



STAFF REPORT

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Date: February 14, 2017
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelow, Senior Planner
SUBJECT: Laurel at Emerson Ranch Design Review Resubmittal (DR 05-16)

Summary

This is an application by Brandy Schade of Brookfield Residential ("Applicant") requesting Design Review approval of one neighborhood, known as "Laurel", within the Emerson Ranch Subdivision ("Project"). The Applicant has resubmitted house plans for the Laurel neighborhood, which is made up of 117 lots of approximately 5,000 sf. The newly proposed homes will result in slightly larger floor plans than what was previously approved for the neighborhood. The four home plans will range from 2,228 sf. to 3,595 sf. of livable area, and include one single-story and three two-story homes. The project site is zoned P-1 (Planned Development) District and located within the Emerson Ranch Subdivision at the northwest corner of Cypress Road and Sellers Avenue.

Staff recommends the City Council adopt the resolution approving Laurel and Emerson Ranch Design Review Resubmittal (DR 05-16), as conditioned.

Background

General Plan and Zoning

Excluding the 8 acre commercial site located on the southeast corner, the Emerson Ranch project site includes three residential General Plan Land Use Designations as follow:

- *Single Family Residential, High Density (SH)*
- *Single Family Residential, Medium Density (SM)*
- *Multi-Family Residential, High Density (MH)*

The site is zoned P-1 (Planned Development) District. Although the project includes land designated for multi-family residential development, the adopted P-1 District zoning blends all three residential designations in a manner that remains consistent with the net density allowed by all three. This application does not result in any additional proposed uses.

Existing Entitlements and Development

The Emerson Ranch subdivision has received several entitlements, including project EIR certification, general plan land use amendments, rezoning to P-1 District, tentative map approvals, and several residential design review applications for the various neighborhoods. Most related to this application is the previous design review approval received for the Laurel Neighborhood. That project was approved on November 12, 2013 through the adoption of City Council Resolution No. 91-13 and was made up of both the Laurel and Merritt neighborhoods.

Since that time a total of four neighborhoods have come under construction by four different developers (Merritt, Aspen, Orchard, and Willow), and the Emerson Ranch Neighborhood park is fully developed. Currently, there is one remaining neighborhood (Citrus) that has yet to receive design review approval; that application has been submitted to the Planning Division and is currently being processed. Unless there are future modifications requested, the project application and Citrus neighborhood are the only remaining entitlements for the residential portion of Emerson Ranch.

Project Description

Proposed Floor Plans and Architecture

This application is referred to as a resubmittal because the plans are very similar to what was originally approved by the City Council in November of 2013. There are still a total of four house plans, each with three elevations, with the smallest being a one-story plan and the larger three homes being two-story plans. The following changes have been proposed:

- The addition of one architectural elevation type (Spanish) for a total of five types (Cottage, Farmhouse, Italianate, Shingle, and Spanish).
- Plan 1 has the same floor plan as originally approved. There are minimal changes to the elevations, such as adding brick veneer and a window on Elevation A, more stone veneer and a window on Elevation B, and adding a window on Elevation E.
- Plan 2 is being switched out with the originally approved Plan 4. This will result in Plan 2 increasing livable square feet from 2,561 sf. to 2,726 sf. Other changes include adding more board and batten and shutters to the side elevations of Elevation B, and adding shutters and window grids to the side elevations of Elevations C and E.
- Plan 3 is a newly proposed house that results in an increase of livable square footage over the originally approved Plan 3 (3,297 sf. vs. 2,590 sf.).

- Plan 4 is a newly proposed house that results in an increase of livable square footage over the originally approved Plan 4 (3,595 sf. vs. 2,803 sf.). Table 1 summarizes the plans and styles.

Table 1. Summary of House Plans and Architectural Styles

| Elevation Styles | Farmhouse (El. A) | Cottage (El. B) | Shingle (El. C) | Spanish (El. D) | Italianate (El. E) |
|------------------|-------------------|-----------------|-----------------|-----------------|--------------------|
| House Plans | | | | | |
| Laurel | | | | | |
| Plan 1 | X | X | | | X |
| Plan 2 | | X | X | | X |
| Plan 3 | X | X | | X | |
| Plan 4 | X | | X | X | |

If approved, the proposed Design Review plans would supersede those approved by City Council Resolution No. 91-13.

The applicant’s plans are attached and include the floor plans, front, side, and rear elevations of all home combinations, a development plan for the neighborhood (shows where each house type is proposed), color board and materials, and preliminary landscape plans for street trees, front yards, and good neighbor fences.

Proposed Master Plotting Plan

The Development Plan shows a specific plan type on each lot, as well as the expected setbacks to property lines and distance between adjacent homes. Out of the 117 lots, Plan 1 (the one-story) makes up 27 of the total homes (23.1%); Plan 2 – 30 (25.6%); Plan 3 – 30 (25.6%); and Plan 4 – 30 (25.6%). There are 15 corner lots and 6 of them are plotted with Plan 1 (the one-story). The plotting plan shows no instance where two of the same floor plans are side by side to each other and few instances where the same floor plan is directly across the street from one another.

Color and Materials Board

The proposed colors and materials for the homes is included in the Applicant’s Plans. The color and material board includes combinations of roof color and type, body colors, trim color, fascia and garage door color, accent color, and stone or brick veneer type. Each elevation type has three schemes. Four different floor plans, each with three elevations, which each have three schemes, means there are a total of 36 possible combinations of floor plan/elevation/scheme.

Environmental Review

The request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision 9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073).

Analysis

The original Laurel Design Review plans were analyzed for consistency with the adopted [City of Oakley Residential Guidelines](#) ("Guidelines"). That project was eventually approved with conditions of approval that required the addition of materials and architectural embellishments to some of the house elevations. In this resubmittal, those additions have been integrated into the proposed plans. As with the previous design review, Staff has focused this analysis on residential siting and lot design of the neighborhoods, architectural character and details of each house, and design of other elements discussed on the Project Description section of this Staff Report.

Residential Siting and Lot Design

Staff analyzed the variation in setbacks for front yards and between two-story elements of adjacent homes on side yards. The applicant has plotted the homes to provide adequate front yard setback variations, not only to the porch, but also to the main frontage of the homes. This variation in front yard setbacks will avoid long, straight "walls" of buildings along the street frontages. The additional variation of porch setbacks will create visual interest within the front yard setback. Although many interior lots have homes that are right at the minimum five foot side yard setback, the applicant has plotted several homes on lots with larger side yard setbacks to meet the intent of a minimum 15 foot setback between adjacent two-story elements.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, and varying roof plans within the same footprint all add to the diversity of the house styles. Consistent with the guidelines, at least 20% of the lots and are plotted with one-story homes, which reduces the overall streetscape mass at street intersections and corners. The guidelines also speak to at least 50% of corner lots being plotted with one-story homes; however, the Development Plan only shows 6 of the 15 corner lots plotted with the one-story home. A condition of approval has been proposed that would require the applicant to switch out two of the two-story homes on a corner lot with the one-story home. As a result, the applicant may adjust the type of home on interior lots to maintain the same Plan type counts. Overall, the applicant has taken into account many of the residential guidelines when plotting the homes and varying setbacks, resulting in a diverse and interesting streetscape.

Architectural Character

The architectural character and design of the proposed homes is similar to what has been reviewed and approved throughout the Emerson ranch subdivision's neighborhoods. Unlike

so of the previous submittals, this one has already taken into account several of the conditions of approval that normally require additional materials and/or other architectural embellishments and applied them to the proposed plans. This submittal is consistent with the guidelines in that many of the front elevation elements, such as horizontal siding, board and batten, and wall shingles (or shake) are also part of the second story gables and sidings on all four sides. Also, side and rear elevation windows on all plans are shown to share the same window trimming as front windows.

Depending on the specific architectural style, a variety of colors and materials are used to enhance porches, window treatments, wainscots, and gables. For example, the Farmhouse style includes board and batten on gables and brick veneer along the base; the Cottage style includes stone veneer along the base with horizontal siding on the gables; the Shingle style includes cement shingle siding on gables and wood posts on the front porch; the Spanish style includes S-tile roofs, cement board trim, and decorative ceramic tiles; and the Italianate has prominent stone veneer features, such as the entire porch area.

Street Trees

The street tree plans meet the intent of the guidelines by proposing tree species included in the guidelines "Street Tree List" of trees suitable for use in Oakley. Pursuant to and consistent to the Emerson Final Development Plan, the plans show a minimum one tree per interior lot and three trees per corner lot.

Citizen Planning Advisors

The Oakley Citizen Planning Advisors received copies of the Project description and Applicant's Plans via email on December 12, 2016. Two advisors visited City Hall to receive a hard copy of the plans. As of the date this report was finalized, no comments had been received by Staff.

Findings

Draft findings are included in the attached resolution.

Recommendation

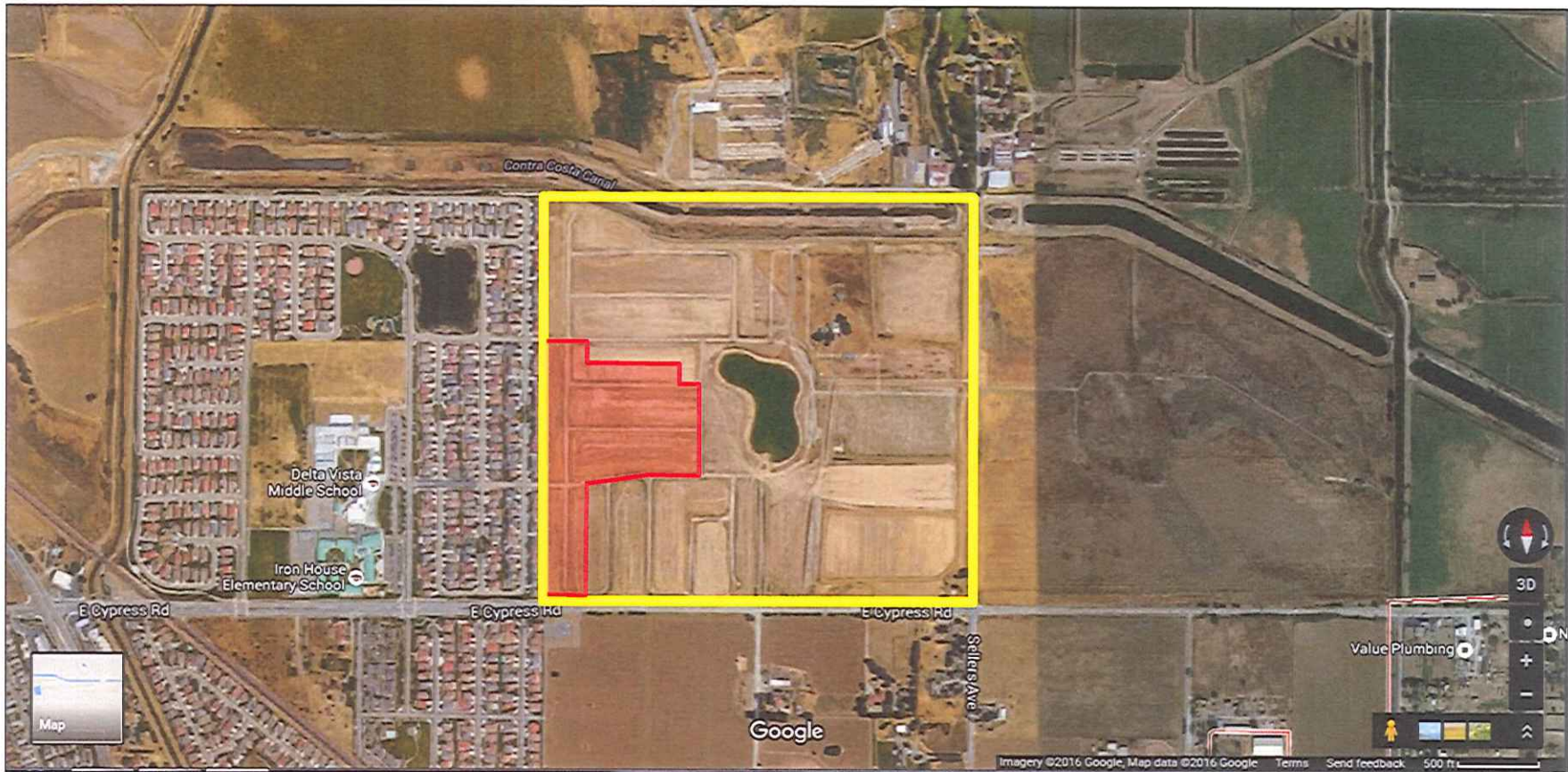
Staff recommends the City Council adopt the resolution approving Laurel at Emerson Ranch Design Review Resubmittal (DR 05-16), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Draft Resolution

Vicinity Map

Laurel at Emerson Ranch Design Review Resubmittal (DR 05-16)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **February 14, 2017** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for **Design Review**.

