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**REGULAR MEETING OF THE  
CITY OF CONCORD  
DESIGN REVIEW BOARD**

**\*\*PLEASE NOTE NEW MEETING LOCATION\*\***

**Thursday, May 14, 2015  
5:30 p.m., Regular Meeting  
CITY COUNCIL CHAMBERS  
1950 Parkside Drive, Bldg. D**

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*Design Review Board Members*

Jack Moore, Chair

Ross Wells, Vice Chair

Peter Harmon

Kirk Shelby

Ernesto Avila – Planning Commission Liaison

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**AGENDA**

**PUBLIC COMMENT PERIOD**

**ADDITIONS/CONTINUANCES/WITHDRAWALS**

**CONSENT CALENDAR**

**A. 3/12/15 Meeting Minutes**

**B. 4/9/15 Meeting Minutes**

**STAFF REPORTS – None**

**HEARINGS**

- 1. [Chalomar Crossings Subdivision \(PL150027 – DR\)](#) – Design Review for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370.****

**BOARD CONSIDERATIONS/ANNOUNCEMENTS**

**STAFF ANNOUNCEMENTS**

**ADJOURNMENT**

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**NOTICE TO PUBLIC**

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No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

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In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

May 28, 2015

June 10, 2015

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**REPORT TO DESIGN REVIEW BOARD**

DATE: May 14, 2015

**I. GENERAL INFORMATION**

**Project Name:** Chalomar Crossings Subdivision (PL150027-RZ, TM, DR, TR)

**Review Status:** Preliminary Design Review

**Location(s):** 988 Oak Grove Road

**Parcel Number(s):** APN 129-210-015

**General Plan:** Low Density Residential

**Zoning:** RS-7 (Single Family Residential; min. 7,000 sq. ft. lot size)

**Applicant:** ACRE Residential  
7901 Stoneridge Drive  
Pleasanton, CA 94588  
(925) 621-4348

**Vicinity Map:**



## II. PROJECT BACKGROUND

On January 23, 2015, Acre Residential submitted an application for a rezoning and major subdivision for the construction of 20 single-family homes at the subject site. The application includes a request for rezoning from R-7 to RL (Low Density Residential which allows a minimum lot size of 1,920 sq. ft., and a density range of 2.5 to 10 units/net acre), a tentative map, design review and tree removal.

The initial application was reviewed by the Development Advisory Committee (DAC) on February 17, 2015 and deemed incomplete. A neighborhood meeting was held on February 23; a summary of the comments provided during the meeting is attached to the staff report (Exhibit A). Neighborhood comments regarding design included: access should be provided to Oak Grove Road, rather than Chalomar Rd., the project is not consistent with the primarily one story home neighborhood, and the narrow roadways don't provide on-street parking.

On March 12, 2015, the Design Review Board held a study session and reviewed the project. At the conclusion of the meeting, the Board requested that the applicant return with revised plans addressing their comments. The general comments included the following:

- *The Board suggested providing a 1.5 story plan, since one stories are difficult on small lots, to give the streetscape more variety. The Board noted that they liked the garages pushed back, but stated there is a need to break up the boxes. The Board indicated the key is to make the project unique and the units unique. They encouraged the applicant to look at other good examples from other areas. The Board suggested improving both massing and style with more distinguishing elements. In terms of architecture, the Board emphasized the need to provide better architecture and better massing and noted the plans all looked pretty much the same. They noted the stonework will not be seen with the landscaping, and recommended increasing the verticality of the stonework to provide appearance of more massing. The Board emphasized there was an opportunity to build something special but this project was not offering that. Instead they noted, the neighborhood is monolithic and lacks character. The Board noted the back of all buildings just appear as two story stacks; and recommended adjusting the rear and side elevations. They noted the backs of these buildings will be seen along Oak Grove Road. The Board noted that with the State's C3 Guidelines, turf is limited and not practical on smaller lots and thus agreed with not having turf within the front yards.*

On April 9, 2015, the applicant representative for Acre Residential submitted revised plans for the project to address the issues raised by the Development Advisory Committee and the Board. The applicant also provided a memo dated March 27, 2015, from the certified arborist on the project regarding tree impacts. A second Development Advisory Committee meeting was held on April 28, 2015 and the project was deemed incomplete.

The Board's design recommendations will eventually be forwarded to the Planning Commission and City Council as the review authority for the required entitlements and environmental review.

**III. SITE DESCRIPTION**

The site is a 2.5-acre parcel currently utilized as a church. Existing site improvements consist of the church building and adjacent multi-purpose room, located on the southwestern third of the site, and a paved parking area in the center of the site. The rear of the site is unimproved and includes a small accessory structure. A 40-foot wide access and utility easement, located on the northeast edge of the site, is maintained by the Contra Costa Water District and provides access to three neighboring homes. A 5-foot wide Pacific Bell Telephone Company easement exists near the center of the site off Chalomar Road, and is proposed to be abandoned. As noted within the Tree Survey, there are 75 trees on site, including two protected trees (Coast Redwood and Arizona Cypress), based on the City's Ordinance. The site is surrounded by single-family residential development zoned RS-7 or RS-10.

**IV. PROJECT DESCRIPTION AND DISCUSSION**

The revised plans (Exhibit B) reflect that the project proposes to create 20 single family lots ranging in size from 3,504 to 4,000 square feet. Five additional parcels would be created as follows:

- Parcel A: Open Space for passive use at corner of Oak Grove Road and Chalomar Road (1,211 sq. ft.)
- Parcel B: Water Quality/Flow Control Basin on northeast edge of site (7,753 sq. ft.)
- Parcel C: Landscape buffer along Oak Grove Rd. (3,101 sq. ft.)
- Parcel D: Private Street through center of site (15,131 sq. ft.); and
- Parcel E: Private Street at eastern edge of site within existing easement (7,931 sq. ft.).

The proposed private road, landscape buffer and flow control basin within the subdivision would be maintained by a homeowner's association.

**A. Site Planning**

The applicant has responded to the Board and staff's comments on site planning as follows:

- Plans show a wider 28-foot private street now allowing for 20 on-street guest parking spaces within the subdivision, due to the expanded roadway. The loop roadway is now shown with one-way circulation with an entrance between lots 9 and 16 and the egress from the site onto Chalomar Road, between lots 1 and 8. Sidewalks 4.5-feet in width are now shown on one side of the street, which is acceptable for developments of 25 units or less. Chalomar Road would not be widened and the existing curb face alignment with sidewalks would remain along the project's frontage.
- Placement of new homes along the eastern private roadway (Parcel E) is shown with a wider 28-foot roadway within the 40-foot wide easement allowing for parking on the project side of the street. Four of the 20 on-street parking spaces proposed are shown here. Site access remains as shown from Chalomar Road for this roadway. An 8-foot wide landscape easement is shown adjacent to the properties with existing homes to the east.

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- As shown on the revised project plans, Exhibit B, sheets C4 and C5, storm water requirements are still planned to be accommodated through Parcel B and a new 10-foot wide drainage easement at the northwest corner of the site. The applicant is coordinating with Contra Costa Water District to relocate the waterline further east within the access easement on the east side of the site.
- The revised plans have removed the 3,923 sq. ft. private open space or pocket park, now reflected as Lot 12, to be developed with a home. One lot along Oak Grove Road has been eliminated to increase side setback distances from 3 feet previously shown to 5 to 8 feet, as currently shown on the plans, consistent with the RL zoning development standards. The distance between the home located at the southwest corner of the site and the intersection of Oak Grove Road and Chalomar Road has also been increased through the placement of Parcel A at the corner to provide a landscaping transition.
- Plan types along Oak Grove Road have been modified to include more variety with a Plan 1, Plan 2 and Plan 3 now included.

Staff's recommendations on the revised plans are as follows:

- The intent of the 40-foot wide easement needs to be clarified on the plans with respect to treatment at the existing neighborhood. Staff recommends inclusion of a 4.5 foot accessible sidewalk and parking on the new project side and a combination of parking and landscaping on the existing project side, such that the existing neighbors can continue to park in front of their homes and existing driveway lengths are not reduced.

**B. Building Architecture**

The applicant's revised plans incorporate the following changes in terms of architecture:

- The revised plans include three floor plans now rather than the four provided previously. The homes now range from 2,058 to 2,467 sq. ft. The smaller plan 1 includes 4 bedrooms and 3 bathrooms. The plan 2 includes a few options for an upstairs loft/retreat and downstairs den, but if maximized would include 5 bedrooms and 3 bathrooms. Plan 3 depending on options selected would be a 4 to 5 bedroom home with 3 bathrooms.
- Plan 1 is provided with Farmhouse and Craftsman architectural style elevations. Plan 2 is provided with Farmhouse and Traditional architectural styles with alternate elevations for corner locations along Chalomar Road. Plan 3 is provided with Farmhouse and Traditional style elevations. The applicant has now provided updated plans shown on Sheet A18 to show the Oak Grove Road streetscape appearance.
- Plan 1 has been reduced in size, and the front porch has been increased in size. The second floor of the home has been modified to provide less massing at the front and

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porch side of the home. The plans now incorporate gable roof element on the rear and side elevations to reduce some of the roof massing. Materials and design elements are similar to that provided previously. Building height has been reduced from 28'-2" to 25'-10".

- Plan 2 elevations have been modified to include a new Traditional architectural style designed with a stucco body, stone veneer at the base of the front elevation, decorative shutters, wood trim, decorative gable trim, decorative entry doors, composition shingle roofing, and similar garage doors with optional windows. The Farmhouse elevation retains the previous look and includes board and batt siding with wood trim, board and batt gable detail, gable vents with wood trim, and patios with wood posts and wood trim at top and bottom.
- Plan 3 has increased in size by approximately 200 sq. ft. to 2,467 sq. ft. Elevations provide for a side entry design for location along Chalomar Road. The Craftsman style elevation has been replaced with Traditional style architecture that is shown with an exterior stucco finish and includes stone veneer at the base of the home and decorative gable trim. Roof gable elements provide some relief from the overall massing. A covered side patio with wood porch rail accents the side entry to integrate with the Chalomar Road street face. The revised plans have improved the Farmhouse architectural style (front elevation) to include additional roof gable elements. The horizontal wood siding has now been eliminated with only the vertical board & batt siding with wood trim now shown. The covered patio is smaller than with the Traditional style elevation. The left elevation (garage face) has been improved to provide additional interest with gable roof elements and a faux balcony.
- Siding and trim detailing is shown on all three elevations for both styles. Rear elevations have been improved over previous plans, to be less boxy through the provision of additional varied roof elements. Six color schemes (Sheets A15, A16) are proposed with earth tone colors and materials generally in tan, grey, crème, but also with some darker body styles in red (Scheme 2 rustic red) and brown (Scheme 5 Homestead brown). The trim, fascia, gable accent, stonework and front entry doors, will provide added accents as illustrated on Sheet A2, A6, A10 and A17 and A18.

Staff's recommendations on the revised plans are as follows:

- Although there have been improvements with the addition of roof gables (Plan 1 and 2 Farmhouse rear elevation), the massing of the homes remains generally boxy. The vertical board and batt siding of the farmhouse elevations seems to accentuates the massing. Staff recommends a re-examination of the proportions, perhaps utilizing "soft shoulders" (setting back the second story from the first level), and incorporating a 12" belly band/board to break up the massing of many of the elevations, particularly the Farmhouse style with vertical siding.

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- Traditional architectural style provides more variety but staff recommends on the Plan 2 (front) providing greater interest to the upper level (center), providing more attention to detail with decorative garage windows as a standard, a beefier cap above the stone base, exterior lights on both sides of the garage and at entrance, and that the stone returns on side elevations should extend to fence line.
- Farmhouse elevations should incorporate greater thickness and dimension to window frames, 12-inch horizontal belly band/board to break up verticality of elevations, window alignment (example Plan 1 rear elevation), and extending board and batt gable detail down from roof.
- The Craftsman elevations should distinguish themselves with additional details, such as deeper porches, tapered columns consistent with the style atop a larger stone or brick base, incorporation of a front entry door consistent with Craftsman style, exposed rafter tails and beams under deeper roof eaves, and extending contrasting decorative gable trim down from roof peak. Window mullions should be shown on the side and rear elevations.
- Additional architectural features such as that shown on the Plan 3 (Farmhouse left elevation), are supported to improve overall appearance from the street view.
- Improved architectural façade to Chalomar Road for those units facing both the internal road and Chalomar Road is supported.
- Rain gutter locations should be shown to confirm rain water leaders are not coming down the front of patio posts at entry.
- Exterior lighting should be tailored for each home, based on the architectural style. Provide specifications for building lighting consistent with each architectural style.
- Consistent with the Board's earlier comments, the verticality of the stonework should be increased to provide an appearance of more massing. Staff recommends enlarging height of stonework provided on Plans 3 by a few feet.

