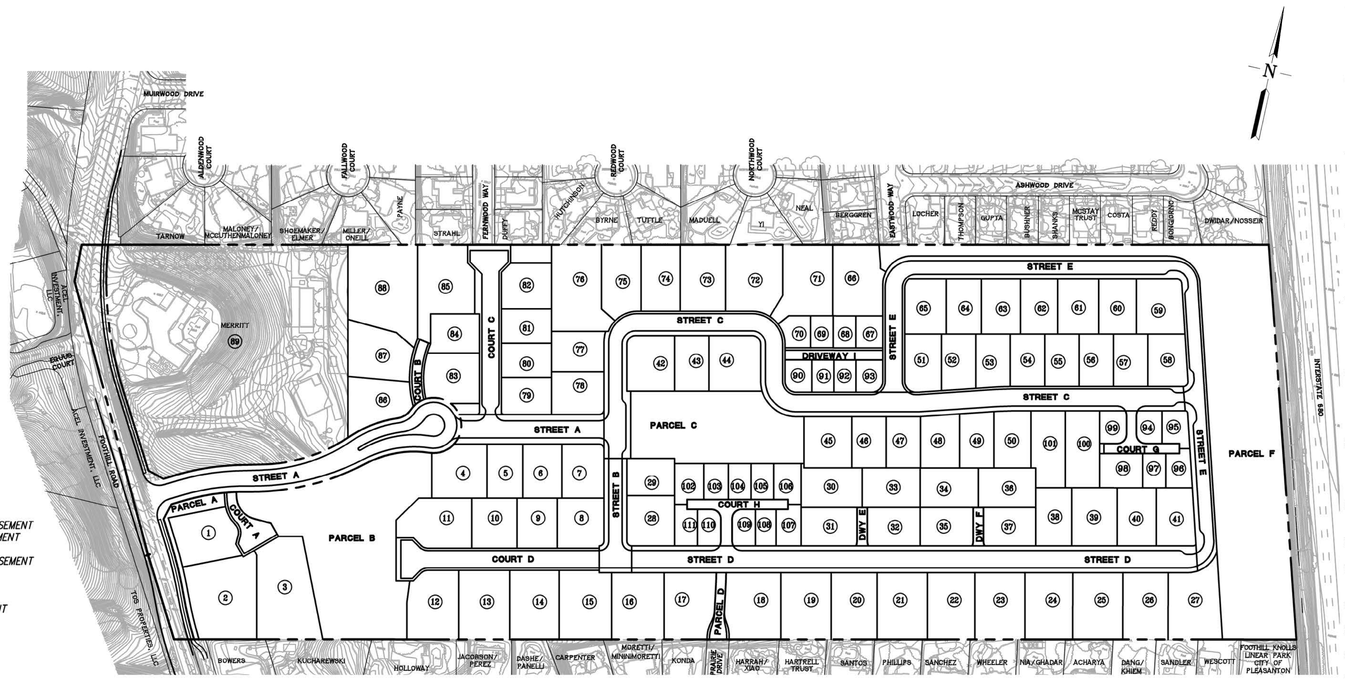
A BRASS BENCHMARK DISK LOCATED ON THE TOP OF CULVERT 20 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, IN THE TOP OF THE NORTH END OF THE WEST CONCRETE HEAD WALL OF 36-INCH PIPE CULVERT B-24.63, 0.7 FOOT SOUTH OF THE NORTH END OF THE HEAD WALL, AND ABOUT 2 FEET LOWER THAN THE HIGHWAY.
ELEVATION: 365.70 (NGVD 29)

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
12"W	POTABLE WATER	EX 12"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SINGLE ARM STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	CURB RAMP	
130 x 525.2	CONTOUR ELEVATIONS / SPOT ELEVATION	130 x525.2
	BIO-RETENTION AREA	
	SLOPE	

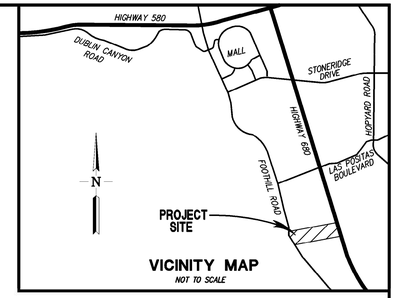
ABBREVIATIONS

AB	AGGREGATE BASE	P	PAD ELEVATION
AC	ASPHALT CONCRETE	PAE	PUBLIC ACCESS EASEMENT
AD	AREA DRAIN	PAV	PAVEMENT
ARV	AIR RELEASE VALVE	PCC	POINT OF COMPOUND CURVATURE
BC	BEGINNING OF CURVE	PIV	POST INDICATOR VALVE
BO	BLOWOFF	PL	PROPERTY LINE
BU	BUBBLE UP	PMAE	PRIVATE MAINTENANCE ACCESS EASEMENT
BW	BOTTOM OF WALL	PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
COMM	COMMUNICATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PSE	PUBLIC SERVICE EASEMENT
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE PIPE
EAE	EMERGENCY ACCESS EASEMENT	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RW	RIGHT OF WAY
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SNS	STREET NAME SIGN
FG	FINISHED GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
FS	FIRE SERVICE	SWI	STORM WATER INLET
FW	FIRE WATER	SWK	SIDEWALK
GE	GARAGE ELEVATION	SSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	TFC	TOP OF FLUSH CURB
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT ELEVATION	TMC	TOP OF MOUNTABLE CURB
LF	LINEAR FOOT	TRW	TOP OF RETAINING WALL
LP	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
ME	MAINTENANCE EASEMENT	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	W(R)	RECYCLED WATER
MIN	MINIMUM	W	WATER LINE
OS	OPEN SPACE	WLE	WATER LINE EASEMENT



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	OWNER:	JAMES E MERRITT & MARGARET M MERRITT MERRITT FARMS, FOOTHILL BOULEVARD HOLDING COMPANY 4141 FOOTHILL ROAD PLEASANTON, CA 94588
2.	PROJECT REPRESENTATIVE:	PCJ REAL ESTATE ADVISORS, LLC TEL: (408) 888-4224 CONTACT: PAT COSTANZO
3.	DEVELOPER:	FOOTHILL BOULEVARD HOLDING COMPANY, LLC 11555 DUBLIN BOULEVARD DUBLIN, CA 94568 TEL: (925) 828-7999 CONTACT: JAMES SUMMERS
4.	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: DAVID TERHUNE
5.	GEOTECHNICAL ENGINEER:	BERLOGAR STEVENS & ASSOCIATES 5587 SUNOL BOULEVARD PLEASANTON, CA 94566 TEL: (925) 484-0220 CONTACT: FRANK BERLOGAR
6.	ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 TEL (925) 251-7200 CONTACT: LAURI MOFFET-FEHLBERG
8.	CLUBHOUSE ARCHITECT:	KTGY 1814 FRANKLIN STREET, SUITE 400 OAKLAND, CA 94612 TEL (510) 463-2018 CONTACT: JILL WILLIAMS
9.	LANDSCAPE ARCHITECT:	RW STOVER & ASSOCIATES, INC. 1620 NORTH MAIN STREET, SUITE 4 WALNUT CREEK, CA 94596 TEL (925) 933-2583 CONTACT: RICK STOVER
10.	PROPERTY DESCRIPTION:	BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL
11.	ASSESSOR'S PARCEL NUMBER:	941-950-3-1, 941-950-3-3, 941-950-3-12, 941-950-3-11
12.	CURRENT GENERAL PLAN DESIGNATION:	2 DWELLING UNITS/ACRE
13.	CURRENT USE:	2 SINGLE FAMILY HOMES (DETACHED); WALNUT ORCHARD 2 STRUCTURES (BARN AND WORKSHOP)
14.	PROPOSED USE:	AGE-QUALIFIED SINGLE-FAMILY RESIDENTIAL & DUPLEXES
15.	EXISTING ZONING:	AGRICULTURAL (ALAMEDA COUNTY)
16.	PROPOSED ZONING:	PUD - LDR, PUD - MR/BMR
17.	SITE AREA:	46.4± ACRES
18.	SMALLEST LOT AREA:	3,128 SF (BELOW MARKET RATE) 3,785 SF (MARKET RATE ALLEY) 7,560 SF (SINGLE FAMILY DETACHED)
19.	TOTAL NUMBER OF PROPOSED LOTS:	132
20.	UTILITIES	
	a. WATER	CITY OF PLEASANTON
	b. SANITARY SEWER:	CITY OF PLEASANTON
	c. STORM DRAIN:	CITY OF PLEASANTON
	d. FIRE:	LIVERMORE-PLEASANTON FIRE DEPARTMENT
	e. GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
	f. TELEPHONE:	AT&T
	g. CABLE TV:	COMCAST
19.	TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN 2017.	
20.	THE MAJORITY OF THIS PROPERTY LIES OUTSIDE FLOOD ZONE X-AREAS OF 0.2% ANNUAL CHANCE FLOOD. APPROXIMATELY 20% OF THE PROPERTY (EASTERN PORTION) FALLS WITHIN ZONE X. APPROXIMATELY 5% ON THE PROPERTY (SOUTHEAST CORNER) FALLS WITHIN ZONE AH (EL 319, NAVD 88).	
21.	THIS SUBDIVISION MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.	

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.0	PRELIMINARY LOTTING PLAN
TM3.0	PRELIMINARY UTILITY PLAN
TM4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
TM5.0	PRELIMINARY STORMWATER CONTROL PLAN
TM6.0	PRELIMINARY SECTIONS AND DETAILS
TM6.1	PRELIMINARY SECTIONS AND DETAILS

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.

TM1.0

SHEET 1 OF 7

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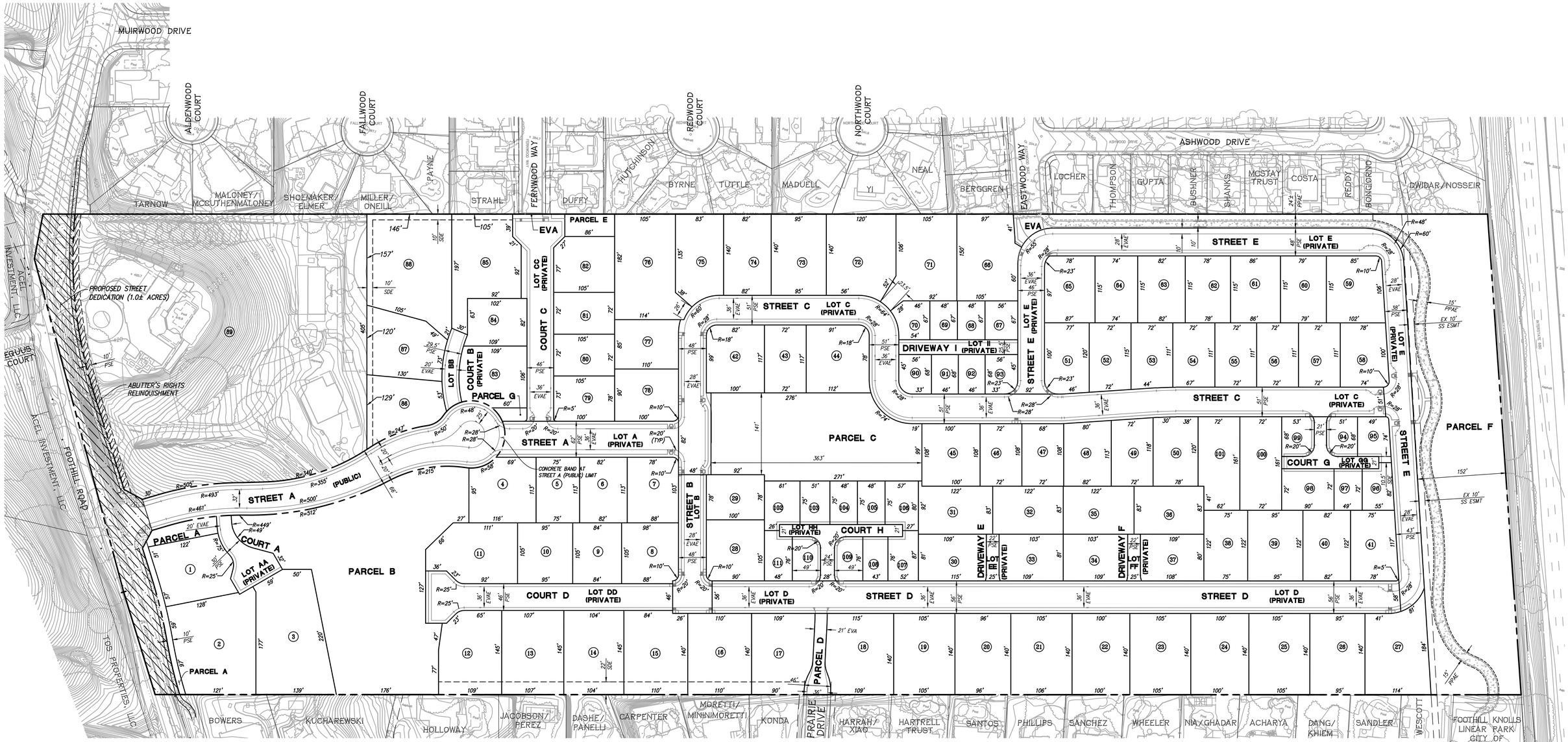

LOT SUMMARY	
LOT #	LOT AREA (SF)
1	13,481
2	23,442
3	24,687
4	12,453
5	8,474
6	9,264
7	9,953
8	10,207
9	8,832
10	9,965
11	14,482
12	15,074
13	15,514
14	15,007
15	15,820
16	15,400
17	14,428
18	16,056
19	14,770
20	13,480
21	14,770
22	13,930
23	14,700
24	14,014
25	14,700

LOT SUMMARY	
LOT #	LOT AREA (SF)
26	13,300
27	16,108
28	10,494
29	7,770
30	9,414
31	10,629
32	10,038
33	8,891
34	8,949
35	10,078
36	9,935
37	8,790
38	9,186
39	11,579
40	9,978
41	9,640
42	11,630
43	8,424
44	12,646
45	10,801
46	7,757
47	7,757
48	9,065
49	8,332
50	9,258

LOT SUMMARY	
LOT #	LOT AREA (SF)
51	9,268
52	8,439
53	8,099
54	8,029
55	7,973
56	7,973
57	7,973
58	8,987
59	11,306
60	9,105
61	9,911
62	8,988
63	9,448
64	8,468
65	9,975
66	15,489
67	3,785
68	3,182
69	3,182
70	3,838
71	16,578
72	16,622
73	13,300
74	11,479
75	12,123

LOT SUMMARY	
LOT #	LOT AREA (SF)
76	19,836
77	9,376
78	9,879
79	8,185
80	7,560
81	7,560
82	9,917
83	11,738
84	8,474
85	18,266
86	12,297
87	13,975
88	26,309
89	220,865
90	3,714
91	3,128
92	3,156
93	3,715
94	3,566
95	4,031
96	4,037
97	3,476
98	6,465
99	3,762
100	11,604

LOT SUMMARY	
LOT #	LOT AREA (SF)
101	11,190
102	4,872
103	3,863
104	3,563
105	3,562
106	4,599
107	4,282
108	3,289
109	3,637
110	3,608
111	3,933
TOTAL	1,322,161

LOT SUMMARY	
LOT #	LOT AREA (SF)
LOT A	18,805
LOT B	12,629
LOT C	81,178
LOT D	66,330
LOT E	63,380
LOT AA	6,480
LOT BB	3,864
LOT CC	19,489
LOT DD	22,125
LOT EE	1,783
LOT FF	1,783
LOT GG	5,134
LOT HH	6,461
LOT II	5,228
TOTAL	314,669

PARCEL SUMMARY	
PARCEL #	AREA (SF)
A	6,247
B	86,201
C	50,476
D	3,783
E	3,318
F	146,878
G	1,141
TOTAL	298,044

SITE SUMMARY

NUMBER OF UNITS*	111	
NUMBER OF LOTS**	132	
GROSS SITE AREA	46.4	ACRES
FOOTHILL ROAD		
PUBLIC STREET DEDICATION	1.0±	ACRES
NET SITE AREA	45.4	ACRES
SINGLE FAMILY RESIDENTIAL	28.3	ACRES
BMR & MARKET RATE RESIDENTIAL	2.0	ACRES
PUBLIC STREETS & SIDEWALK	1.0	ACRES
PRIVATE STREETS & SIDEWALK	7.2	ACRES
OPEN SPACE	6.9	ACRES

* NUMBER OF UNITS INCLUDES 1 DWELLING UNIT TO REMAIN ON LOT 89.
** NUMBER OF LOTS INCLUDE PARCELS A–G
*** ALL ON–SITE STREETS AND COURTS WILL BE PRIVATE, EXCEPT FOR A PORTION OF STREET A AS SHOWN.

LEGEND

PUBLIC STREET DEDICATION

ABUTTER'S RIGHTS RELINQUISHMENT

N

0 80 160 240

1 inch = 80 ft.

PRELIMINARY LOTTING PLAN

TRACT 8522 - MERRITT PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 14, 2024

JOB NO.: 171057

SHEET NO.

TM2.0

SHEET 2 OF 7

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EXHIBIT C
TO
DEVELOPMENT AGREEMENT

AFFORDABLE HOUSING AGREEMENT

[See Attached]

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566
Attention: City Manager

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: _____
This document is exempt from recording fees pursuant to Government Code § 27383 and exempt from Documentary Transfer Tax pursuant to Revenue and Taxation Code §11922

AFFORDABLE HOUSING AGREEMENT

This **AFFORDABLE HOUSING AGREEMENT** ("Agreement") is made this _____day of _____, 2024, by the **CITY OF PLEASANTON,** a Municipal Corporation ("City"), and FOOTHILL BOULEVARD HOLDING COMPANY, LLC a California limited liability company ("Developer").

RECITALS

A. Developer currently controls or owns a legal or equitable interest in land consisting of approximately forty six (46) acres in unincorporated Alameda County, proposed to be annexed to the City of Pleasanton, California, more particularly described in Attachment 1 attached hereto and incorporated herein by reference (the "Property").

B. For the Property, Developer has obtained City approval (PUD-xxx) to create 111 lots and develop a 110-unit age-qualified fifty-five (55) year and older residential project (collectively the "Project") consisting of 93 single family detached homes and 18 alley-loaded and/or court-yard detached and duet homes. The 111th lot is for an existing home.

C. Developer has utilized the state density bonus allowed for age-qualified housing projects pursuant to California Government Code Section 65915(b)(1)(C). This twenty percent (20%) density bonus allows 112 homes on the property, which has a maximum existing density of ninety-three (93) homes before applying the density bonus. The number of affordable homes required by City's Inclusionary Zoning Ordinance (IZO) is eighteen (18) homes (twenty percent of the base 92 home project).

D. The eighteen (18) homes required by the IZO will be available to households with incomes at or below one hundred and twenty percent (120%) (moderate income) of Area Median Income (AMI).

E. Developer shall provide Accessory Dwelling Units (ADUs) in the Project to further expand the affordability component of the Project by providing opportunities for further dispersal of affordable residential units that are affordable by design throughout the community.

F. Execution of this Agreement memorializes the requirements of the City's Inclusionary Zoning Ordinance (Ordinance 1818) for the Project and shall be in lieu of paying the City's Lower Income Housing Fee for this Project.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions contained herein, City and Developer agree as follows:

A. Of the 110 homes authorized for development by the PUD Development Plan approved by the City Council by its Ordinance 21-YYY, eighteen (18) shall be "Affordable" units. The 18 units required to meet the IZO shall be available for purchase to households with annual incomes at or below 120% of the Area Median Income (AMI) as set forth herein. The Affordable units shall be at least 1,200 square feet and shall be consistent with the following:

Unit Type	Moderate Income (120% of AMI)
2 Bedroom	18
Total	18

Area Median Income (AMI) shall mean the area median income for San Francisco-Fremont Metropolitan Statistical Area adjusted for household size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor Statute.

B. Affordable unit sales prices shall be based on the following household sizes:

Unit Type	Household Size
2 Bedroom Unit	Three (3) person household

C. The sales prices for each of the Affordable units shall be calculated based on a maximum sales price for a three (3) person household (regardless of the number of qualified applicants at the time of sale or thereafter) calculated by the City in accordance with its Pleasanton Homeownership Assistance Program guidelines and restrictions, as such restrictions have been modified and approved by the City Council for this Project in the form attached hereto as Attachment 2 (the "Merritt Property Age-Qualified Community Homes PHAP Requirements"). In the event that there are improved marketing strategies for securing qualified buyers, or there is an inadequate pool of qualified buyers, for the Affordable units, the Developer may propose revisions to the PHAP Requirements to attract additional qualified buyers. Such revisions to the PHAP Requirements shall be subject to review and approval by the Community Development Director.

At the initial sales for the Project, sales prices for Affordable units shall be based on the AMI at the time the City issues a Certificate of Occupancy for each unit. Thereafter, prices shall adjust consistent with HUD adjustments in the AMI. If HUD fails to issue revised Area Median Income/ household income statistics for the San Francisco-Oakland-Fremont Metropolitan Statistical Area within 12 months of the previous revision, sales prices for the Affordable units may be adjusted based on the annual percentage increase in the San Francisco-Oakland Consumer Price Index for urban wage earners and clerical workers.

D. The Affordable units shall be located in the alley-loaded and courtyard housing, as shown on the Project PUD site plan. The Affordable units shall be constructed concurrent with construction of the market-rate units.

E. Sales of the Affordable units shall be in accordance with City eligibility and income guidelines in conformance with the City's Preference System for City Assisted Affordable Rental and

Homeownership Programs in Resolution 21-1199, as may be amended, unless otherwise mandated by federal or state laws governing fair housing, upon which the City and Developer shall initially agree to a different process as permitted by such laws.

F. Developer shall enter into a restrictive covenant with the City in a form approved by the City Attorney, to be executed by the City Manager, to require that the housing development consisting of the 110 new housing units (and not the existing 111th housing unit) be operated as "housing for older persons" consistent with state and federal fair housing laws.

G. The Affordable units shall have the same exterior standards of quality (stucco, stone, siding, etc.) as the market rate units; however, interior features (e.g., flooring, cabinets, appliances, interior features/amenities, services, etc.) may be different than the market rate units, as long as the workmanship and the products are of standard residential quality as determined by the City.

H. By providing the Affordable units, all units in the entire Project are exempt from the Affordable Housing Fee.

I. Developer shall provide a minimum of four (4) ADUs; two (2) of these ADUs will be within the main home and the remaining two (2) ADUs will be detached structures in rear yards. The ADUs are not required to be rented or sold; and if rented or sold, are not required to be rented or sold at affordable levels.

J. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators, and assigns with respect to the Affordable units. However, in no event shall this Agreement be binding or impose any obligations, (including but not limited any indemnity or duty to defend obligations), on an owner of a market-rate single family home located on the Property, except for the restrictive covenant set forth in set F of this Agreement. The Developer and any successors, heirs, administrators and assigns of the market-rate single family homes shall enter into a restrictive covenant requiring the housing development to be operated as "housing for older persons" consistent with state and federal fair housing laws.

K. Developer shall notify the initial buyers of the Affordable units that they are required to comply with the restrictive covenants recorded on the Affordable units, which among other things, will restrict the sale of the units to other eligible age-qualified purchasers at a maximum release price determined by the City in accordance with the Merritt Property Age-Qualified Community Homes PHAP Requirements. The initial buyers and subsequent buyers shall execute a Promissory Note and Performance Deed of Trust to capture any excess proceeds received in the case of an ineligible transfer of an Affordable unit. The restrictive covenants shall remain in perpetuity and the Note and Performance Deed of Trust shall remain as long as the initial buyer or any successor, heir or assign owns the Affordable unit.