Project Name: Laurel at Emerson Ranch Design Review Resubmittal (DR 05-16).

Project Location: Emerson Ranch Subdivision. Northwest corner of Cypress Rd. and Sellers Ave.

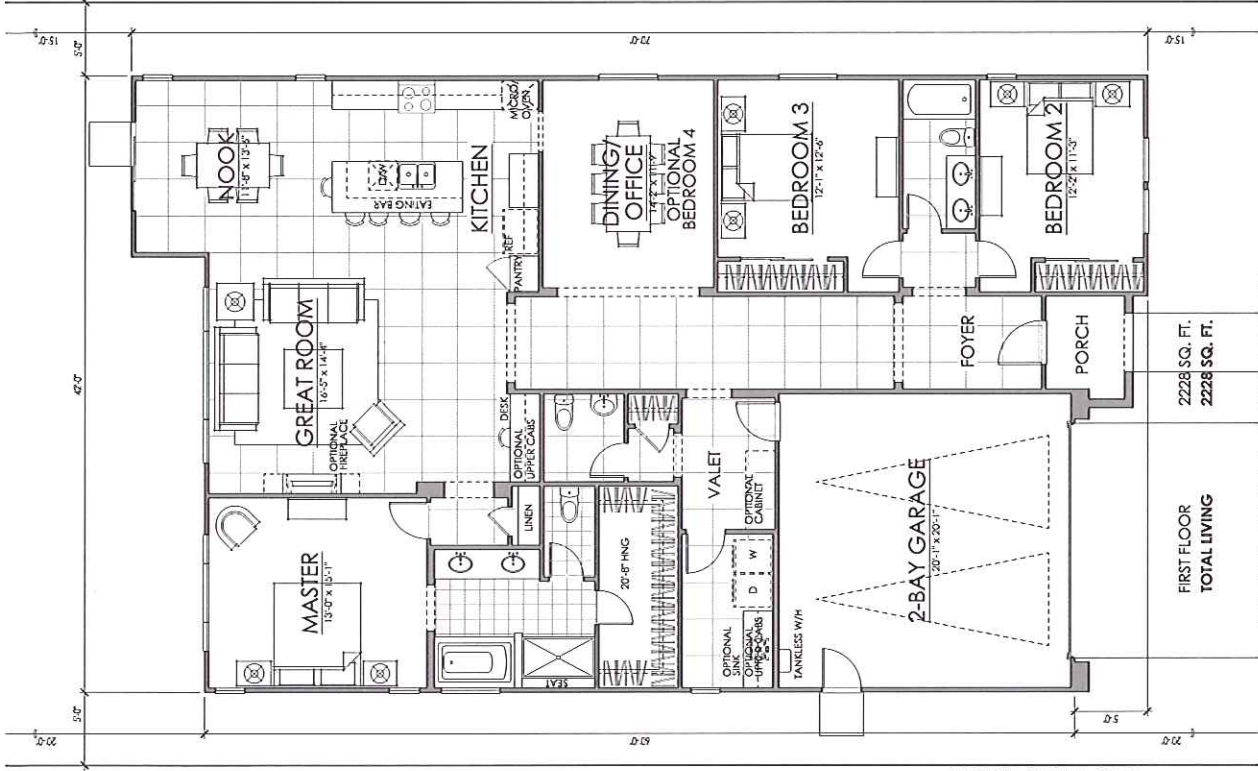
Applicant: Brandy Schade, Brookfield Residential, 500 La Gonda Way #100, Danville, CA 94526.
Brandy.schade@brookfieldrp.com

Request: This is a public hearing on a request for Design Review approval of one neighborhood, known as "Laurel", within the Emerson Ranch Subdivision. Brookfield Residential has resubmitted house plans for the Laurel neighborhood, which is made up of 117 lots of approximately 5,000 sf. The newly proposed homes will result in slightly larger floor plans than what was previously approved for the neighborhood. The four home plans will range from 2,228 sf. to 3,595 sf. of livable area, and include one single-story and three two-story homes. The project site is zoned P-1 (Planned Development) District.

The Staff Report and its attachments will be available for public review, on or before **February 10, 2017** at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com. (City Hall is closed on the 1st and 3rd Fridays of each month).

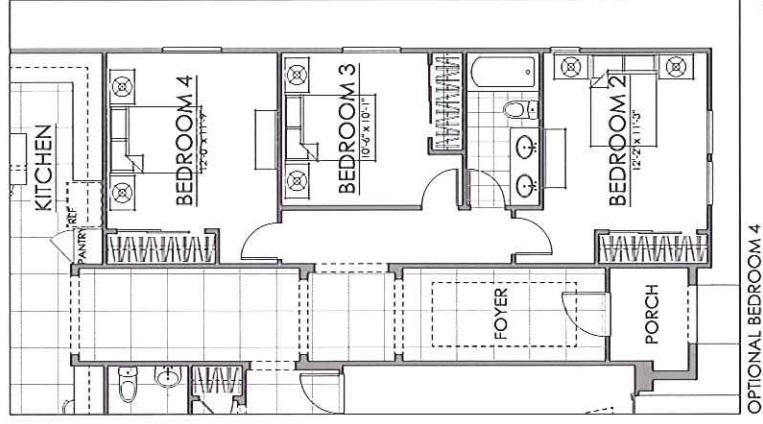
Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to **Kenneth W. Strelo, Senior Planner** at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.



52'-0" X 100'-0" LOT SIZE

CITY OF OAKLEY
 Planning Department
 NOV 22 2016
 RECEIVED



OPTIONAL BEDROOM 4

PLAN ONE | 2228 SQ. FT.

FIRST FLOOR
 TOTAL LIVING
 2228 SQ. FT.
 2228 SQ. FT.

LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- DECORATIVE SHUTTERS
- WOOD POSTS W/ BRACKETS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS SIDING AT GABLE ENDS
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER



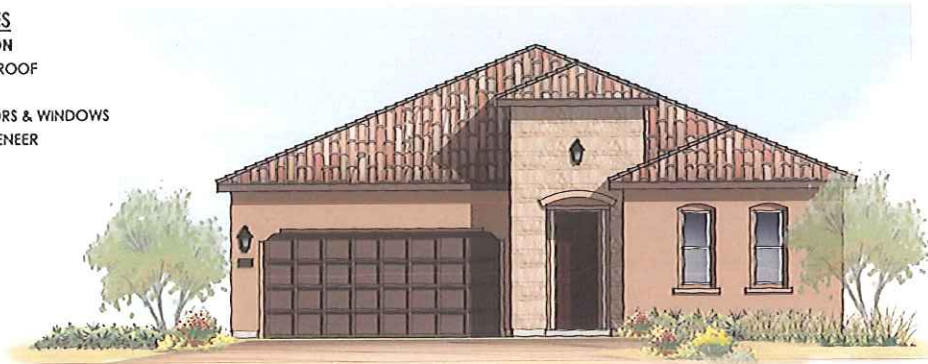
ELEVATION B - COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

ITALIANATE ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER



ELEVATION E - ITALIANATE

SCALE: 1/4" = 1'-0"

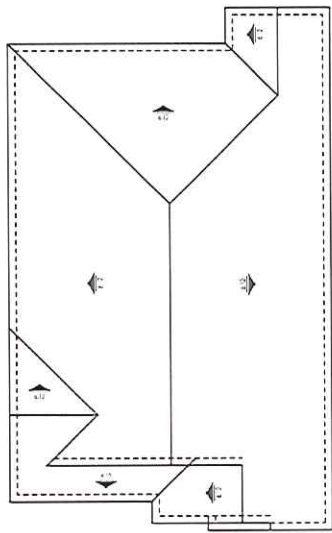
10.26.16

Brookfield
Residential

PLAN ONE | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

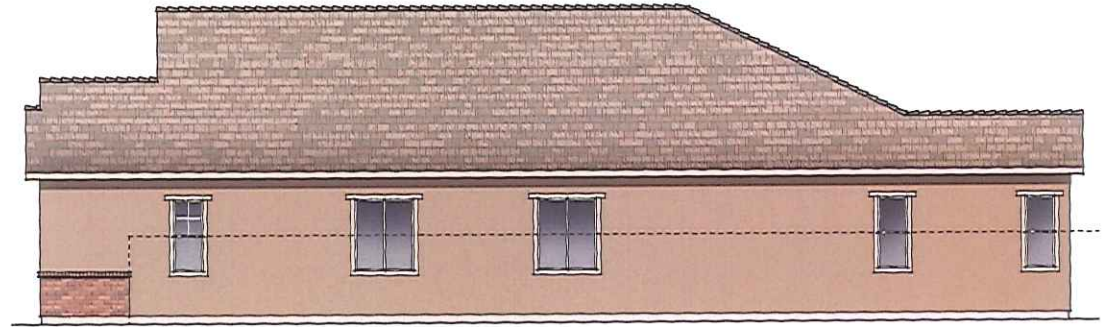
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san jose, ca 95128 // 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



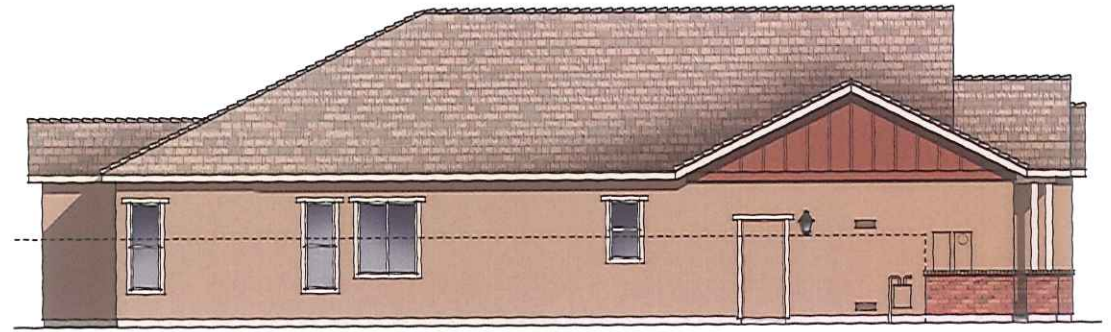
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

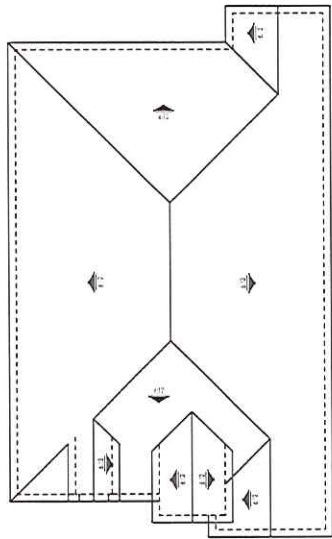
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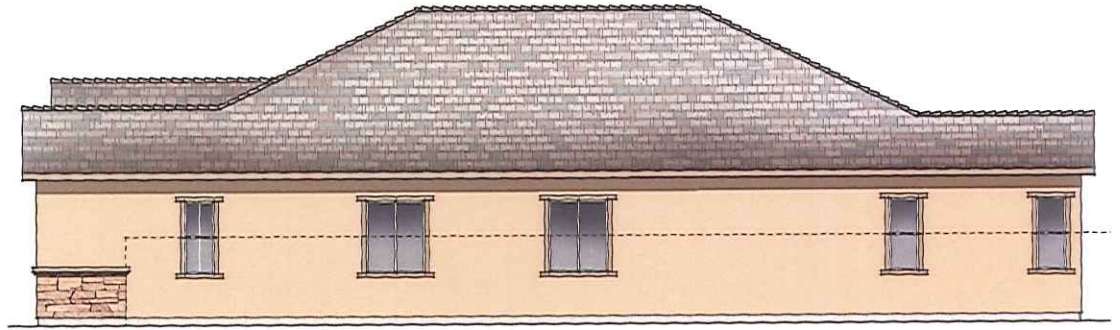
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Brookfield
Residential



ROOF PLAN

SCALE: 1/8" = 1'-0"