The Board's previous March 12 comments were "to make the project unique and the units unique". The Board emphasized there was an opportunity to build something special but that the project was not presently offering that, noting, the neighborhood was monolithic and lacked character. *Staff requests the Board's comments on the revised plans and to what degree they are progressing based on their earlier comments.*

**C. Landscaping/Walls and Fences/Lighting**

Landscaping and Hardscaping

The applicant's revised plans incorporate the following changes in terms of landscaping:

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- As a result of the earlier DRB comments, the applicant submitted a memo (Exhibit C), dated March 27, 2015, from a certified arborist, indicating that it should be feasible to retain the Italian Cypress trees (#81-125), if development follows particular standards outlined within the letter. Staff believes that retaining the trees would serve a benefit to the project, providing an added visual buffer between neighbors and the northwest edge of the proposed project as well as mature landscaping for the neighborhood.
- The landscape plan proposes to retain two existing Red Oaks and a Sweet Gum tree located along Oak Grove Road within a 14-foot wide landscape buffer (Parcel C) to provide additional privacy and screening, two Red Oaks and a Sweet Gum along Chalomar Road (Parcel A), and a Redwood on Lot 8 along Chalomar Rd. All other trees are slated for removal including two protected trees (24-inch Coast Redwood and 37-inch Arizona Cypress).
- Street trees are proposed along Oak Grove and Chalomar Roads including 24-inch box Red Oak and London Plane Trees. The preliminary planting palette for the project includes 15 gallon Ginko and Zelkova, and flowering accent trees such as Crape Myrtle and Western Redbud along the private streets. As indicated on the preliminary landscape plan, shrubs and groundcovers are shown within the typical front yard designs.
- The flow control basin and bio-retention area is shown with Oregon Ash, Valley Oak and a variety of shrubs.

Staff's comments on the landscape plan are as follows:

- The plans should be revised to reflect the conclusions of the arborist memo, dated March 27, 2015, which discuss the ability to retain trees #81 to #125 along the northern perimeter of the property (Italian Cypress). The memo indicates that the Italian Cypress trees should not be adversely impacted if the recommendations of the arborist are followed, and would be expected to survive over the long term. Presently, the landscape plans show the removal of trees #97 to #125. Plans should be revised to show these to be retained with recommendations of the arborist incorporated into the project.
- Extend the depth of decorative crosswalks at the private road entry and exists and provide a detail specification. Add decorative hardscaping at the top of the northern end of private roadway across from bioswale and locate consolidated mailboxes at this location.

Walls and Fences and Lighting

- Proposed street frontage treatment for Oak Grove Road includes a project wall (height not shown) at the back of Parcel C (Landscape Lot) and good neighbor fencing along the northern boundary of the site and along Chalomar Road. Good neighbor fencing is shown on sheet L-2. A concrete split rail fence is proposed between the southern edge of the bio swale area and the inner private loop, as shown on the detail on Sheet L-1.

- Private street lighting would be provided with a 17-foot tall “Luminec” Concord decorative post top standard (Type CC Luminaire led option).

Staff’s recommendations regarding walls, fencing, and lighting are as follows:

- The decorative masonry wall along Oak Grove Road should be at least 7 feet in height and utilize vines or other treatments to discourage graffiti. Contrasting stone columns and a larger wall cap should be incorporated to reduce massing.
- An elevated planter of 3 to 4 feet tall should be incorporated in front of project wall along Oak Grove Road to break up the expanse of the project wall and improve the streetscape appearance.
- The good neighbor fence detail on northern boundary should include a 6 foot tall fence with a one foot lattice topper for a total of 7 feet.
- Show location for planned hvac equipment and trash locations.

*Staff requests the Board’s comments on the revised plans.*

## V. RECOMMENDED ACTION

Staff recommends that the Board review the revised plans, consider staff’s recommendations below, identify any additional issues, and provide the applicant with comments for incorporation into revised plans to return for Final Design Review at a future Design Review Board meeting.

### **Staff’s Recommendations**

#### Site Planning

- The intent of the 40-foot wide easement needs to be clarified on the plans with respect to treatment at the existing neighborhood. Staff recommends inclusion of a 4.5 foot accessible sidewalk and parking on the new project side and a combination of parking and landscaping on the existing project side, such that the existing neighbors can continue to park in front of their homes and existing driveway lengths are not reduced.

#### Architecture

- Although there have been improvements with the addition of roof gables (Plan 1 and 2 Farmhouse rear elevation), the massing of the homes remains generally boxy. The vertical board and batt siding of the farmhouse elevations seems to accentuates the massing. Staff recommends a re-examination of the proportions, perhaps utilizing “soft shoulders” (setting back the second story from the first level), and incorporating a 12” belly

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band/board to break up the massing of many of the elevations, particularly the Farmhouse style with vertical siding.

- Traditional architectural style provides more variety but staff recommends on the Plan 2 (front) providing greater interest to the upper level (center), providing more attention to detail with decorative garage windows as a standard, a beefier cap above the stone base, exterior lights on both sides of the garage and at entrance, and that the stone returns on side elevations should extend to fence line.
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*Landscaping and Hardscaping*

- The plans should be revised to reflect the conclusions of the arborist memo, dated March 27, 2015, which discuss the ability to retain trees #81 to #125 along the northern perimeter of the property (Italian Cypress). The memo indicates that the Italian Cypress trees should not be adversely impacted if the recommendations of the arborist are followed, and would be expected to survive over the long term. Presently, the landscape plans show the removal of trees #97 to #125. Plans should be revised to show these to be retained with recommendations of the arborist incorporated into the project.

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- Extend the depth of decorative crosswalks at the private road entry and exists and provide a detail specification. Add decorative hardscaping at the top of the northern end of private roadway across from bioswale and locate consolidated mailboxes at this location.

*Walls and Fences and Lighting*

- The decorative masonry wall along Oak Grove Road should be at least 7 feet in height and utilize vines or other treatments to discourage graffiti. Contrasting stone columns and a larger wall cap should be incorporated to reduce massing.
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- Show location for planned hvac equipment and trash locations.

Prepared by:

  
\_\_\_\_\_  
Joan Ryan, AICP  
Senior Planner  
(925) 671-3370  
Joan.ryan@cityofconcord.org

Exhibits:

- A - Draft Summary Comments, Neighborhood Meeting on February 23, 2015
- B - Revised Project Plans, date-stamped received April 9, 2015
- C - Memo from project arborist, dated March 27, 2015

NEIGHBORHOOD MEETING  
LUTHERAN CHURCH CONFERENCE ROOM  
988 OAK GROVE ROAD  
CONCORD, CALIFORNIA  
February 23, 2015 at 6 p.m.

**Draft Summary Minutes**

**\*\* The following minutes are not intended to be a verbatim record of the neighborhood meeting rather a summary of the comments and concerns presented by neighbors. \*\***

Ms. Ryan called the neighborhood meeting to order at 6:05 p.m., Monday, February 23, 2015.

**STAFF PRESENT:**

Joan Ryan, Senior Planner

**APPLICANT PRESENT:**

Tom Schulz, ACRE Development, Karrie Mosca, Wood Rogers, Inc., and Ralph Strauss, SDG Architects

**PUBLIC PRESENT:**

Approximately 56 neighbors, sign-in sheet attached to summary minutes.

Ms. Ryan, Senior Planner, summarized the purpose of the neighborhood meeting, the development review process, opportunities for public input, and staff and the applicant's role at the meeting. Ms. Ryan then introduced Councilmember Edi Brisan, Mr. Brisan briefly spoke indicating he has been notified by the City that he would need to recuse himself from decision-making at future public hearings, due to his proximity to the project. He noted as a resident that he believes the R-7 zoning should be retained. He then left the meeting. The applicant, Tom Schulz made introductory remarks and gave some background on the proposed project. Mr. Schulz described the site design and proposed subdivision. Mr. Strauss discussed the proposed architectural design of the units. Staff and the applicant responded to general information questions.

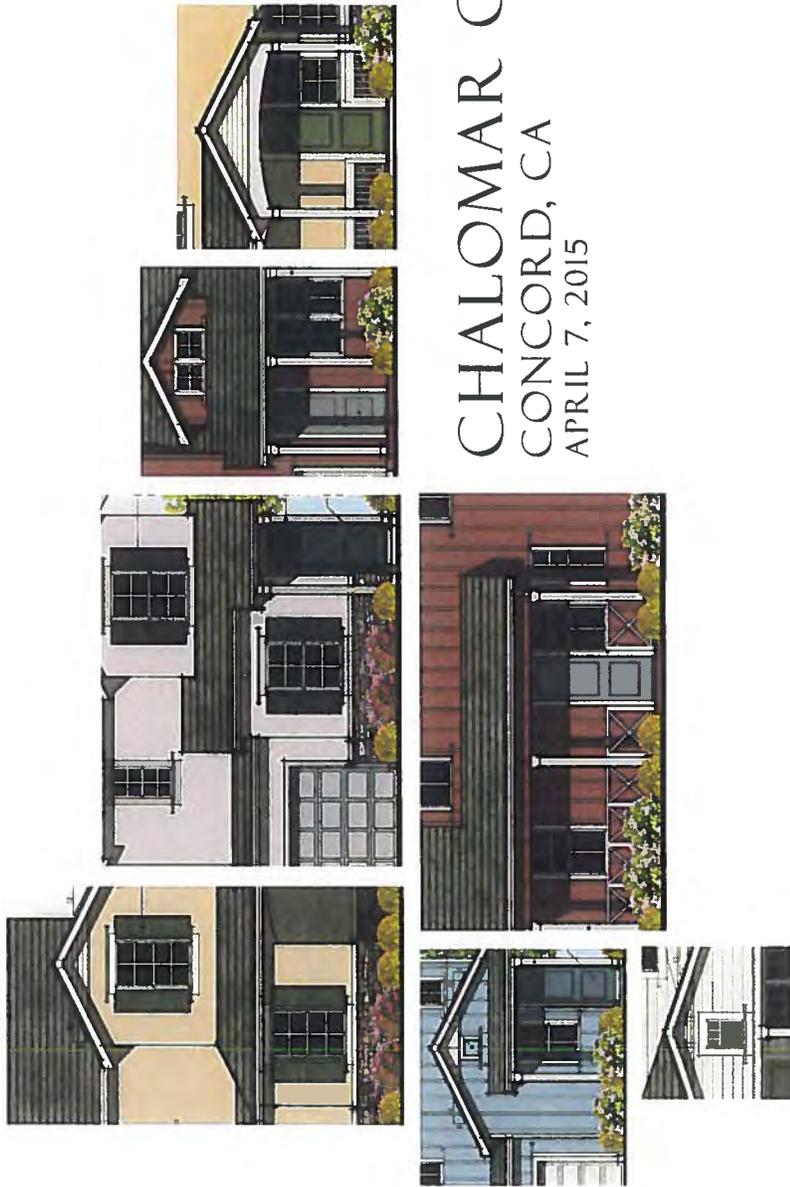
**The following questions, concerns, and statements are a summary of the public comment; the applicant and/or staff's responses are typed in *italic* where applicable.**

Summary comments from attendees

- 1) Neighborhood attendees indicated they are interested in having the R-7 zoning remain the same at the property.
- 2) Mailing list should be expanded given the fact that other residents outside of the 500-foot mailing radius, utilize Chalomar Road on a daily basis and there is no other access to the neighborhood.
- 3) The neighborhood would like the Chalomar Crossings item later on the March 12 Design Review Board meeting so that those who work will have time to attend the meeting. *Staff indicated they could arrange the agenda to accommodate this request.*

- 22) How many houses could you fit with the current R-7 zoning? *The applicant indicated that he could fit approximately 12 homes.*
- 23) Residents indicated that they could support a project that met the R-7 zoning standards with half the number of units currently shown.
- 24) The roadways present a tight turning radius for garbage trucks.
- 25) There is additional traffic associated with evening school activities and baseball in the afternoon and evening.
- 26) There are a large amount of schools in the area and therefore Chalomar Road experiences a lot of traffic during school hours around 8 a.m. and 3 p.m. Chalomar provides access to a large number of homes.
- 27) Did anyone from the development company drive the neighborhood before they purchased the property? *The applicant indicated that yes they did.*
- 28) What are the anticipated sales prices? *The applicant indicated they anticipate pricing in the low \$700,000.*
- 29) Is the private road (on the east) on the project property? *The applicant indicated that the adjacent homeowners have an easement across the project property that allows access via the private roadway.*
- 30) What are the sizes of the homes? *The applicant responded the size is 2,268 to 2,368 sq. ft. and two stories.*
- 31) The neighbors asked what the best way is to voice their opinion on the project? *Planning staff indicated that attending the neighborhood meeting this evening and providing input, as well as attendance at future meetings is the best way to stay involved as well as providing public input at public hearings with the Planning Commission and City Council. Planning staff indicated she will be updating the Planning Manager with the comments regarding the meeting. Should the applicant revise the plans another neighborhood meeting can be held.*
- 32) The neighbors indicated that they do not want the opposite end of Chalomar Rd. opened up, because that will serve as a cut-through from the industrial area.
- 33) Neighbors inquired as to what the results of their comments would be from the evening. *Planning staff indicated that a summary of the neighborhood comments would be typed up, summarized and included as an attachment to future staff reports.*

**The meeting adjourned at 7:45 P.M.**



CHALOMAR CROSSINGS  
CONCORD, CA  
APRIL 7, 2015

RECEIVED

APR 09 2015

PLANNING



SDG Architects, Inc.