L. Developer shall have the right to transfer and assign all of its rights, duties and obligations under this Agreement to any affiliate of Developer or to any person or entity acquiring fee simple title to any portion of the Property. Developer shall be immediately released from its obligations under this Agreement upon such assignment so long as: (i) Developer was not in default of this Agreement at the time of conveyance, (ii) Developer provided to City prior written notice of such transfer, and (iii) the transferee executes and delivers to City a written assumption agreement in which: (1) the name and address of the transferee is set forth, and (2) the transferee expressly assumes the obligations of Developer under this Agreement. Failure to deliver a written assumption agreement hereunder shall not negate, modify, or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement. Nothing herein contained shall be deemed to grant to City discretion to approve or deny any such transfer.

M. If Developer fails to perform an obligation hereunder, and such failure continues for thirty (30) days after receipt of written notice of such failure by the City (or such longer period of time as may be reasonably necessary to cure such failure) then Developer shall be in default hereunder and the City's sole remedy hereunder shall be to pursue an action for specific performance against Developer.

N. Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be delivered by hand, sent by air courier, or sent by prepaid registered or certified mail with return receipt requested, and shall be deemed to have been given on the earliest of (1) receipt or refusal of receipt; (b) one business day after delivery to an air courier for overnight expedited delivery service; (c) five (5) business days after the date deposited in the United States mail, registered or certified, with postage prepaid and return receipt requested (provided that such return receipt must indicate receipt at the address specified); or (d) on the day of its transmission by facsimile if transmitted during the business hours of the place of receipt, otherwise on the next business day, provided that a copy of such notice, consent or other communication is also delivered pursuant to clause (b) or (c) above. All references to "business days" herein shall exclude weekends and State or Federal holidays. All notices shall be addressed as follows (or to such other or further addresses as the parties may designate by notice given in accordance with this section):

If to the City, at:

City of Pleasanton
Attention: City Manager
P.O. Box 520
Pleasanton, CA 94566

If to the Developer, at:

Foothill Boulevard Holding Company, LLC
c/o The DeSilva Group LLC
Attention: Jim Summers
11555 Dublin Boulevard
Dublin, CA 94568-2854

With a Copy to:

Perkins Coie, LLP
Attention: Cecily Barclay
505 Howard Street, Suite 1000
San Francisco, CA 94105

O. Notwithstanding anything to the contrary in this Agreement, the restrictions set forth in this Agreement shall be enforceable solely by the City and not by, or on behalf of, any resident of the Project.

P. This Agreement may be executed in counterparts, and when all counterpart documents are executed, the counterparts shall constitute a single binding agreement.

Q. This Agreement shall be recorded in Alameda County, shall run with the land, and shall bind the parties and their successors in interest.

THIS AGREEMENT is executed the date and year first above written.

CITY:
CITY OF PLEASANTON, a Municipal Corporation By:

_____
Gerry Beaudin, City Manager

ATTEST:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel Sodergren, City Attorney

DEVELOPER:

FOOTHILL BOULEVARD HOLDING COMPANY, LLC, a California limited liability company

By:

_____
James B. Summers
Title: _____

Attachments:
1. Legal Description
2.. Merritt Property Age-Qualified Community Homes PHAP Requirements

Attachment 1

Legal Description

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL A:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NO. 10329 ENTITLED "ADA M. DOUGHERTY, PLAINTIFF, VS. JAMES WITT DOUGHERTY, ET AL, DEFENDANTS," WHICH CORNER IS ALSO THE CENTER LINE OF THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE CENTER LINE OF SAID COUNTY ROAD SOUTH 2° 30' EAST 70 FEET; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 28° 30' EAST 340 FEET; THENCE LEAVING SAID CENTER LINE OF SAID COUNTY ROAD AND RUNNING NORTH 51° 45' EAST 380 FEET; THENCE RUNNING NORTH 13° 30' WEST 230 FEET TO THE NORTHERN BOUNDARY LINE OF SAID LOT 2; THENCE RUNNING ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 2 SOUTH 76° 30' WEST 440 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APN: 941-0950-003-01

PARCEL B:

BEGINNING AT THE SOUTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NUMBER 10239 "ADA M. DOUGHERTY, PLAINTIFF VS. JAMES WILL DOUGHERTY, ET AL., DEFENDANTS", WHICH CORNER IS ALSO THE CENTER LINE OF FOOTHILL ROAD, FORMERLY THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, NORTH 76° 30' EAST, 516.5 FEET; THENCE LEAVING SAID SOUTHERN BOUNDARY LINE AND RUNNING NORTH 13° 30' WEST, 400 FEET; THENCE RUNNING SOUTH 76° 30' WEST, 630 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF SAID FOOTHILL ROAD; THENCE RUNNING ALONG THE CENTER LINE OF SAID FOOTHILL ROAD, SOUTH 28° 30' EAST, 225.5 FEET; AND THENCE SOUTH 30° 30' EAST, 190.74 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-03

PARCEL C:

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, S. 16° 25' 26" E., 830.02 FEET TO THE

SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET; THENCE LEAVING SAID SOUTHERLY LINE N. 15° 42' 10" W 829.18 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY LINE N. 77° 34' 34" E., 1320.69 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-11

PARCEL D

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S. 77° 35' 02" W., 505.44 FEET TO THE EASTERLY LINE OF PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 89-023130 OFFICIAL RECORDS OF ALAMEDA COUNTY TO SCHOLES; THENCE ALONG SAID EASTERLY LINE N. 12° 25' 26" W., 400.07 FEET; THENCE ALONG THE NORTHERLY LINE OF LAST SAID PARCEL S. 77° 34' 34" W., 630.65 FEET; THENCE LEAVING SAID NORTHERLY LINE N. 27° 26' 14" W., 23.06 FEET TO THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 86-138999 OFFICIAL RECORDS OF ALAMEDA COUNTY TO MERRITT; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL N. 52° 50' 09" E., 380.00 FEET; THENCE ALONG THE EASTERLY LINE OF LAST SAID PARCEL N. 12° 25' 22' W., 246.37 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 N. 77° 34' 34" E., 749.51 FEET; THENCE LEAVING LAST SAID NORTHERLY LINE S. 15° 42' 10" E., 829.18 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-12

Attachment 2

Merritt Property Age-Qualified Community Homes PHAP Requirements

PLEASANTON HOMEOWNERSHIP ASSISTANCE PROGRAM (PHAP) MERRITT PROPERTY AGE-QUALIFIED COMMUNITY

ELIGIBILITY AND PARTICIPATION REQUIREMENTS MERRITT PROPERTY AGE-QUALIFIED COMMUNITY

The City of Pleasanton Homeownership Assistance Program ("PHAP") provides opportunities for income-eligible buyers to purchase Below Market Rate ("BMR") age-qualified homes in Pleasanton. These homes are restricted at the time of sale in accordance with City requirements. The information provided in this document describes the household qualifications and participation requirements for purchasers of homes in the Merritt Property age-qualified community.

Eligibility Requirements

To qualify for the purchase of a home, the Applicant must be 55 years of age or older and meet the criteria listed below.

1. Household Size. The following minimum and maximum household size requirements shall apply for Applicants. At least one member has to be 55 years of age or older.

Number of Bedrooms	Minimum Household Size	Maximum Household Size
2	1 person	4 persons

2. Household Income: Annual household income may not exceed the City's established income limits for the applicable percentage of the Area Median Income (AMI), adjusted for household size. These limits, adjusted annually by the City, are based on Median Income data published by the U.S. Department of Housing and Urban Development for the Oakland-Fremont HMFA. The Income Limits for 2024 are:

Persons in Household	Maximum Annual Income
	120% AMI (Moderate Income)
1	$130,800
2	$149,500
3	$168,150
4	$186,850

3. Household members include all individuals who will be residing in the affordable home.

4. Annual household income includes the income of all household members over the age of 18 years who will be residing in the home. Annual household income includes all income for the current calendar year to date (at the time of application submittal) plus the household's

anticipated annual household income for the remainder of the current calendar year. In the event a household, and/or a household member, experienced a recent, significant increase in monthly income, generally defined as an increase of 20%, annual household income will be determined by projecting the new monthly income for a period of twelve months. Determination of and applicant's annual income to establish eligibility shall be at the sole discretion of the City/City's Program Agent and the applicant will be required to provide documentation satisfactory to the City to establish eligibility. Income shall include the following:

a) The **gross amount, before any payroll deductions**, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;

b) The net income from operation of a business or profession or from rental or real or personal property (for this purpose, expenditures for business expansion or amortization of capital indebtedness shall not be deducted to determine the net income from a business);

c) Interest and dividends;

d) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;

e) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;

f) Public Assistance. If the public assistance payment includes an amount specifically designated for shelter and utilities which is subject to adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as income shall consist of:

   (1) The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus

   (2) The maximum amount which the public assistance agency could in fact allow for the family for shelter and utilities;

g) Periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling;

h) All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the family or spouse;

i) In addition to the above, to adhere to Title 25 California Code of Regulations Section 6914, where a family has net assets in excess of $5,000 (after subtracting the allowable down payment and closing costs to purchase the home), the applicants' annual income shall include the actual amount of income derived from the asset(s), or 10% of the value of the asset(s), whichever is greater. If the total assets are less than $5,000, the actual amount of income derived from the asset will be included as income. For this section, assets is defined as equity in real property, trust funds, savings, stocks, bonds or other investment instruments such as mutual funds, certificates of deposit, etc. Assets do not include recognized retirement plans such as IRA's, Keogh plans, and 401K plans. Assets may not exceed the program's limit.

5. The Applicant household must not own another home at the time of the Application or if a home is owned, it must be actively marketed for sale with the intent of selling such home prior to purchase of the BMR home.

6. The City will implement a Below Market Rate (BMR) Exchange Program that will allow a current BMR homeowner to be eligible to purchase one of the BMR homes in this development prior to selling their existing BMR home.

7. Applicants must be a U.S. citizen or lawfully permitted for permanent residence.

Credit/Other Requirements

8. Applicants must have sufficient creditworthiness to qualify for a first mortgage. Creditworthiness includes: a) not having filed bankruptcy in the last three years; and b) minimum FICO credit rating of 660 points. At the discretion of the City/City's Program Agent, this minimum rating may be adjusted if the buyer's down payment exceeds the 3% minimum requirement. The applicant may not have any outstanding judgements or accounts in collections.

9. The Applicant's total Frontend Housing ratio may not be less than a 28% floor of the Applicant's total gross monthly income.

10. If the Applicant has not previously owned a home, the Applicant must successfully complete a City-approved first-time homebuyer training program prior to the close of escrow.

First Mortgage Requirements

11. Applicants are required to demonstrate ability to obtain mortgage financing within a specific time frame established by the City. The City's Agent will review the Loan application and supporting documentation for program eligibility and will forward the loan package to the First Mortgage Lender. Failure to provide required financial information within the time frames established by the City will result in the household forfeiting its current application ranking number and being removed from further consideration.

12. Applicants are responsible for all closing costs related to the purchase which may include title fees, escrow fees, loan origination fees, etc. (approximately 2-3 percent of the purchase price). Applicants may be "gifted" funds to be used toward closing costs.

13. First mortgages must have a fixed interest rate for the term of the loan. First mortgages with negative amortization, interest only payments, or balloon payments are not acceptable.

14. The Applicant's total Backend Debt to Income ratio may not exceed a 45% ceiling of the Applicant's total gross monthly income.

15. The Applicant will participate in a lender sponsored Impound Account for property taxes on the BMR unit. Property taxes shall be based on the affordable sales price at time of sale to the Applicant.

Down Payment & Secondary Financing

16. The Applicant must provide a minimum of three percent (3%) of the purchase price, in their own funds, for use as a down payment:

a) In general, lending institutions require that funds must be seasoned (on deposit in a financial institution) for a minimum of three months prior to the initial date of the application with documentation showing these funds are available for use as down payment.

b) Funds must be placed into escrow prior to close of escrow and proof of availability of funds provided to the City's Program Agent before close of escrow.

17. Buyers purchasing homes through the PHAP Program may use forms of secondary down payment financing from the City-approved subsidy sources.

18. The City will not provide any direct financing, and buyers must qualify independently for mortgage financing to purchase the homes. However, buyers may apply separately for second mortgage assistance through the Pleasanton Down Payment Assistance Loan (PDALP) program. Review of the PDALP application will be conducted separately from consideration of the Eligibility and Financing Application. Approval of PDALP financing in conjunction with the PHAP program will be based on the applicant's demonstrated financial need.

19. Applicants may be gifted funds in an amount not to exceed 15% of the purchase price, plus closing costs as evidenced by a gift letter which must be submitted at the time of the PHAP application submittal.

Restrictive Covenant Requirements

20. Applicants must agree to occupy the property as the principal place of residence for at least ten (10) months of each calendar year. The property and improvements must be maintained in good condition and repair throughout the period of ownership. The property and any part of it may not be subleased.

21. Applicants must agree to comply with the Restrictive Covenants recorded on the BMR home which, among other things, will restrict the sale of the home to other eligible age-qualified purchasers at a maximum resale price determined by the City in accordance with these guidelines. The Applicant shall execute a Promissory Note and Performance Deed of Trust to capture any Excess Proceeds received in the case of an ineligible transfer of the property. The Restrictive Covenants shall remain in perpetuity and the Note, and Performance Deed of Trust shall remain so long as Applicant owns the BMR home.

22. Applicants must agree to the City's subordination and refinancing conditions which generally prohibit the take out of equity or appreciation. Refinancing is limited to reduction of an interest rate or more favorable or lower payment terms. Only the existing balance of the loan may be refinanced and up to 2% for non-recurring closing costs.

23. The resale price will be based on adjustments (increases and decreases) in the Area Median Income (AMI) annually by U.S. Department of Housing and Urban Development (HUD). The formula for determining the maximum resale price shall also include an allowance for reasonable closing costs and marketing expenses as determined periodically by the City.

Sample Maximum Sales Price Calculation:

Initial BMR Sales Price: $545,000
Change in HUD AMI Since Initial Sale: Increase 5%
New Maximum Sales Price at Resale: $572,250

Selection Process

24. The City's selection process shall be conducted based on the City of Pleasanton Preference System for City-assisted affordable housing projects. City of Pleasanton Resolution No. 21-1199 is attached. Additional information concerning the Preference System may be obtained from the City.

25. Available homes will be allocated to eligible purchasers with qualified financing based on application ranking numbers. Selection will be restricted to homes currently available for occupancy and applicants will not be given an opportunity to wait for specific properties which may be available at a later date, such as in a phased release of homes. Only those Applicants who are able to meet project eligibility guidelines and to obtain project financing within a time frame established by the City would be able purchase a BMR home.

26. In new construction units, builder-provided home upgrades, such as improved carpeting, cabinetry, fixtures, etc., are generally not provided.

27. Falsification of eligibility information provided in the application will result in disqualification of the applicant and or termination of escrow.

City of Pleasanton Partners

28. The City collaborates with Bay Area Affordable Homeownership Alliance (BAAHA) to process applications for the PHAP and will make additional requests for information to verify information stated in the application. Please note that the Applicant's signature on the Pre-application signifies the Applicant's authorization to share documentation and information among these parties pertaining to the application.

29. Homebuyer education for the PHAP and PDALP programs is coordinated by a HUD-approved homebuyer education provided, including ECHO Housing.

Definitions

"**Backend Debt to Income**" shall be defined as monthly debt to income ratio which includes monthly housing payments (principal, interest, taxes and insurance) and any other secured and unsecured debt payments (e.g. car loans and credit cards).

"**City's Agent**" shall be defined as Bay Area Affordable Homeownership Alliance (BAAHA) or another third-party administrator authorized by the City for the PHAP/City DPA Programs.

(Preference Category Definitions)

"**Disabled Person**" is defined as a head of household who has a medically documented permanent physical or mental impairment that prevents him/her from maintaining full-time regular employment. Any individual claiming Disabled Person status must submit verification from a licensed doctor of his/her disability and its effect on the ability to maintain full-time employment. A Disabled Person

shall be assigned a number of points as if the person was employed regardless of the Disabled Person's employment status, plus one bonus point. If an individual has a disability that substantially limits one or more major life activities and has a medical record of such impairment but the disability does not prevent the ability to maintain full-time regular employment the individual shall be assigned the appropriate number of points as detailed in the City's Preference System in place at the time. Examples of a disability include limitations on caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, or working.

"**Pleasanton Employee**" is defined as a person who at the time the Eligibility and Financing Application is submitted for review, is permanently and continuously employed on at least a half-time basis (i.e., 20 or more hours per week) at a business that is physically located within the then current incorporated area of the City of Pleasanton. Telecommuting or working from an address located in Pleasanton for an employer not located in the City of Pleasanton as defined above, shall not qualify as employment in the City of Pleasanton, unless the employer is providing the workspace in Pleasanton as part of its corporate/company offices. For persons who are retired at the time of application, the applicant's work history immediately prior to the date of retirement shall be considered in determining the length of employment in Pleasanton. The City will require applicants to submit pay stubs, W-2 forms, tax returns, or other satisfactory evidence as proof of employment at a Pleasanton business. Length of employment shall be calculated from the final date for submitting a City Eligibility Preapplication. "Employment" does not include volunteer work or any work without reportable income.

"**Pleasanton Resident**" is defined as a person or household who at the time the Eligibility and Financing Application is submitted resides permanently and continuously at a residential address which is physically located within the then current incorporated area of the City of Pleasanton and where that location is considered to be the household's permanent place of residence. The City will require applicants to submit a driver's license, voter registration, utility bill, or other evidence as proof of residency in Pleasanton.

For persons who moved away from the City of Pleasanton less than 6 months prior to the final date for submitting a City Eligibility Pre-application and who resided in the City of Pleasanton continuously for at least ten (10) years immediately prior to moving away, the residency history prior to the date of moving away shall be considered in determining the length of residency.

In addition to the above, "Pleasanton Resident" includes individuals who have maintained a permanent address in the City of Pleasanton while a full-time college student at a university located outside of the City or while an active member of the armed forces. Proof of residency and academic and armed forces standing will be required.

Proof of Pleasanton residency is required and must be provided through the submittal of rent receipts or utility billing in the name of the applicant. In unique situations, the City may consider other documentation sufficient to determine residency, on a case-by-case basis, such as a notarized statement from a landlord or relative attesting to residency, if the above information is unavailable.

EXHIBIT D
TO
DEVELOPMENT AGREEMENT

LIST OF CITY IMPACT FEES AND OTHER CITY FEES

[See Attached]

CITY OF PLEASANTON
MASTER FEE SCHEDULE

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CITY OF PLEASANTON
MASTER FEE SCHEDULE

I. GENERAL AND ADMINISTRATIVE FEES

A. General

Eff 01.01.2023

Returned Check Fee		$25
Xerographic Copies	1 to 5 copies, per page	$0.25
	5 or more copies, per page	$0.15
Reproduction from Microfilm, per page		$1
Overhead Rate		33.9%
Damage to City Property		Cost + Overhead

B. City Clerk

Annual Subscriptions	City Council Agenda	$24
	City Council Minutes	$60
	City Council Packet Annual Subscription for regularly scheduled City Council Meetings (may be prorated quarterly)	$600
Pleasanton Municipal Code, per book May obtain portions for per page basis		$125
Research Fee		$5
US Passport execution Fee		$35
Notary Public Services *(per signature)*		$15

C. Fines - Violation of Pleasanton Municipal Code

First Violation	$100
Second Violation of same ordinance within 1 year	$200
Third Violation of same ordinance within 1 year	$500
Fourth and Subsequent Violations of same code provision within 36 months from the date of the first violation	$750
Late Payment Charge	25% of fine
** Per PMC 1.12.020.A and 1.24.040, Violations of the Municipal Code may also be subject to alternative or additional means of enforcement*	

D. Pleasanton Public Library Fine and Fee Schedule

Processing Fee for Lost or Damaged Materials- in addition to item cost		$5
Borrowing privileges suspended		$20
Collection Agency fee		$10
Photocopies (per page)		$0.15
Lost/ Damaged Laptop		$1,550
LINK + Items - Items sourced from Library Partners	Overdue item (per day) Max $15 per item	$1
	Lost / Damaged item (Per item)	$115

E. Business License Tax [1]

License Tax Schedule (per Municipal Code 5.24.040)

Gross Receipts	$0 - $24,999	$25
	$25,00 - $99,999	$50
	$100,000 - $249,999	$75
	$250,000 and above	gross receipts
Reports	Full Business Listing	$50
	Pleasanton Business Listing Only	$30
	Monthly New Business Listing	$10
	Special Request -- by Classification	$10
Other	Changing Location or Type of Ownership *	$15
	Duplicate License	$10

[1] *Per Gov Code 4467 (a) (2), on and after January 1, 2018, through December 31, 2023, an additional fee of four dollars ($4) for SB 1186- Disability Access and Education Revolving Fund*

* *Second location requires separate and new license; as does adding new owners*

F. Public Use of City Electric Charging Stations

Per hour, or increment thereof	$1

G. Retiree Medical Insurance Administrative Fees

	Monthly Administrative Fee *(when not using automatic payment)*	$5
	Late Fee *(when payment not received by due date on invoice)*	$25

CITY OF PLEASANTON
MASTER FEE SCHEDULE

II. PLANNING DIVISION

Eff 01.01.2024

A. General

Duplicating Charges	Zoning maps		$7
	General Plan and map		$20
	If mailed, additional charge applies		$5
	Growth Management Report		$10
	General Plan Map		$3

B. Application Fees

Zoning Certificates			$0
Home Occupation/Cottage Foods (nonexempt) no hearing		Exempt Home Occupations	$0
		NonExempt - no hearing	$139
		NonExempt - with hearing	$347
Design Review	Minor (up to $25,000 valuation)		$347
	Major ($25,000 value +)		$2,289
	Housing Developments filed in accordance with PMC Section 18.101 (New per Res 21-1260)		
Administrative Design Review			$347
Over the Counter Overheight Fence Permit			$35
Sign Design Review			$485
Traffic Study Review (New- moved from Engineering Section)			$902
Outdoor Display/ Outdoor Dining			$194
Beekeeping Permit			$208
Reasonable Accomodation			$35
Variance	General		$3,135
	Developed Residential Lot		$694
Use Permits	Conditional Use Permit		$1,040
	Pets (other than cats and dogs)		$277
	Temporary Conditional Use Permits		$194
	Administrative Temporary Use Permits		$35
Appeals	Refunded upon successful appeal.		$347
Planned Unit Development (PUD)	Residential	1 unit	$4,161
		2-5 units	$10,403
		6-15 units	$20,807
		16+ units	$27,742
	Commercial	0-20,000 sq ft	$4,161
		20,001-60,000 sq ft	$10,403
		60,001 - 100,000 sq ft	$20,807
		100,000+ sq ft	$27,742
	Minor Modification - existing residential development		$139
	Minor Modification		$694
	Major Modification		$2,774

CITY OF PLEASANTON
MASTER FEE SCHEDULE

II. PLANNING DIVISION

Eff 01.01.2024

Subdivision Map	Tentative Tract Map	$6,436
	Tentative Minor Subdivision (parcel maps)	$694
	Urband Lot Splits Filled in accordance with PMC Section 18.101 (New per Res 21-1260)	$694
Lot Line Adjustment or Merger		$596
Condo Conversion		$3,828
Planning Commission Determination as to Uses not listed (Chapter 18.128)		$2,081
Rezoning (without a PUD development plan)		$17,048
Rezoning (as part of a PUD development application)		$2,774
General Plan Amendment (without a PUD development plan)		$20,626
General Plan Amendment (as part of a PUD development application)		$20,626
Specific Plan/ Specific Plan Amendment		25% of Consultant Costs ($2,649 min)
Growth Management Program Application fee for negotiated agreements		$1,109
Williamson Act Application Including establishment, modification or disestablishment of agricultural preserves, and entering or canceling contracts		$2,440
Preliminary Review	No Public Hearing	$0
	With Public Hearing	$2,011
	SB 330 Preliminary Review	$1,527
Housing Site Compliance Review (Res 23-1367) (*Exclusive of ADUs/JADUs that are part of the project)	50 units or less* Zoning Administrator Review	$9,519
	51 units or more* Planning Commission Review	$10,475
Peer Review	Staff review of consultant work	25% of Consultant Costs
Small Wireless Facility Application PMC 18.110*, Eff. 04.17.2024		
In the Public Right-of-Way		$4,348
On private property		$4,088
**These application fees shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakla*		
Pole License Agreement *(Annual Automatic increase of 3%)* Annual Pole License Fee per Site		$295

C. Environmental Filing Fees

Subject to an annual inflation adjustment on January 1 as determined by California Department of Fish and Wildlife.