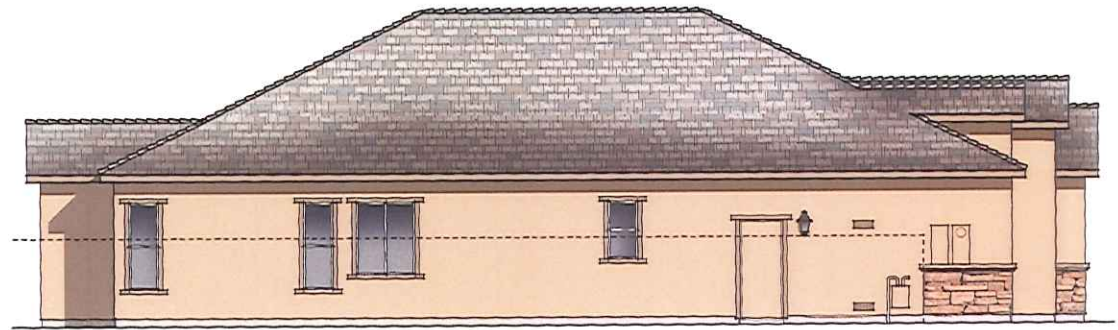
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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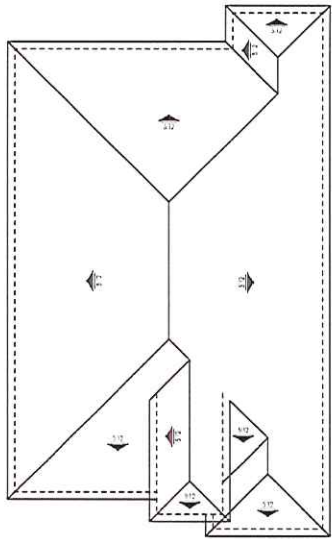
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PLAN ONE | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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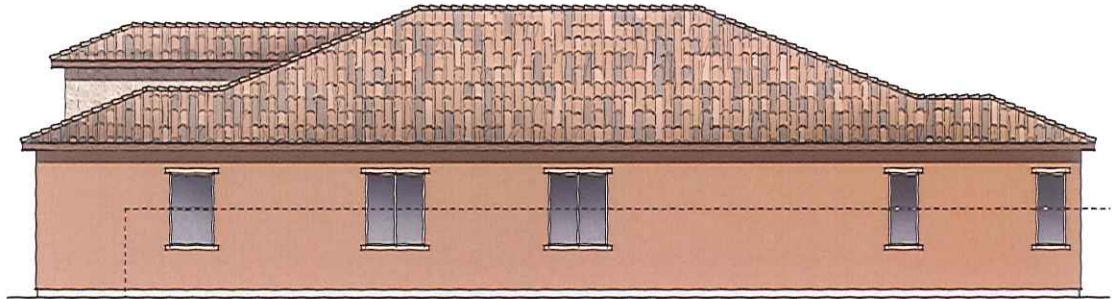
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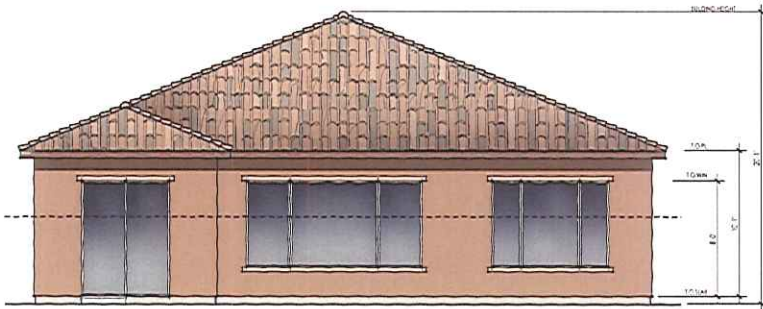
ROOF PLAN

SCALE: 1/8" = 1'-0"



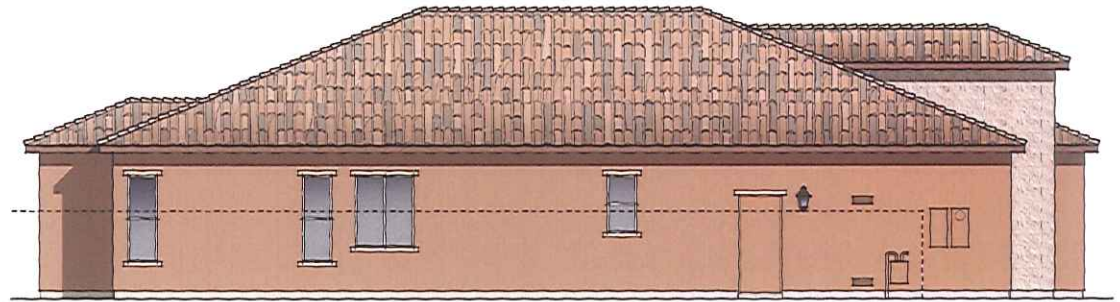
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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Residential

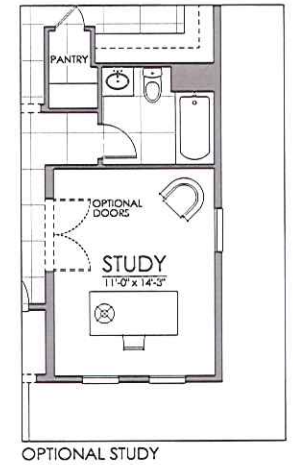
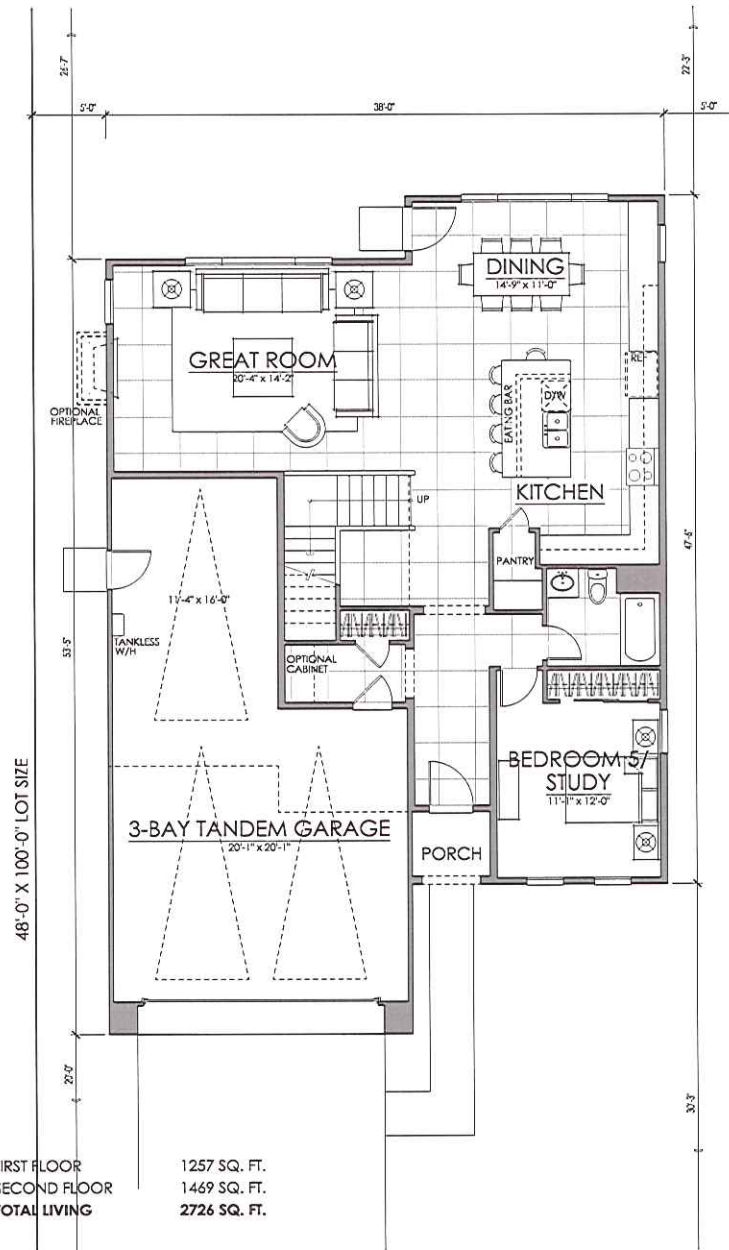
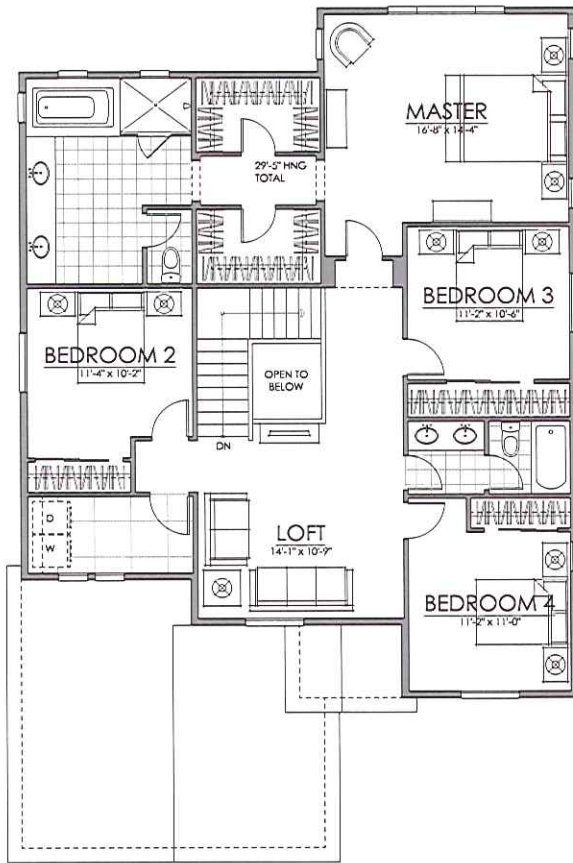
PLAN ONE | ELEVATION E | ITALIANATE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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FIRST FLOOR 1257 SQ. FT.
 SECOND FLOOR 1469 SQ. FT.
 TOTAL LIVING 2726 SQ. FT.

PLAN TWO | 2726 SQ. FT.

LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- SIDING AT GABLE ENDS
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER



ELEVATION B - COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SHINGLE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTIOUS SHINGLE SIDING
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- WOOD POSIS



ELEVATION C - SHINGLE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

ITALIANATE ELEVATION

- CONCRETE 1'-7" TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER
- DECORATIVE SHUTTERS



ELEVATION E - ITALIANATE

SCALE: 1/4" = 1'-0"

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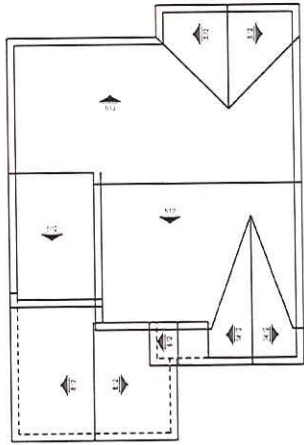
Brookfield
Residential

PLAN TWO | FRONT ELEVATIONS

LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

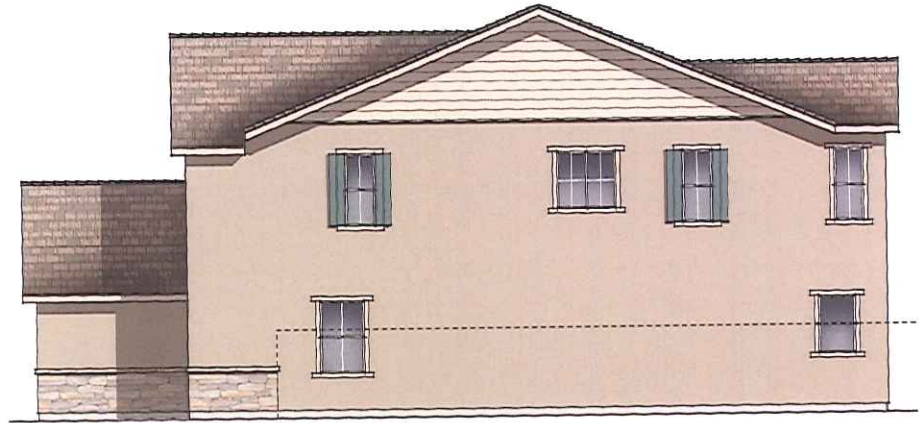

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cedarvale 1172450 | moorpark 437674
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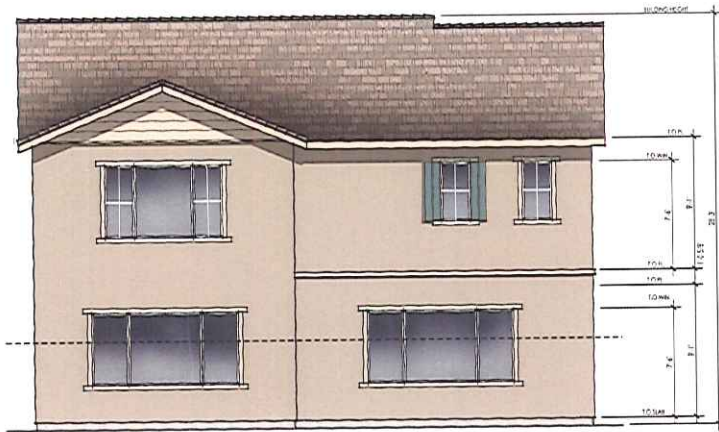
ROOF PLAN