EXHIBIT B

SUBDIVISION 9400  
 CONTEXTUAL PLAN  
 988 OAK GROVE ROAD  
 CONCORD, CA  
 JANUARY 2015  
 (REVISED APRIL 2015)



NOTE:  
 BUILDING HEIGHTS NOTED AS H'-0"- BUILDING HEIGHTS VARY BY  
 BUILDING TYPE AND ELEVATION 25' MIN TO 29' MAX. SEE  
 ARCHITECTURAL PLANS FOR DETAILS.

**WOOD ROOGE'RS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4901 Hedeland Drive, Suite 100 Tel: 925.847.1888  
 Pleasanton, CA 94566 Fax: 925.847.1887  
 988 OAK GROVE ROAD - SHEET C7



TYPICAL LOT SETBACKS



SUBDIVISION 9400  
 SITE PLAN  
**988 OAK GROVE ROAD**  
 CONCORD, CA  
 JANUARY 2015  
 (REVISED: APRIL 2015)

UNIT MIX SUMMARY

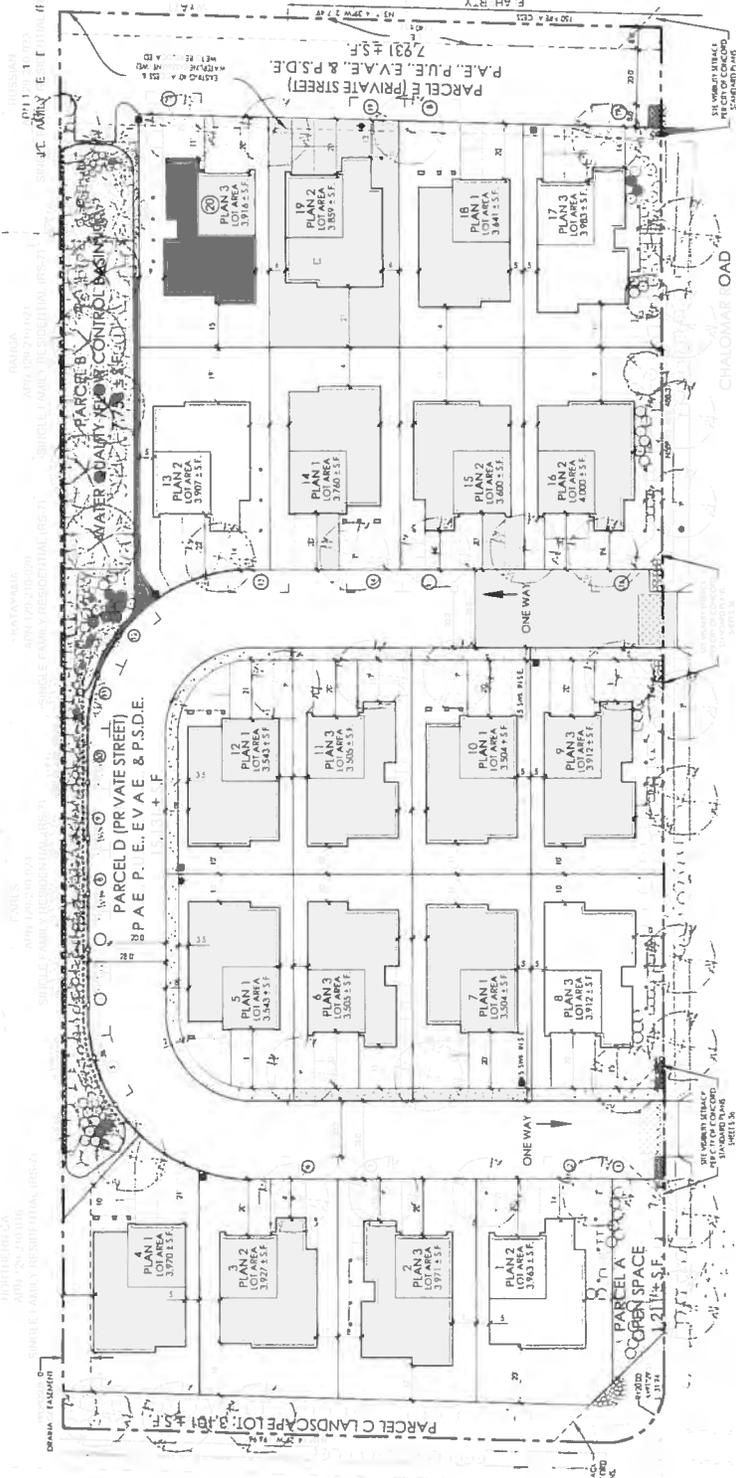
PLAN	S.W.A.	UNITS	%
PLAN 1	3,000	7	100%
PLAN 2	3,000	4	57%
PLAN 3	3,000	20	100%
TOTAL		31	

LOCATION MAP



PROJECT NOTES

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.  
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.  
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 7. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.  
 8. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.  
 9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.  
 10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4301 Hacienda Drive, Suite 100 Tel 925.847.1555  
 Pleasanton, CA. 94568 Fax 925.847.1557

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4301 Hacienda Drive, Suite 100 Tel 925.847.1555  
 Pleasanton, CA. 94568 Fax 925.847.1557

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 4301 Hacienda Drive, Suite 100 Tel 925.847.1555  
 Pleasanton, CA. 94568 Fax 925.847.1557

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 4301 Hacienda Drive, Suite 100 Tel 925.847.1555  
 Pleasanton, CA. 94568 Fax 925.847.1557

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4301 Hacienda Drive, Suite 100 Tel 925.847.1555  
 Pleasanton, CA. 94568 Fax 925.847.1557



TRACT 9400  
**PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN**  
**988 OAK GROVE ROAD**

CONCORD, CA  
 JANUARY 2015  
 (REVISED APRIL 2015)

LUTHERIAN SOCIAL SERVICES OF  
 NORTH-RN CA. (2006-0348413)  
 APN 129-210-016

EARLS  
 (2013-0207094)  
 APN 129-210-024

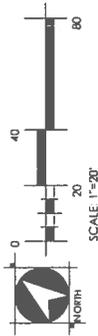
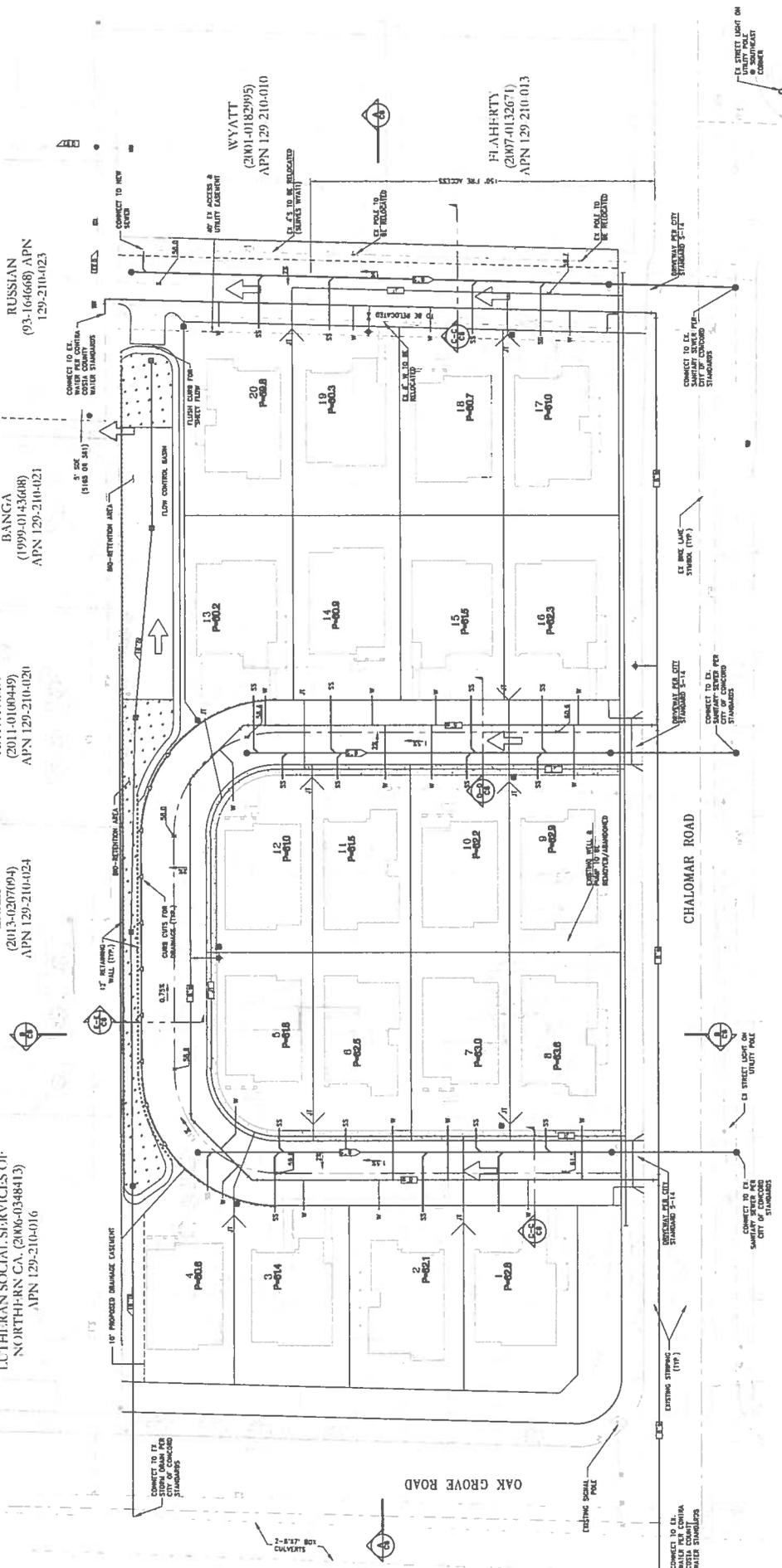
KATAYAMA  
 (2011-0100449)  
 APN 129-210-020

BANGA  
 (1999-0143608)  
 APN 129-210-021

RUSSIAN  
 (93-164668) APN  
 129-210-023

WYATT  
 (2001-0183995)  
 APN 129-210-010

FLAHERTY  
 (2007-0132671)  
 APN 129-210-013



EARTHWORK

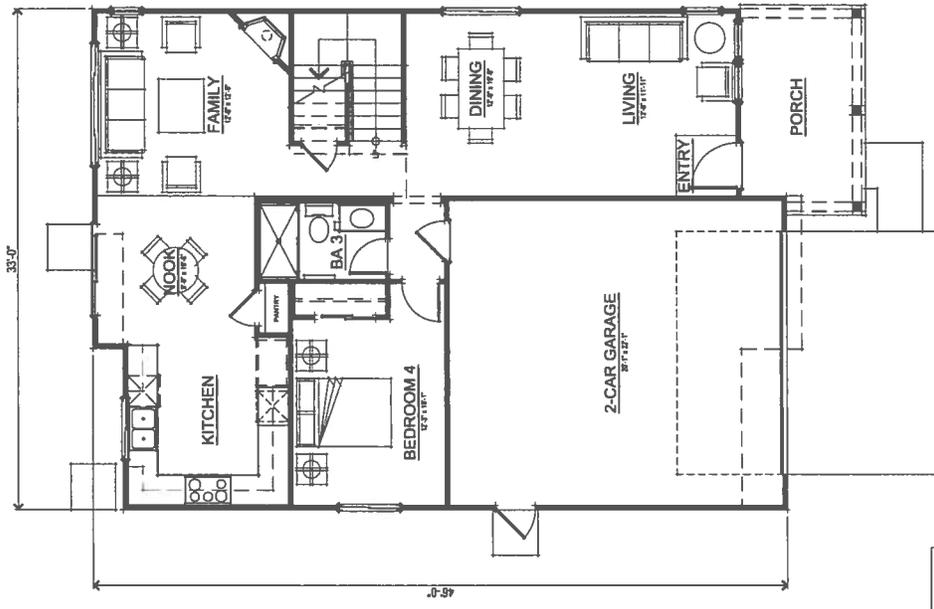
ITEM	AMOUNT	UNIT
CUT	2,430	CY
FILL	1,230	CY
NET	1,200	CY



**WOOD-RODERS**  
 CIVIL ENGINEERS  
 1000 S. GATEWAY AVENUE, SUITE 200  
 CONCORD, CA 94529  
 (925) 309-1234

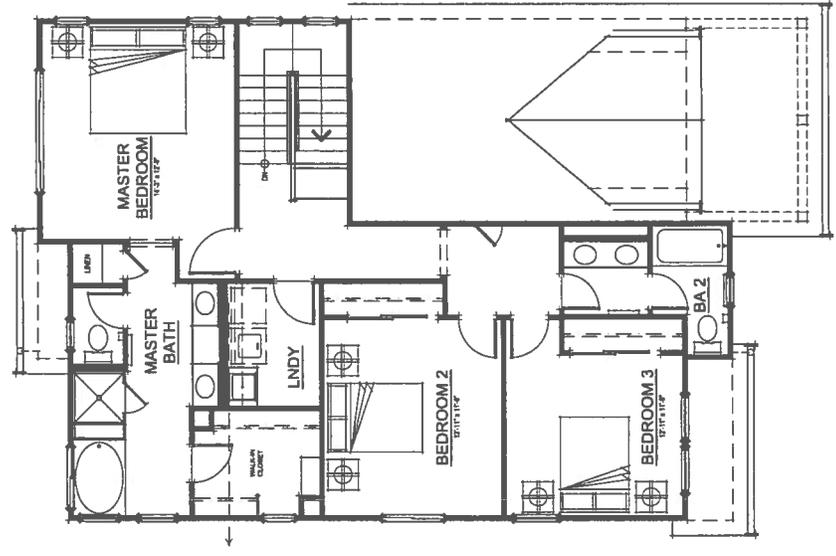






FIRST FLOOR PLAN

PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	1003 SQ. FT.
SECOND FLOOR	1056 SQ. FT.
TOTAL LIVING	2059 SQ. FT.
2-CAR GARAGE	457 SQ. FT.