California Environmental Quality Act (CEQA)	Environmental Impact Report (EIR) - staff review of consultant work	25% of Consultant Costs
	Negative Declaration	$2,916.75
SB 1535 Fish & Game Fees	Negative Declaration (ND)	$2,916.75
	Mitigated Negative Declaration (MND)	$2,916.75
	Environmental Impact Report (EIR)	$4,051.25
	Regulatory Program (CRP)	$1,377.25
	County Clerk Processing Fee *(Add'l County fees may apply)*	$50

D. Code Enforcement

Sign Removal Fees	Real Estate Open House Sign	$14

E. Geologic/Architectural Review

II. PLANNING DIVISION

Eff 01.01.2024

Fee paid by developer to reimburse City for third party peer review	Actual Cost

CITY OF PLEASANTON
MASTER FEE SCHEDULE

III. ENGINEERING DIVISION

Eff 01.01.2024

A. General

Map Copies	Map Reproduction (per sheet)	5
	Plotted GIS Map (per sheet)	30
	Specialized Map/Data Request	Time & Materials
Standard Specifications & Details (printed version)		20

B. Encroachment

Permit Fees	Dry Utilities PMC 13.04.040	$208
	Other	$42
Inspection Fees		
Dry Utilities		Time & Materials- $167 minimum
Other- Valuation under $5,000		10% of valuation- $167 minimum
Other- Valuation $5,000 to $20,000		$499
		Plus 3.83% of valuation over $5,000
Other- Valuation over $20,000		$1,265
		Plus 5.55% of valuation over $20,000
Reinspection		Time & Materials - $167 minimum
Specialized Inspections		Consultant Cost + 25%
Transportation Permit*	One-time	$16
Oversize Load - *Fee set per State*	Annual	$90
Haul Route Permit		$83

* **Updated annually per Caltrans (https://dot.ca.gov/programs/traffic-operations/transportation-permits)**

C. Private Development Review

Parcel Map **Urban Lot Splits filed in accordance with PMC 18.101**	Base fee	$3,468
	plus fee per lot/parcel	$42
Final Map	Base fee	$6,242
	plus fee per lot/parcel	$42
GIS Digital Compliance	Time & Materials or Consultant cost + 25%	
Annexation Fees (does not include separate fees paid to LAFCo - Local Agency Formation Commission of Alameda County)	Annexation Processing Fee	$12,193
	Pre-Annexation Agreement Processing	$6,200
	GHAD Formation/Annexation Fee	$4,369
Development Improvement Plan Check		
Percentage of total cost of City-reviewed improvements		4.16%
Improvement Plan Review/Revision & Plan Check - after 4th revision		$1,096
Traffic Signal (commercial off-site)- Plan Check		$2,774
Right of Way Dedication, Vacation or Certificate of Compliance		$1,914
Technology Fee (GIS Mapping)- per lot/parcel		$69
Subdivision Joint Trench Plan Check		$694
Amended Maps	Base fee	$194
	plus fee per course correction	$42
Lot Line Adjustment or Merger	Base fee	$1,845
	plus fee per lot/parcel	$55
Erosion Control (SWPPP) Hillside	Base Fee	$6,936
	plus fee per acre (disturbed area)	$250
Flatland	Base Fee	$4,439
	plus fee per acre (disturbed area)	$187
Professional Consultant Expense	III. Engineering: 8 of 54	Consultant cost +25%
Grading Plan Review	Up to 100,000 cubic yards	**see IV Building Section E**

III. ENGINEERING DIVISION

Eff 01.01.2024

D. Construction Services Inspection

Due 15 days prior to City Council approval of a final map or City Engineer approval of the plans, whichever occurs first

Grading Fee	**see IV Building Section E**
Construction Inspection- City-Inspected improvements	
Valuation under $5,000	10% of valuation- $167 minimum
Valuation $5,000 to $20,000	$499 Plus 3.83 % of valuation over $5,000
Valuation over $20,000	$1,265 Plus 5.55 % of valuation over $20,000
Specialized Inspections	Consultant cost +25%
Overtime Inspection *(2 hour minimum charge)*	Cost+ Overhead

E. Assessment Districts

City Engineering Department Administration *During formation, design, and construction*	Cost + Overhead
Inspection *Minimum charge is 4% of costs to construct public improvements*	See Construction Inspec. Fee
Segregation of Assessments *Fee per district*	$694

All City of Pleasanton Engineering Division Fees shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

CITY OF PLEASANTON
MASTER FEE SCHEDULE

IV. BUILDING AND SAFETY DIVISION
A. Building Permit Fees PMC 20.04.015

Eff 01.01.2024

VALUATION SCHEDULE	
NEW CONSTRUCTION & ADDITIONS - Commercial & Industrial Buildings - Dwellings - Garages & Accessory Structures	Permit Valuation shall be determined by the New Construction Valuation Table of the Building Division in effect at the date of application, or as otherwise determined by the Building and Safety Official. The Table shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.
ALTERATIONS & REPAIRS - Remodels, Repairs, Reroofs, Tenant Improvements, etc.	Contract price of the work being performed, or as otherwise determined by Building and Safety Official.

BASIC FEE SCHEDULE		
Total Project Valuation	**Base Fee**	**Plus**
$1 - $1,000	$120	
$1,001 - $2,000	$145	
$2,001 - $25000	$180	$16.30 for each additional $1,000 (or fraction thereof) up to and including $25,000.
$25,001 - $50,000	$555	$13.80 for each additional $1,000 (or fraction thereof) up to and including $50,000.
$50,001 - $100,000	$900	$9.70 for each additional $1,000 (or fraction thereof) up to and including $100,000.
$100,001 - $500,000	$1,385	$7.99 for each additional $1,000 (or fraction thereof) up to and including $500,000.
$500,001 - $1,000,000	$4,580	$6.38 for each additional $1,000 (or fraction thereof) up to and including $1,000,000.
$1,000,001 and above	$7,770	$5.55 for each additional $1,000 (or fraction thereof)

PERMIT SURCHARGES	
ELECTRICAL/MECHANICAL/PLUMBING (EMP) PERMIT SURCHARGE Unless specified elsewhere, applicable to all projects with multi-trade construction being performed in conjuction with a building permit.	25% of Building Permit Fee
TITLE-24 ENERGY SURCHARGE Unless specified elsewhere, applicable to permitted projects subject to compliance with Title 24, Part 6, The California Energy Code.	25% of Building Permit Fee
ACCESSIBILITY SURCHARGE Applicable to plan review of all projects requiring compliance with State of California Accessibility, FHAA and/or ADA Requirements.	15% of Building Permit Fee
GREEN BUILDING SURCHARGE For all permits requiring compliance with California Green Building Standards (Includes Waste Management Fee).	15% of Building Permit Fee
SWPPP (STORM WATER) SURCHARGE For all covered projects requiring on-site stormwater treatment or pre-treatment.	15% of Building Permit Fee

PLAN REVIEW	
BUILDING PLAN REVIEW FEE	75% of Permit Fees. One-hour

When plans and documents are required, a plan review fee shall be paid at the time of submittal for plan review.	minimum*
BUILDING LIFE SAFETY PLAN REVIEW FEE When plans and documents are required, and the review includes life safety and egress, a plan review fee shall be paid at the time of submittal.	100% of Permit Fees, One-hour minimum*
COPY MODEL PLAN REVIEW FEE For each building permit in a development after the model plan review has been approved.	25% of Model Plan Review Fee
ON-SITE PERMIT PLAN REVIEW FEE Plan Review of utility, accessibility or other permitted improvements outside of a Structure on private property.	1% of On-Site Valuation
DEFERRED SUBMITTAL PLAN REVIEW FEE Required at the time of deferred submission of plans and documentation whenever any project component, such as sub-trade plans, floor or roof truss packages, etc., are submitted after building permit issuance.	5% of Plan Review Fee, One-hour minimum*
ADDITIONAL PLAN REVIEW FEE Applied when more than two resubmittals require review to the intital plan review, or for revisions to previously approved plans.	Time and Material, One-hour minimum*
EXPEDITED PLAN REVIEW FEE When requested by an applicant and staff is available, the following surcharge will be added for an expedited plan review.	Additional 50% of Plan Review Fees
HOURLY PLAN REVIEW RATES *All Hourly Plan Review Fees are based on fully burdened plan checker cost or current consultant hourly rate, whichever is applicable.	$180

OTHER PERMIT TYPES AND FEES	
ON-SITE PERMIT FEE Permit fee for utility, accessibility or other permitted improvements outside of a Structure on private property.	2% of On-Site Valuation
KITCHEN REMODEL PERMIT FEE Permit fee for a kitchen remodel within a dwelling, including Sub-Trade fees.	$535
BATHROOM REMODEL PERMIT FEE Each bathroom remodel within a dwelling, including Sub-Trade fees.	$375
RESIDENTIAL REROOF PERMIT FEE Each one- or two-family dwelling reroof, including garage.	$290
RESIDENTIAL SWIMMING POOL PERMIT FEE Each swimming pool at a one or two-family dwelling, including Sub-Trade fees.	$860
FOUNDATION ONLY PERMIT FEE Permit for a new foundation system separated from and prior to issuance of a building permit for a new Structure.	10% of the Project Permit Fee

B. Electrical Permit Fees

Eff 01.01.2024

ELECTRICAL PLAN REVIEW		
ELECTRICAL PLAN REVIEW FEE: When an electrical plan not associated with a building permit is submitted for review.		75% of Electrical Permit Fee 1hr minimum*
ADDITIONAL ELECTRICAL PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.		Time and Material Basis, 1-hr minimum*
ELECTRICAL PERMIT FEES		
Residential Electrical Permit Fee Any permit for Electrical work not itemized, in conjunction with an associated Building Permit in a one-or two-family dwelling, or within a multi-family unit.		$120
Non-Residential Electrical Permit Fee Any permit for Electrical work not specifically itemized, in conjunction with an associated Building Permit in a multi-family or non-residential building.		$120
Receptacles, lighting switches, luminaires, other electrical outlets or appliances requiring a permit not within a residential unit, up to 20A, each 1,000 ft^2 of floor area.		$120
Electrical Service Panel or Subpanel, up to 1,000A, each		$175
Electrical Service Panel or Subpanel, over 1,000A, each		$235
Illuminated Signs, Outline Lighting and Marquees, each circuit		$120
Busways, each 500 lineal feet or fraction thereof		$120
Photovoltaic Systems (includes Plan Review Fee) *Fees set by State per Gov. 66015*		
Residential	Up to 10kW	$250
	Over 10kW	$450 plus $15/kW above 15kW
Commercial	Up to 50 kW	$1,000
	Each additional kilowatt from 51kW- 250kW	$7
	Each additional kilowatt over 250kW	$5
Power Apparatus, Generators, Transformers, etc. (Rating in HP, kW, or kVA,)	Up to and including 49, each	$118
	Up to and including 99, each	$175
	Over 100, each	$235

C. Mechanical Permit Fees

MECHANICAL PLAN REVIEW	
MECHANICAL PLAN REVIEW FEE: When a mechanical plan is submitted for review,	75% of Mechanical Permit Fee 1 - hr minimum*
ADDITIONAL MECHANICAL PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time & Material 1-hr minimum*

MECHANICAL PERMIT FEES	
Residential Mechanical Permits Any permit for Mechanical work in a one-or two-family dwelling or within a multi-family unit, and not in conjunction with an associated Building Permit.	$120
Non-Residential Mechanical Permits Any permit for Mechanical work in a multi-family or non-residential building not specifically itemized, nor in conjunction with an associated Building Permit.	$120
Furnace, ductwork, ventilation systems, appliances or other mechanical work requiring a permit not within a residential unit, each 1000 square feet of floor area.	$120
Commercial Kitchen Hood, each	$355
Boilers, each	$235
Evaporative Cooler or Heat Pump, each	$120
Air Handling System, each	$235

D. Plumbing Permit Fees

PLAN REVIEW	
PLUMBING PLAN REVIEW FEE: When a plumbing plan is submitted for review, Plumbing Plan Review fee.	75% of Plumbing Permit Fee. 1-hr min*
ADDITIONAL PLUMBING PLAN REVIEW FEE: Applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time & Material 1-hr min*
PLUMBING PERMIT FEES	
Residential Plumbing Permits Any permit for Plumbing work in a one-or two-family dwelling, or within a multi-family unit, not in conjunction with an associated Building Permit.	$120
Non-Residential Plumbing Permits Any permit for Plumbing work in a multi-family or non-residential building not specifically itemized, or in conjunction with an associated Building Permit.	$120
Sewer piping & vents, water piping, gas piping, fixtures and appliances or other plumbing requiring a permit not within a residential unit, each 1000 square feet of floor area.	$120
Fats, Oil or Grease (FOG) interceptor or other pre-treatment clarifier, each	$470
Stormwater piping or treatment systems	$470

E. Grading Fees

Grading Plan Review Fee		75% of Grading Fee
Grading Fee		
	Less than 50 cubic yards	Exempt
	50 to 10,000 cubic yards	
	First 1,000 cubic yards	$270
	Each additional 1,000 cubic yards or fraction thereof	$20
	10,001 to 100,000 cubic yards	
	First 10,000 cubic yards	$450
	Each additional 1,000 cubic yards or fraction thereof	$14
	100,001 cubic yards or more	See III Engineering Section D

F. Other Fees

ADMINISTRATIVE CHARGE FOR MISCELLANEOUS REQUESTS:	

Administrative costs associated with items not otherwise specified, reports and requests not covered by permit or plan review fees.		Time & Material Basis, $20 Minimum
MISCELLANEOUS BUILDING INSPECTIONS**	Inspections outside normal business hours	2-hr minimum
	Reinspection	2-hr minimum
	Inspections for which no fee is specifically indicated.	2-hr minimum
	Housing Inspections, requested by home owne	1-hr minimum
	Temp Occupancy Inspection (up to 30 days m	4-hr minimum
**All Hourly Inspection Rates are based on fully burdened Building Inspector rate or consultant cost, whichever is greater.		$165
WASTE MANAGEMENT PLAN FEE PMC §9.21.010 Nonrefundable fee to administer and implement the WMP review and verification on covered projects not otherwise subject to California Green Building Standards.		$150
ALTERNATE MEANS & METHODS REQUEST FEE Plan review requests for alternate means and methods.		Time & Material, 1-hr minimum*
INVESTIGATION FEE Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits and approvals, in addition to the required permit fees.		100% of Building Permit Fee
TECHNOLOGY FEE For permitting software licensing, IVR licensing, archiving and additional technology costs associated with providing permitting and inspection services.		5% of total permit fees
GIS MAPPING FEE *New developed sites, per square foot*		$0.002
All City of Pleasanton Building Division Fees shall be revised annually on January 1 by the percentage increase or decrease in the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area, and reviewed every two years.		

STATE OF CALIFORNIA FEES		
Strong Motion Instrumentation Program (SMIP)	Residential, per $1,000 construction valuation	$0.13 ($.50 min)
	Non Residential, per $1,000 construction valuation	$0.28 ($.50 min)
Building Standards Special Revolving Fund	Per $25,000 in valuation with appropriate fractions thereof. $1 minimum	$1

CITY OF PLEASANTON
MASTER FEE SCHEDULE

V. POLICE DEPARTMENT

Eff 03.22.2023

A. General

False Alarm Fine*, Eff. 04.17.2024	First false alarm in prior 365-day period	$0
	Second or third false alarm in prior 365-day period	$196
	Fourth or more false alarm in prior 365-day period	$392

*Such fine amounts shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakland region, rounded to the nearest dollar.

Citation Sign-off		Resident $0
		Non-resident $10
Clearance Letter		$15
Criminal History Letter		$60
Fingerprinting- Livescan		Resident $25
Federal or State agencies fingerpint processing fees are additional		Non-resident $40
Local Arrest Record		$25
Reports	Reports (insurance claims, accidents and thefts)	
	1-10 pages; total fee	$5
	after 10 pages; per page	$0.10
Photographs	Thumbdrive	$25
Subpoena Duces Tecum Processing *(defined by State Legislation)*	Per subpoena	$15
	Reports	
	1-10 pages; total fee	$5
	after 10 pages; per page	$0.10
	Photos on thumbdrive	$25
	Body Worn Camera on thumbdrive	$25
	911 audio log on thumbdrive	$25

B. Special Permits

		Each Employee	Permit Fee
Massage Establishments PMC 6.24		No Charge	$100
Roving/walking vending in public right-of-way along parade routes	Nonprofit/charitable/community service organization	No Charge	No Charge
	Other vendors	$10	$25
Solicitors & Certain Businesses		$10	$25
ABC Letter			$25
Taxicab	Owner's Permit Application		$600
	Driver's Permit Application		$150
	Taxicab Reinspection Fee		$25
Taxicab Rates	Flag Drop		$3.50
	Mileage		$3.50
	Standby		$30
Bingo Permit Fee			$100
Firearm Sales Permit Ord 6.64	Application		$350
	Renewal		$200
	Fingerprint Processing Fee (for each set to be processed)		set by DOJ & FBI; add equipment processing cost
Concealed Weapons Permit	State Mandated Fee		varies
	Local Processing Fee (maximum fee allowed by PC 12054)		$3
			$25
Pawnbroker Permit remit to DOJ	Initial Permit		$300
	Renewal (required by state every 2 years)		$300
Firearm Storage, *per firearm held*			$65
Special Event Application	For-profit vendors/organizations		$250

Special Event Application Fee	Nonprofit vendors/organizations	$75
	City-sponsored events	No Charge
Sidewalk Vendor Fee		$50

C. Animal Control

		Neutered males/ Spayed females-	Non-neutered males/ Non-spayed females
Dog License Fees	One year	$3.50	$7
	Two years	$6.50	$13
	Three Years	$9	$18
	Failure to procure	$7.00 added to license fee	$7.00 added to license fee
	Duplicate tags	$1	$1
EAST COUNTY ANIMAL SHELTER- ALAMEDA COUNTY ANIMAL SERVICES			
Adoption	Dog or Cat		$35
Feeding & Boarding	Animals capable of being housed at Shelter		$20
(per day)	Large Animals, Off-site (Horse, Mare, Mule, Jack Calf or colt under 6 months)		Actual Contract Cost + Current Indirect Rate
Observation	Quarantine, per day or partial		$25
Redemption Fee		**Unlicensed Dog**	**License Dog/Cat**
(Plus Board)	First Impoundment in 1 year	$50	$45
	Second Impoundment in 1 year		$100
	Third and sucessive Impoundments in 1 year		$150
	* Other animals - 2nd=2x, 3rd=3x		$75
Special Services			
Owner Surrender		**Live, inc. litter**	**Dead**
	Licensed Dog	$35	$15
	Unlicensed Dog	$40	$20
	Licensed Large Dog (>80 lbs)	$50	$20
	Unlicensed Large Dog (>80 lbs)	$55	$25
	Cat	$35	$15
Euthenasia	Licensed Dog		$50
	Unlicensed and large dog		$60
	Cat		$40
Veterinary Pickup of Deceased	1-5 Animals		$40
	Each Additional Animal		$15

D. Tow Rates and Fees

Rate Guidelines *The following rates apply to companies providing tow services to the Pleasanton Police Department under the rotation system*			
Service Calls/Drop Charges			n/a
Towing	One-ton Tow Truck - per tow (10,000 lb. max.)		$275
	One-ton Flat Bed - specified request (10,000 lb. max.)		$360
	Medium Rig (Class C- 20,000 lb. max.)		$485
	Big Rig (Class D- 50,000 lb. max.)		$600
Time expended in excess of one hour shall be calculated in no more than one-minute increments			
Storage	Automobile/Motorcycle	per day, outside	$110
		per day, inside	$120
	Big Rigs, Tractors/ Trailers, and Motor Homes	per day, outside	$115
		per day, inside	$125
Gate fee	8:00 am to 5:00pm Monday thru Friday exc. Holidays		$130
	Impound and stored vehicle release		$250

E. Alcoholic Beverage Consumption by Minors on Private Property

Pleasanton Municipal Code 10.08.050	
Cost of providing police services for second or follow-up response	$250.00
Cost of any medical treatment to injured officers	Cost + Overhead
Cost of repairing damaged City equipment or property	Cost + Overhead

F. Detention of Minors

Pleasanton Municipal Code 10.08.060	
Detaining and supervising juveniles when such detention/supervision exceeds one hour	Cost + Overhead

G. Abandoned Shopping Carts

Pleasanton Municipal Code 6.30.070, the following fines and charges apply:	
Impound release fee (per cart)	$51.00
Failure to retrieve abandoned carts within 3 business days (*Fine per cart for each occasion in excess of 3 times within a 6-month period)*	$50.00

H. Parking Penalties

1	Loading Zone	*PMC 11.36.020*	$35
2	Yellow - Green - White Curb	*PMC 11.36.020*	$50
3	Red Curb	*PMC 11.36.020*	$100
4	No Stopping Zone	*PMC 11.36.090*	$50
5	No Parking Zone	*PMC 11.36.100*	$50
6	Temporary No Parking Zone	*PMC 11.36.170*	$50
7	Parking Vehicle Over 20 Ft.	*PMC 11.36.180*	$60
8	Time Limit for parking on City Property	*PMC 11.36.190*	$56
9	Twenty Minute Zone	*PMC 11.36.210*	$50
10	Two Hour Zone	*PMC 11.36.210*	$50
11	Three Hour Zone	*PMC 11.36.210*	$53
12	Four Hour Zone	*PMC 11.36.210*	$56
13	Reserved Parking for Charging Electric Vehicle	*PMC 11.36.230*	$56
14	Parking Permit Required	*PMC 11.38.090*	$60
15	Parking Over 72 Hours	*PMC 11.40.020*	$100
16	Parked Off Truck Route	*PMC 11.48.020*	$60
17	Driving on Public Grounds	*CVC 21113*	$50
18	Park Parallel	*CVC 22502*	$36
19	Parking in space designated for Disabled	*CVC 22507.8*	$285
20	Parking in space designated for Disabled without displaying either special license plate or distinguishing placard	*CVC 40226*	$25
21	Fire Hydrant	*CVC 22514*	$100
22	Parked in intersection, in crosswalk, between safety zone and red curb, within 15' of fire station, in front of driveway, on sidewalk, along street excavation, on roadway side of vehicle, in tunnel, on bridge	*CVC 22500 (a)-(h),(j),(k)*	$50
23	Bus Zone	*CVC 22500(i)*	$260
24	Sidewalk wheelchair access/ramps	*CVC 22500(l)*	$260
25	Fire Lane	*CVC 22500.1*	$100
26	Abandoned Vehicle on Public Property	*CVC 22523a*	$100
27	Abandoned Vehicle on Private Property	*CVC 22523b*	$100
28	Expired Registration	*CVC 4000(a)*	$50
29	Expired Registration w/correction	*CVC 4000(a)*	$25
30	No License Plate	*CVC 5200*	$50
31	No License Plate w/correction	*CVC 5200*	$25
32	Tabs	*CVC 5204*	$50
33	Tabs w/correction	*CVC 5204*	$25
34	Late Payment Penalty		100% of fine