SCALE: 1/8" = 1'-0"



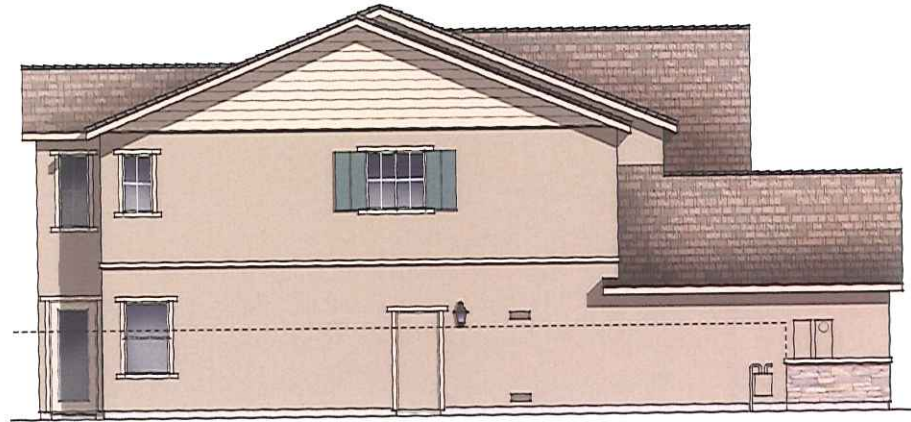
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

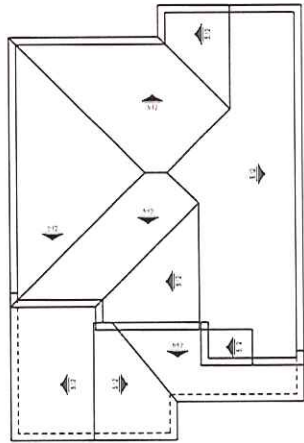
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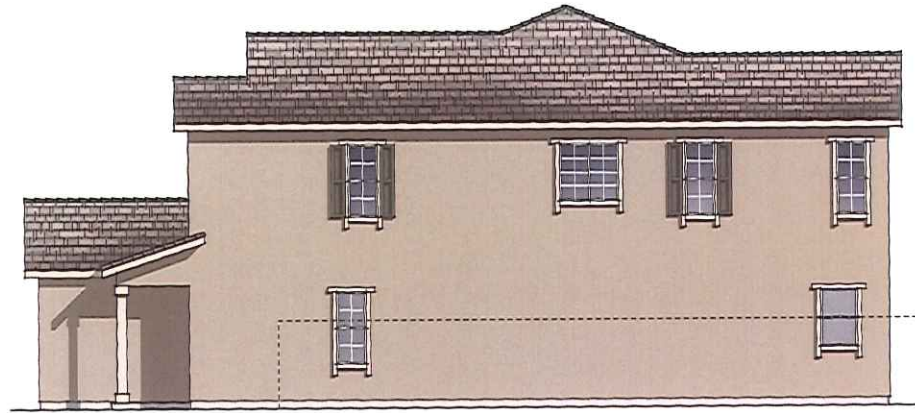
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ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION C | SHINGLE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

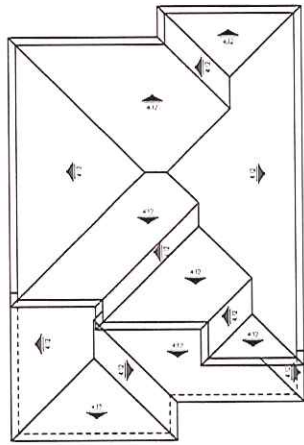
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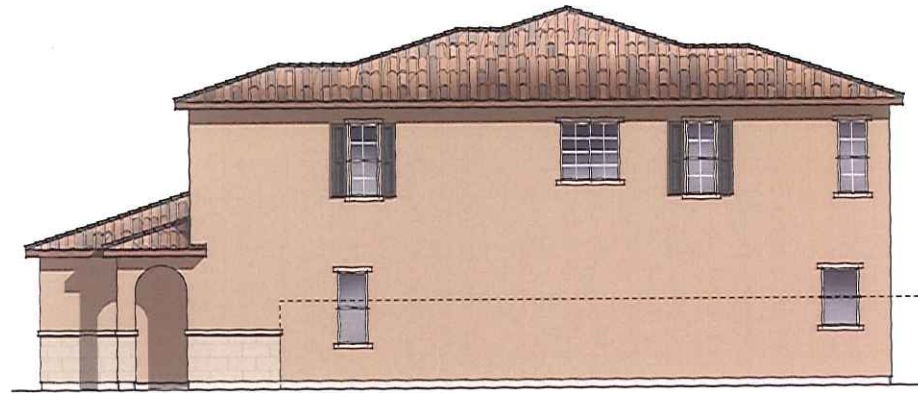
10.26.16

Brookfield
Residential



ROOF PLAN

SCALE: 1/8" = 1'-0"



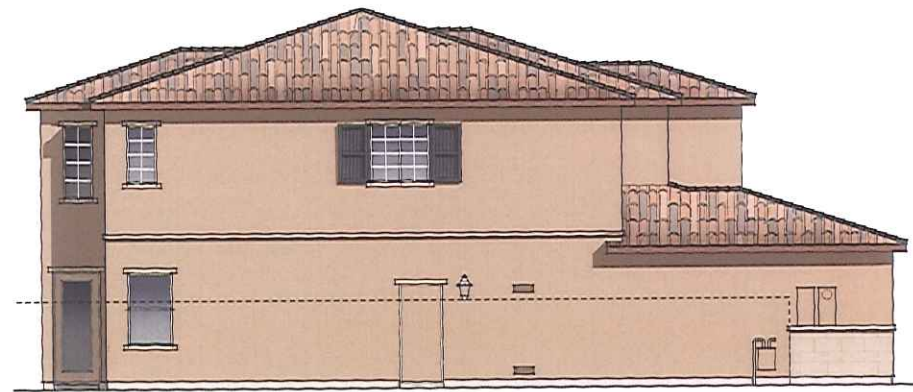
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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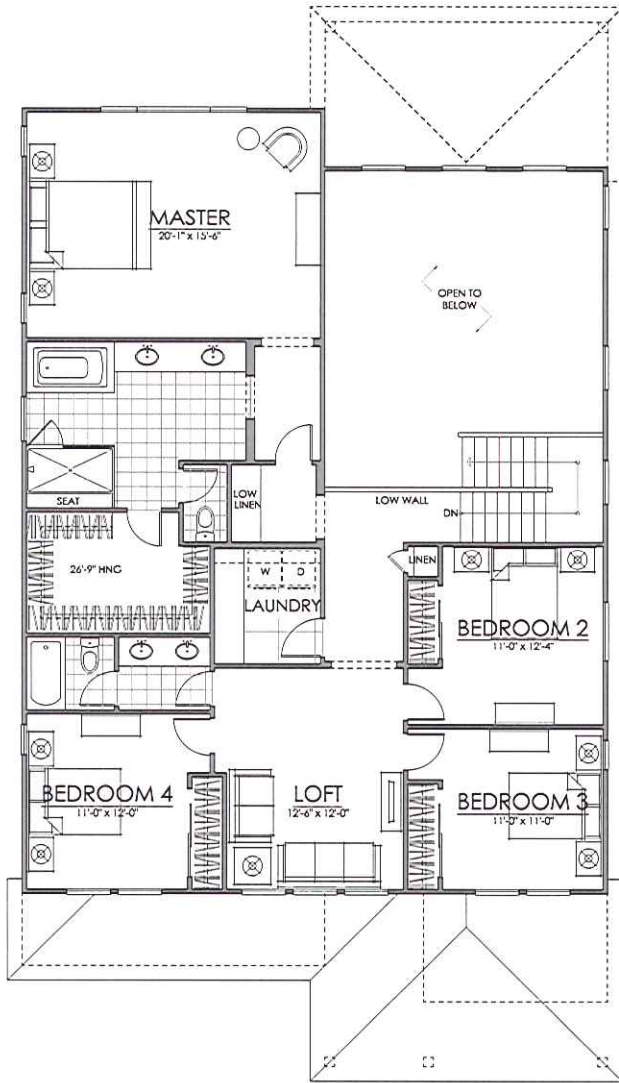
Brookfield
Residential

PLAN TWO | ELEVATION E | ITALIANATE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

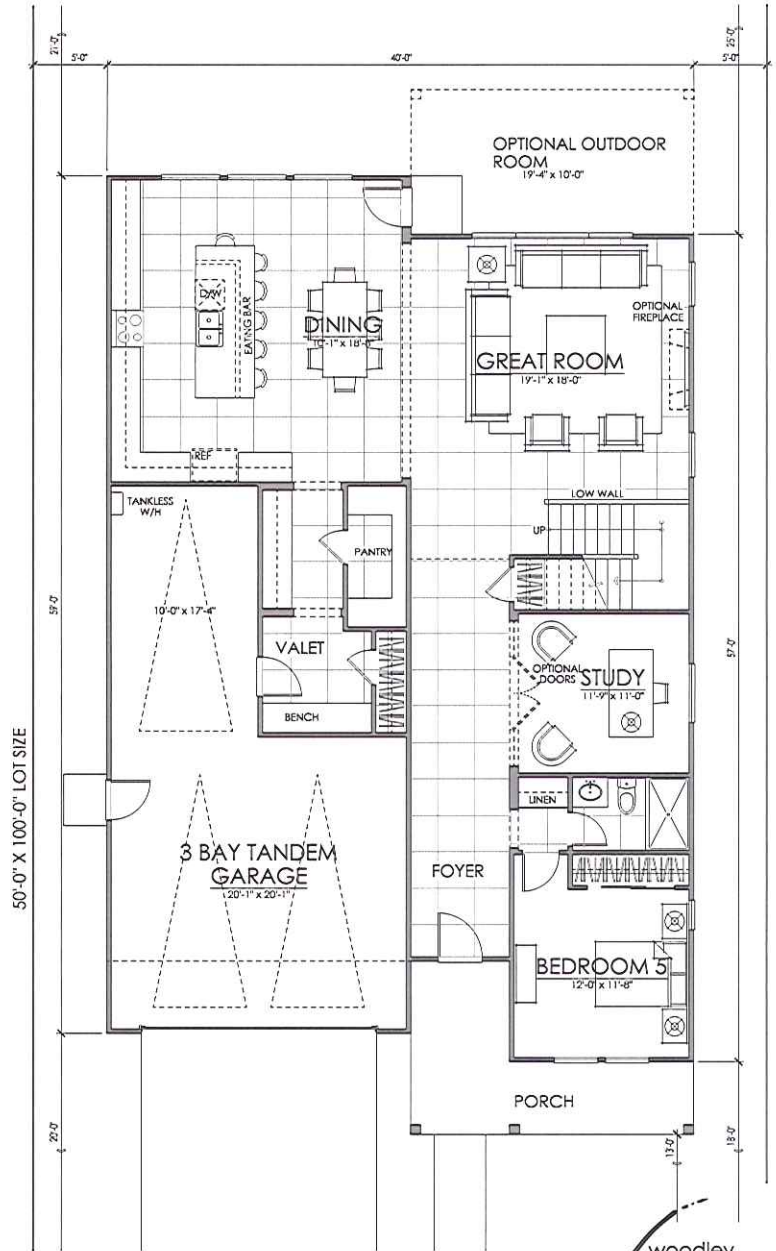
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

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FIRST FLOOR 1679 SQ. FT.
 SECOND FLOOR 1618 SQ. FT.
 TOTAL LIVING 3297 SQ. FT.