SECOND FLOOR PLAN



PLAN 1 FLOOR PLANS  
A1

381 Walnut Blvd. Suite 120 Brentwood, CA 94513  
 925.831.7000  
 www.abrassdesign.com  
 ABE Architects, Inc.

Chalamar Crossings  
 Concord, CA  
 April 1, 2015

ACRE Residential Development, LLC  
 7801 Skovridge Drive, Suite 120 Pleasanton, CA 94568  
 925.520.0291



FARMHOUSE FRONT ELEVATION



CRAFTSMAN FRONT ELEVATION



PLAN 1 FRONT ELEVATIONS  
A2

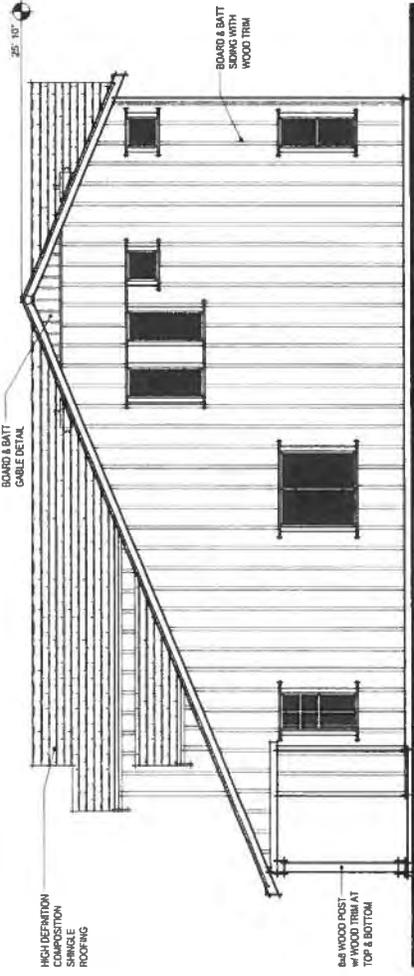
Chalamar Crossings  
Concord, CA  
April 7, 2015

ACRE Residential Development, LLC  
7901 Stonewedge Drive, Suite 120 Pleasanton, CA 94568  
925.520.0291

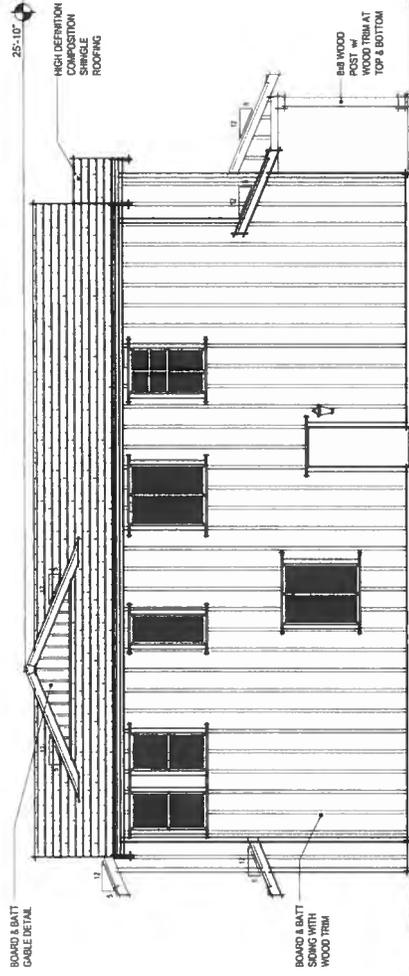
3061 Walnut Blvd, Suite 120 Brentwood, CA 94513  
925.634.7000  
www.stonewagedesign.com



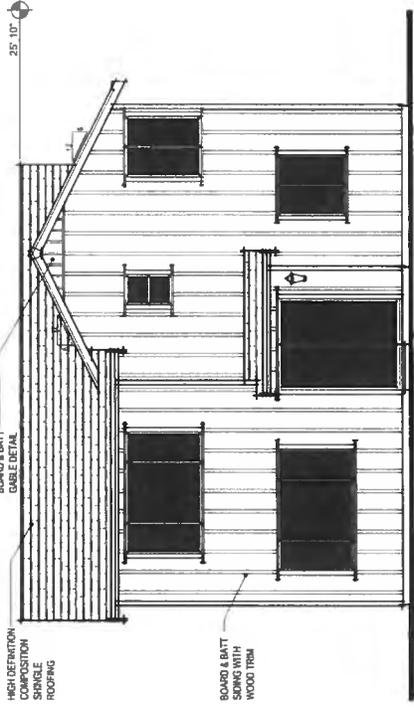
StoneWedge Design, Inc.



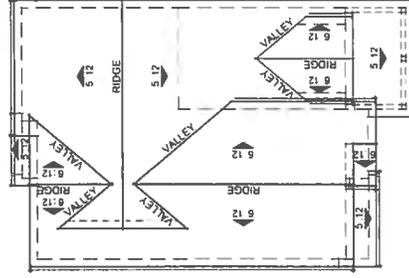
FARMHOUSE RIGHT ELEVATION



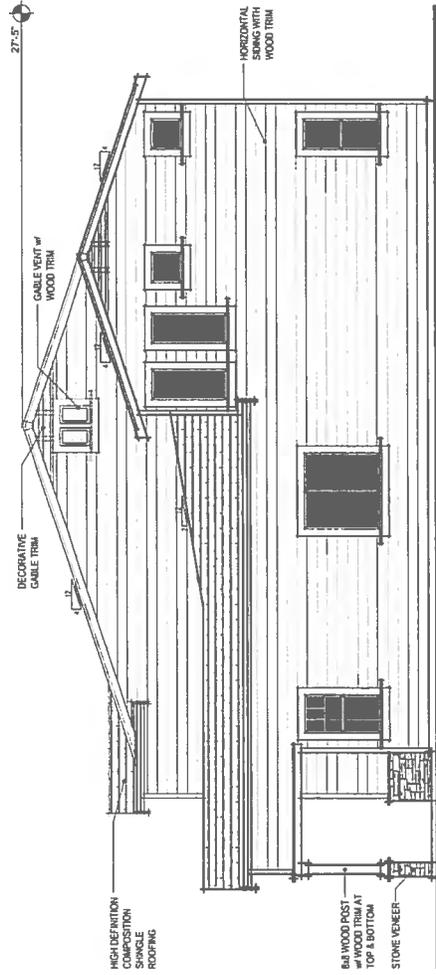
FARMHOUSE LEFT ELEVATION



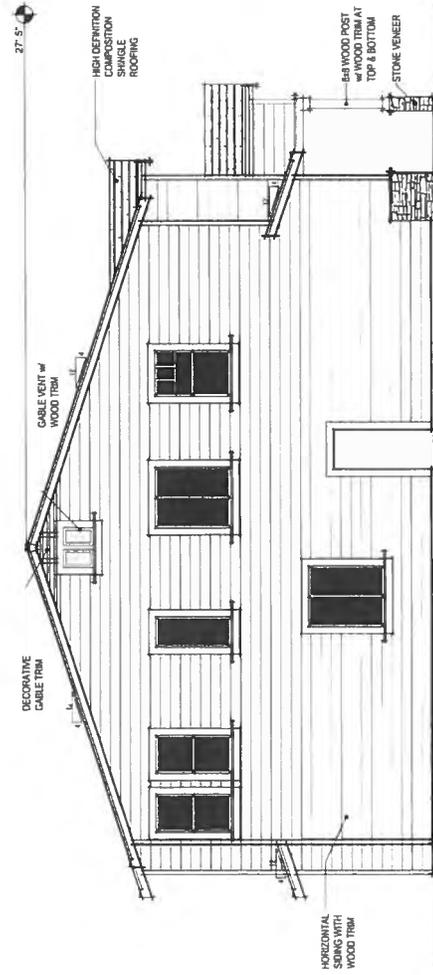
FARMHOUSE REAR ELEVATION



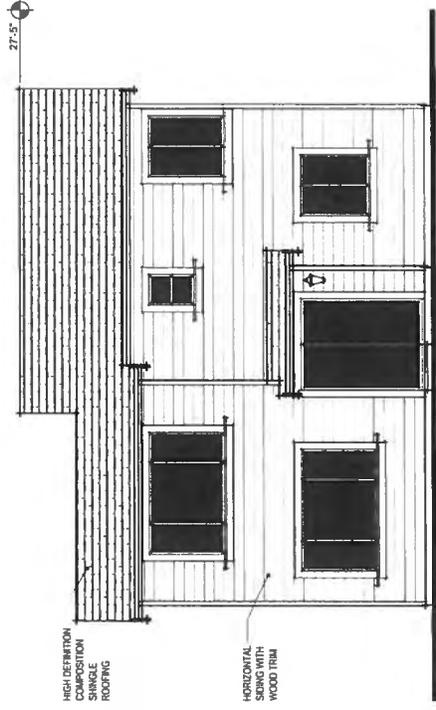
FARMHOUSE ROOF PLAN



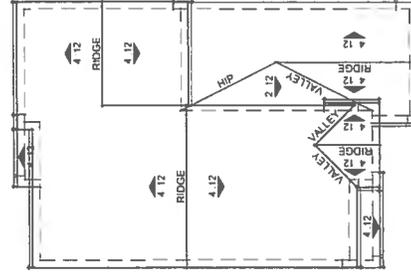
CRAFTSMAN RIGHT ELEVATION



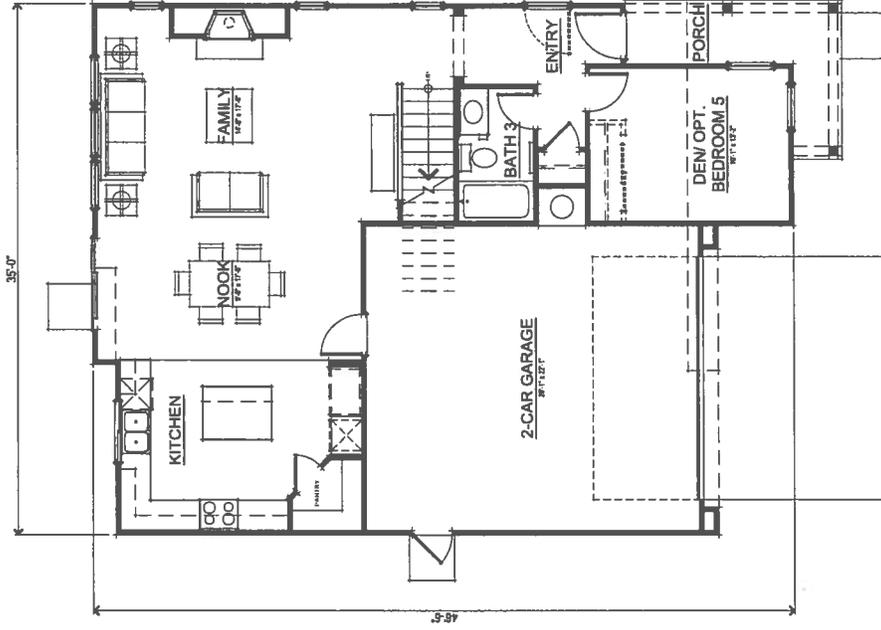
CRAFTSMAN LEFT ELEVATION



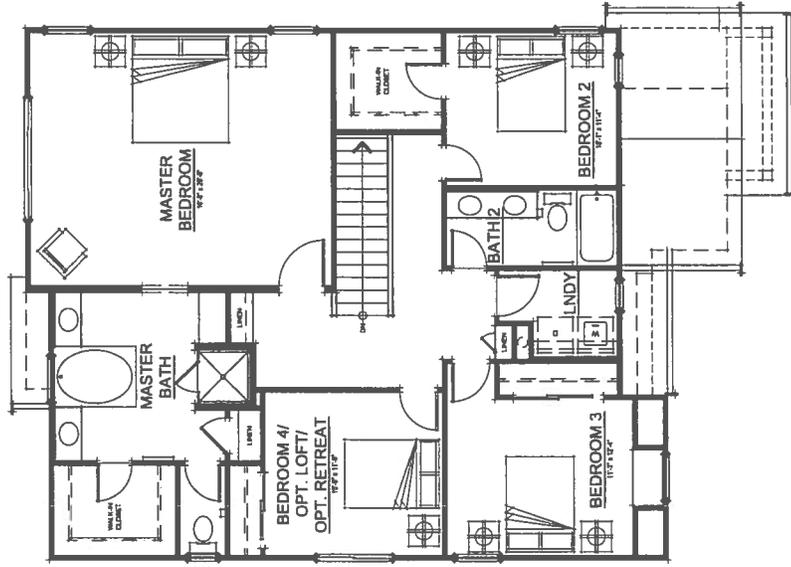
CRAFTSMAN REAR ELEVATION



CRAFTSMAN ROOF PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	981 SQ. FT.
SECOND FLOOR	1,242 SQ. FT.
TOTAL LIVING	2,223 SQ. FT.
2-CAR GARAGE	461 SQ. FT.