CITY OF PLEASANTON
MASTER FEE SCHEDULE

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

A. Program Base Fees

Base Permit - Level 1	$1,484
Base Permit - Level 2	$762
Base Permit - Level 2 *Qualified Triennial-Inspection Facilities*	$254
Base Permit - Level 3	$512
Base Permit - Level 4	$485
Public Schools & Jails	$0

B. Annual Fire Code & Unified Program Activity Fees

1		Fire Pump	$83
2	a	Hotel, Motel, Apartment - Level 3	$97
	b	Hotel, Motel, Apartment - Level 5	$512
3		School - Private	$929
4		Highrise	$1,234
5		Care Facility - Non Family Daycare	$277
6	a	Aerosol Products: < 55 gal	$97
	b	Aerosol Products: 55 -225 gal	$124
	c	Aerosol Products: 225-1,000 gal	$152
	d	Aerosol Products: 1k-10k gal	$207
	e	Aerosol Products: 10k-20k gal	$263
	f	Aerosol Products: 20k+ gal	$304
7		Amusement Building	$1,026
8		Aviation Facilities	$318
9		Battery System	$110
10		Candles and Open Flame in Assembly	$41
11	a	Cellulose Nitrate Film	$166
	b	Cellulose Nitrate Storage	$166
12		Combustible Fibers	$415
13		Combustible Dust-Producing Ops	$415
14		Combustible Material Storage- Misc	$180
15	a	Compressed Gas: High Haz < 200 cu ft	$443
	b	Compressed Gas: High Haz 200-500 cu ft	$526
	c	Compressed Gas: High Haz 501 - 1k cu ft	$665
	d	Compressed Gas: High Haz 1k - 2k cu ft	$874
	e	Compressed Gas: High Haz 2k - 3k cu ft	$1,096
	f	Compressed Gas: High Haz 3+ cu ft	$1,317
16	a	Compressed Gas: Low Haz < 501 cu ft	$110
	b	Compressed Gas: Low Haz 501-2250 cu ft	$138
	c	Compressed Gas: Low Haz 2,250-10k cu ft	$180
	d	Compressed Gas: Low Haz 10k-100k cu ft	$235
	e	Compressed Gas: Low Haz 100k-200k cu ft	$291
	f	Compressed Gas: Low Haz 200k + cu ft	$346
17	a	Cryogenics: High Haz <200 cu ft	$651
	b	Cryogenics: High Haz 201 - 500 cu ft	$777
	c	Cryogenics: High Haz 501-1k cu ft	$971
	d	Cryogenics: High Haz 1k-2k cu ft	$1,303
	e	Cryogenics: High Haz 2k-3k cu ft	$1,622
	f	Cryogenics: High Haz 3k+ cu ft	$1,955

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Eff 01.01.2024

18	a	Cryogenics: Low Haz < 55 gal	$110
	b	Cryogenics: Low Haz 55-225 gal	$138
	c	Cryogenics: Low Haz 225-1k gal	$166
	d	Cryogenics: Low Haz 1k-10k gal	$221
	e	Cryogenics: Low Haz 10k-20k gal	$277
	f	Cryogenics: Low Haz 20k + gal	$332
19	a	Dry Cleaning Plant	$194
	b	Dry Cleaning Plant *Qualified Triennial-Inspection Facilities*	$64.67
20	a	Explosives: 550 lbs	$596
	b	Explosives: 551-2,250 lbs	$706
	c	Explosives: 2,251-10k lbs	$888
	d	Explosives: 10k-100k lbs	$1,179
	e	Explosives: 100k-200k lbs	$1,484
	f	Explosives: 200k + lbs	$1,775
21	a	Flam/Comb Liq: Above Ground < 55 gal	$110
	b	Flam/Comb Liq: Above Ground 55-225 gal	$166
	c	Flam/Comb Liq: Above Ground 55-225 gal *Qualified Triennial Inspection Fac.*	$55.33
	d	Flam/Comb Liq: Above Ground 225-1,000 gal	$221
	e	Flam/Comb Liq: Above Ground 225-1,000 gal *Qualified Triennial Inspection Facilities*	$73.67
	f	Flam/Comb Liq: Above Ground 1k-10k gal	$277
	g	Flam/Comb Liq: Above Ground 10k-20k gal	$332
	h	Flam/Comb Liq: Above Ground 20k + gal	$457
22		Fruit Ripening	$138
23	a	HazMat Abovegrnd: < 55 gal	$110
	b	HazMat Abovegrnd: 55-225 gal	$138
		HazMat Abovegrnd: 55-225 gal *Qualified Triennial Inspection Facilities*	$46.00
	c	HazMat Abovegrnd: 225-1k gal	$221
		HazMat Abovegrnd: 225-1k gal *Qualified Triennial Inspection Facilities*	$73.67
	d	HazMat Abovegrnd: 1k-10k gal	$277
		HazMat Abovegrnd: 1k-10k gal *Qualified Triennial Inspection Facilities*	$92.33
	e	HazMat Abovegrnd: 10k-20k gal	$332
	f	HazMat Abovegrnd: 20k + gal	$388
24	a	Haz Waste Generator: CESQG	$152
	b	Haz Waste Generator: CESQG *Qualified Triennial Inspection Facilities*	$50.67
	c	Haz Waste Generator: Lrg Quantity	$415
	d	Haz Waste Generator: SQG	$291
	e	Haz Waste Generator: SQG *Qualified Triennial Inspection Facilities*	$97.00
	f	Haz Waste Treatment: CE only	$637
	g	Haz Waste Treatment: CA, PBR	$831
25		Universal Waste Collection Site	$791
26		High-Piled Combust Storage	$388

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

27	a	Hot-Works Oper: <551 cu ft	$221
	b	Hot-Works Oper: 551 - 2,250 cu ft	$263
	c	Hot-Works Oper: 2,251-10k cu ft	$332
	d	Hot-Works Oper: 10k- 100k cu ft	$443
	e	Hot-Works Oper: 100k-200k cu ft	$554
	f	Hot-Works Oper: 200k+ cu ft	$665
28	a	Liq Petroleum Gas: <226 gal	$152
	b	Liq Petroleum Gas: 226-500 gal	$180
	c	Liq Petroleum Gas: 501-2k gal	$221
	d	Liq Petroleum Gas: 2k-4k gal	$304
	e	Liq Petroleum Gas: 4-6k gal	$374
	f	Liq Petroleum Gas: 6+ k gal	$457
29		Liq/Gas Vehicles in Assembly	$263
30		Lumber Yard or Woodworking Plant	$860
31		Magnesium	$415
32		Mall, covered	$1,955
33		Motor Vehicle Fuel Disp Station- no bulk	$249
34		Ovens, Industrial	$110
35	a	POA: A-2	$41
	b	POA: A-1	$69
	c	POA: A-3	$83
	d	POA: A-4	$110
	e	POA: A-5	$152
36		Pyrotech Spcl Effects Material	$803
37		Refrigeration Equipment	$207
38		Repair Garages	$471
39		Rooftop Heliport	$152
40		Spraying or Dipping	$110
41		Tires - Rebuilding Plant	$138
42		Tire - Storage of Scrap	$138
43	a	UST - 1 tanks	$734
	b	UST - 2 tanks	$1,096
	c	UST - 3 tanks	$1,816
	d	UST - 4 tanks	$2,192
	e	UST - 5 tanks	$2,552
	f	UST - 6 tanks	$2,912
44		Waste Handling	$180
45		Wood Products	$152

C. Plan Review and Inspection Fees

1		Fire Sprinkler System Fees - New Construction:	
	a	up to 20 Appliances	$957
	b	21 - 100 Appliances	$1,207
	c	101 - 200 Appliances	$1,540
	d	201 - 350 Appliances	$1,706
	e	351 - 1,000 Appliances, Base Fee	$2,566
		for each additional 25 Appliances above 351	$139

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

	f	1,000 + Appliances, Base Fee	$3,565
		for each additional 100 Appliances above 1000	$430
2		Fire Sprinkler System Fees - Alteration, Tenant Improvements	
	a	up to 4 Appliances	$610
	b	5 - 20 Appliances	$666
	c	21 - 100 Appliances	$1,026
	d	101 - 200 Appliances	$1,248
	e	201 - 350 Appliances	$1,873
	f	351 - 1,000 Appliances, Base Fee	$2,622
		for each additional 25 Appliances above 351	$139
	g	1,000 + Appliances, Base Fee	$3,926
		for each additional 100 Appliances above 1000	$430
3		Residential (R-3) Fire Sprinkler System Fees:	
		up to 3,600 sq ft	$1,179
		for each additional 1,800 sq ft	$874
4		Specialized Fire Sprinkler System:	
	a	Antifreeze	$680
	b	Dry Pipe Valve	$444
	c	Deluge/ Preaction	$874
	d	Clean Agent Gas	$957
	e	Dry Chemical	$957
	f	Foam	$1,706
5		Pre-engineered Fire Protection System (kitchen suppression, etc)	$499
6		Underground Systems:	
	a	Up to 3 devices	$957
	b	Each additional device	$208
7		Fire Pump, each	$1,706
8		Fire Pump: Haz Mat Review (fuel)	$735
9		Water Storage Tank - Gravity	$985
10		Water Storage Tank - Pressure	$985
11		Other Pre-Engineered Suppr System (building, full room system)	$1,207
12		Fire Standpipe System	$1,304
13		Fire Alarm System:	
	a	Up to 15 Initiation devices	$957
	b	16 - 50 Initiation devices	$1,207
	c	51 - 100 Initiation devices	$1,540
	d	101 - 1000 Initiation devices	$1,706
	e	For each group of 50 additional devices over 1,000	$277
	f	Fire Alarm Communication Change Only	$414
14		New Bldg - no special uses	$499
15		TI - no special uses	$458
16		Spray Paint Booth:	
		Up to 2 Spray Paint Booths	$1,082
		Each additional Spray Paint Booth	$69
17		Propane Tank (LGP)	$985

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

18		Above Ground Tank Removal:	
	a	60 - 500 gallon	$985
	b	501 - 2000 gallon	$1,026
	c	2000 + gallon	$1,179
19		Compressed Gas System- non high-hazard	$485
20	a	Medical Gas- Level 1(lg)	$2,053
	b	Medical Gas- Level 3	$624
21		Cryogenic Tank	$485
22		Emergency Generator w/ Fuel Tank	$485
23		Propane Exchange Rack	$277
24		Vehicle Access Gate, not part of a building	$264
25		Refrigerant System, each	$749
26		High-Piled storage of combustibles:	
	a	Class I-IV 2,500 sq ft - 12,000 sq. ft.	$485
	b	Class I-IV 12,001 sq ft - 500,000 sq ft	$805
	c	High Hazard	$1,124
27		Smoke Control System	$1,803
28		SPAs, CUP, PUD	$444
29		Each site inspection, after twice failed same inspection	$638
30		Underground Storage Tank (UST) Installation:	
	a	Up to 2 tanks	$2,913
	b	Each additional tank	$277

D. Miscellaneous Fees

1	Candles and Open Flame in Assembly, per event	$222
2	Carnivals and Fairs, per event	$416
3	Exhibits and Trade Shows, per event	$652
4	Pyrotechnical Special Effects show, per show	$1,678
5	Temporary Membrane Structures, per event	$264
6	Seasonal Lots (Xmas, Pumpkin, etc.), each lot	$264
7	Open Burning, each application	$180
8	Alternate Means or Method Application, each	$222
9	Hydrant Flow Test, per area tested	$430
10	Incident Reports, each	$7
11	Licensed Care Facilities- Pre-Fire Clearance (other than Single-Family Home Residential Care), each	$458
12	Dump Houses, each	$1,498
13	Excessive False Alarms, each occurrence*	$541
14	Outside Plan Checker, per hour	$173
15	Underground Storage Tanks removal, per hour	$207
16	UST - Tank top, monitoring system etc., per hour	$207
17	Other Plan Checks and Inspections (Emergency repair/modification to fire protection systems), per hour	$207
18	Off hours inspections, per hour (3-hour minimum charge), per request	$207
19	Asbestos abatement, per hour	$207
20	Compressed Gas System High Hazard, per hour	$207
21	Compressed Gas System High Hazard - additional for projects with more than one system, per hour	$207
22	High- Rise (charge on hourly), per hour	$207

VI. LIVERMORE PLEASANTON FIRE DEPARTMENT

Eff 01.01.2024

23	Fire Alarm Monitoring Equipment change/replacement, per hour	$207
24	Fire code assessment/approval change of occupancy/use/equipment/ access, per application	$257
25	Service Required in Excess of Standard (due to size, occupancy uses or other than local regulations), per hour	$207
26	Fire Monitoring System Only (Water flow, associated equipment, Central Station), per system	$485

* Excessive False Alarm is defined as three or more false alarms within a 90-day period

VII. FINANCE DEPARTMENT

A. General

Copies of Reports	
General	$5
Budgets**	
2-Year Operating Budget	$75
2-Year Operating Budget Summary	$50
5-Year Capital Improvement Program (CIP)	$75
5-Year Capital Improvement Program (CIP) Summary	$25

Loan copies are available upon payment of a refundable deposit (Residents: $5; Nonresidents:

B. Assessment District Administration

Arbitrage Calculation Fees	
Initial Set-up (per district)	$1,500
Annual Calculations	Cost + Overhead
Fifth Year Report plus Bond Fee	Cost + Overhead
Financial Administration of Redemption Funds	
(One of the following methods will be used at the City's option)	
1. Fees paid in full from bond proceeds per the following schedule:	
Project Cost less than $5 million	1.5%
Project Cost over $5 million and less than $10 million	1.0% ($75,000 min.)
Project Cost $10 million or more	.5% ($100,000 min.)
2. Actual administration costs as determined by the Director of Finance,	Actual Costs
Foreclosure Action	
Staff cost and litigation guarantee per parcel or owner	$2,000
Amortization/Payoff Schedules	
Per page	$0.25
Mailing or faxing per request	$5

VIII. Recreation

Eff 06.21.2022

A seperate fee schedule for recreation programs is adopted annually by the City Council. The City Council authorizes staff to adjust and provide current and new programs for a fee based on the established cost recover guidelines established below:

A. Programs/Classes/Services which provide mostly community benefit will recover 0-25% of all related costs.

Examples include, but are not limited to:

- Community / Special Events
- Volunteer Programs
- Facility & Field Rentals: PUSD /Cosponsor Groups
- Public Art

B. Programs/Classes/Services which provide considerable community benefit will recover 26-50% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Pleasanton Based Non-Profits (>75% residents)
- Gallery Exhibits
- Senior Programs

C. Programs/Classes/Services which provide balanced individual and community benefit will recover 51-75% of all related costs.

Examples include, but are not limited to:

- City Staff Facilitated Classes, Programs, Clinics, Camps, Leagues, and Workshops

D. Programs/Classes/Services which provide mostly considerable individual benefit will recover 76-100% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Pleasanton Residents (Private Use) and All Other Non-Profits (<75% residents)
- Theater Shows
- Contract Instructor Facilitated: Classes, Programs, Clinics, Camps, Leagues, and Workshops
- Preschool

E. Programs/Classes/Services which provide mostly individual benefit will recover at least 101% of all related costs.

Examples include, but are not limited to:

- Facility & Field Rentals: Non-Residents (Private Use) and Businesses

CITY OF PLEASANTON
MASTER FEE SCHEDULE

IX. WATER RATES, FEES, AND CHARGES

Eff. 01.01.2024

A. Water Rates & Charges

Consumption Charges *(bi-monthly)* **PMC 14.04.070** — **Eff. 01.01.2024**

1 CCF = 100 cubic feet = 748 gallons		Zone 7 [1]	Distribution[2]	Recycled Water Surcharge	Vineyard Corridor Improvements	Total per Ccf
Single Family Individually Metered	0 - 20 Ccf	$3.43	$2.06			$5.49
	21 - 40 Ccf	$3.43	$2.98			$6.41
	41 - 60 Ccf	$3.43	$3.51			$6.94
	over 60 Ccf	$3.43	$3.75	$0.06	$0.13	$7.37
Multifamily		$3.43	$2.03	$0.01		$5.47
Commercial/Industrial		$3.43	$2.16	$0.01		$5.60
Potable Irrigation		$3.43	$2.99	$0.01		$6.43
Recycled Irrigation						$4.29

Water Service Charge *(bi-monthly) Effective January 1, 2024*

Meter Size	Charge (Pleasanton)	Charge (Zone 7)		Meter Size	Charge (Pleasanton)	Charge (Zone 7)
5/8 "	$4.60	$17.30		3"	$42.55	$389.29
3/4 "	$5.48	$25.95		4"	$72.56	$683.41
1 "	$7.69	$47.58		6"	$126.41	$1,211.11
1.5 "	$13.42	$103.81		8"	$311.76	$3,027.78
2 "	$16.96	$138.41		10"	$488.29	$4,757.94

(1) - Increased by pass-through of Zone 7 rate increases as they occur.
Rate payers will be notified 30 days prior to any increase taking effect.

Annual Backflow Prevention Device Administration Charge *Res 18-1015*	$60

Single Family Residential Discounts

Available on single family individually metered residential account if water consumption does not exceed 30 Ccf during the bi-monthly billing period. The Account holder's name who qualifies for the discount by proof of age with government-issued identification, must be on the property title, if owner occupied or appear on the lease/rental agreement.

20% - **Senior Citizens** (65 or older)
30% - **Low Income Families** (who qualify for PG&E, AT&T or cable television discounts through either the California Dept of Economic Opportunity, Social Security Administration, or California Lifeline)

******DISCOUNTS SHALL NOT BE ADDITIVE******

Initial Service Fee		
During business hours (before 4:30 p.m.)		$15
After business hours, weekends, and holidays		$85
Disconnect/Turn-off Fee		
Account in shut-off status for non-payment (payment not received by 8:00 a.m. deadline)	1st time within 6 months	$85
	2nd time within 6 months	$105
	3rd time within 6 months	$145
Reconnection Fee		
During regular business hours (contacting the City between 8:00 a.m. and 3:00 p.m.)		$15
After hours (see above), weekends, and holidays	1st time within 6 months	$85
	2nd time within 6 months	$105
	3rd time within 6 months	$145

During regular business hours (contacting the City between 8:00 am and 3:00 pm)	$75.00 per hour plus cost of materials
After hours (see above), weekends, and holidays	$100.00 per hour plus cost of materials

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Administrative Cost Recovery	
Interactive Voice Recording (IVR) fee	$10
Returned Check Fee	$25
Hydrant Meter Deposits	
Potable Water Hydrant Meter Deposit	
3/4" Hydrant Meter & Backflow Assembly	$1,500
3" Hydrant Meter & Backflow Assembly	$4,000
Recycled Water Hydrant Meter Deposit	
3" Recycled Hydrant Meter	$2,500.00
Residential Construction Water Unit Cost	
For units that will be individually metered	$25

B. Water Meter & Installation Fees

Eff. 07.01.2022

The Director of Operations and Water Utilities, or designee, shall publish periodically the fees or fee formula for water service installation by the City. The published fee or formula shall reflect the estimated actual cost to the City.

	Meter Size	Fee	Meter Size	Fee
Current fees effective 7/01/22	3/4" (short) Diehl	$452.99	2" Kamstrup (17" lay length)	$1,225.10
	3/4" (long) Diehl	$477.83	3" EVO Q4	$3,431.31
	1" Kamstrup	$613.37	4" EVO Q4	$3,977.47
	1 1/2" Kamstrup	$1,036.40	6" EVO Q4	$6,924.99
	2" Kamstrup (15 1/4" lay length)	$1,167.87	8" EVO Q4	$9,861.51

C. Water Drought Water Shortage Rates (2)

Eff. 01.01.2024

Drought/water shortage rates are added to the current rates shown in Section A, at the time the drought state is declared

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Single Family						
0 - 20 Ccf	$0.64	$1.60	$2.95	$5.28	$9.92	$14.91
21 - 40 Ccf	$0.75	$1.86	$3.45	$6.16	$11.58	$17.41
41 - 60 Ccf	$0.81	$2.02	$3.73	$6.67	$12.54	$18.84
over 60 Ccf	$0.84	$2.10	$3.89	$6.96	$13.08	$19.66
Multi-Family	$0.64	$1.59	$2.94	$5.26	$9.89	$14.85
Commercial	$0.65	$1.63	$3.01	$5.38	$10.12	$15.21
Industrial	$0.65	$1.63	$3.01	$5.38	$10.12	$15.21
Irrigation	$0.75	$1.87	$3.46	$6.18	$11.62	$17.46

(2) - Rate payers will be notified 30 days prior to any increase taking effect.

D. Water Conservation Plan- Excess use penalties PMC 9.30 100

Water usage in excess of the amount provided in Section 9.30.070 is subject to the following penalties:
Additional penalties for multiple times exceeding water use amount are for the number of times within the prior 12 months

Stage	Overall Reduction	Exceed 1 time	Exceed 2 times	Exceed 3 times	Exceed 4 or more times
1	Up to 10% Voluntary	no penalty	no penalty	no penalty	no penalty
2	Up to 20% Voluntary	no penalty	no penalty	no penalty	no penalty
2	Up to 20% Mandatory	$2.50 additional for all units	$5 additional for all units	$7.50 additional for all units	$10 additional for all units
3	Up to 30% Mandatory	$4 additional for all units + $50	$8 additional for all units + $100	$12 additional for all units + $250	$16 additional for all units + $500
4	Up to 40% Mandatory	$6 additional for all units + $100	$12 additional for all units + $250	$18 additional for all units + $500	$24 additional for all units + $750
5	Up to 50% Mandatory	$8 additional for all units + $150	$16 additional for all units + $300	$24 additional for all units + $550	$32 additional for all units + $800

6	More than 50% Mandatory	$10 additional for all units + $200	$20 additional for all units + $350	$30 additional for all units + $600	$40 additional for all units + $850

E. Water Connection Fees - City

For each single family house, or any other use that is determined by the City Engineer or the Engineer's duly appointed representative to have a water demand equivalent to that of a single-family house, for normal domestic-type water uses only, there shall be a connection fee charged for each service connection as indicated in the following table. This shall be the minimum charge for all uses. For all other uses, for each service connection, a charge shall be made as established in the following table depending on the size of the meter required for that service connection as determined by the City Engineer or his duly appointed representative.