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Residential

PLAN THREE | 3297 SQ. FT.
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- METAL ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- DECORATIVE SHUTTERS
- WOOD POSTS W/ BRACKETS
- DECORATIVE VENTS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER
- DECORATIVE VENTS



ELEVATION B- COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SPANISH ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- DECORATIVE CERAMIC TILES



ELEVATION D - SPANISH

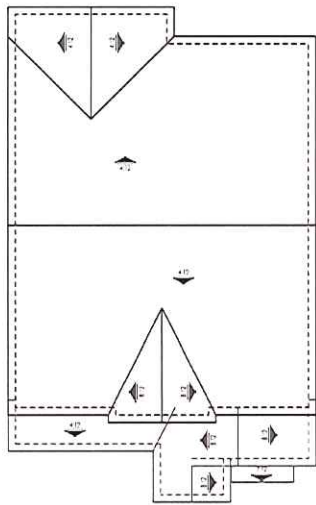
SCALE: 1/4" = 1'-0"

10.26.16

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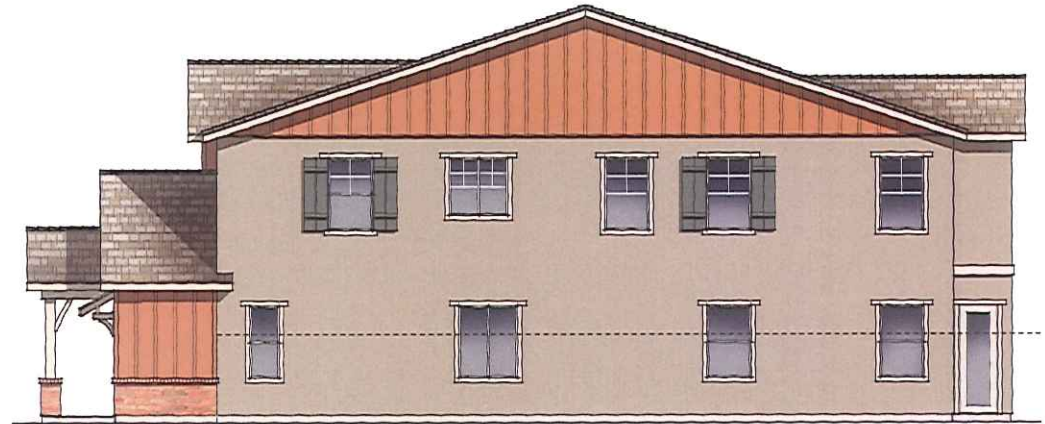
PLAN THREE | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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ROOF PLAN

SCALE: 1/8" = 1'-0"



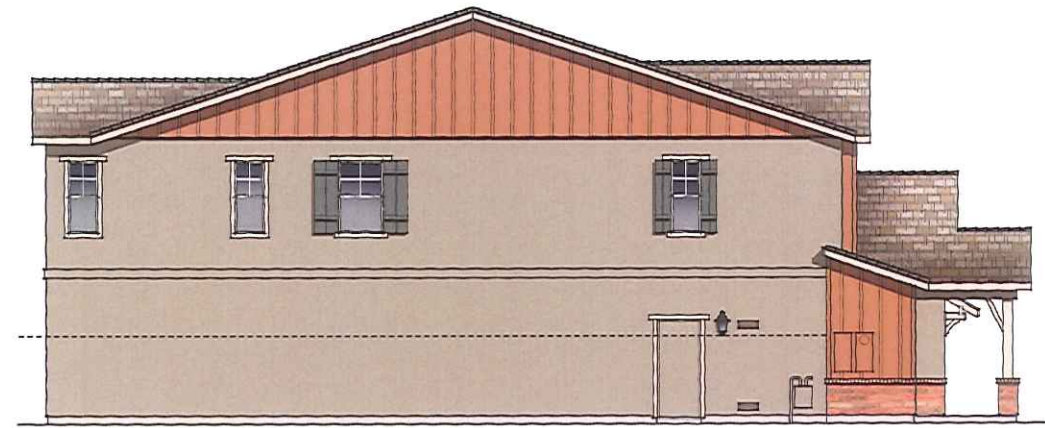
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

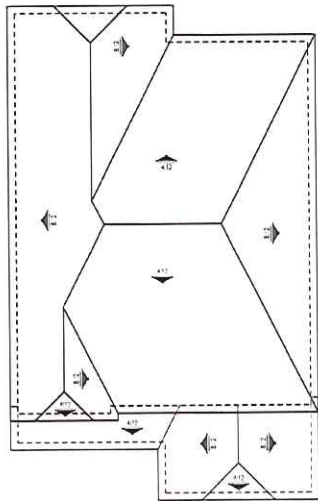
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PLAN THREE | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

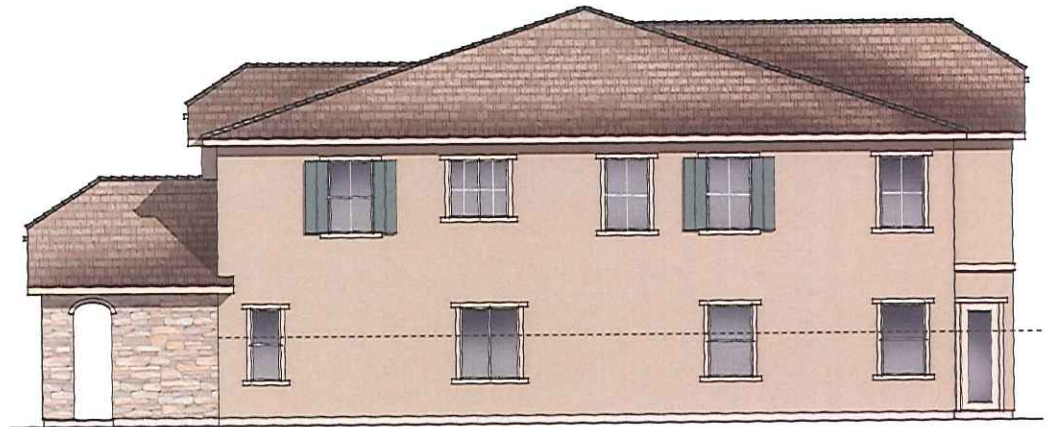
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ROOF PLAN

SCALE: 1/8" = 1'-0"



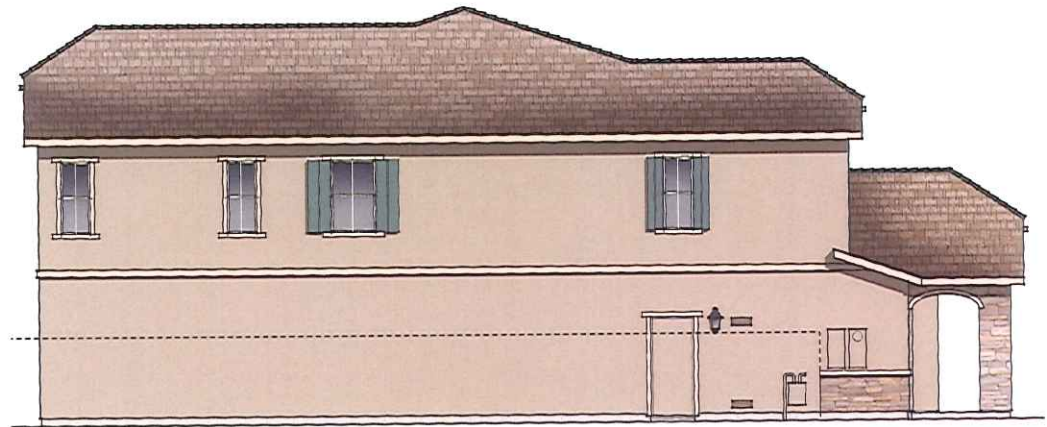
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

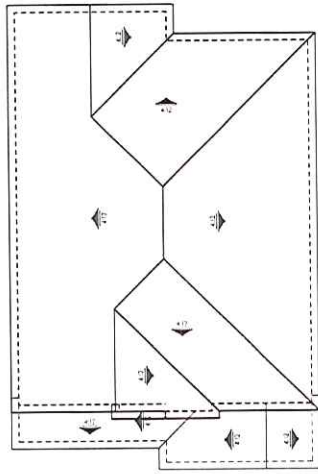
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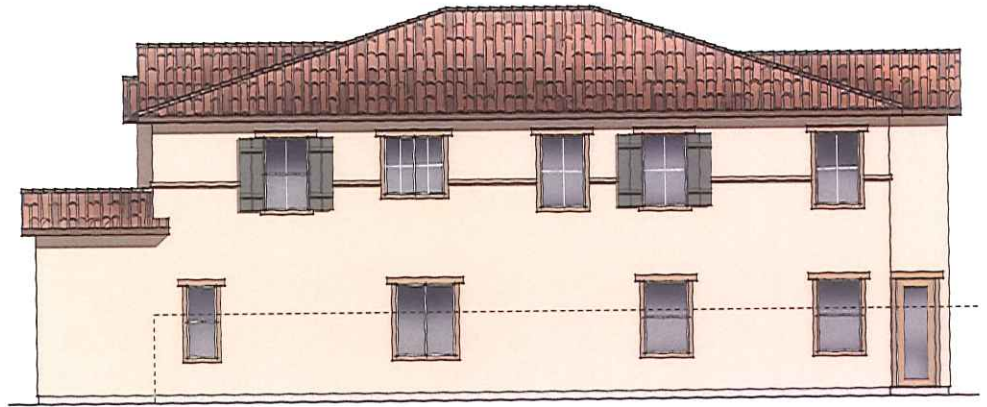
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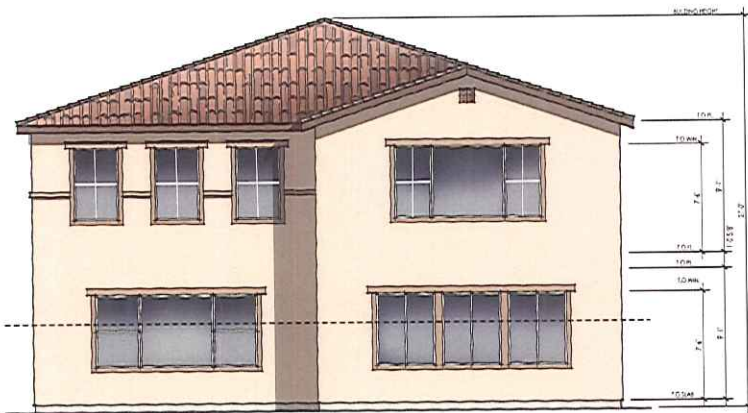
ROOF PLAN

SCALE: 1/8" = 1'-0"



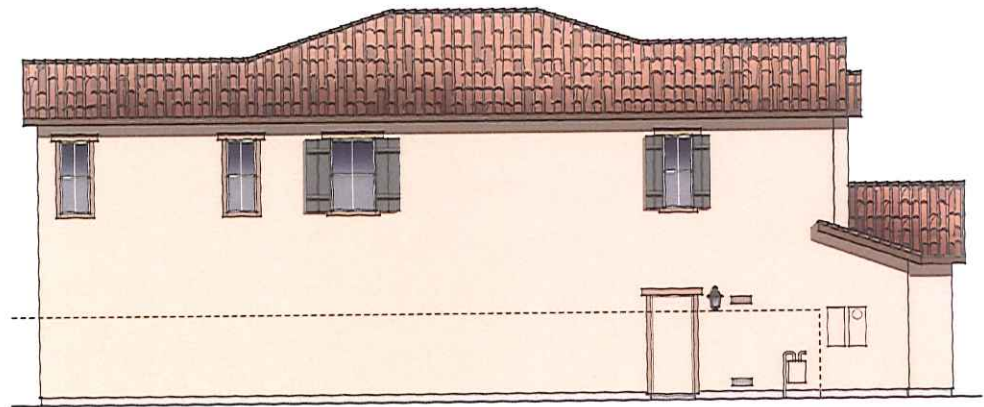
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION D | SPANISH
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