PLAN 2 FLOOR PLANS  
A5

3381 Walnut Blvd, Suite 120 Brentwood, CA 94513  
925.634.7000  
www.dreamlandings.com  
SDF Architects, Inc.

Chalamar Crossings  
Concord, CA  
April 7, 2015

ACRE Residential Development, LLC  
7701 Shawridge Drive, Suite 120 Pleasanton, CA 94568  
925.520.0091



HIGH DEFINITION  
COMPOSITION  
SHINGLE ROOFING  
BOARD & BATT  
GABLE DETAIL

WOOD TRIM AT  
TOP & BOTTOM  
OPTIONAL WINDOWS

ALT. FARMHOUSE FRONT ELEVATION



HIGH DEFINITION  
COMPOSITION  
SHINGLE ROOFING  
DECORATIVE  
GABLE TRIM

DECORATIVE  
FOAM SHUTTERS  
OPTIONAL WINDOWS  
STONE WALKER

ALT. TRADITIONAL FRONT ELEVATION



HIGH DEFINITION  
COMPOSITION  
SHINGLE ROOFING  
BOARD & BATT  
GABLE DETAIL

WOOD TRIM AT  
TOP & BOTTOM  
DECORATIVE  
GABLE TRIM

DECORATIVE  
GABLE TRIM  
OPTIONAL WINDOWS

FARMHOUSE FRONT ELEVATION

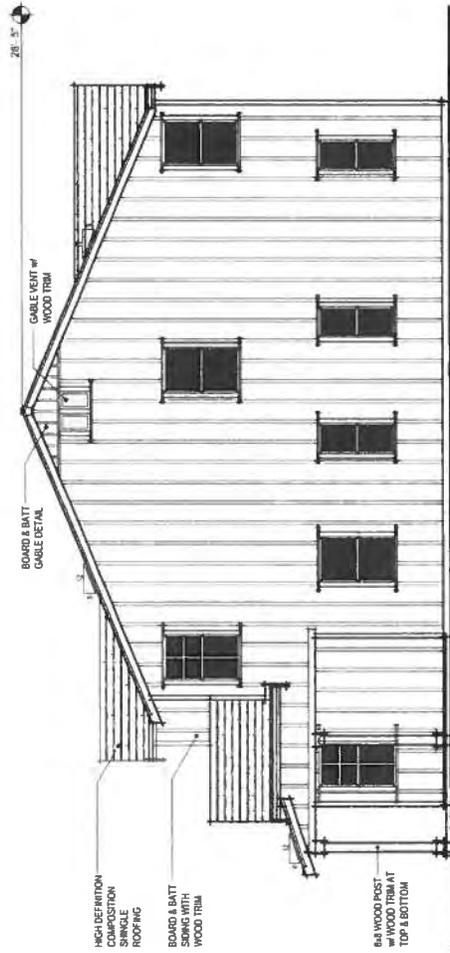


HIGH DEFINITION  
COMPOSITION  
SHINGLE ROOFING  
DECORATIVE  
GABLE TRIM

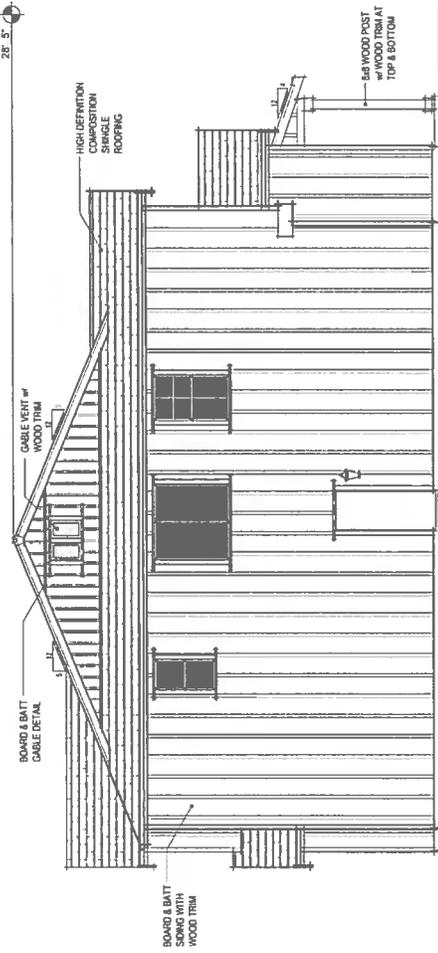
DECORATIVE  
FOAM SHUTTERS  
OPTIONAL WINDOWS  
STONE WALKER

TRADITIONAL FRONT ELEVATION

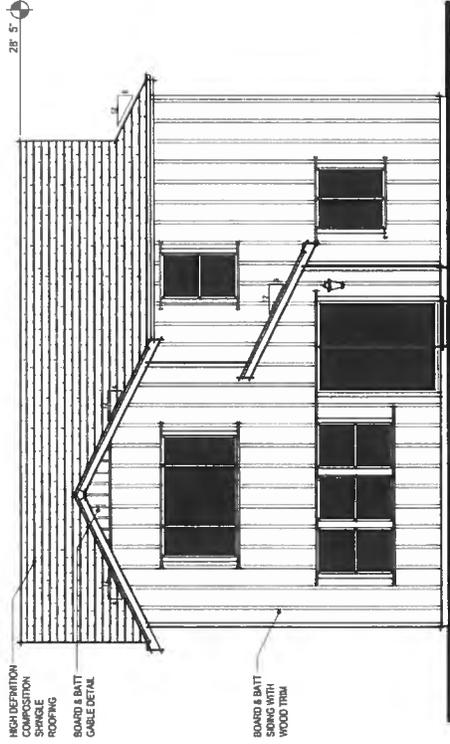




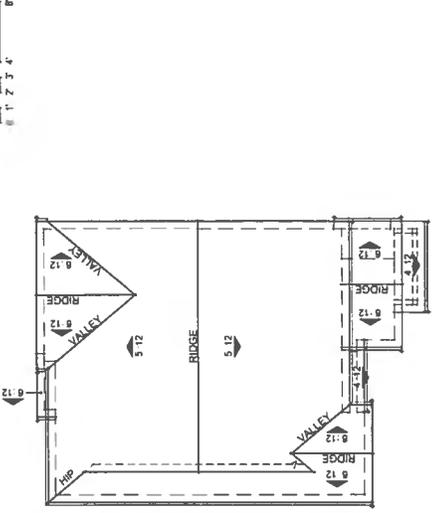
FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION

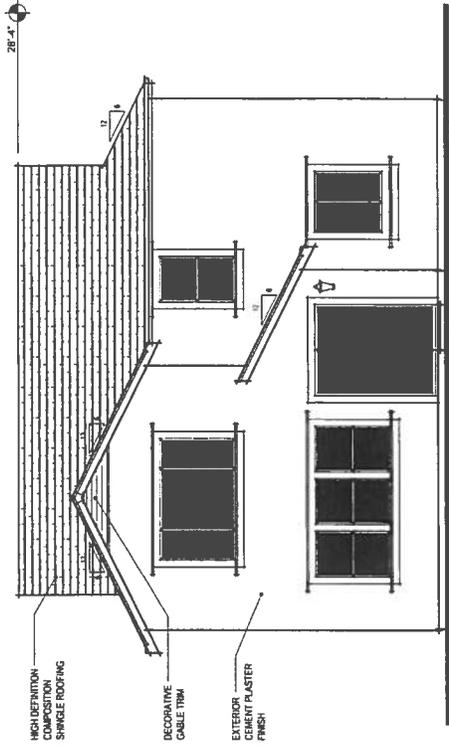


FARMHOUSE REAR ELEVATION

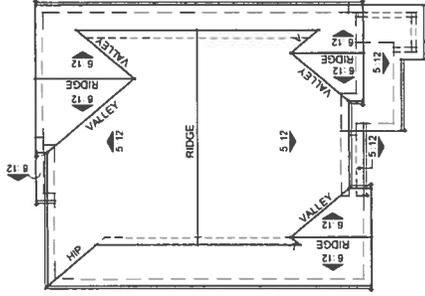


FARMHOUSE ROOF PLAN

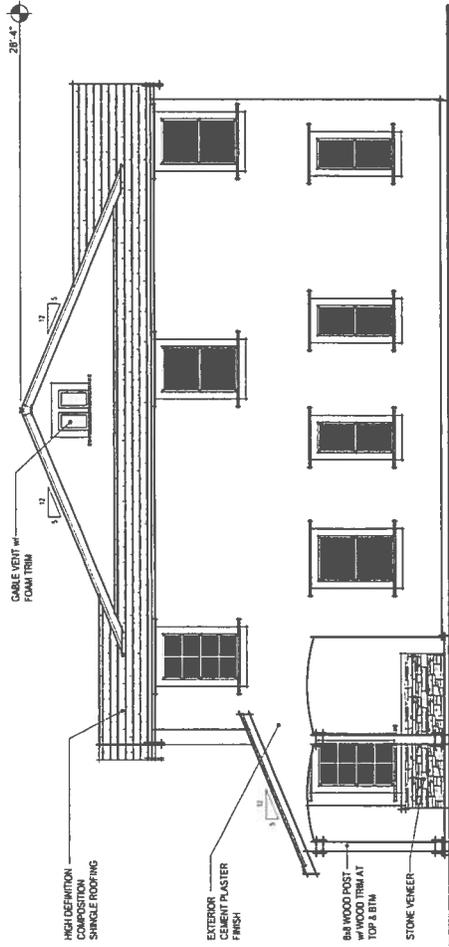




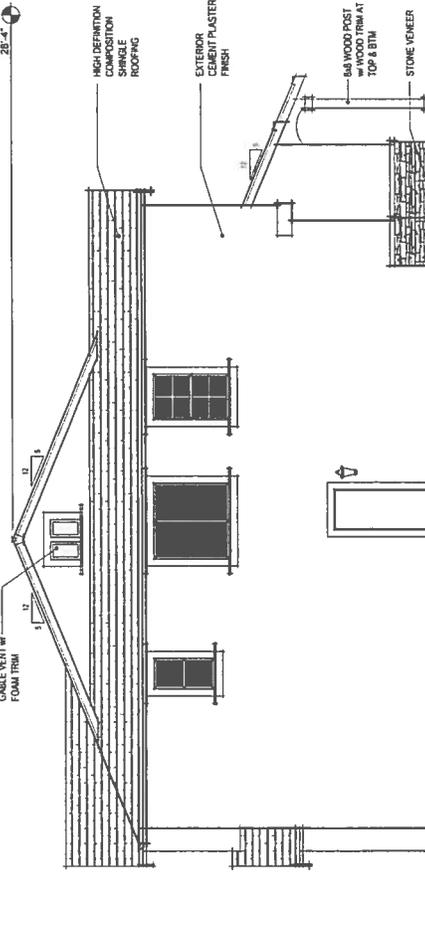
TRADITIONAL REAR ELEVATION



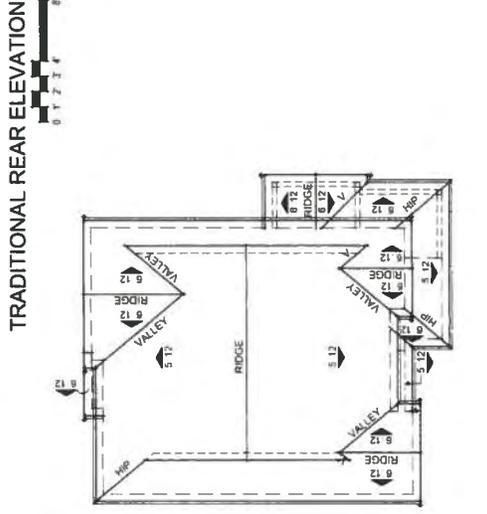
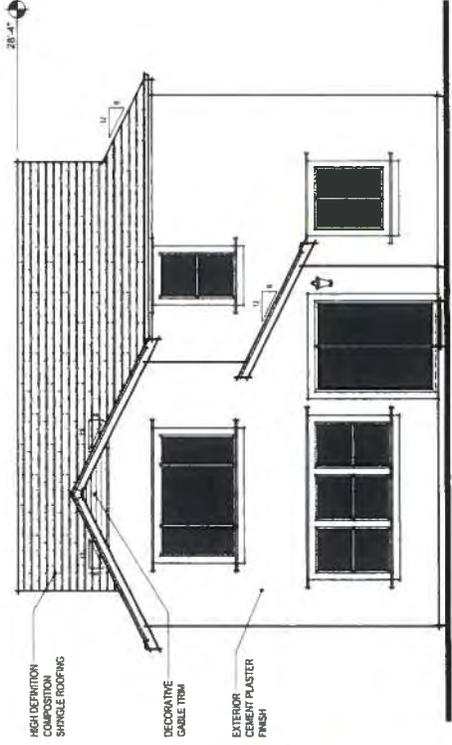
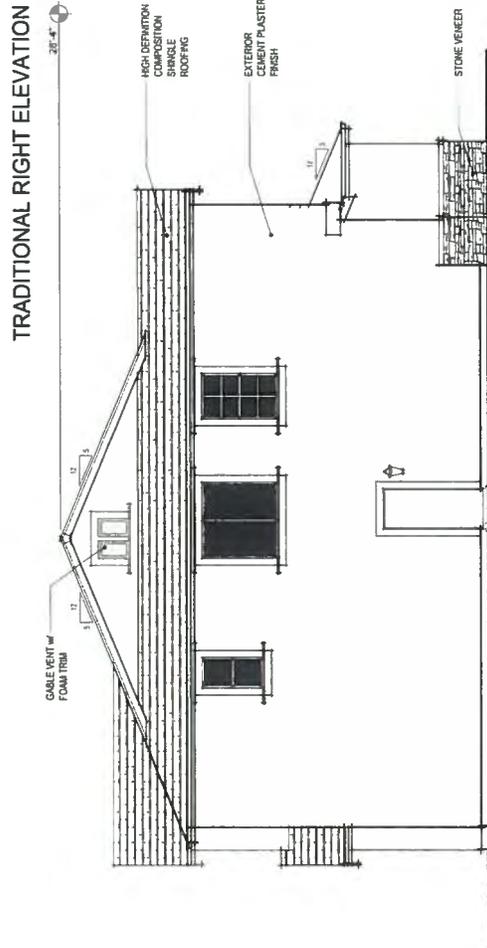
TRADITIONAL ROOF PLAN



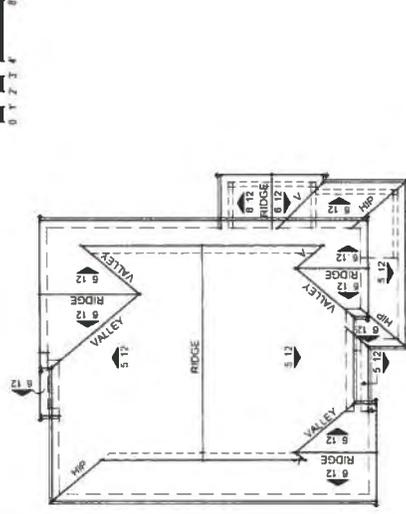
TRADITIONAL RIGHT ELEVATION



TRADITIONAL LEFT ELEVATION

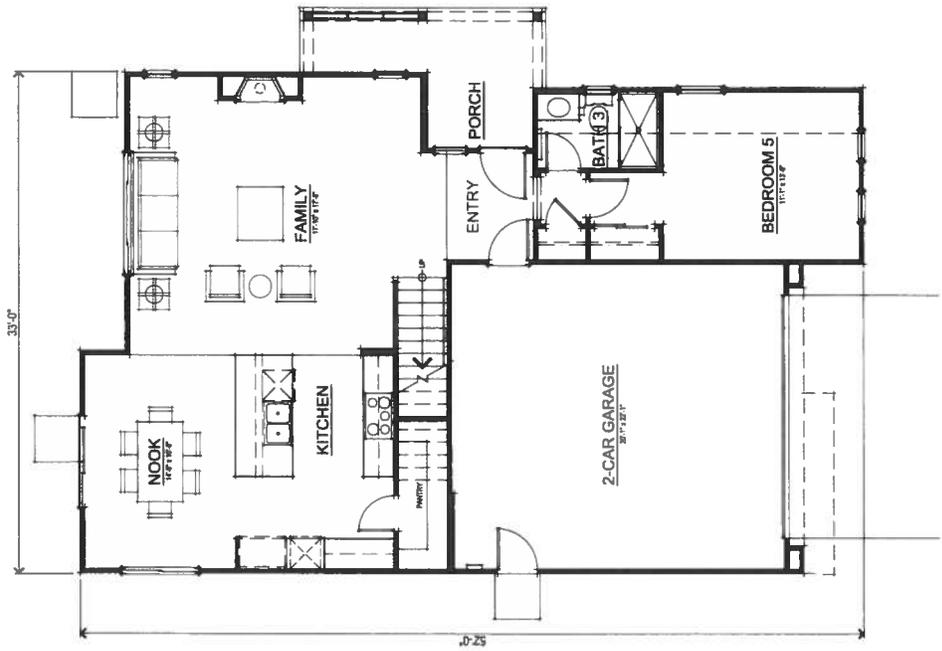


TRADITIONAL REAR ELEVATION

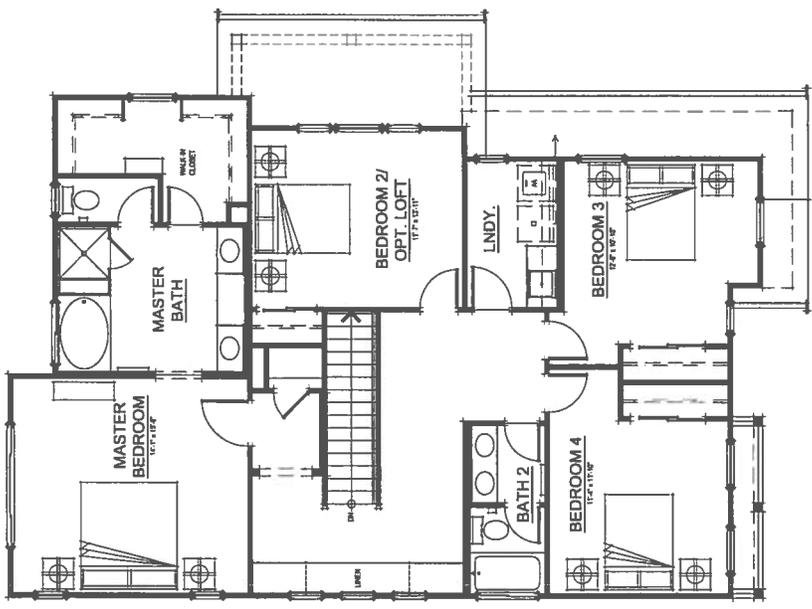


TRADITIONAL ROOF PLAN

TRADITIONAL ROOF PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 3 SQUARE FOOTAGES	
FIRST FLOOR	1047 SQ. FT.
SECOND FLOOR	1420 SQ. FT.
TOTAL LIVING	2467 SQ. FT.
2-CAR GARAGE	455 SQ. FT.

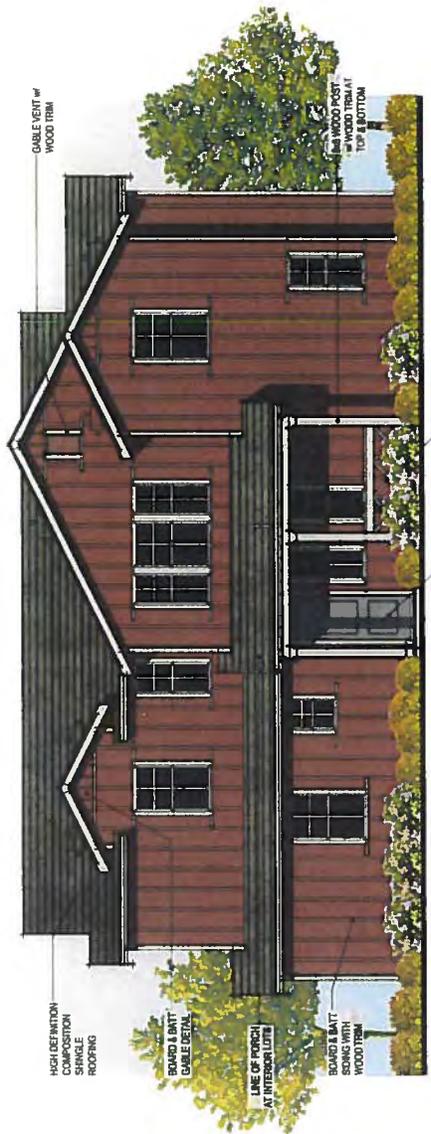


PLAN 3 FLOOR PLANS  
A11

3381 Walnut Blvd., Suite 120 Brentwood, CA 94515  
925.834.7000  
www.dbsquaredesign.com  
SDB Architects, Inc.

Chalmar Crossings  
Concord, CA  
April 7, 2015

ACRE Residential Development, LLC  
7801 Stoneridge Drive, Suite 120 Pleasanton, CA 94568  
925.370.0081



HIGH DEFINITION COMPOSITION SHINGLE ROOFING

BOARD & BATT GABLE TRIM

LINE OF PORCH AT INTERIOR LOYS

BOARD & BATT SIDING AT INTERIOR LOYS WOOD TRIM

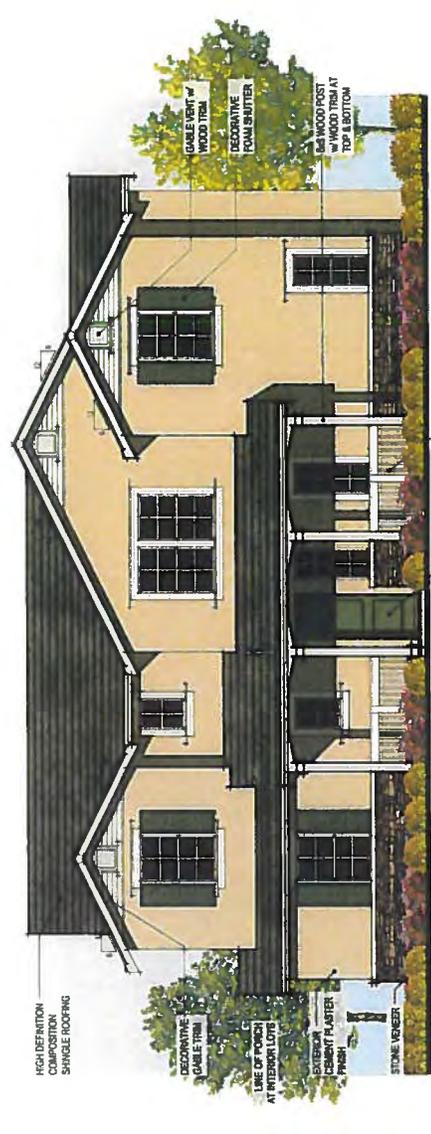
WOOD PORCH RAIL

DECORATIVE ENTRY DOOR

GABLE VENT w/ WOOD TRIM

6x4 WOOD POST w/ WOOD TRIM AT TOP & BOTTOM

FARMHOUSE FRONT ELEVATION



HIGH DEFINITION COMPOSITION SHINGLE ROOFING

DECORATIVE GABLE TRIM

LINE OF PORCH AT INTERIOR LOYS

EXTERIOR LIGHT FIXTURE

STONE WALKER

WOOD PORCH RAIL

DECORATIVE ENTRY DOOR

GABLE VENT w/ WOOD TRIM

6x4 WOOD POST w/ WOOD TRIM AT TOP & BOTTOM

6x4 WOOD POST w/ WOOD TRIM AT TOP & BOTTOM

TRADITIONAL FRONT ELEVATION

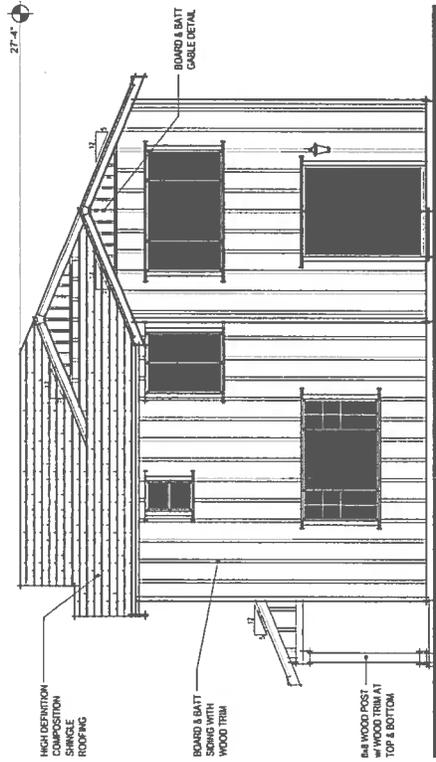


PLAN 3 FRONT ELEVATIONS  
A12

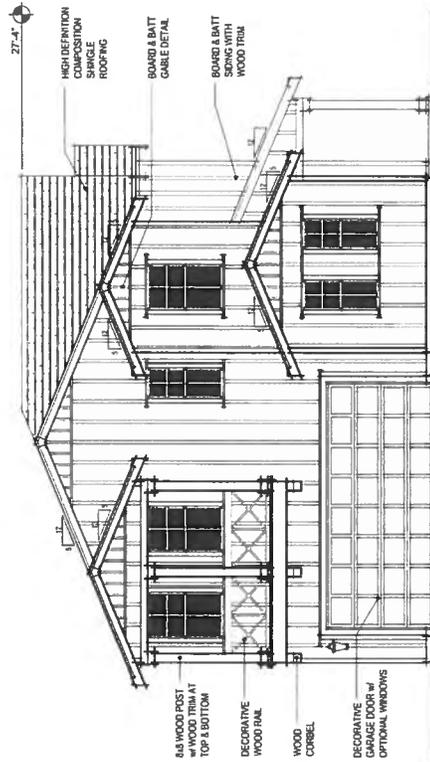
Chalamar Crossings  
Concord, CA  
April 7, 2015