	Meter Size	N. Pleasanton Improvement Dist 2B	All Other Service Connections
Amounts DO NOT include water meter installation fees, which are revised periodically based on current costs for labor & materials as authorized in Section B "Water Meter & Installation Fees".	5/8 inch (displacement type)	$460	$1,200
	3/4 inch (displacement type)	$690	$1,800
	1 inch (displacement type)	$1,150	$3,000
	1.5 inch (displacement type)	$2,300	$6,000
	2" (displacement type)	$3,680	$9,600
	2" Mueller MVR	$5,290	$13,800
	2" (OMNI C2)	$7,360	$19,200
	3 inch (OMNI C2)	$8,050	$21,000
	4 inch (OMNI C2)	$23,000	$60,000
	6 inch (OMNI C2)	$46,000	$120,000
	8 inch (OMNI C2)	$80,500	$210,000
	10 inch (OMNI C2)	$126,500	$330,000

For any larger service connection, the City Engineer or his duly appointed representative will determine the charge; or a battery of meters may be used at the City Engineer's option.

Any change in use or addition requiring greater capacity will require the payment of additional fees at the rates established herein as a condition of continued service.

F. Recycled Water Connection Fees

	Meter Size	Meter Equivalent	Recycled Water Connection Fee
Res 15-777, Adjusted annually beginning 1 January 2017 by Engineering News Record (ENR) Construction Cost Index.	5/8 inch	1.00	$19,299
	3/4 inch	1.50	$28,949
	1 inch	2.50	$48,253
	1.5 inch (displacement type)	5.00	$96,497
	1.5 inch (OMNI C2)	16.00	$308,789
	1.5 inch (OMNI T2)	16.00	$308,789
	2" (displacement type)	8.00	$154,395
	2" (OMNI C2)	16.00	$308,789
	2" (OMNI T2) (1)	20.00	$385,987

G. Zone 7 Fees

Zone 7 Water Connection Fees

The City collects water connection charges for the Zone 7 Water Agency. These fees are subject to periodic modification by the Zone 7 Board of Directors in accordance with Water Connection Change Ordinance No. FC 72-1(as amended) for Zone 7 of the Alameda County Flood Control & Water Conservation District.

	Meter Size	Fee Factor	Eff 01.01.2024
5/8 inch and 1" FS	DISPLACEMENT TYPE	10	$34,530
3/4"	DISPLACEMENT TYPE	15	$51,795
1"	DISPLACEMENT TYPE	25	$86,325
3/4" SHORT DIEHL	ULTRASONIC METER (Pleasanton Only)	30	$103,590
3/4" LONG DIEHL	ULTRASONIC METER (Pleasanton Only)	30	$103,590
1" DIEHL	ULTRASONIC METER (Pleasanton Only)	55	$189,915
1" Kamstrup	ULTRASONIC METER (Livermore Only)	55	$189,915
1 1/2"	DISPLACEMENT TYPE	50	$172,650
	KAMSTRUP ULTRASONIC (Pleasanton Only)	120	$414,360
	OMNI C2	160	$552,480
	OMNI T2	160	$552,480
2"	OMNI WITH 50 GPM RESTRICTION	50	$172,650
	DISPLACEMENT TYPE	80	$276,240
	OMNI WITH 80 GPM RESTRICTION	80	$276,240
	MUELLER MVR	115	$397,095
	OMNI WITH 120 GPM RESTRICTION	120	$414,360
	SENSUS SR/SRII	160	$552,480
	KAMSTRUP SHORT - ULTRASONIC (Pleasanton only)	160	$552,480
	KAMSTRUP LONG - ULTRASONIC (Pleasanton only)	160	$552,480
	OMNI C2	160	$552,480
	OMNI T2	200	$690,600
	EVOQ4 MAGNETIC (Pleasanton only)	220	$759,660
	3" - 10" (turbo type)	Determined by Zone 7 using the fee factor for continuous use	

Zone 7 Development Impact Fee for Flood Protection & Storm Water Drainage

In accordance with Ordinance No. 2009-001, adopted 5/18/09 by the Board of Supervisors for the Alameda County Flood Control & Water Conservation District, the City collects the following development impact fee for flood protection and storm water drainage:

Residential & Nonresidential Improvements, per square foot of impervious surface	$1

H. Happy Valley Specific Plan Water Main Pro-Rata Share Fee

Eff. 01.01.2023

Res 19-1102	Existing Home Including Service Lateral Cost	$20,027
	Existing Home Excluding Service Lateral Cost	$17,280
	New Home Including Service Lateral Cost	$56,864
	Annual 4.5% interest rate adjustment	

CITY OF PLEASANTON
MASTER FEE SCHEDULE

X. SEWER RATES, FEES, AND CHARGES

A. Sewer Rates & Charges

Eff 01.01.2024

User Charges - Bimonthly			
Residential (rate per dwelling unit):	Local [1] *effective 1/1/24*	Regional-DSRSD [2] *effective 7/1/23*	Total
Single-Family/Townhome	$29.27	$58.22	$87.49
Condominium	$20.09	$44.15	$64.24
Multifamily/Secondary Unit	$15.31	$44.15	$59.46
	effective 01/01/24	Livermore [3]	Total
Single-Family - Ruby Hill	$26.34	$122.81	$149.15

Single-Family Residential Discounts:

The following discounts are available on the City of Pleasanton Local portion ONLY for a single family individually metered residential account if water consumption does not exceed 30 Ccf during the bi-monthly billing period. The Account holder's name who qualifies for the discount by proof of age with government-issued identification, must be on the property title, if owner occupied or appear on the lease/rental agreement.

20% - **Senior Citizens** (65 or older)

30% - **Low Income Families** who qualify for PG&E, AT&T or cable television discounts through either the California Dept of Economic Opportunity, Social Security Administration, or California Lifeline

*****DISCOUNTS SHALL NOT BE ADDITIVE*****

Commercial:	Billing Units	Pleasanton [1] *effective 1/1/24*
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The regional commercial rates shall be equal to the DSRSD or City of Livermore cost for said charges determined based on regional provider for said account.		
- Commercial customers are subject to a minimum bi-monthly charge equivalent to the charge for a multiple-family residential customer		
Auto Steam Cleaning	up to 16 Ccf	$15.31
	each add'l Ccf	$1.65
Bakeries	up to 6 Ccf	$15.31
	each add'l Ccf	$1.63
Commercial Laundries	up to 16 Ccf	$15.31
	each add'l Ccf	$1.65
Groceries w/Garbage Disposals	up to 6 Ccf	$15.31
	each add'l Ccf	$1.58
Mortuaries	up to 16 Ccf	$15.31
	each add'l Ccf	$1.92
Restaurants (Fast Food)	up to 8 Ccf	$15.31
	each add'l Ccf	$1.54
Restaurants (Full Service)	up to 8 Ccf	$15.31
	each add'l Ccf	$1.54
All Other	up to 16 Ccf	$15.31
	each add'l Ccf	$1.39
Institutional:		
Schools (sub-metered)	Ccf	$1.34
Schools (not sub-metered)	Ccf	$0.88
All Other	Ccf	$1.39

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Industrial, Demand Users, and Septage Haulers:		
Internal Filter Backwash		Please contact Public Works for the rate
Treatment	MGD	
BOD	Lb/Day	
SS	Lb/Day	
Connection	Each	
Reverse Osmosis Rejection Water		
Disposal	MG	
Industrial		
Less than 1,000 mg/L	ccf	
1,000 to 1,500 mg/L	ccf	
Greater than 1,500 mg/L	ccf	
Septic Haulers	gallon	

Commercial:	Billing Units	DSRSD [2] *effective 7/1/23*
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The residential customer		
Less than or equal to 300 mg/L	up to 13 Ccf	$44.15
	each add'l Ccf	$3.29
Between 300 and 450 mg/L	up to 11 Ccf	$44.15
	each add'l Ccf	$4.20
Between 450 and 600 mg/L	up to 9 Ccf	$44.15
	each add'l Ccf	$5.12
Between 600 and 750 mg/L	up to 7 Ccf	$44.15
	each add'l Ccf	$6.03
Between 750 and 900 mg/L	up to 6 Ccf	$44.15
	each add'l Ccf	$6.94
Between 900 and 1,050 mg/L	up to 6 Ccf	$44.15
	each add'l Ccf	$7.85
Greater than 1,050 mg/L	up to 7 Ccf	$44.15
	each add'l Ccf	$0.00

Industrial Waste Program User Fees (DSRSD - eff 7/1/14)			
Type of Fee	**District Code**	**Fee Description**	**Fee**
Sampling	5.03.090	Composite Sampler set-up	$375
		Sampling, each site per day	$240
Inspections & Permitting - Significant Industrial User (SIU)	5.03.090	Inspection, initial (SIU)	$1,475
		Inspection, compliance (SIU)	$870
		Permit Issuance, incl application review (SIU)	$1,105
		Permit Renewal, incl application review (SIU)	$660
		Permit Amendments (SIU)	$370
Inspections & Permitting - Intermediate Industrial User (IIU)	5.03.090	Inspection, initial (IIU)	$740
		Inspection, compliance (IIU)	$435
		Permit Issuance, incl application review (IIU)	$740
		Permit Renewal, incl application review (IIU)	$330
		Permit Amendments (IIU)	$225

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Hearings & Enforcement	5.03.090	Show Cause Hearing, each hearing, hours	$890
		Enforcement Hearing, each hearing, hours	$1,185
Dental Amalgam Program	5.03.090	Permit fee - 3 yr permit for dental offices with amalgam seperator devices	$120
		Inspection fee - inspection of amalgam separator devices	$41,884

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Lab Analysis Price Sheet	
	Regional-DSRSD [2] *effective 7/1/14*
Alkalinity Total	$32
Alkalinity Bicarbonate, HCO3	$32
Alkalinity Carbonate, C03	$32
Alkalinity Hydroxide, OH	$32
Ammonia	$126
Arsenic (incl in metals)	$60
Beryllium	$61
Biochemical Oxygen Demand (BOD)	$76
Boron	$100
Cadmium (included in Metals)	$60
Calcium & Calcium Hardness	$38
Chemical Oxygen Demand (COD)	$32
Chloride	$79
Chlorine	$94
Chromium (included in Metals)	$60
Coliform, Total, MPN Method	$188
Coliform, Total, P/A Method	$63
Color	$19
Conductivity	$32
Copper (included in Metals)	$60
Cyanide	$131
Dissolved Oxygen	$19
E-Coli, P/A Method	$63
Enterococcus	$88
Fecal Coliform, MPN Method	$188
Fluoride	$79
Hardness, Total	$38
Langelier Index	$126
Lead (included in Metals)	$60
Manganese	$61
Mercury	$130
Metals	$358
Nickel (included in Metals)	$60
Nitrate, NO3	$79
Nitrate, NO3, Hach Method	$32
Nitrite and Nitrate, Total	$79
Nitrite, NO2	$79
Nitrite, NO2, Hach Method	$32
pH	$32
Phenol	$131
Potassium	$61
Selenium (included in Metals)	$60
Silica	$79
Silver (included in Metals)	$60
Sodium	$61
Sulfate	$79
Sulfide	$32
Temperature	$11

Total Dissolved Solids, TDS	$63
Total Solids, TS	$63
Total Suspended Solids, TSS	$63
Turbidity	$32
UV 254	$26
Volatile Acids, VA	$76
Volatile Organics, EPA 624	$131
Volatile Solids, VS	$76
Zinc (included in Metals)	$60
Any lab analysis not specifically identified	Time & Materials
Outside Contract Lab Analysis	Cost + Staff Time

Fee Adjustments to Sewer Rates and Charges

(1) Local - City of Pleasanton

Starting July 1, 2016, Local sewer rates will be increased annually for a maximum of 5 years based on the increase in the Consumer Price Index - All Urban Consumers for the San Francisco-Oakland-San Jose area. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(2) Regional - DSRSD

Starting July 15, 2016 and as they occur, regional rates are subject to the pass-through of DSRSD Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(3) Regional - City of Livermore

Starting July 15, 2016 and as they occur, regional rates are subject to the pass-through of City of Livermore Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

B. Local and Regional (DSRSD) Sewer Connection Fees

		Pleasanton Local Fee	Regional-DSRSD [2] effective 7/1/22
RESIDENTIAL			
Single Family Dwelling Unit	per house	$500.00	$15,021.00
Auxiliary (Secondary) Dwelling Unit	per Square Foot	$2.00	$9.61
Townhome, Townhouse, Duet, Duplex	*per unit*	$500.00	$15,021.00
Condominium	*per unit*	$375.00	$11,266.00
Apartment, Mobile Home	*per unit*	$330.00	$9,914.00
REGULAR (low strength wastewater)			
Auditoriums	*per seat*	$4.55	$148.84
Auto body shops/ Auto dealers	*per square foot*	$0.25	$8.19
Banks, Financial Offices	*per square foot*	$0.14	$4.47
Barber shops/ Beauty shops	*per square foot*	$0.68	$22.33
Bars, Cocktail lounges, taverns (w/o dining)	*per square foot*	$0.80	$26.05
Bowling alleys	*per square foot*	$0.70	$23.07
Car washes	*per square foot*	$3.86	$126.51
Churches	*per seat*	$11.36	$372.10
Delicatessen	*per square foot*	$1.61	$52.84
Dental Clinic	*per square foot*	$2.05	$10.42
Dry Cleaners	*per square foot*	$1.02	$33.49
Gas Stations	*per square foot*	$1.07	$34.98
General Retail/ Commercial	*per square foot*	$0.11	$3.72
Gyms, Health Clubs	*per square foot*	$0.95	$31.26
Hospital	*per bed*	$568.18	$18,604.78

Hotels, Motels (no dining facilities)	*per room*	$295.45	$9,674.48
Institutional (Resident)	*per bed*	$227.27	$7,441.91
Laundries, coin-operated	*per machine*	$295.45	$9,674.48
Laundries, full service (commercial)	*per square foot*	$2.27	$74.42
Market - Dry Goods	*per square foot*	$0.43	$14.14
Medical Clinic	*per square foot*	$0.84	$27.54
Medical/ Dental Complex	*per square foot*	$0.50	$16.37
Office Buildings	*per square foot*	$0.11	$3.72
		Pleasanton Local Fee	Regional-DSRSD [2] effective 7/1/22
REGULAR (low strength wastewater) continued			
Parks/ Rec			
Country Club	*per person*	$159.09	$5,209.34
Picnic Park	*per person*	$22.73	$744.19
Pool	*per person*	$22.73	$744.19
Tennis Courts, w/ toilet & shower	*per court*	$227.27	$7,441.91
Plant Nursery	*per square foot*	$0.18	$5.95
Printers	*per square foot*	$0.32	$10.42
Public Agencies	*per square foot*	$0.11	$3.72
Recreational vehicle R.V. Park	*per RV*	$272.72	$8,930.29
Schools (excluding cafeteria)			
W/o showers	*per student*	$34.09	$1,116.29
With showers	*per student*	$45.45	$1,488.38
Theaters	*per seat*	$4.55	$148.84
Veterinary Hospital	*per square foot*	$0.77	$25.30
Warehouse/distribution	*per square foot*	$0.07	$2.23
REGULAR (medium strength wastewater)			
Banquet Facilities - intermittent use	*per square foot*	$0.61	$22.03
Business with cafeteria	*per square foot*	$1.36	$47.06
Cafeteria	*per square foot*	$1.23	$44.05
Hotels/Motels with dining facilities	*per square foot*	$1.36	$47.06
Restaurant, Fast Food	*per square foot*	$1.36	$47.06
Restaurant, Full Service	*per square foot*	$1.23	$44.05
School with cafeteria	*per square foot*	$1.36	$47.06
REGULAR (high strength wastewater)			
Bakeries/ Donut Shops/ Ice Cream Shops	*per square foot*	$1.41	$54.45
Car washes w/ steam cleaning	*per square foot*	$0.91	$161.01
Markets with garbage disposals	*per square foot*	$3.86	$16.43
Mortuaries	*per square foot*	$0.43	$7.78
INDUSTRIAL (other):			
All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:			
Wastewater Flow	*gallons per day*	n/a	$69.41
BOD (Biochemical Oxygen Demand)	*lbs per day*	n/a	$1,678.06
SS (Suspended Solids)	*lbs per day*	n/a	$883.01

C. Livermore Sewer Connection Fee (Ruby Hills)

Applies to residential development in Ruby Hills. This fee is collected in lieu of the DSRSD regional connection fee for the City of Livermore in accordance with the Ruby Hills Sewer Agreement

per single-family residential unit	$4,633.70

* City of Livermore council may, by resolution, adjust the fee schedule, including flow factors, from time to time. Once the fee is established, it shall automatically be increased annually based upon the Engineering News Record (ENR) 20-City Construction Cost Index (CCI). In calculating the adjustment, the rate (in each use category, including the flow, BOD and SS costs) for the base year is multiplied by the index for the then-current, divided by the base year index.

City of Livermore adjusted this fee for ENR-CCI effective 1/1/11

D. Happy Valley Specific Plan Sanitary Sewer Main Pro-Rata Share Fee

Eff. 07.01.2022

Res 19-1102	Existing Home Including Service Lateral Cost	$17,983.00
	Existing Home Excluding Service Lateral Cost	$14,716.00
	New Home Including Service Lateral Cost	$32,552.00
	Annual 4.5% interest rate adjustment	

CITY OF PLEASANTON
MASTER FEE SCHEDULE

XI. DEVELOPMENT IMPACT FEES

Eff 01.01.2024

A. Capital Facilities Fee (includes Quimby Act)

Applicable to all new construction and non-residential additions exceeding 200 sq ft.
Due at the time building permit is issued

*PMC 3.22.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index **(CCI)** for the San Francisco Bay Area.*

Residential *(per dwelling unit)*		
Single-family detached		$20,480
Single-family attached (Townhouse)		$14,593
Multi-family (Apartment, Condominium)		$14,593
Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc		
Less than 749 sq. ft.		$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling		
	750- 1,000 sq ft	$5,120
	> 1,000 sq ft	$10,240
750 sq ft or greater ADU, whether attached or detached to an attached single-family (e.g Town home) or multi-family (apartment or condominium) dwelling		
	750- 1,000 sq ft	$3,647
	> 1,000 sq ft	$7,296
Non-Residential *(per square foot)*		
Office		$2.97
Research & Development		$2.38
Light Manufacturing		$0.95
Service/Commercial		$2.16
Warehouse		$0.95
Retail		$2.16
Restaurant		$2.16
Hotel/Motel (per Room)		$1,173

B. Affordable Housing Fee

Applicable to all new construction and non-residential additions exceeding 200 sq ft.

*PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Consumer Price Index **(CPI) f**or the San Francisco/Oakland region.*

Residential *(per dwelling unit)*	Single-family detached (over 1,500 sq ft)	$52,203
	Single-family detached (1,500 sq ft or less)	$51,077
	Multi-family (Apartment, Condominium)	$51,077
	Accessory Dwelling Unit(In-law, Aupair, etc..)	$0
Non-Residential (per square foot)	Retail	$5.38
	Hotel/Motel	$3.71
	Office	$8.98
	Industrial	$14.91

CITY OF PLEASANTON
MASTER FEE SCHEDULE

C. Transportation Development Fee

Eff 01.01.2024

Applicable to all new construction and non-residential additions exceeding 200 sq ft.

PMC 3.26.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential *(per dwelling unit)*	
Single-family detached	$11,642
Single-family attached (Townhouse)	$11,642
Multi-family (Apartment, Condominium)	$7,158
Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc	
749 sq ft or less ADU to either single or multi-family dwelling	$0
750 sq ft or greater ADU whether attached or detached to a detached single-family, or to an attached single-family dwelling (townhouse)	
750- 1,000 sq ft	$2,910
> 1,000 sq ft	$5,821
750 sq ft or greater ADU whether attached or detached to attached multi-family dwellin(s) other than a townhome (e.g. apartment or condominium)	
750- 1,000 sq ft	$1,790
> 1,000 sq ft	$3,579
Non-Residential *(per square foot)*	
Office	$18.17
Commercial/Retail	$26.71
Industrial	$10.99
Research & Development	$13.69
Hotel/Motel (per Room)	$7,675.76

D. Tri-Valley Transportation Development Fee

Eff. 07.01.2023

- *Collected for Tri-Valley Transportation Council to fund traffic mitigation improvements in the TVDA*
- *Subject to an annual adjustment (by the TVTC) on Jul 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area*

Residential *(per dwelling unit)*	Single-family detached	$6,946.01
	Single-family attached (Townhouse)	$6,946.01
	Multi-family (Apartment, Condominium)	$4,095.33
	Accessory Dwelling Unit (ADU Aupair, SDU etc.)	$0
	Affordable Housing Units	$0
Non-residential	Office, per square foot of gross floor area	$9.28
	Retail, per square foot of gross floor area	$5.92
	Industrial, per square foot of gross floor area	$5.23
	Other Uses, per average am/pm peak hour trip	$6,424.02

E. Livermore Traffic Impact Fee

Eff 01.01.2024

- *Applies to Ruby Hill, collected for the City of Livermore, per Livermore/Signature Traffic Agreement.*
- *Subject to an annual inflation adjustment (by the City of Livermore) on September 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area.*

Per dwelling unit	

F. Downtown Revitalization District Parking In-Lieu Fee

Eff 04.01.2023

PMC 18.88.120 When development within the Downtown Revitalization District is not able to accommodate all of its required parking onsite the following fee will be collected by the City to purchase land for and to construct public parking lots.	
- *Subject to annual inflation adjustment on April 1 of any year in which the fee has not been recalculated, based on the annual change in ENR Construction Cost Index.*	
Per parking space	$24,678.00

G. Agriculture Mitigation Fee

Eff. 10.01.2023

Collected from property owners in the areas specified below to compensate for the loss of cultivable or potentially cultivable soils. Fees collected are remitted to the Tri-Valley Conservancy (TVC)	
Vineyard Avenue Corridor Specific Plan Area *(due prior to subdivision map approval)* Per net acreage less than 25% slope lost to development; amount remitted to TVC will be reduced by a flat $645 administration fee retained by the City	$41,883.50
Ruby Hill *(due at time building permit is issued)* - *Subject to an annual inflation adjustment based on the Sept Consumer Price Index for the San Francisco/Oakland region, as calculated by the Tri-Valley Conservancy*	
Up to 4,000 square	$23,246.34
Over 4,000 square feet, per square foot	$5.81

H. Johnson Drive Economic Development Zone (JDEDZ) Transportation Fee

Due at time building permit is issued. *PMC 3.44.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.*	
Retail, per square foot	
Retail-Parcel 4	$33.27
Retail-Parcel 7	$33.27
Retail-Parcel 8	$33.27
Retail-Parcel 1	$36.58
Retail-Parcel 6b	$38.96
Retail-Parcel 11	$42.78
Retail-Parcel 9	$44.84
Office, per square foot	$16.09
Hotel, per square foot	$16.60

CITY OF PLEASANTON
MASTER FEE SCHEDULE

XII. PIONEER CEMETERY

Eff. 07.01.2023

A. Plot Fee- South Hill West

Burial Plot Fees - South Hill West Burial Plot - Casket	**$15,315.00**
Includes two (2) rights of Interment , burial services , double vault	
Burial Plot - Cremated Remains	**$6,575.00**
Includes two (2) rights of interment, two (2) urn vaults	
Baby Burial Plot - Casket (30 inches or less)	**$4,785.00**
Includes one (1) right of Interment , burial service , single vault	
Baby Burial Plot - Cremains	**$3,490.00**