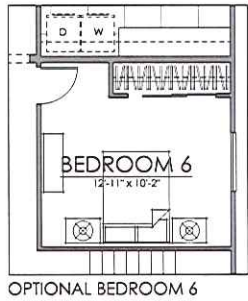
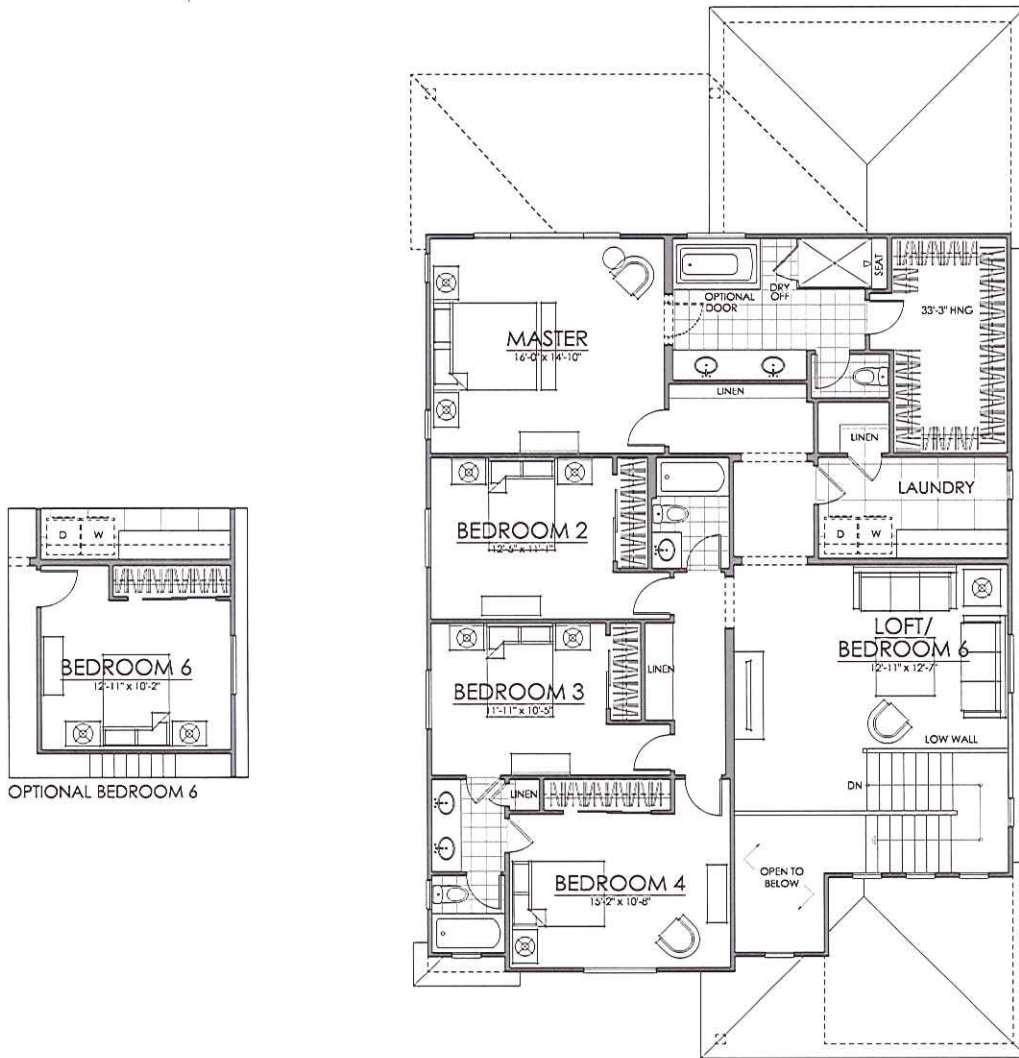
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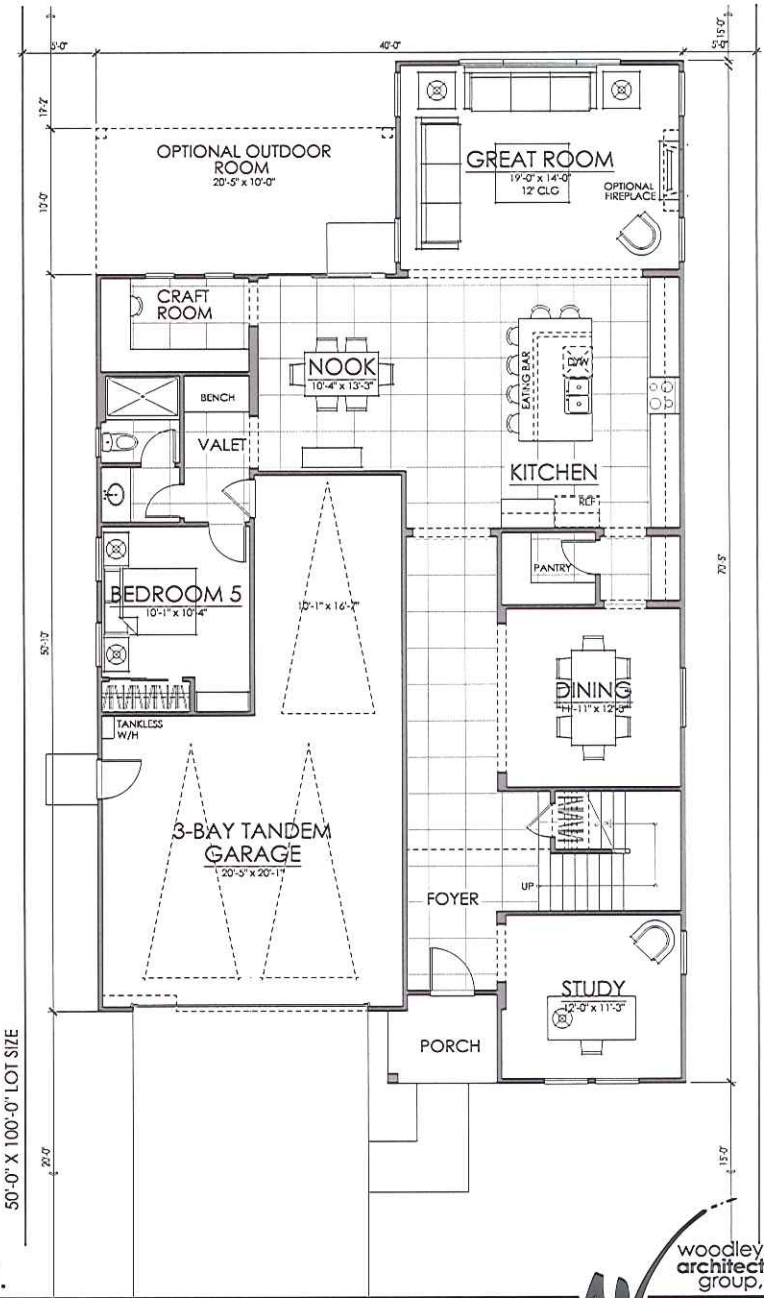
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Brookfield
 Residential



FIRST FLOOR 1801 SQ. FT.
 SECOND FLOOR 1794 SQ. FT.
 TOTAL LIVING 3595 SQ. FT.

50'-0" X 100'-0" LOT SIZE



PLAN FOUR | 3595 SQ. FT.

LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA



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Brookfield
 Residential

MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- METAL ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- WOOD POSTS W/ BRACKETS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SHINGLE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS SHINGLE SIDING
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE VENTS



ELEVATION C- SHINGLE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

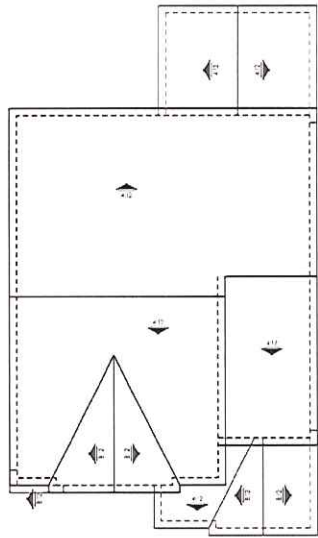
SPANISH ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE CERAMIC TILES



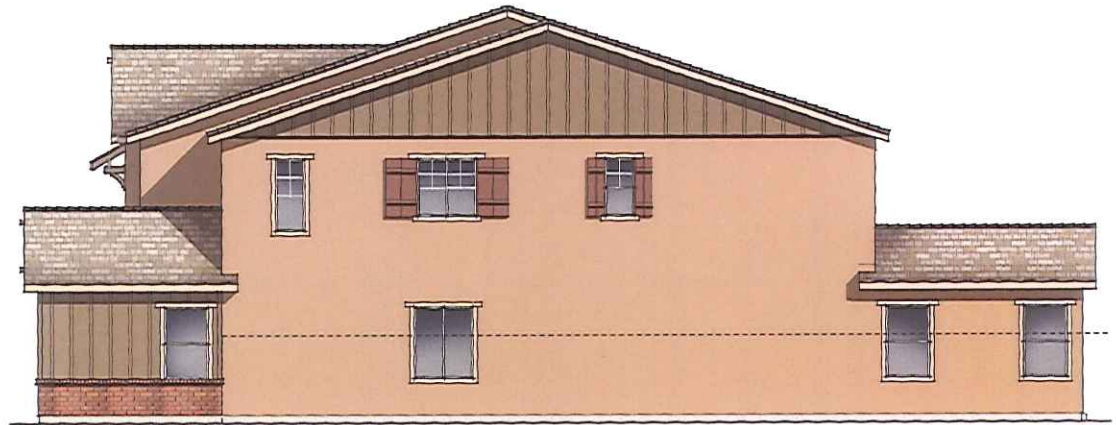
ELEVATION D - SPANISH

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



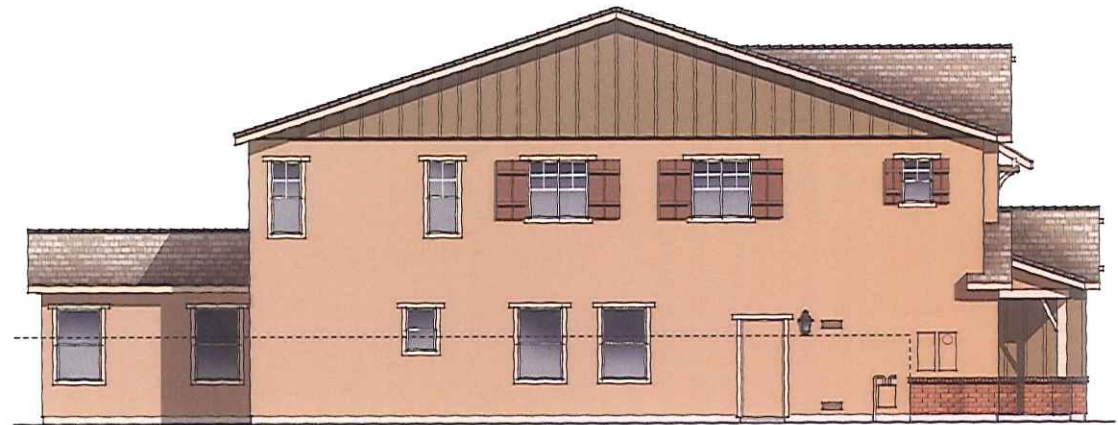
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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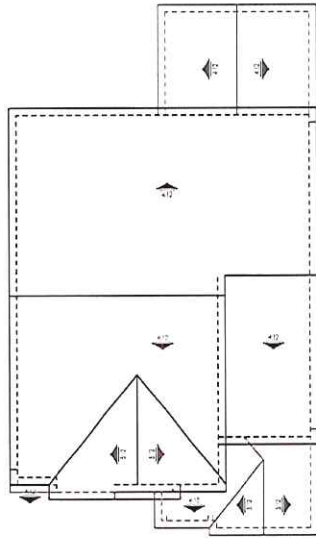
PLAN FOUR | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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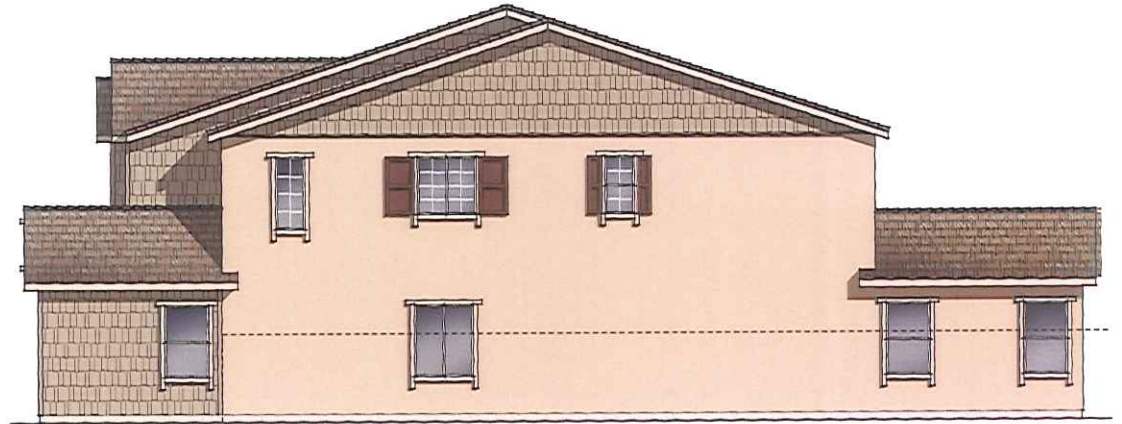
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ROOF PLAN