ACRE Residential Development, LLC  
7901 Stonewall Drive, Suite 120 Pleasanton, CA 94568  
925-520-0551

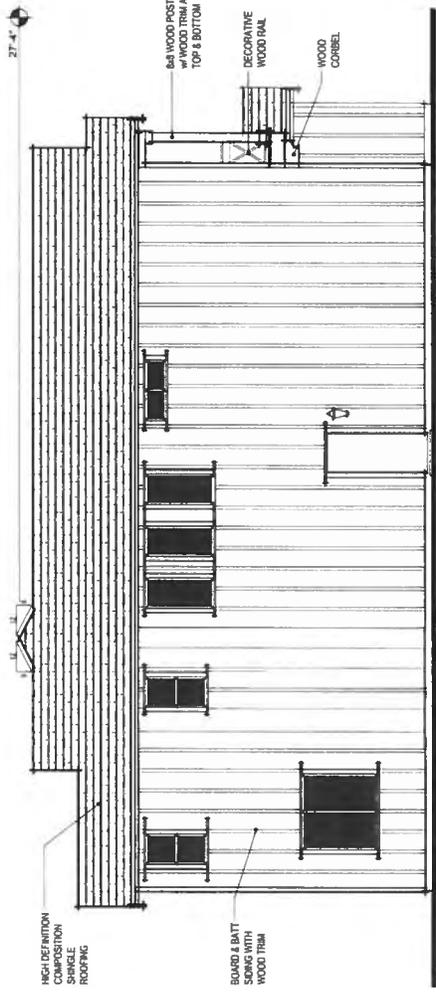
3361 Walnut Blvd Suite 120 Brentwood, CA 94513  
925-634-7000  
www.crausdesign.com  
SPE Architects, Inc.



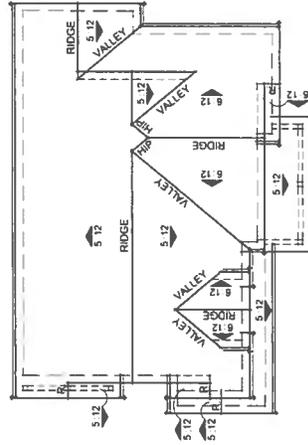
FARMHOUSE RIGHT ELEVATION



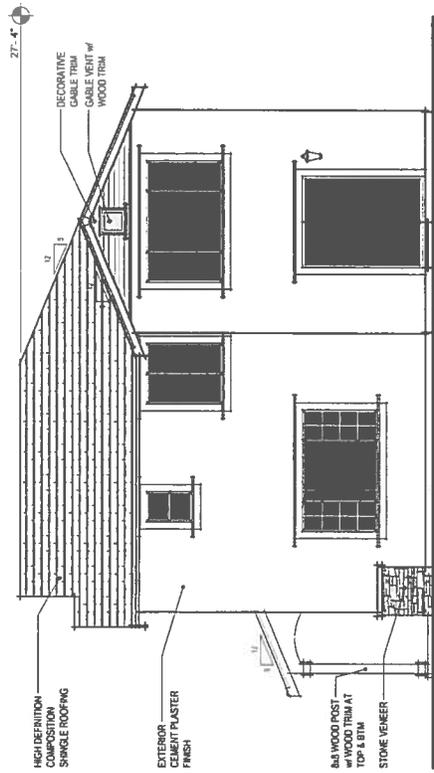
FARMHOUSE LEFT ELEVATION



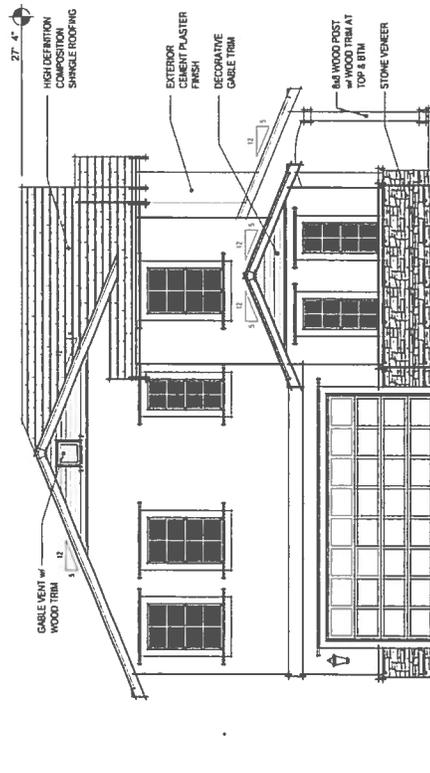
FARMHOUSE REAR ELEVATION



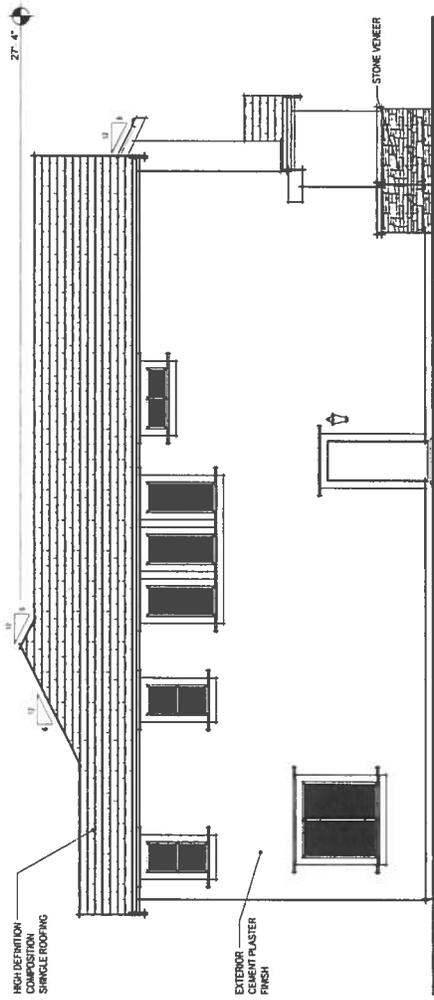
FARMHOUSE ROOF PLAN



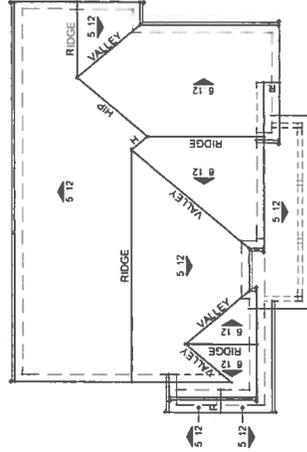
TRADITIONAL RIGHT ELEVATION



TRADITIONAL LEFT ELEVATION



TRADITIONAL REAR ELEVATION

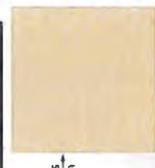


TRADITIONAL ROOF PLAN

**SCHEME 1 - TRADITIONAL**



Roofing — Gaf Charcoal



Body 1 — Sherwin Williams SW 7690 Townhall Tan



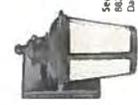
Trim & Fascia/ Garage Door — Sherwin Williams SW 6385 Dover White



Entry Door — Sherwin Williams SW 2816 Rockwood Dark Green



Stone — Eldorado Stone Durango Mountain Ledge



Specialty Lighting  
8824010-780 Outdoor Wall Lantern © A.C.  
Dark Sky Compliant

*Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

**SCHEME 2 - FARMHOUSE**



Roofing — Gaf Slate



Body 1 — Sherwin Williams SW 7593 Rustic Red



Trim & Fascia/ Garage Door — Sherwin Williams SW 7015 Repose Gray



Entry Door — Sherwin Williams SW 6235 Foggy Day

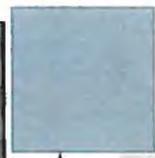


Stone — Eldorado Stone Sierra Mountain Ledge

**SCHEME 3 - FARMHOUSE**



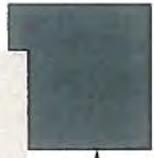
Roofing — Gaf Charcoal



Body 1 — Sherwin Williams SW 7603 Poolhouse



Trim & Fascia/ Garage Door — Sherwin Williams SW 6098 Pacer White



Entry Door — Sherwin Williams SW 7605 Gale Force



Stone — Eldorado Stone Sierra Mountain Ledge

**SCHEME 4 - BUNGALOW**



Roofing

Body 1 — Sherwin Williams SW 7556 Crieau

Trim & Fascia/ Garage Door — Sherwin Williams SW 7008 Alabaster

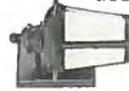


Entry Door — Sherwin Williams SW 2860 Sage



Stone — Eldorado Stone Yukon Mountain Ledge

*Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*



SeaGull Lighting  
882410-780 Outdoor Wall Lantern O.A.E.  
Dark Sky Compliant

**SCHEME 5 - BUNGALOW**



Roofing

Body 1 — Sherwin Williams SW 7515 Homestead Brown

Trim & Fascia/ Garage Door — Sherwin Williams SW 6098 Pacer White



Entry Door — Sherwin Williams SW 7593 Rustic Red



Stone — Eldorado Stone Mesa Verde Mountain Ledge

**SCHEME 6 - TRADITIONAL**



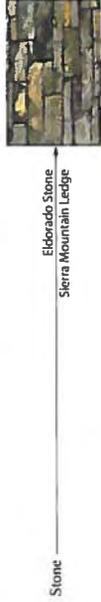
Roofing

Body 1 — Sherwin Williams SW 7647 Crushed Ice

Trim & Fascia/ Garage Door — Sherwin Williams SW 7650 Ellie Gray



Entry Door — Sherwin Williams SW 6594 Greenblack



Stone — Eldorado Stone Sierra Mountain Ledge



EXISTING CHALOMAR ROAD STREETSCAPE



PROPOSED CHALOMAR ROAD STREETSCAPE

Chalomar Crossings  
Concord, CA  
April 7, 2015

ACRE Residential Development, LLC  
7901 Stonewedge Drive, Suite 100 Pleasanton, CA 94568  
925.520.0261