B. Burial Services Fee

With proof of pre-paid plot in Lower Care #1-2, Upper Care #1-2, North Hill, North Hill West, South Hill, Memorial Vista , Sunol Gateway, and Hilltop

Single Casket Burial Fee	
Burial Fee	**$4,000.00**
Vault Fee (Taxable)	**$355.00**
Total Burial Fee:	**$4,355.00**
Single Cremains Burial Fee	
Burial Fee	**$1,230.00**
Vault Fee (Taxable)	**$120.00**
Total Burial Fee:	**$1,350.00**
Disinterment Fees	
Casket Fee	**$3,135.00**
Cremains Fee	**$1,115.00**
Additional Fees	
Grave Marker Installation *(Flush Marker 28" x 20")*	**$515.00**
Bronze Marker Concrete Base Fee	**$235.00**
Marker Removal Fee	**$250.00**
Weekend/Holiday Burial or Disinterment Fee *(subject to availability)*	
Casket Burial	**$960.00**
Casket Disinterment	**$1,740.00**
Cremains Burial/Disinterment	**$395.00**

CITY OF PLEASANTON
MASTER FEE SCHEDULE
XIII. SOLID WASTE, RECYCLABLE MATERIALS, AND ORGANIC MATERIALS

Eff. 07.01.2023

A. SINGLE-FAMILY RESIDENTIAL RATES	Monthly Rate
Cart Service	$31.55
35-Gallon Service	
For the regularly- scheduled once each week pick up of the following:	
35-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96-gallon cart for green waste including food scraps	
Each additional refuse cart per week	$31.54
Cart Service	$55.04
96-Gallon Service	
For the regularly- scheduled once each week pick up of the following:	
96-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$55.04
Back Yard Service	
For the regularly- scheduled once each week pick up of waste cart from the back or side yard of a single-family residential property of a customer unable to bring the cart to the curb. Carts must be within 50 feet of any gate or fence.	
35-Gallon Service	$38.34
Each additional refuse cart per week	$38.34
96-Gallon Service	$66.04
Each additional refuse cart per week	$66.04
Container Service	$170.46
For the one-time drop-off and pick-up of a 4 cubic yard container provided by Pleasanton Garbage Service, Inc.	
Additional Services	
Extra 30-gallon bag (per bag)	$9.10
Go Back Service for customer who forgot to put out carts	$13.68
Same day "go back" for a second pick-up	$12.92
Other than same day "go back" service	$27.03
Cart Exchange/ back and forth changes	$15.22
Redelivery of Cart after delinquent account is cleared	$46.89
Damaged or Stolen Cart - One replacement cart in a 12 month period for Second replacement cart	$73.20
Senior Citizens Rate	
Primary occupant must be 62 years of age or older. For the regularly-scheduled once each week pick up of the following:	
35-Gallon Service	$31.55
35-gallon cart for refuse	
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$31.55
96-Gallon Service	
96-gallon cart for refuse	$46.77
96-gallon cart for recyclable materials	
64 or 96- gallon cart for green waste including food scraps	
Each additional refuse cart per week	$46.77

A. SINGLE-FAMILY RESIDENTIAL RATES (continued)	Monthly Rate

Senior Citizens Rate (continued)	
Backyard Service	
For the regularly- scheduled once each week pick up of Waste cart from the back or side yard of a single-family residential property of a customer unable to bring the cart to the curb. Carts must be within 50 feet of any gate or fence.	
35-Gallon Service	$38.34
Each additional refuse cart per week	$38.34
96-Gallon Service	$57.79
Each additional refuse cart per week	$57.79

B. COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cart Size	Frequency	Monthly Rate
Solid Waste Cart Service			
	35-gallon	1/week	$31.55
	35-qallon	2/week	$64.32
	35-gallon	3/week	$99.96
	35-gallon	4/week	$131.17
	35-gallon	5/week	$162.08
	96-gallon	1/week	$55.04
	96-qallon	2/week	$112.26
	96-qallon	3/week	$174.44
	96-gallon	4/week	$228.65
	96-gallon	5/week	$282.60
Each additional Solid Waste Cart per week	35-gallon	1/week	$31.55
	96-qallon	1/week	$55.03

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - All Cart Service	Cart Size	Frequency	Rate
Additional Services for Solid Waste, Mixed Recycling and Organic Carts			
Go Back Service for customer who forgot to put out carts	All	Each Cart	$13.67
Cart Exchange/ back and forth changes	All	Each Cart	$15.22
Redelivery of Cart after delinquent account is cleared	All	Each Cart	$46.89
Damaged or Stolen Cart - One replacement cart in a 12 month period is provided free of charge. Second replacement cart in a 12 month period	All	Each Cart	$73.20
Mixed Recvcle or Organics dumped as trash	All	Each Cart	$22.91

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Monthly Rate
Bin Service (Loose)			
	1	1	$141.23
	1	2	$288.09
	1	41884	$448.32
	1	4	$586.83
	1	5	$725.33
	2	1	$282.43
	2	2	$576.17
	2	3	$896.41
	2	4	$1173.40
	2	5	$1450.42

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Monthly Rate
Bin Service (Loose) continued	3	1	$423.66
	3	2	$882.55
	3	3	$1,320.26
	3	4	$1,735.75
	3	5	$2,151.28
	4	1	$564.89
	4	2	$1,176.77
	4	3	$1,744.96
	4	4	$2,298.96
	4	5	$2,852.99
	7	1	$1,009.47
	7	2	$2,102.29
	7	3	$3,058.18
	7	4	$4,027.72
	7	5	$4,997.26
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	**Cubic Yards**	**Frequency**	**Rate**
Bin Service (Loose) - continued			
Extra Pickup	1	Each	$31.96
	2	Each	$63.94
	3	Each	$95.89
	4	Each	$127.86
	7	Each	$223.75
On Call	1	Each	$31.96
	2	Each	$63.94
	3	Each	$95.89
	4	Each	$127.86
	7	Each	$223.75
Money on Delivery Bin Take Away 3-Day Rental	4	Each	$170.46
Money on Delivery Bin Take Away 3-Day Rental Extra Bin Pick-Up	4	Each	$127.86
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	**Cubic Yards**	**Frequency**	**Monthly Rate**
Bin - Compactor			
	1 ½	1	$415.52
	1 ½	2	$831.05
	1 ½	3	$1,246.58
	1 ½	4	$1,661.67
	1½	5	$2,077.67
	2	1	$554.04
	2	2	$1,108.07
	2	3	$1,662.10
	2	4	$2,172.56
	2	5	$2,770.17
	3	1	$831.06
	3	2	$1,662.11
	3	3	$2,493.18
	3	4	$3,324.22
	3	5	$4,155.28

Bin Compactor - continued	4	1	$1,108.08
	4	2	$2,216.14
	4	3	$3,324.23
	4	4	$4,432.31
	4	5	$5,540.37
	5	1	$1,645.79
	5	2	$2,770.19
	5	3	$3,894.59
	5	4	$5,019.00
	5	5	$6,143.41
	6	1	$1,974.93
	6	2	$3,324.22
	6	3	$4,673.49
	6	4	$6,022.78
	6	5	$7,372.07
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	**Cubic Yards**	**Frequency**	**Rate**
Bin Compactor			
Extra Pickup	1 ½	Each	$113.94
	2	Each	$127.86
	3	Each	$191.79
	4	Each	$255.72
	5	Each	$319.66
	6	Each	$383.60
Overweight Charges (per ton)	NA	Each	$76.19
Same Day Service	ALL	Each	$323.22
Steam Clean Compactor Container/Box	ALL	Each	$362.05
Hard to Handle Trash (per ton)	NA		$72.15
Roll Off Box (Loose) - On Call			
Monthly Rental Fee		All sizes	$388.42
		15	$569.69
		20	$759.58
		30	$1,139.39
		40	$1,519.19
Cash on Delivery 3-Day Rental - Daily Rental Fee		All sizes	$18.11
Cash on Delivery for 3-Day Rental		15	$569.69
		20	$759.58
		25	$949.49
		30	$1,139.39
		40	$1,519.19
Overweight Charges (per ton)		All sizes	$76.19

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Rate
Roll Off Box (Compactor) - On Call		
	8	$607.67
	10	$759.58
	15	$1,139.39
	16	$1,215.35
	20	$1,519.19
	24	$1,823.03
	25	$1,898.97
	30	$2,278.77
	36	$2,734.52
	40	$3,038.36

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - SOLID WASTE	Cubic Yards	Frequency	Rate
Additional Services for Solid Waste			
Go Back Service	All	Each	$147.22
Steam Clean Bin	All	Each	$175.20
Pallet Pick Up	n/a	Each	$13.22
Hard to Handle Trash (per ton)	n/a	n/a	$72.15
Lock and Key for Customer to purchase from PGS	All	Each	$12.70

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cart Size	Frequency	Monthly Rate
Mixed Recycling Cart Service			
First and Second Cart	64-gallon	1/week	FREE
	64-gallon	2/week	$41.27
	64-gallon	3/week	$84.20
	64-gallon	4/week	$131.01
	64-gallon	5/week	$171.49
Third and all additional 64-gallon carts	64-gallon	1/week	$41.27
	64-gallon	2/week	$84.20
	64-gallon	3/week	$131.01
	64-gallon	4/week	$171.49
	64-gallon	5/week	$211.96
Back Yard Service per cart	64-gallon	1/week	$58.73
First Cart	96-gallon	1/week	FREE
	96-gallon	2/week	$41.27
	96-qallon	3/week	$84.20
	96-gallon	4/week	$131.01
	96-gallon	5/week	$171.49
Second Cart	96-gallon	1/week	$41.27
	96-gallon	2/week	$84.20
	96-gallon	3/week	$131.01
	96-gallon	4/week	$171.49
	96-qallon	5/week	$211.96
Back Yard Service	96-gallon	1/week	$58.73

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cubic Yards	Frequency	Monthly Rate
Bins - Cardboard only			
	1	1	$112.67
	1	2	$223.67

	1	3	$344.41
	1	4	$450.70
	1	5	$557.04
	2	1	$225.29
	2	2	$447.31
	2	3	$688.58
	2	4	$901.37
	2	5	$1113.93

CITY OF PLEASANTON
MASTER FEE SCHEDULE

COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	Cubic Yards	Frequency	Monthly Rate
	3	1	$333.67
	3	2	$679.84
	3	3	$1,008.53
	3	4	$1,320.13
	3	5	$1,652.18
	4	1	$442.03
	4	2	$902.98
	4	3	$1,329.33
	4	4	$1,744.81
	4	5	$2,160.28
	7	1	$882.38
	7	2	$1,614.23
	7	3	$2,330.85
	7	4	$3,057.92
	7	5	$3,785.03
Extra Pickup (same rates for Cardboard only)	1	Each	$23.97
	2	Each	$47.93
	3	Each	$71.90
	4	Each	$95.88
	7	Each	$167.80
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - RECYCLING	**Cubic Yards**	**Frequency**	**Monthly Rate**
Bins - Mixed Recycling Only			
	1	1	$112.67
	1	2	$223.67
	1	3	$344.41
	1	4	$450.70
	1	5	$557.04
	2	1	$225.29
	2	2	$447.31
	2	3	$688.58
	2	4	$901.17
	2	5	$1,113.93
	3	1	$333.67
	3	2	$679.84
	3	3	$1,013.95
	3	4	$1,320.13
	3	5	$1,652.18
	4	1	$442.03
	4	2	$902.98
	4	3	$1,329.33
	4	4	$1,744.81
	4	5	$2,013.31
Compactor - Mixed Recycling Only			
	1 1/2	1	$321.31
	1 1/2	2	$642.62
	1 1/2	3	$963.94
	1 1/2	4	$1,284.91
	1 1/2	5	$1,606.59
	2	1	$441.96
	2	2	$860.25
	2	3	$1,276.75

2	4	$1,668.52
2	5	$2,127.52
3	1	$654.53
3	2	$1,280.34
3	3	$1,914.75
3	4	$2,528.25
3	5	$3,191.26
4	1	$867.08
4	2	$1,700.54
4	3	$2,532.44
4	4	$3,363.92
4	5	$4,195.17
5	1	$1,272.63
5	2	$2,142.09
5	3	$3,011.55
5	4	$3,881.02
5	5	$4,750.49
6	1	$1,527.15
6	2	$2,570.50
6	3	$3,613.85
6	4	$4,657.21

	6	5	$5,700.57
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES -	**Cart Size**	**Frequency**	**Monthly Rate**
Organics Cart Service			
	96-gallon	1/week	$41.27
	96-gallon	2/week	$84.20
	96-gallon	3/week	$131.01
	96-Qallon	4/week	$171.49
	96-Qallon	5/week	$211.96
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - ORGANICS	**Cubic Yards**	**Frequency**	**Monthly Rate**
Bins (Loose)			
	1	1	$112.67
	1	2	$223.67
	1	3	$344.41
	1	4	$450.70
	1	5	$557.04
	2	1	$225.29
	2	2	$447.31
	2	3	$688.58
	2	4	$901.17
	2	5	$1,113.93
	3	1	$333.67
	3	2	$679.84
	3	3	$1,016.99
	3	4	$1,333.06
	3	5	$1,652.18
	4	1	$442.03
	4	2	$902.98
	4	3	$1,329.33
	4	4	$1,744.81
	4	5	$2,160.28
COMMERCIAL/MULTI-FAMILY RESIDENTIAL RATES - ORGANICS	**Cubic Yards**	**Frequency**	**Monthly Rate**
Roll Off (Loose) - On Call			
	15	Each	$427.27
	20	Each	$569.69
	30	Each	$854.54
	40	Each	$1,139.39

CITY OF PLEASANTON
MASTER FEE SCHEDULE

LARGE ITEM ON CALL LIST FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS	Rate
Air Conditioner	$242.54
Flocked Holiday Tree	$39.56
Bathtub (non-metal or metal)	$113.28
Chair-Recliner	$99.39
Couch 6 foot or 9 foot	$113.28
Dishwasher	$113.28
Washer	$113.28
Dryer	$113.28
Freezer	$242.54
Refrigerator	$242.54
Stove	$113.28
Grill	$143.14
Toilet	$99.39
Hide a bed	$113.28
Matress Full, King, Queen, Twin	$143.14
Microwave	$99.39
Misc. Furniture Item	$99.39
Misc. Large Item	$143.14
Ping Pong Table	$143.14
CPU	$86.47
Printer	$86.47
Television Bigger than 25 inches	$198.78
Television Less than 25 inches console or computer monitor	$143.14
Water Heater 30, 40, 50, or 80 gallon and above	$113.28
Tire no rim	$38.92
Tire with rim - Car and Pick-Up Truck	$49.68
Tire with rim – Large Truck	$89.47

EXHIBIT E
TO
DEVELOPMENT AGREEMENT

ESTIMATE OF CITY IMPACT FEES AND OTHER CITY FEES

[See Attached]

Exhibit E Placeholder - Estimate of City Impact Fees and Other City Fees

EXHIBIT F
TO
DEVELOPMENT AGREEMENT

DIAGRAMS OF TRAIL AND FOOTHILL ROAD IMPROVEMENTS

[See Attached]

EXHIBIT F
TO
DEVELOPMENT AGREEMENT
DIAGRAM OF TRAIL IMPROVEMENTS

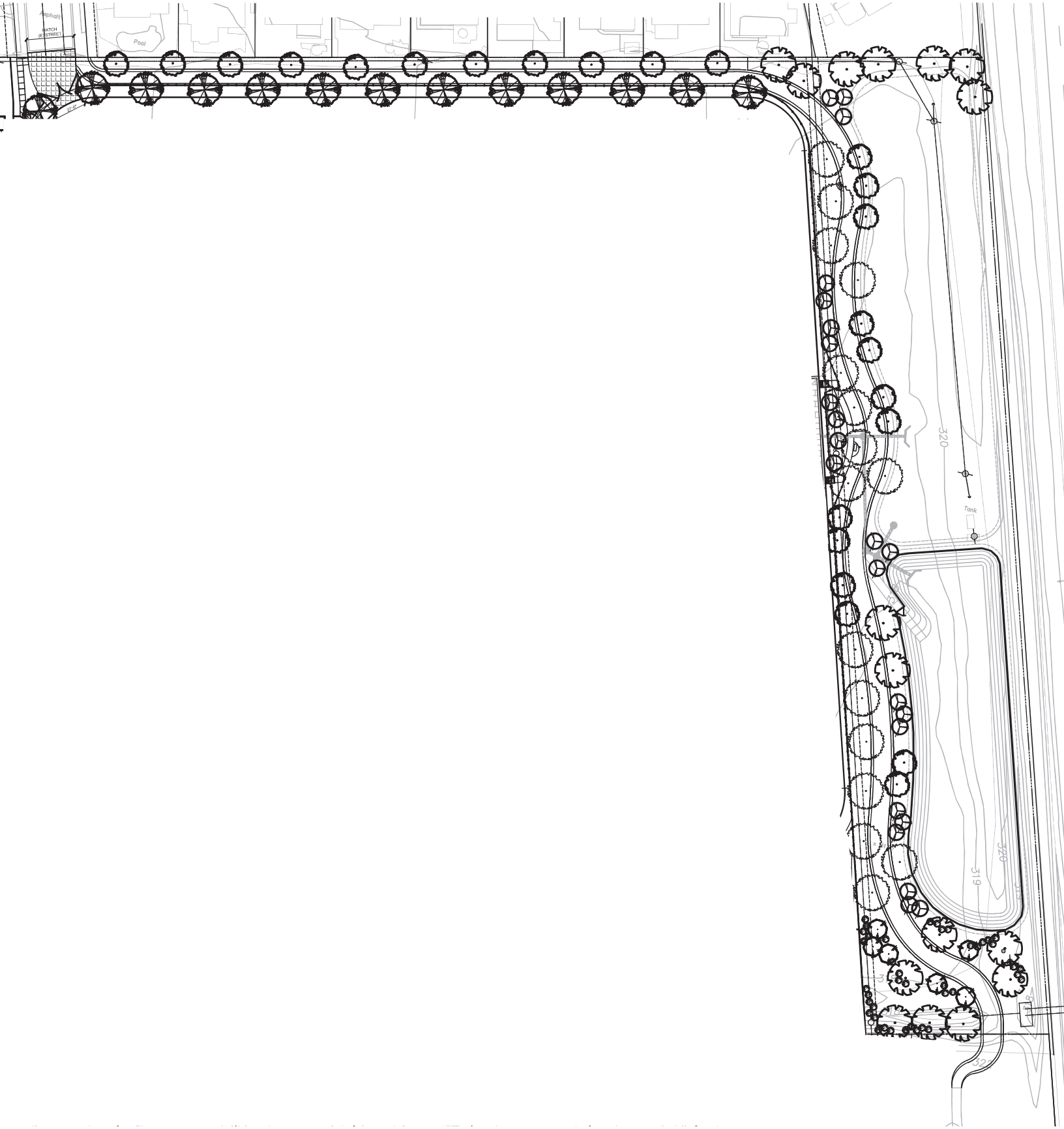
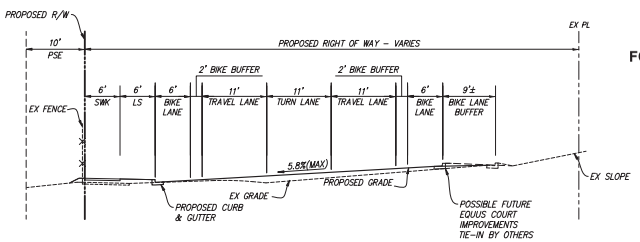


EXHIBIT F
TO
DEVELOPMENT AGREEMENT
FOOTHILL ROAD IMPROVEMENTS



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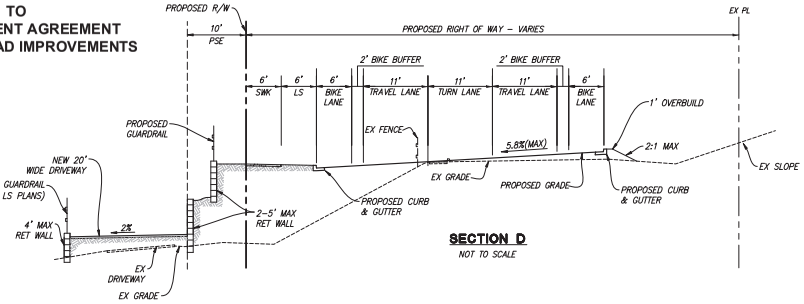

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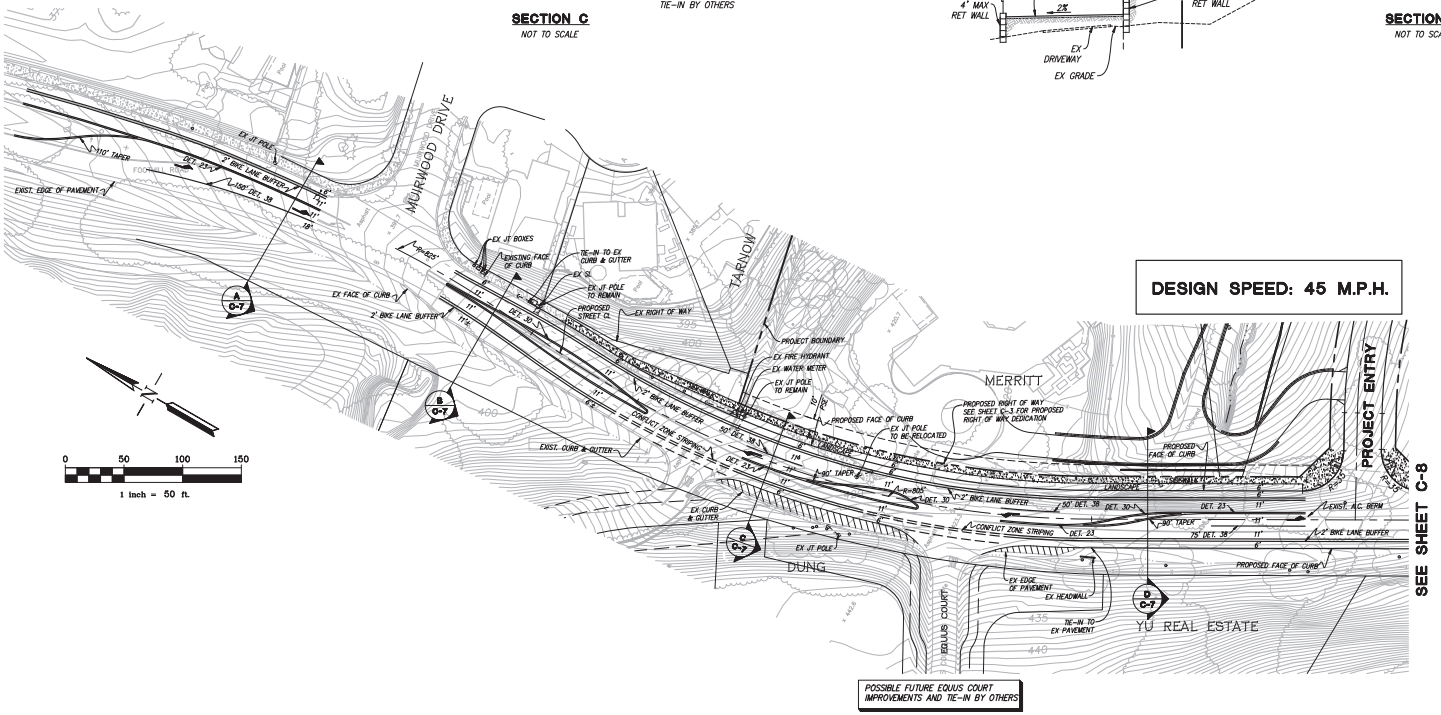