SCALE: 1/8" = 1'-0"



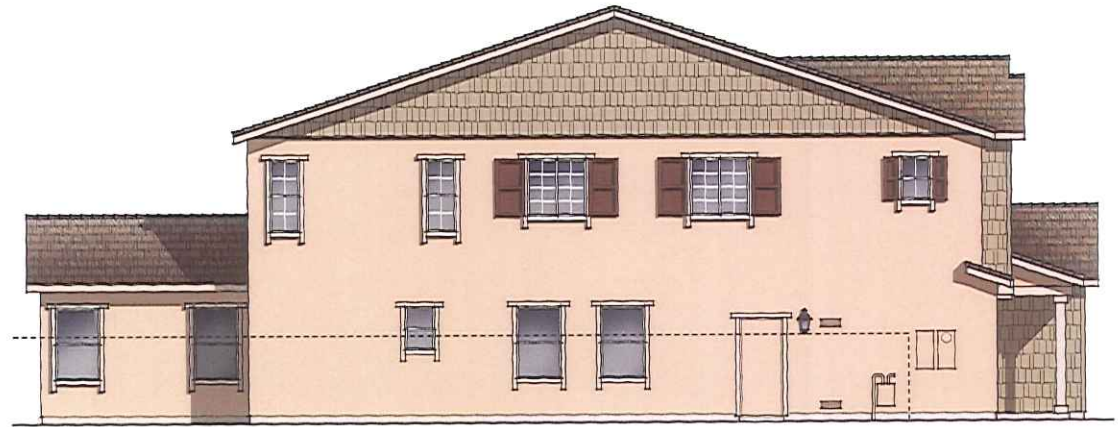
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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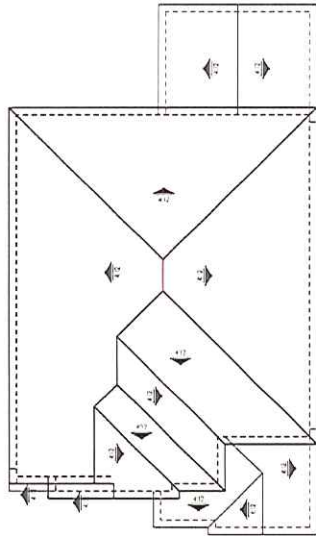
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Residential

PLAN FOUR | ELEVATION C | SHINGLE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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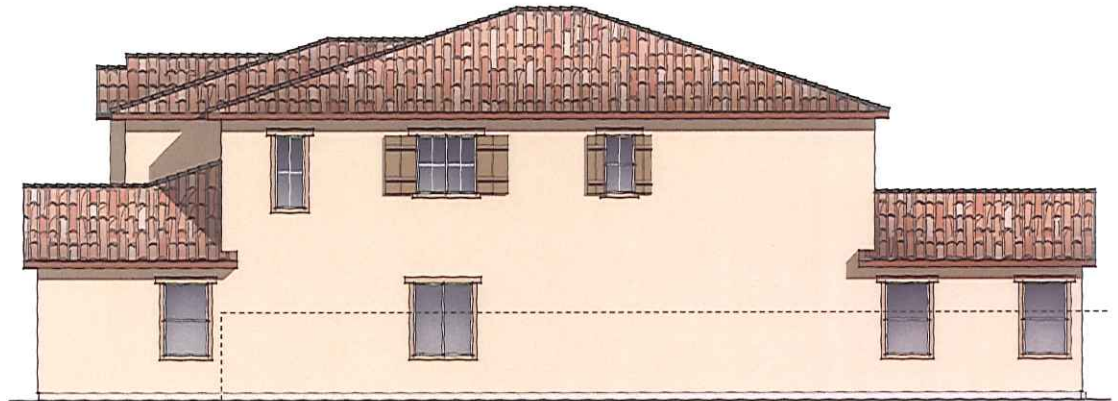
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ROOF PLAN

SCALE: 1/8" = 1'-0"



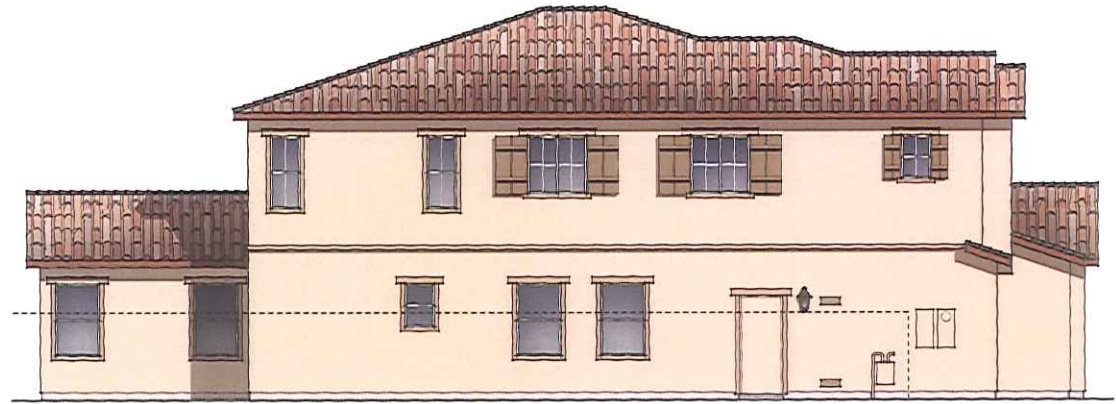
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

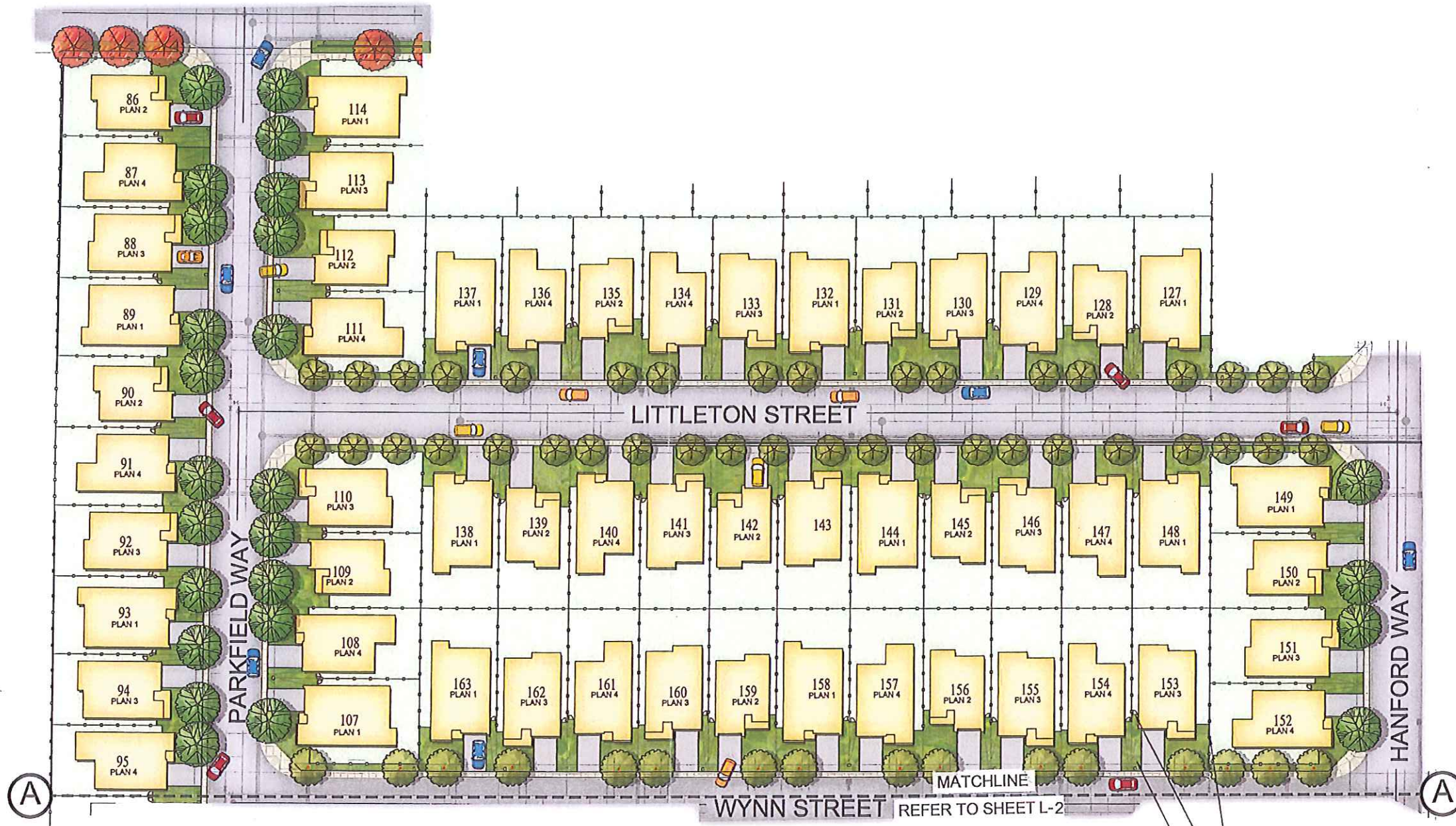
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PLAN FOUR | ELEVATION D | SPANISH
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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WOOD GOOD NEIGHBOR FENCE, TYP
 WOOD GATE, TYP
 FRONT YARD LANDSCAPE, SEE SHEET L-3 FOR TYPICALS

PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* | BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|---|--------------------------|-----------|---------|------------------------|-----------------------|-----------|---------|
| STREET TREES | | | | SHRUBS | | | |
| ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | ARGENTOPHYLOS SP. | MANZANITA | 5 GAL | L |
| GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) | MAIDENHAIR TREE | 15 GAL | MOD | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE | 15 GAL | LOW | CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| FISTACIA CHENSISIS 'RED PUSH' (MALE ONLY) | RED PINE CHEESE PISTACHE | 15 GAL | LOW | CISTUS SPP. | ROCK ROSE | 5 GAL | M |
| PYRUS CALLERYANA 'NEW BRADFORD' | NEW BRADFORD PEAR | 15 GAL | MOD | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| VINES / ESPALIERS | | | | GROUNDCOVERS | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | CAREX FLACCA | BLUE SEDGE | 1 GAL | M |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | COTONEASTER D. LOWEAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ROSA SPP. | ROSE | 5 GAL | M | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L |
| STREET TREES | | | | SHRUBS | | | |
| ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | ARGENTOPHYLOS SP. | MANZANITA | 5 GAL | L |
| GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) | MAIDENHAIR TREE | 15 GAL | MOD | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE | 15 GAL | LOW | CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| FISTACIA CHENSISIS 'RED PUSH' (MALE ONLY) | RED PINE CHEESE PISTACHE | 15 GAL | LOW | CISTUS SPP. | ROCK ROSE | 5 GAL | M |
| PYRUS CALLERYANA 'NEW BRADFORD' | NEW BRADFORD PEAR | 15 GAL | MOD | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| VINES / ESPALIERS | | | | GROUNDCOVERS | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | CAREX FLACCA | BLUE SEDGE | 1 GAL | M |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | COTONEASTER D. LOWEAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ROSA SPP. | ROSE | 5 GAL | M | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L |
| STREET TREES | | | | SHRUBS | | | |
| ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | ARGENTOPHYLOS SP. | MANZANITA | 5 GAL | L |
| GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) | MAIDENHAIR TREE | 15 GAL | MOD | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE | 15 GAL | LOW | CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| FISTACIA CHENSISIS 'RED PUSH' (MALE ONLY) | RED PINE CHEESE PISTACHE | 15 GAL | LOW | CISTUS SPP. | ROCK ROSE | 5 GAL | M |
| PYRUS CALLERYANA 'NEW BRADFORD' | NEW BRADFORD PEAR | 15 GAL | MOD | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| VINES / ESPALIERS | | | | GROUNDCOVERS | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | CAREX FLACCA | BLUE SEDGE | 1 GAL | M |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | COTONEASTER D. LOWEAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ROSA SPP. | ROSE | 5 GAL | M | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L |
| STREET TREES | | | | SHRUBS | | | |
| ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | ARGENTOPHYLOS SP. | MANZANITA | 5 GAL | L |
| GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) | MAIDENHAIR TREE | 15 GAL | MOD | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE | 15 GAL | LOW | CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
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| PYRUS CALLERYANA 'NEW BRADFORD' | NEW BRADFORD PEAR | 15 GAL | MOD | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| VINES / ESPALIERS | | | | GROUNDCOVERS | | | |
| DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | CAREX FLACCA | BLUE SEDGE | 1 GAL | M |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | COTONEASTER D. LOWEAST | BEARBERRY COTONEASTER | 1 GAL | L |
| ROSA SPP. | ROSE | 5 GAL | M | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L |