PHOTO SIMULATION  
A17

3381 Walnut Blvd. Suite 100 Greenwood, CA 94513  
925.634.7000  
www.straussdesign.com  
SIS Architects, Inc.



EXISTING OAK GROVE ROAD STREETSCAPE



PROPOSED OAK GROVE ROAD STREETSCAPE

Chalamar Crossings  
Concord, CA  
April 7, 2015

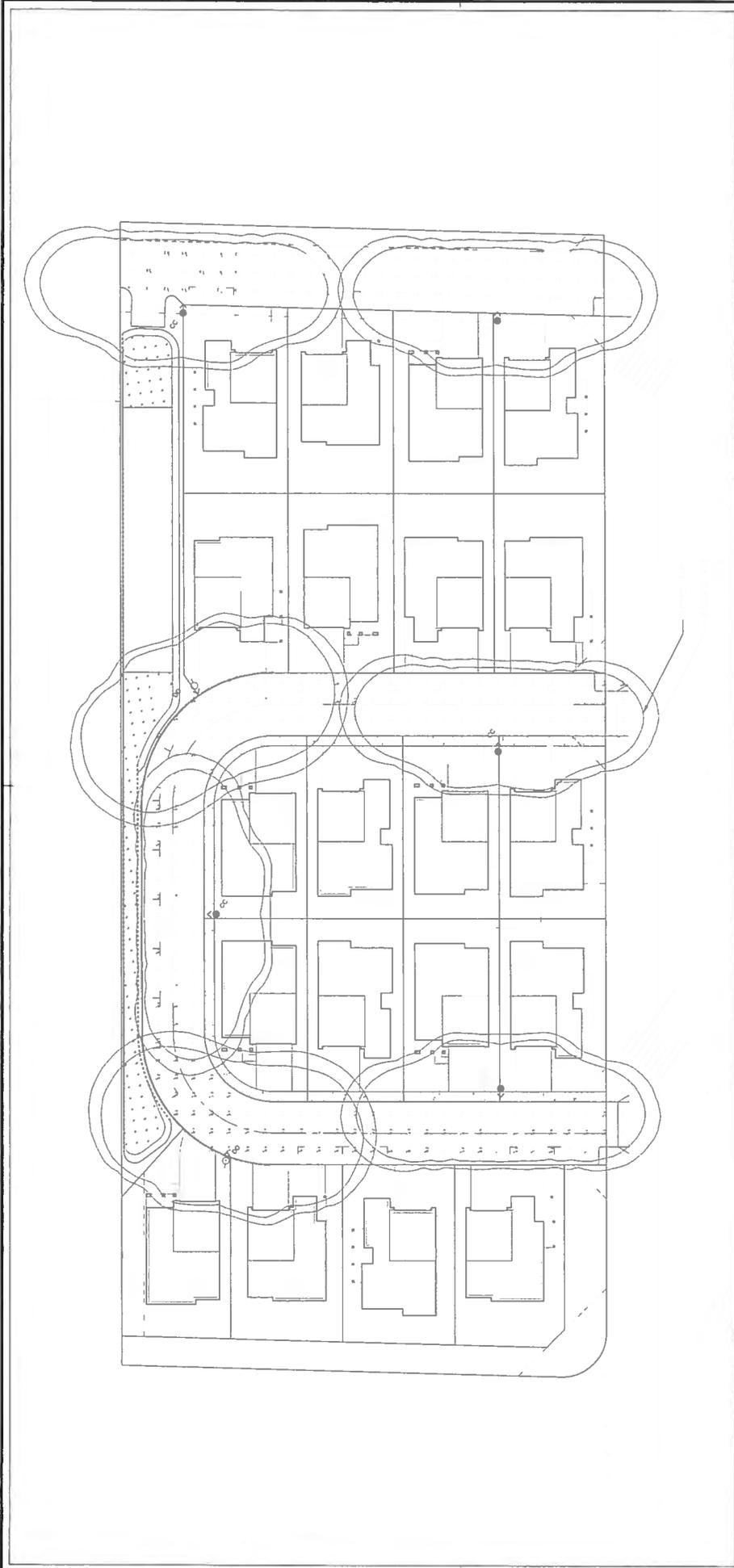
ACRE Residential Development, LLC  
7191 Skeneledge Drive, Suite 100 Pleasanton, CA 94568  
925.520.0091

PHOTO SIMULATION  
A18

3361 Walnut Blvd, Suite 120 Brentwood, CA 94513  
925.634.7000  
www.stansiddesign.com  
SJD Architects, Inc.







Project: 988 OAK GROVE ROAD, CONCORD

Item	Quantity	Unit	Notes
1.00	1.00	sq ft	ASPH/FLY
1.01	1.00	sq ft	CONCRETE
1.02	1.00	sq ft	PAVING
1.03	1.00	sq ft	LANDSCAPE
1.04	1.00	sq ft	LANDSCAPE
1.05	1.00	sq ft	LANDSCAPE
1.06	1.00	sq ft	LANDSCAPE
1.07	1.00	sq ft	LANDSCAPE
1.08	1.00	sq ft	LANDSCAPE
1.09	1.00	sq ft	LANDSCAPE
1.10	1.00	sq ft	LANDSCAPE
1.11	1.00	sq ft	LANDSCAPE
1.12	1.00	sq ft	LANDSCAPE
1.13	1.00	sq ft	LANDSCAPE
1.14	1.00	sq ft	LANDSCAPE
1.15	1.00	sq ft	LANDSCAPE
1.16	1.00	sq ft	LANDSCAPE
1.17	1.00	sq ft	LANDSCAPE
1.18	1.00	sq ft	LANDSCAPE
1.19	1.00	sq ft	LANDSCAPE
1.20	1.00	sq ft	LANDSCAPE

Calculation Summary

Item	Quantity	Unit	Notes
1.00	1.00	sq ft	ASPH/FLY
1.01	1.00	sq ft	CONCRETE
1.02	1.00	sq ft	PAVING
1.03	1.00	sq ft	LANDSCAPE
1.04	1.00	sq ft	LANDSCAPE
1.05	1.00	sq ft	LANDSCAPE
1.06	1.00	sq ft	LANDSCAPE
1.07	1.00	sq ft	LANDSCAPE
1.08	1.00	sq ft	LANDSCAPE
1.09	1.00	sq ft	LANDSCAPE
1.10	1.00	sq ft	LANDSCAPE
1.11	1.00	sq ft	LANDSCAPE
1.12	1.00	sq ft	LANDSCAPE
1.13	1.00	sq ft	LANDSCAPE
1.14	1.00	sq ft	LANDSCAPE
1.15	1.00	sq ft	LANDSCAPE
1.16	1.00	sq ft	LANDSCAPE
1.17	1.00	sq ft	LANDSCAPE
1.18	1.00	sq ft	LANDSCAPE
1.19	1.00	sq ft	LANDSCAPE
1.20	1.00	sq ft	LANDSCAPE

PROJECT DESCRIPTION  
**988 OAK GROVE ROAD**  
 CONCORD

Drawn by: J. W. W. 1/2  
 12355BEN-R1 AL3Z

SCALE: 1" = 20'  
 SHEET: 1 OF 1  
 DATE: 04.01.2015

REPORT FOR: CASCADING DESIGN SERVICES  
 BY: APPLICATIONS ENGINEERING, RAMONA ZAVATA  
 SALES REPRESENTATIVE: ALR, JOHN BERSON

ALR  
 1845 BRIDGEFORD ROAD, SUITE 100  
 WILMINGTON, MA 01897  
 TEL: 978.683.1111  
 WWW.ALRO.COM

Associated Lighting Representatives

ALR

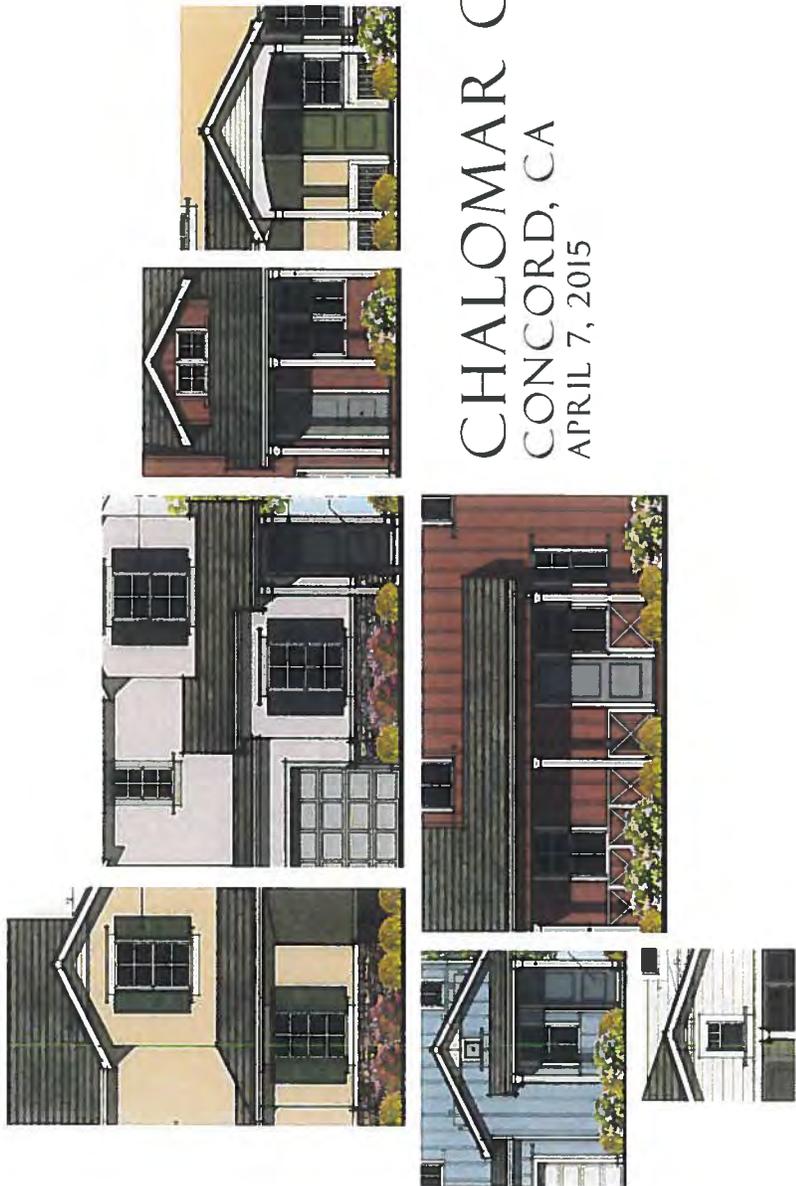
Calculations have been performed according to C.E. standards and good practice. The calculations are based on the information provided and are intended to provide a general indication of the lighting requirements. The lighting calculations are based on the information provided and are intended to provide a general indication of the lighting requirements. The lighting calculations are based on the information provided and are intended to provide a general indication of the lighting requirements.

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRAZE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS

LAMP RAYCAST FIELD PERFORMANCES WILL BE USED IN ALL

LAMP BALLAST ELECTRICAL AND SFP CHARACTERISTICS



CHALOMAR CROSSINGS  
CONCORD, CA  
APRIL 7, 2015







## Memorandum

To: Thomas Schulz  
ACRE Residential  
7901 Stone Ridge Drive  
Pleasanton, CA 94588

From: Sam Oakley  
Certified Arborist, WE-9474A  
Consulting Arborist #556  
925.518.2028  
samoakley@arborwell.com

Subject: Tree Impacts for 988 Oak Grove Road, Concord, CA

Date: March 27, 2015

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This letter intends to address my plan review at 988 Oak Grove Road in Concord, California, specifically to assess the impacts to Trees #81 to #125 along the northern perimeter of the property. These trees have been identified as *Cupressus sempervirens* (Italian cypress) in Arborwell's Tree Inventory dated December 1, 2015. These trees provide screening to the adjacent neighborhood.

On March 23, 2015, I received a preliminary storm water control plan and preliminary grading, drainage, and utility plan for the project. The plans show a ten (10) foot drainage easement along the northern property line of Lot 5 extending into a bio-retention area. This proposed drainage easement and bio-retention area are adjacent to the growing area of the subject trees. The installation includes a twenty-four (24) inch storm drain along the property line. A thirty (30) inch trench will be excavated at a centerline six (6) feet from the property line, six (6) feet deep.

Like most cypress trees, Italian cypress are anchored by a fibrous root system. Fibrous roots branch out relatively evenly through the soil, creating a matting network in the top layer of soil. For mature Italian cypress trees, the roots can go down several feet, depending on the structure of the soil or the size of the container. Fibrous roots do not anchor as well as tap roots, but the pencil-like upper structure of the Italian cypress keeps it from capturing too much wind in storms, putting less stress on the root system. Because of this, I find the adjacent excavation acceptable with the following conditions:

- All excavation shall be outside of a six (6) foot buffer from any Italian cypress trunk. Minor revisions to the plans will likely need to be made as a result.
- Tree protection fencing shall enclose the entire area under the tree protection zone no less than six (6) feet from the base of any trunk, unless the tree has been determined to be dead prior to the issuance of this letter. In the event a tree has been determined to be dead or in severe decline, the tree will need to be removed.
- To help compensate for the root loss, it will be essential to irrigate subject trees during the dry months (any month receiving less than 1 inch of rainfall) for a minimum of one (1) year. Irrigate a minimum of ten (10) gallons for each inch of

trunk diameter every two (2) weeks. A soaker hose or a drip line is preferred for this purpose. This irrigation must be applied during the trees' recovery period, which may be longer than the construction process. Irrigate monthly during construction activities with a final irrigation at the completion of the project;

- Mulch under dripline to a depth of six (6) inches minimum and maintain mulch throughout construction activities;
- Single application of slow-release fertilizer and plant growth regulator prior to construction activities;
- A Certified Arborist shall monitor and inspect the subject trees monthly during construction activities with a final assessment at the completion of the project.
- Prune roots by hand; If any large roots (2 inches in diameter or larger) are severed, the stub end(s) of the root(s) must be cleanly cut using a sharp saw and sealed using a plastic bag tied on the end. Plastic bags must be removed at the time of backfill.
- Materials must not be stored, stockpiled, dumped, or buried inside the dripline of trees.

In summary, if the above recommendations are followed, the specific trees should not be adversely impacted and would be expected to survive over the long-term. Please review this information and contact me with any questions or concerns regarding the information provided in this letter.