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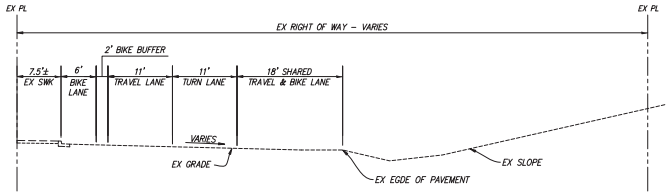

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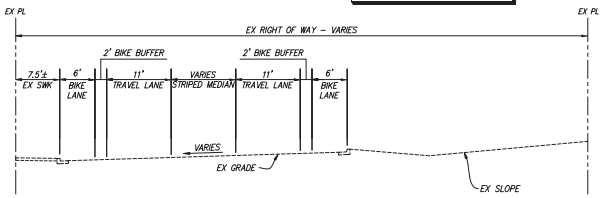

SECTION B
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PRELIMINARY
FOOTHILL ROAD
WIDENING PLAN

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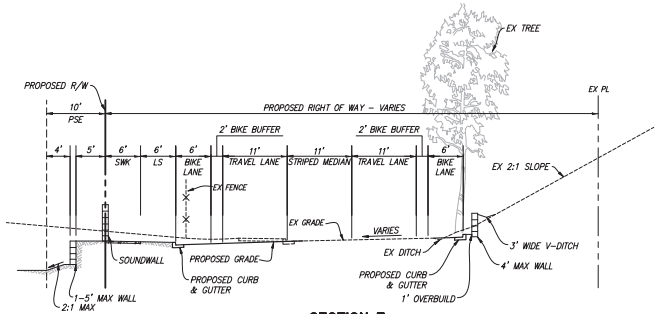
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583
ktgy Architecture+Planning
DAHLIN

JOB NO. 171057
DATE 06-14-2024
4690 CHABOT DRIVE
PLEASANTON, CA 94588
928-227-9100

EXHIBIT F
TO
DEVELOPMENT AGREEMENT
FOOTHILL ROAD IMPROVEMENTS



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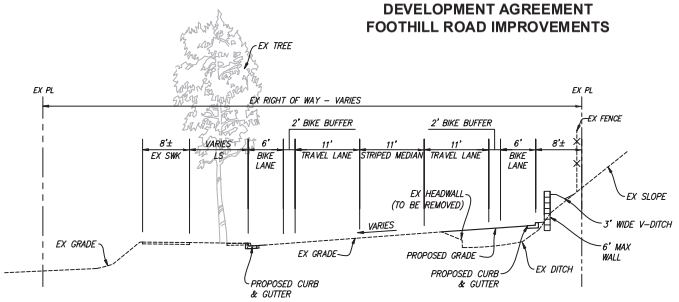

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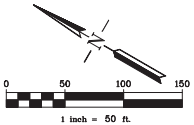

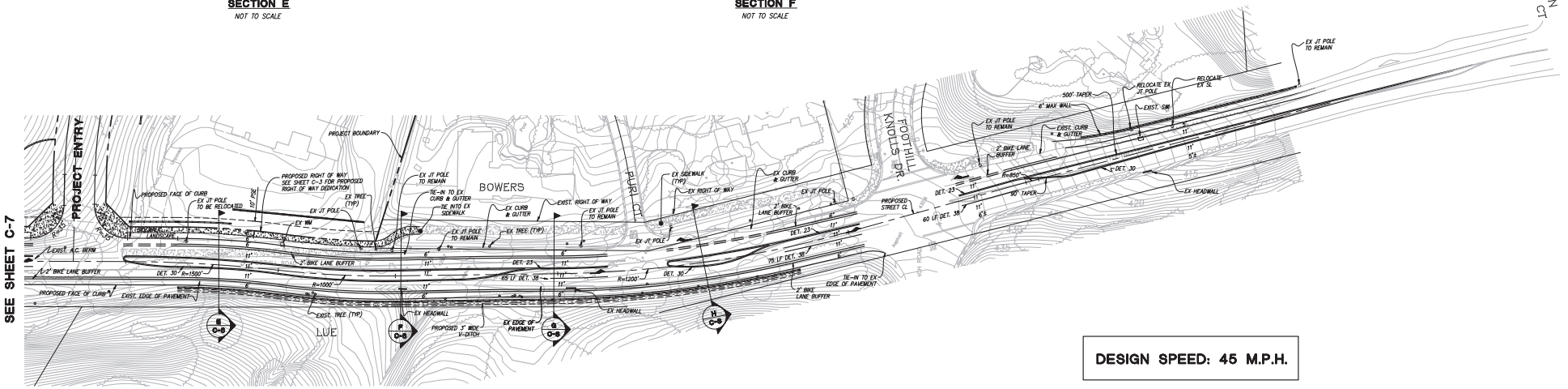

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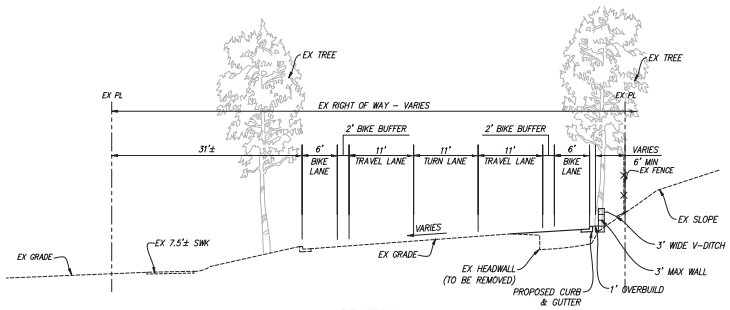

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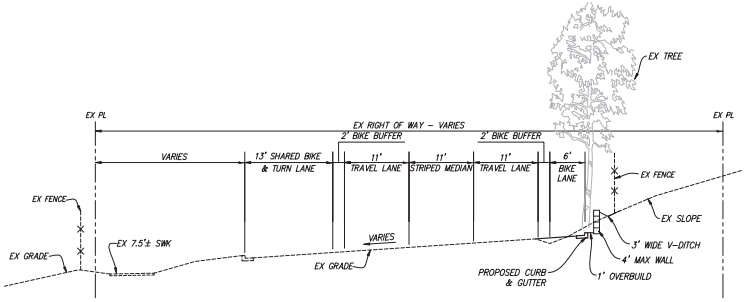

SECTION H
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PRELIMINARY
FOOTHILL ROAD
WIDENING PLAN

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MERRITT PROPERTY | Pleasanton, California

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DAHLIN

JOB NO. 171057
DATE 06-14-2024
4690 CHABOT DRIVE
PLEASANTON, CA 94588
928-227-9100

C-8

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566
Attention: City Manager

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: _____
This document is exempt from recording fees pursuant to Government Code § 27383 and exempt from Documentary Transfer Tax pursuant to Revenue and Taxation Code §11922

AFFORDABLE HOUSING AGREEMENT

This **AFFORDABLE HOUSING AGREEMENT** ("Agreement") is made this _____day of _____, 2024, by the **CITY OF PLEASANTON,** a Municipal Corporation ("City"), and FOOTHILL BOULEVARD HOLDING COMPANY, LLC a California limited liability company ("Developer").

RECITALS

A. Developer currently controls or owns a legal or equitable interest in land consisting of approximately forty six (46) acres in unincorporated Alameda County, proposed to be annexed to the City of Pleasanton, California, more particularly described in Attachment 1 attached hereto and incorporated herein by reference (the "Property").

B. For the Property, Developer has obtained City approval (PUD-xxx) to create 111 lots and develop a 110-unit age-qualified fifty-five (55) year and older residential project (collectively the "Project") consisting of 93 single family detached homes and 18 alley-loaded and/or court-yard detached and duet homes. The 111th lot is for an existing home.

C. Developer has utilized the state density bonus allowed for age-qualified housing projects pursuant to California Government Code Section 65915(b)(1)(C). This twenty percent (20%) density bonus allows 112 homes on the property, which has a maximum existing density of ninety-three (93) homes before applying the density bonus. The number of affordable homes required by City's Inclusionary Zoning Ordinance (IZO) is eighteen (18) homes (twenty percent of the base 92 home project).

D. The eighteen (18) homes required by the IZO will be available to households with incomes at or below one hundred and twenty percent (120%) (moderate income) of Area Median Income (AMI).

E. Developer shall provide Accessory Dwelling Units (ADUs) in the Project to further expand the affordability component of the Project by providing opportunities for further dispersal of affordable residential units that are affordable by design throughout the community.

F. Execution of this Agreement memorializes the requirements of the City's Inclusionary Zoning Ordinance (Ordinance 1818) for the Project and shall be in lieu of paying the City's Lower Income Housing Fee for this Project.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions contained herein, City and Developer agree as follows:

A. Of the 110 homes authorized for development by the PUD Development Plan approved by the City Council by its Ordinance 21-YYY, eighteen (18) shall be "Affordable" units. The 18 units required to meet the IZO shall be available for purchase to households with annual incomes at or below 120% of the Area Median Income (AMI) as set forth herein. The Affordable units shall be at least 1,200 square feet and shall be consistent with the following:

Unit Type	Moderate Income (120% of AMI)
2 Bedroom	18
Total	18

Area Median Income (AMI) shall mean the area median income for San Francisco-Fremont Metropolitan Statistical Area adjusted for household size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor Statute.

B. Affordable unit sales prices shall be based on the following household sizes:

Unit Type	Household Size
2 Bedroom Unit	Three (3) person household

C. The sales prices for each of the Affordable units shall be calculated based on a maximum sales price for a three (3) person household (regardless of the number of qualified applicants at the time of sale or thereafter) calculated by the City in accordance with its Pleasanton Homeownership Assistance Program guidelines and restrictions, as such restrictions have been modified and approved by the City Council for this Project in the form attached hereto as Attachment 2 (the "Merritt Property Age-Qualified Community Homes PHAP Requirements"). In the event that there are improved marketing strategies for securing qualified buyers, or there is an inadequate pool of qualified buyers, for the Affordable units, the Developer may propose revisions to the PHAP Requirements to attract additional qualified buyers. Such revisions to the PHAP Requirements shall be subject to review and approval by the Community Development Director.

At the initial sales for the Project, sales prices for Affordable units shall be based on the AMI at the time the City issues a Certificate of Occupancy for each unit. Thereafter, prices shall adjust consistent with HUD adjustments in the AMI. If HUD fails to issue revised Area Median Income/ household income statistics for the San Francisco-Oakland-Fremont Metropolitan Statistical Area within 12 months of the previous revision, sales prices for the Affordable units may be adjusted based on the annual percentage increase in the San Francisco-Oakland Consumer Price Index for urban wage earners and clerical workers.

D. The Affordable units shall be located in the alley-loaded and courtyard housing, as shown on the Project PUD site plan. The Affordable units shall be constructed concurrent with construction of the market-rate units.

E. Sales of the Affordable units shall be in accordance with City eligibility and income guidelines in conformance with the City's Preference System for City Assisted Affordable Rental and

Homeownership Programs in Resolution 21-1199, as may be amended, unless otherwise mandated by federal or state laws governing fair housing, upon which the City and Developer shall initially agree to a different process as permitted by such laws.

F. Developer shall enter into a restrictive covenant with the City in a form approved by the City Attorney, to be executed by the City Manager, to require that the housing development consisting of the 110 new housing units (and not the existing 111th housing unit) be operated as "housing for older persons" consistent with state and federal fair housing laws.

G. The Affordable units shall have the same exterior standards of quality (stucco, stone, siding, etc.) as the market rate units; however, interior features (e.g., flooring, cabinets, appliances, interior features/amenities, services, etc.) may be different than the market rate units, as long as the workmanship and the products are of standard residential quality as determined by the City.

H. By providing the Affordable units, all units in the entire Project are exempt from the Affordable Housing Fee.

I. Developer shall provide a minimum of four (4) ADUs; two (2) of these ADUs will be within the main home and the remaining two (2) ADUs will be detached structures in rear yards. The ADUs are not required to be rented or sold; and if rented or sold, are not required to be rented or sold at affordable levels.

J. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators, and assigns with respect to the Affordable units. However, in no event shall this Agreement be binding or impose any obligations, (including but not limited any indemnity or duty to defend obligations), on an owner of a market-rate single family home located on the Property, except for the restrictive covenant set forth in set F of this Agreement. The Developer and any successors, heirs, administrators and assigns of the market-rate single family homes shall enter into a restrictive covenant requiring the housing development to be operated as "housing for older persons" consistent with state and federal fair housing laws.

K. Developer shall notify the initial buyers of the Affordable units that they are required to comply with the restrictive covenants recorded on the Affordable units, which among other things, will restrict the sale of the units to other eligible age-qualified purchasers at a maximum release price determined by the City in accordance with the Merritt Property Age-Qualified Community Homes PHAP Requirements. The initial buyers and subsequent buyers shall execute a Promissory Note and Performance Deed of Trust to capture any excess proceeds received in the case of an ineligible transfer of an Affordable unit. The restrictive covenants shall remain in perpetuity and the Note and Performance Deed of Trust shall remain as long as the initial buyer or any successor, heir or assign owns the Affordable unit.

L. Developer shall have the right to transfer and assign all of its rights, duties and obligations under this Agreement to any affiliate of Developer or to any person or entity acquiring fee simple title to any portion of the Property. Developer shall be immediately released from its obligations under this Agreement upon such assignment so long as: (i) Developer was not in default of this Agreement at the time of conveyance, (ii) Developer provided to City prior written notice of such transfer, and (iii) the transferee executes and delivers to City a written assumption agreement in which: (1) the name and address of the transferee is set forth, and (2) the transferee expressly assumes the obligations of Developer under this Agreement. Failure to deliver a written assumption agreement hereunder shall not negate, modify, or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement. Nothing herein contained shall be deemed to grant to City discretion to approve or deny any such transfer.

M. If Developer fails to perform an obligation hereunder, and such failure continues for thirty (30) days after receipt of written notice of such failure by the City (or such longer period of time as may be reasonably necessary to cure such failure) then Developer shall be in default hereunder and the City's sole remedy hereunder shall be to pursue an action for specific performance against Developer.

N. Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be delivered by hand, sent by air courier, or sent by prepaid registered or certified mail with return receipt requested, and shall be deemed to have been given on the earliest of (1) receipt or refusal of receipt; (b) one business day after delivery to an air courier for overnight expedited delivery service; (c) five (5) business days after the date deposited in the United States mail, registered or certified, with postage prepaid and return receipt requested (provided that such return receipt must indicate receipt at the address specified); or (d) on the day of its transmission by facsimile if transmitted during the business hours of the place of receipt, otherwise on the next business day, provided that a copy of such notice, consent or other communication is also delivered pursuant to clause (b) or (c) above. All references to "business days" herein shall exclude weekends and State or Federal holidays. All notices shall be addressed as follows (or to such other or further addresses as the parties may designate by notice given in accordance with this section):

If to the City, at:

City of Pleasanton
Attention: City Manager
P.O. Box 520
Pleasanton, CA 94566

If to the Developer, at:

Foothill Boulevard Holding Company, LLC
c/o The DeSilva Group LLC
Attention: Jim Summers
11555 Dublin Boulevard
Dublin, CA 94568-2854

With a Copy to:

Perkins Coie, LLP
Attention: Cecily Barclay
505 Howard Street, Suite 1000
San Francisco, CA 94105

O. Notwithstanding anything to the contrary in this Agreement, the restrictions set forth in this Agreement shall be enforceable solely by the City and not by, or on behalf of, any resident of the Project.

P. This Agreement may be executed in counterparts, and when all counterpart documents are executed, the counterparts shall constitute a single binding agreement.

Q. This Agreement shall be recorded in Alameda County, shall run with the land, and shall bind the parties and their successors in interest.

THIS AGREEMENT is executed the date and year first above written.

CITY:
CITY OF PLEASANTON, a Municipal Corporation By:

_____
Gerry Beaudin, City Manager

ATTEST:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel Sodergren, City Attorney

DEVELOPER:

FOOTHILL BOULEVARD HOLDING COMPANY, LLC, a California limited liability company

By:

_____
James B. Summers
Title: _____

Attachments:
1. Legal Description
2.. Merritt Property Age-Qualified Community Homes PHAP Requirements

Attachment 1

Legal Description

Real property in the unincorporated area of the County of Alameda, State of California, described as follows:

PARCEL A:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NO. 10329 ENTITLED "ADA M. DOUGHERTY, PLAINTIFF, VS. JAMES WITT DOUGHERTY, ET AL, DEFENDANTS," WHICH CORNER IS ALSO THE CENTER LINE OF THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE CENTER LINE OF SAID COUNTY ROAD SOUTH 2° 30' EAST 70 FEET; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 28° 30' EAST 340 FEET; THENCE LEAVING SAID CENTER LINE OF SAID COUNTY ROAD AND RUNNING NORTH 51° 45' EAST 380 FEET; THENCE RUNNING NORTH 13° 30' WEST 230 FEET TO THE NORTHERN BOUNDARY LINE OF SAID LOT 2; THENCE RUNNING ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 2 SOUTH 76° 30' WEST 440 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APN: 941-0950-003-01

PARCEL B:

BEGINNING AT THE SOUTHWESTERN CORNER OF LOT 2, AS SAID LOT IS SHOWN ON THE MAP ACCOMPANYING THE REFEREE'S REPORT IN ALAMEDA COUNTY SUPERIOR COURT CASE NUMBER 10239 "ADA M. DOUGHERTY, PLAINTIFF VS. JAMES WILL DOUGHERTY, ET AL., DEFENDANTS", WHICH CORNER IS ALSO THE CENTER LINE OF FOOTHILL ROAD, FORMERLY THE COUNTY ROAD LEADING FROM DUBLIN TO SUNOL; THENCE RUNNING ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, NORTH 76° 30' EAST, 516.5 FEET; THENCE LEAVING SAID SOUTHERN BOUNDARY LINE AND RUNNING NORTH 13° 30' WEST, 400 FEET; THENCE RUNNING SOUTH 76° 30' WEST, 630 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF SAID FOOTHILL ROAD; THENCE RUNNING ALONG THE CENTER LINE OF SAID FOOTHILL ROAD, SOUTH 28° 30' EAST, 225.5 FEET; AND THENCE SOUTH 30° 30' EAST, 190.74 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-03

PARCEL C:

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, S. 16° 25' 26" E., 830.02 FEET TO THE

SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET; THENCE LEAVING SAID SOUTHERLY LINE N. 15° 42' 10" W 829.18 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY LINE N. 77° 34' 34" E., 1320.69 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-11

PARCEL D

BEING A PORTION OF LOT 2, AS SAID LOT IS DELINEATED AND SHOWN ON THE MAP ACCOMPANYING REFEREE'S REPORT IN CASE #10239 SUPERIOR COURT OF ALAMEDA COUNTY, ADA M. DOUGHERTY VS. JAMES WILL DOUGHERTY, ET AL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, S. 77° 35' 02" W., 1331.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S. 77° 35' 02" W., 505.44 FEET TO THE EASTERLY LINE OF PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 89-023130 OFFICIAL RECORDS OF ALAMEDA COUNTY TO SCHOLES; THENCE ALONG SAID EASTERLY LINE N. 12° 25' 26" W., 400.07 FEET; THENCE ALONG THE NORTHERLY LINE OF LAST SAID PARCEL S. 77° 34' 34" W., 630.65 FEET; THENCE LEAVING SAID NORTHERLY LINE N. 27° 26' 14" W., 23.06 FEET TO THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN SERIES 86-138999 OFFICIAL RECORDS OF ALAMEDA COUNTY TO MERRITT; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL N. 52° 50' 09" E., 380.00 FEET; THENCE ALONG THE EASTERLY LINE OF LAST SAID PARCEL N. 12° 25' 22' W., 246.37 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 N. 77° 34' 34" E., 749.51 FEET; THENCE LEAVING LAST SAID NORTHERLY LINE S. 15° 42' 10" E., 829.18 FEET TO THE POINT OF BEGINNING.

APN: 941-0950-003-12

Attachment 2

Merritt Property Age-Qualified Community Homes PHAP Requirements

PLEASANTON HOMEOWNERSHIP ASSISTANCE PROGRAM (PHAP) MERRITT PROPERTY AGE-QUALIFIED COMMUNITY

ELIGIBILITY AND PARTICIPATION REQUIREMENTS MERRITT PROPERTY AGE-QUALIFIED COMMUNITY

The City of Pleasanton Homeownership Assistance Program ("PHAP") provides opportunities for income-eligible buyers to purchase Below Market Rate ("BMR") age-qualified homes in Pleasanton. These homes are restricted at the time of sale in accordance with City requirements. The information provided in this document describes the household qualifications and participation requirements for purchasers of homes in the Merritt Property age-qualified community.

Eligibility Requirements

To qualify for the purchase of a home, the Applicant must be 55 years of age or older and meet the criteria listed below.

1. Household Size. The following minimum and maximum household size requirements shall apply for Applicants. At least one member has to be 55 years of age or older.

Number of Bedrooms	Minimum Household Size	Maximum Household Size
2	1 person	4 persons

2. Household Income: Annual household income may not exceed the City's established income limits for the applicable percentage of the Area Median Income (AMI), adjusted for household size. These limits, adjusted annually by the City, are based on Median Income data published by the U.S. Department of Housing and Urban Development for the Oakland-Fremont HMFA. The Income Limits for 2024 are:

Persons in Household	Maximum Annual Income
	120% AMI (Moderate Income)
1	$130,800
2	$149,500
3	$168,150
4	$186,850

3. Household members include all individuals who will be residing in the affordable home.

4. Annual household income includes the income of all household members over the age of 18 years who will be residing in the home. Annual household income includes all income for the current calendar year to date (at the time of application submittal) plus the household's

anticipated annual household income for the remainder of the current calendar year. In the event a household, and/or a household member, experienced a recent, significant increase in monthly income, generally defined as an increase of 20%, annual household income will be determined by projecting the new monthly income for a period of twelve months. Determination of and applicant's annual income to establish eligibility shall be at the sole discretion of the City/City's Program Agent and the applicant will be required to provide documentation satisfactory to the City to establish eligibility. Income shall include the following:

a) The **gross amount, before any payroll deductions**, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;

b) The net income from operation of a business or profession or from rental or real or personal property (for this purpose, expenditures for business expansion or amortization of capital indebtedness shall not be deducted to determine the net income from a business);

c) Interest and dividends;

d) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;

e) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;

f) Public Assistance. If the public assistance payment includes an amount specifically designated for shelter and utilities which is subject to adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as income shall consist of:

   (1) The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus

   (2) The maximum amount which the public assistance agency could in fact allow for the family for shelter and utilities;

g) Periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling;

h) All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the family or spouse;

i) In addition to the above, to adhere to Title 25 California Code of Regulations Section 6914, where a family has net assets in excess of $5,000 (after subtracting the allowable down payment and closing costs to purchase the home), the applicants' annual income shall include the actual amount of income derived from the asset(s), or 10% of the value of the asset(s), whichever is greater. If the total assets are less than $5,000, the actual amount of income derived from the asset will be included as income. For this section, assets is defined as equity in real property, trust funds, savings, stocks, bonds or other investment instruments such as mutual funds, certificates of deposit, etc. Assets do not include recognized retirement plans such as IRA's, Keogh plans, and 401K plans. Assets may not exceed the program's limit.

5. The Applicant household must not own another home at the time of the Application or if a home is owned, it must be actively marketed for sale with the intent of selling such home prior to purchase of the BMR home.

6. The City will implement a Below Market Rate (BMR) Exchange Program that will allow a current BMR homeowner to be eligible to purchase one of the BMR homes in this development prior to selling their existing BMR home.

7. Applicants must be a U.S. citizen or lawfully permitted for permanent residence.

Credit/Other Requirements

8. Applicants must have sufficient creditworthiness to qualify for a first mortgage. Creditworthiness includes: a) not having filed bankruptcy in the last three years; and b) minimum FICO credit rating of 660 points. At the discretion of the City/City's Program Agent, this minimum rating may be adjusted if the buyer's down payment exceeds the 3% minimum requirement. The applicant may not have any outstanding judgements or accounts in collections.

9. The Applicant's total Frontend Housing ratio may not be less than a 28% floor of the Applicant's total gross monthly income.

10. If the Applicant has not previously owned a home, the Applicant must successfully complete a City-approved first-time homebuyer training program prior to the close of escrow.

First Mortgage Requirements

11. Applicants are required to demonstrate ability to obtain mortgage financing within a specific time frame established by the City. The City's Agent will review the Loan application and supporting documentation for program eligibility and will forward the loan package to the First Mortgage Lender. Failure to provide required financial information within the time frames established by the City will result in the household forfeiting its current application ranking number and being removed from further consideration.

12. Applicants are responsible for all closing costs related to the purchase which may include title fees, escrow fees, loan origination fees, etc. (approximately 2-3 percent of the purchase price). Applicants may be "gifted" funds to be used toward closing costs.

13. First mortgages must have a fixed interest rate for the term of the loan. First mortgages with negative amortization, interest only payments, or balloon payments are not acceptable.

14. The Applicant's total Backend Debt to Income ratio may not exceed a 45% ceiling of the Applicant's total gross monthly income.

15. The Applicant will participate in a lender sponsored Impound Account for property taxes on the BMR unit. Property taxes shall be based on the affordable sales price at time of sale to the Applicant.

Down Payment & Secondary Financing

16. The Applicant must provide a minimum of three percent (3%) of the purchase price, in their own funds, for use as a down payment:

a) In general, lending institutions require that funds must be seasoned (on deposit in a financial institution) for a minimum of three months prior to the initial date of the application with documentation showing these funds are available for use as down payment.

b) Funds must be placed into escrow prior to close of escrow and proof of availability of funds provided to the City's Program Agent before close of escrow.

17. Buyers purchasing homes through the PHAP Program may use forms of secondary down payment financing from the City-approved subsidy sources.

18. The City will not provide any direct financing, and buyers must qualify independently for mortgage financing to purchase the homes. However, buyers may apply separately for second mortgage assistance through the Pleasanton Down Payment Assistance Loan (PDALP) program. Review of the PDALP application will be conducted separately from consideration of the Eligibility and Financing Application. Approval of PDALP financing in conjunction with the PHAP program will be based on the applicant's demonstrated financial need.

19. Applicants may be gifted funds in an amount not to exceed 15% of the purchase price, plus closing costs as evidenced by a gift letter which must be submitted at the time of the PHAP application submittal.

Restrictive Covenant Requirements

20. Applicants must agree to occupy the property as the principal place of residence for at least ten (10) months of each calendar year. The property and improvements must be maintained in good condition and repair throughout the period of ownership. The property and any part of it may not be subleased.

21. Applicants must agree to comply with the Restrictive Covenants recorded on the BMR home which, among other things, will restrict the sale of the home to other eligible age-qualified purchasers at a maximum resale price determined by the City in accordance with these guidelines. The Applicant shall execute a Promissory Note and Performance Deed of Trust to capture any Excess Proceeds received in the case of an ineligible transfer of the property. The Restrictive Covenants shall remain in perpetuity and the Note, and Performance Deed of Trust shall remain so long as Applicant owns the BMR home.

22. Applicants must agree to the City's subordination and refinancing conditions which generally prohibit the take out of equity or appreciation. Refinancing is limited to reduction of an interest rate or more favorable or lower payment terms. Only the existing balance of the loan may be refinanced and up to 2% for non-recurring closing costs.

23. The resale price will be based on adjustments (increases and decreases) in the Area Median Income (AMI) annually by U.S. Department of Housing and Urban Development (HUD). The formula for determining the maximum resale price shall also include an allowance for reasonable closing costs and marketing expenses as determined periodically by the City.

Sample Maximum Sales Price Calculation:

Initial BMR Sales Price: $545,000
Change in HUD AMI Since Initial Sale: Increase 5%
New Maximum Sales Price at Resale: $572,250

Selection Process

24. The City's selection process shall be conducted based on the City of Pleasanton Preference System for City-assisted affordable housing projects. City of Pleasanton Resolution No. 21-1199 is attached. Additional information concerning the Preference System may be obtained from the City.

25. Available homes will be allocated to eligible purchasers with qualified financing based on application ranking numbers. Selection will be restricted to homes currently available for occupancy and applicants will not be given an opportunity to wait for specific properties which may be available at a later date, such as in a phased release of homes. Only those Applicants who are able to meet project eligibility guidelines and to obtain project financing within a time frame established by the City would be able purchase a BMR home.

26. In new construction units, builder-provided home upgrades, such as improved carpeting, cabinetry, fixtures, etc., are generally not provided.

27. Falsification of eligibility information provided in the application will result in disqualification of the applicant and or termination of escrow.

City of Pleasanton Partners

28. The City collaborates with Bay Area Affordable Homeownership Alliance (BAAHA) to process applications for the PHAP and will make additional requests for information to verify information stated in the application. Please note that the Applicant's signature on the Pre-application signifies the Applicant's authorization to share documentation and information among these parties pertaining to the application.

29. Homebuyer education for the PHAP and PDALP programs is coordinated by a HUD-approved homebuyer education provided, including ECHO Housing.

Definitions

"**Backend Debt to Income**" shall be defined as monthly debt to income ratio which includes monthly housing payments (principal, interest, taxes and insurance) and any other secured and unsecured debt payments (e.g. car loans and credit cards).

"**City's Agent**" shall be defined as Bay Area Affordable Homeownership Alliance (BAAHA) or another third-party administrator authorized by the City for the PHAP/City DPA Programs.

(Preference Category Definitions)

"**Disabled Person**" is defined as a head of household who has a medically documented permanent physical or mental impairment that prevents him/her from maintaining full-time regular employment. Any individual claiming Disabled Person status must submit verification from a licensed doctor of his/her disability and its effect on the ability to maintain full-time employment. A Disabled Person

shall be assigned a number of points as if the person was employed regardless of the Disabled Person's employment status, plus one bonus point. If an individual has a disability that substantially limits one or more major life activities and has a medical record of such impairment but the disability does not prevent the ability to maintain full-time regular employment the individual shall be assigned the appropriate number of points as detailed in the City's Preference System in place at the time. Examples of a disability include limitations on caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, or working.

"**Pleasanton Employee**" is defined as a person who at the time the Eligibility and Financing Application is submitted for review, is permanently and continuously employed on at least a half-time basis (i.e., 20 or more hours per week) at a business that is physically located within the then current incorporated area of the City of Pleasanton. Telecommuting or working from an address located in Pleasanton for an employer not located in the City of Pleasanton as defined above, shall not qualify as employment in the City of Pleasanton, unless the employer is providing the workspace in Pleasanton as part of its corporate/company offices. For persons who are retired at the time of application, the applicant's work history immediately prior to the date of retirement shall be considered in determining the length of employment in Pleasanton. The City will require applicants to submit pay stubs, W-2 forms, tax returns, or other satisfactory evidence as proof of employment at a Pleasanton business. Length of employment shall be calculated from the final date for submitting a City Eligibility Preapplication. "Employment" does not include volunteer work or any work without reportable income.

"**Pleasanton Resident**" is defined as a person or household who at the time the Eligibility and Financing Application is submitted resides permanently and continuously at a residential address which is physically located within the then current incorporated area of the City of Pleasanton and where that location is considered to be the household's permanent place of residence. The City will require applicants to submit a driver's license, voter registration, utility bill, or other evidence as proof of residency in Pleasanton.

For persons who moved away from the City of Pleasanton less than 6 months prior to the final date for submitting a City Eligibility Pre-application and who resided in the City of Pleasanton continuously for at least ten (10) years immediately prior to moving away, the residency history prior to the date of moving away shall be considered in determining the length of residency.

In addition to the above, "Pleasanton Resident" includes individuals who have maintained a permanent address in the City of Pleasanton while a full-time college student at a university located outside of the City or while an active member of the armed forces. Proof of residency and academic and armed forces standing will be required.

Proof of Pleasanton residency is required and must be provided through the submittal of rent receipts or utility billing in the name of the applicant. In unique situations, the City may consider other documentation sufficient to determine residency, on a case-by-case basis, such as a notarized statement from a landlord or relative attesting to residency, if the above information is unavailable.

EXHIBIT F

Charles R. Shoemaker
Mary E. Elmer
4034 Fallwood Ct.
Pleasanton, CA 94588
Ph: 925-846-9443
Mobile: 415-531-0470

June 4, 2024

Mr. Eric Luchini, Sr. Planner
Community Development
City of Pleasanton
P.O. Box 520
Pleasanton CA 94566

RE: Merritt Property Development
Tract 8522

Dear Mr. Luchini,

We are writing to express our support for the development the Planning Commission is considering for the Merritt Property at the upcoming Planning Commission Hearing scheduled for June 12, 2024.

We have lived at [redacted] behind Mr. Merritt's property for over 30 years. While density and traffic flow have always been a concern of our neighbors along Muirwood Drive, we believe an age restricted development to be the best use of the property and would enthusiastically support such a development.

The City of Pleasanton has been challenged by forces beyond their control to meet mandated housing quotas. We believe the City has been extremely thoughtful considering the needs of the community and it is our hope the City will consider this development to meet their housing goals.

We appreciate your consideration.

Sincerely,

[redacted]

Charles R. Shoemaker
Mary E. Elmer

Merritt Farms
[redacted]
Pleasanton, CA

Mayor Brown and Pleasanton City Council Members:

There is a proposal before the City Council to consider the approval of the Merritt Property for a Planned Unit Development and a Vesting Tentative Map for approximately 111 homes. The proposal is for developing an age-qualified senior housing project consisting of approximately 110 new units and retention of one existing unit (my current home). The project is the same as that studied in the EIR the City certified for its 6th cycle Housing Element. It proposes to demolish one of the two existing residences at the site while retaining the other, keep 2 non-habitable outbuildings (a barn and a workshop/barn), and build approximately 110 new residential units restricted to residents that are 55 or older.

The new homes consist of 92 single-family market rate homes (86 conventional lots and 6 alley loaded) and 18 alley loaded single family duets and detached homes that will provide much-needed senior for-sale affordable housing which includes 18 alley-loaded single family and duet homes that will be deed-restricted to moderate affordability. These affordable homes range from approximately 1,264 to 1,403 square feet, and are one story. They are 2 bedrooms, 2 bath homes with private outdoor spaces. The duets that face the community streets are designed to look like one larger home to blend in with other homes on the street. Detached and attached Accessory Dwelling Units also will be available as options on some lots.

The project also includes a centrally located recreation center, which is designed to accommodate social events, activities, and resort-style amenities, including a fully-equipped fitness center with inside and outside yoga and exercise class spaces, pickle ball courts, swimming pool, spa, demonstration kitchen, multi-purpose room, great room, outdoor entertaining area with a fireplace and TV, a massage room, and a sky bar.

Our family has been active in the Livermore – Amador Valley since 1914. My grandfather helped establish Valley Memorial Hospital in Livermore, and during the period from 1960 – 1970 my father was responsible for bringing the Valley Care Hospital to the City of Pleasanton from Livermore.

Our family purchased the Foothill Road property in the mid 1950's and I represent the third generation of my family as owner of this property. As a teenager, I moved here in 1963. The freeway did not exist. Foothill road was the connection through the Walnut Creek/Dublin corridor to San Jose. At that time there were no developments on Foothill Road. The property was truly rural. My grandfather planted approximately 42 acres of walnut trees, which we harvested and processed each year. The walnut orchard that was planted is no longer viable

As you are well aware, this is no longer the case. Bordered by both Foothill Road and the freeway, our acreage is the only property on the eastern side of Foothill Road from Dublin to Castlewood that has not been developed.

This project has the ability to bring much needed benefits to the community of Pleasanton:

a. Minimal impact on traffic due to age restricted proposal for aged qualified (55+) owners

b. No direct impact on the schools in Pleasanton due to age restricted proposal for owners
c. Allows for meeting the demand of housing for owners that are over (55+ years) of age
d. It allows for meeting the need for the bicycle Corridor Plan enhancement (it addresses the safety need for bicycles and pedestrians). This provides funding for major portions of the recently approved Foothill Road Bicycle Corridor Plan (BCP) and allows for the installation of this plan in a timely manner.
e. Widening Foothill Road on the east and west side of the proposed development to eliminate the narrow section on Foothill Road: safety issue.
f. The speed of vehicles will also be reduced for safety issues in approaching the school from the south.
g. As a general safety issue, the road can be constructed with safe sidewalks for pedestrians and school children walking to and from school from the south.
    a. This safety issue, for both bicycles and pedestrians, is a very important issue and is also a liability concern for all. Since this is a county road, the City of Pleasanton and the County of Alameda have this risk. After not having a barrier on Foothill Rd for more than 20 years, the City of Pleasanton recently installed a narrow temporary barrier for the sidewalk for part of the frontage, but not all of the walkway. As owners of the property The DeSilva Group and I were asked by the City of Pleasanton staff to trim the trees that were over the walkway. This was done within two days of requesting this action. Once again, this was a safety issue recognized by the City of Pleasanton staff, and we worked cooperatively with them to address their concerns.

The applicant for this proposed development is offering to fund and install much needed improvements along the Foothill Road corridor.

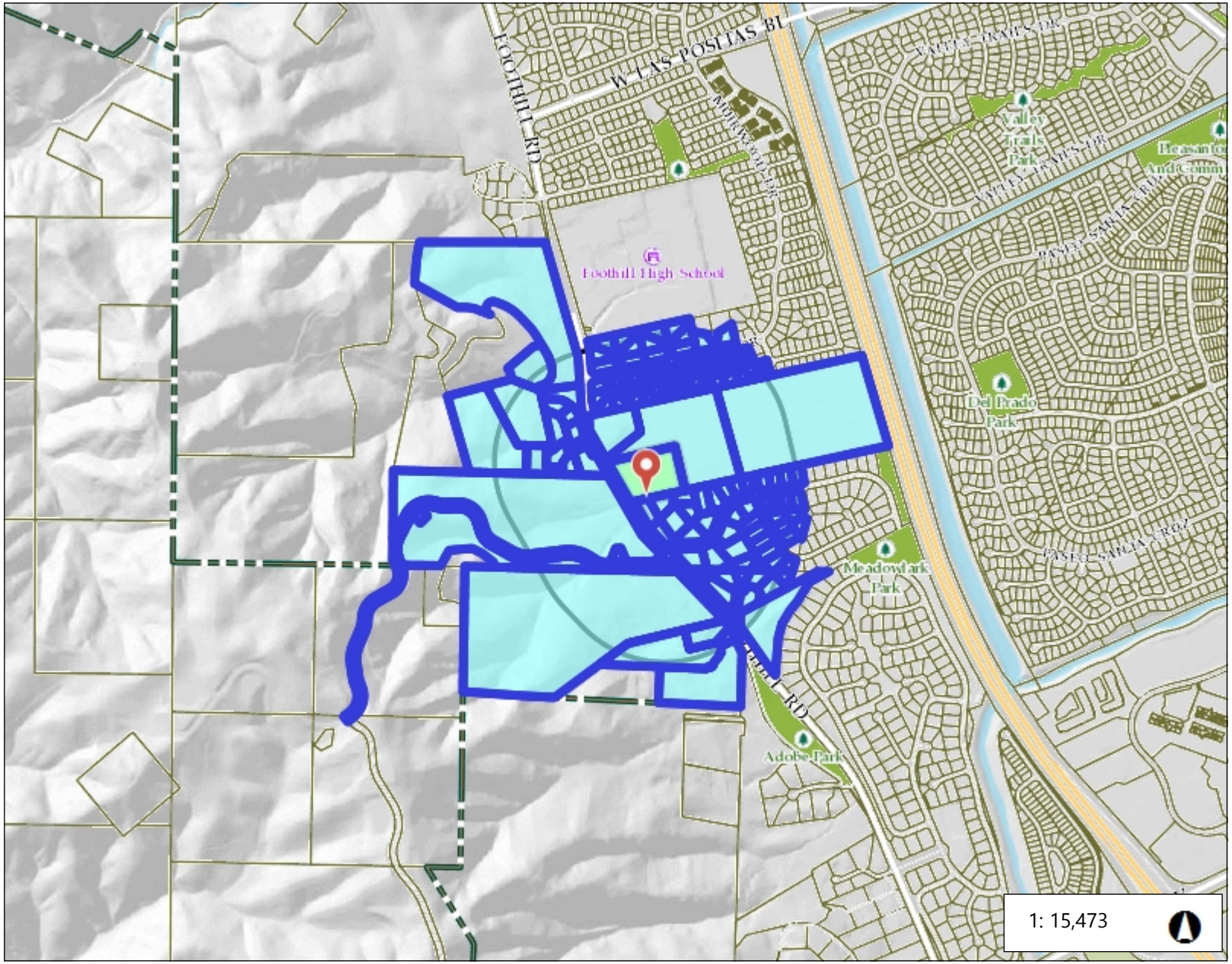
Please note that this proposal is much different from an earlier one in the late 1990's. The age qualified nature of the project will greatly reduce traffic generation and will have no direct impact on local schools.

I am working in concert with Jim Summers of The DeSilva Group on this project. Please vote to support this new community,

James & Margaret Merritt
[redacted]
Pleasanton, CA 94588
[redacted]

4131 FOOTHILL ROAD (APN 941-0950-003-03)

EXHIBIT G



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

2,578.8 0 1,289.41 2,578.8 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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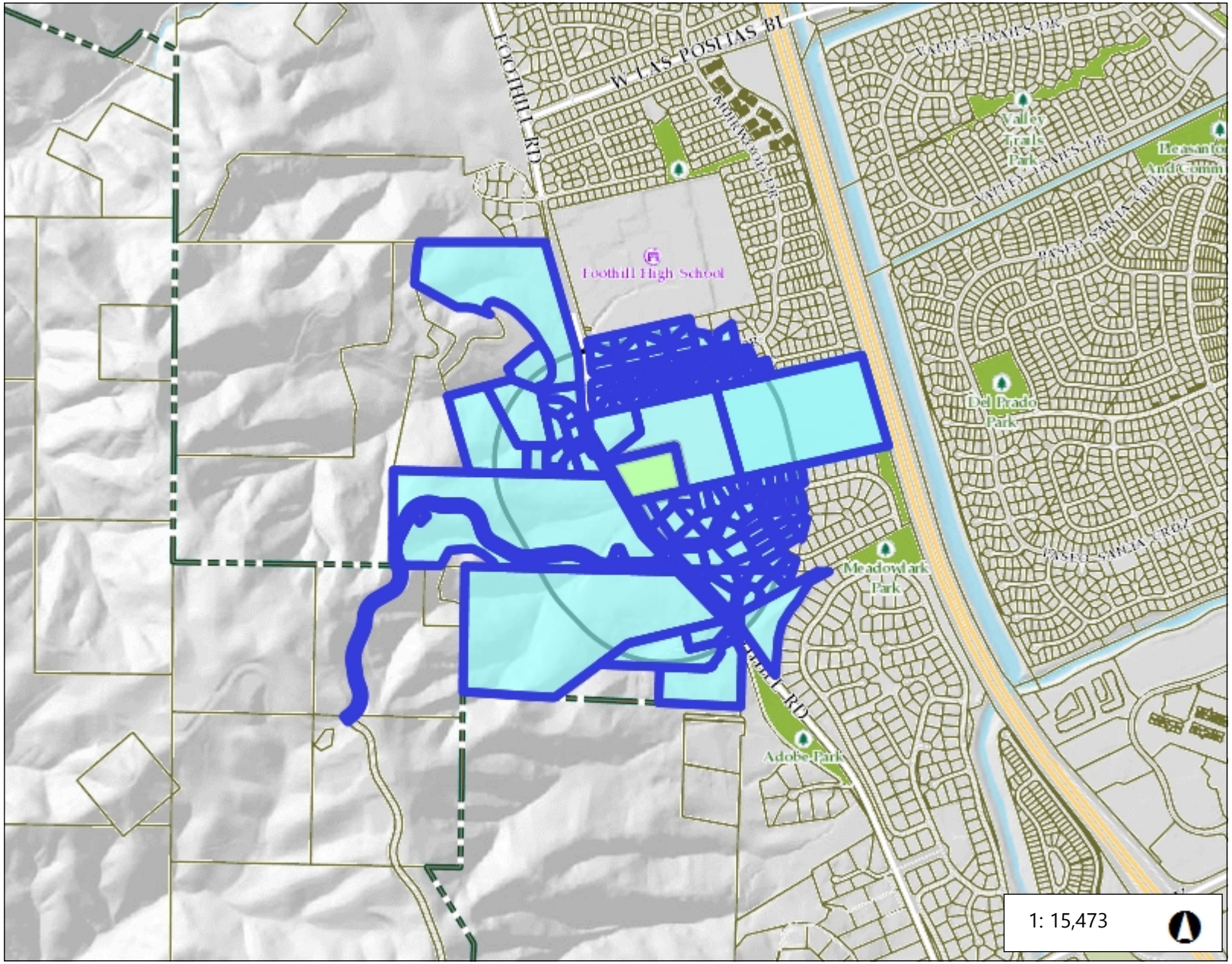
4141 FOOTHILL ROAD (APN 941-0950-003-01)

Map Print Title



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

2,578.8 0 1,289.41 2,578.8 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 26, 2024
Item 5

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time:	Fourth Monday of every other month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative:	Commissioner Jain
Alternate:	Chair Pace
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time:	First Monday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time:	Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location:	Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact:	Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time:	Third Thursday of each month at 7:30 a.m.
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioners Morgan and Wedge
Alternate:	Commissioner Mohan

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time:	First Wednesday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Jay Ingram, Community Services Manager, 931-5346

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time:	First Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time:	Second Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time:	Second Wednesday of each month at 7 p.m., September-May
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Nicole Thomas, Recreation Supervisor, 931-3432

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 26, 2024
Item 6

SUBJECT: Actions of the City Council

June 18, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt and waive second reading of Ordinance No. 2282 approving the Sixth Amendment to the Development Agreement for the Stoneridge Shopping Center, located a1008 through 1700 Stoneridge Mall Road, governing a previously approved approximately 362,790 square-foot shopping center expansion to extend the term for six months, with potential additional extensions of either 18 months or two years, and a further potential extension of two years thereafter, subject to the completion of performance standards as set forth in the proposed amendment

Council approved the consent calendar, as recommended

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 26, 2024
Item 7

SUBJECT: Future Planning Calendar

No items to report.