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

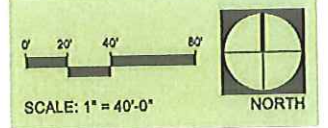
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 Planning Department
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LAUREL AT EMERSON RANCH
 Oakley, California

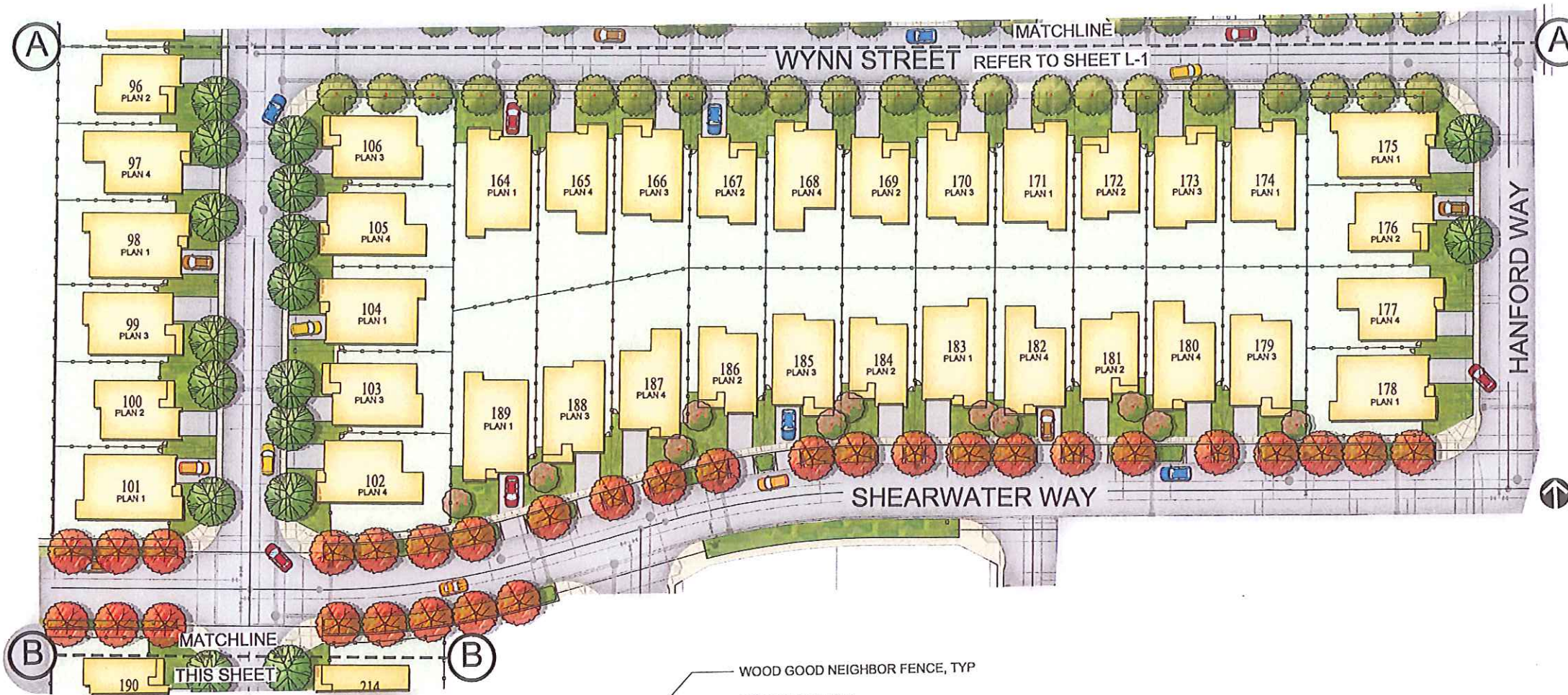
OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2016

vanderToolen Associates
 855 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2299
 www.vandertoolen.com



L-1
 Project No. 02913

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WOOD GOOD NEIGHBOR FENCE, TYP
 WOOD GATE, TYP
 FRONT YARD LANDSCAPE, SEE SHEET L-3 FOR TYPICALS

PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* | BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|--|--|-----------|---------|----------------------------------|-----------------------|-----------|---------|
| STREET TREES | | | | SHRUBS | | | |
| ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | ARCTOSTAPHYLOS SP. | MANZANITA | 5 GAL | L |
| GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY) | MADENHAIER TREE | 15 GAL | MOD | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| LAGERSTROEMIA INDICA | CRAPE MYRTLE | 15 GAL | LOW | CEANOTHUS SP. | ROCK ROSE | 5 GAL | L |
| PISTACHIA CHINENSIS 'RED PUSH' (MALE ONLY) | RED PUSH CHINESE PISTACHE | 15 GAL | LOW | CISTUS SPP. | PINK BREATH OF HEAVEN | 5 GAL | L |
| PYRUS CALLERYANA 'NEW BRADFORD' | NEW BRADFORD PEAR | 15 GAL | MOD | COLEOSTEMA PULCHRUM | FORTNIGHT LILY | 1 GAL | L |
| VINES / ESPALIERS | | | | DIETES SPP. | | | |
| DISTICTUS BUCONATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | GAURA LINDHEIMERI | GAURA | 1 GAL | M |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | HEMEROCALLIS HYBRIDS | EVERGREEN DAYLILLY | 1 GAL | M |
| ROSA SPP. | ROSE | 5 GAL | M | MAHONIA 'COMPACTA' | DWARF OREGON GRAPE | 1 GAL | M |
| GROUNDCOVERS | | | | NANDINA D. 'HARBOR DWARF' | | | |
| CAREX FLACCA | BLUE SEDGE | 1 GAL | M | NANDINA D. 'GULF STREAM' | GULF STREAM NANDINA | 5 GAL | L |
| COTONNEASTER D. LOWFAST | BEARBERRY COTONEASTER | 1 GAL | L | NEPETA 'SIX HILLS GIANT' | SWEET OLIVE | 5 GAL | M |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | M | OSMANTHUS FRAGRANS | NEW ZEALAND FLAX | 5 GAL | L |
| FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 1 GAL | M | PHOTINIA FRASERII | PHOTINIA | 5 GAL | L |
| HELIANTHEMUM N. 'WISLEY PINK' | HELIANTHEMUM NUMMULARIUM 'WISLEY PINK' | 1 GAL | M | PITTOSPORUM T. 'VAREGATA' | VAREGATED PITTOSPORUM | 5 GAL | L |
| MYOPORUM P. 'PROSTRATUM' | CREeping MYOPORUM | 1 GAL | L | PITTOSPORUM T. 'WHEELERS DWARF' | DWARF PITTOSPORUM | 5 GAL | M |
| GAEOVOLA 'MAUIE CLUSTER' | FAIRY FAN FLOWER | 1 GAL | L | PODOCARPUS M. MAKI | YEW PINE | 5 GAL | L |
| STACHYS BYZANTINA | 'LAISS' EARS | 1 GAL | L | RHAPHOLEPIS SPP. | INDIA HAWTHORN | 5 GAL | M |
| WESTRINGIA FRUTICOSA 'MUNDI' TM | LOW COAST ROSEMARY | 1 GAL | L | ROSA SPP. | LANDSCAPE ROSES | 2 GAL | L |
| | | | | SOLLVA HETEROPHYLLA | | | |
| | | | | TEUCRIUM SPP. | | | |
| | | | | VIBURNUM T. 'SPRING BOUQUET' | | | |

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

GENERAL NOTES:

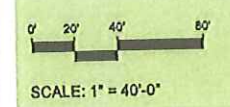
- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30" O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

Brookfield Residential
 500 La Gonda Way, Suite 100
 Danville, CA 94526
 (925) 743-8000

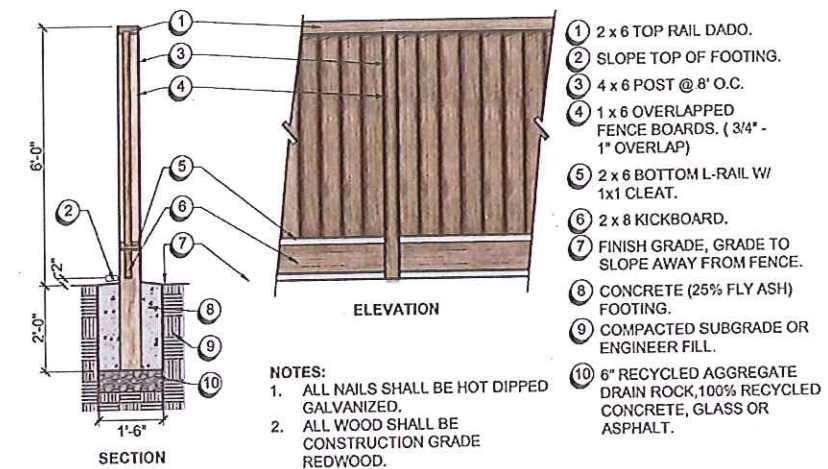
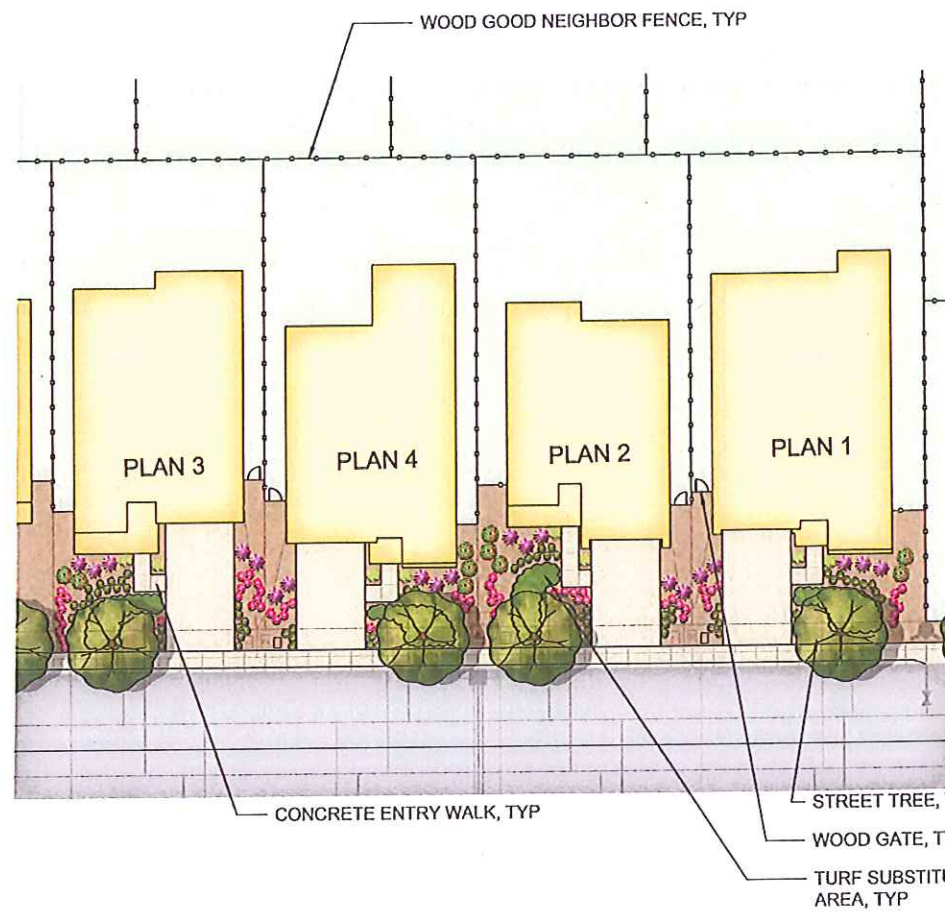
LAUREL AT EMERSON RANCH
 Oakley, California

OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2016

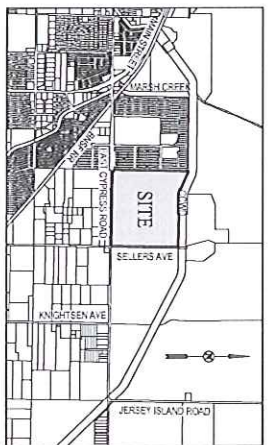
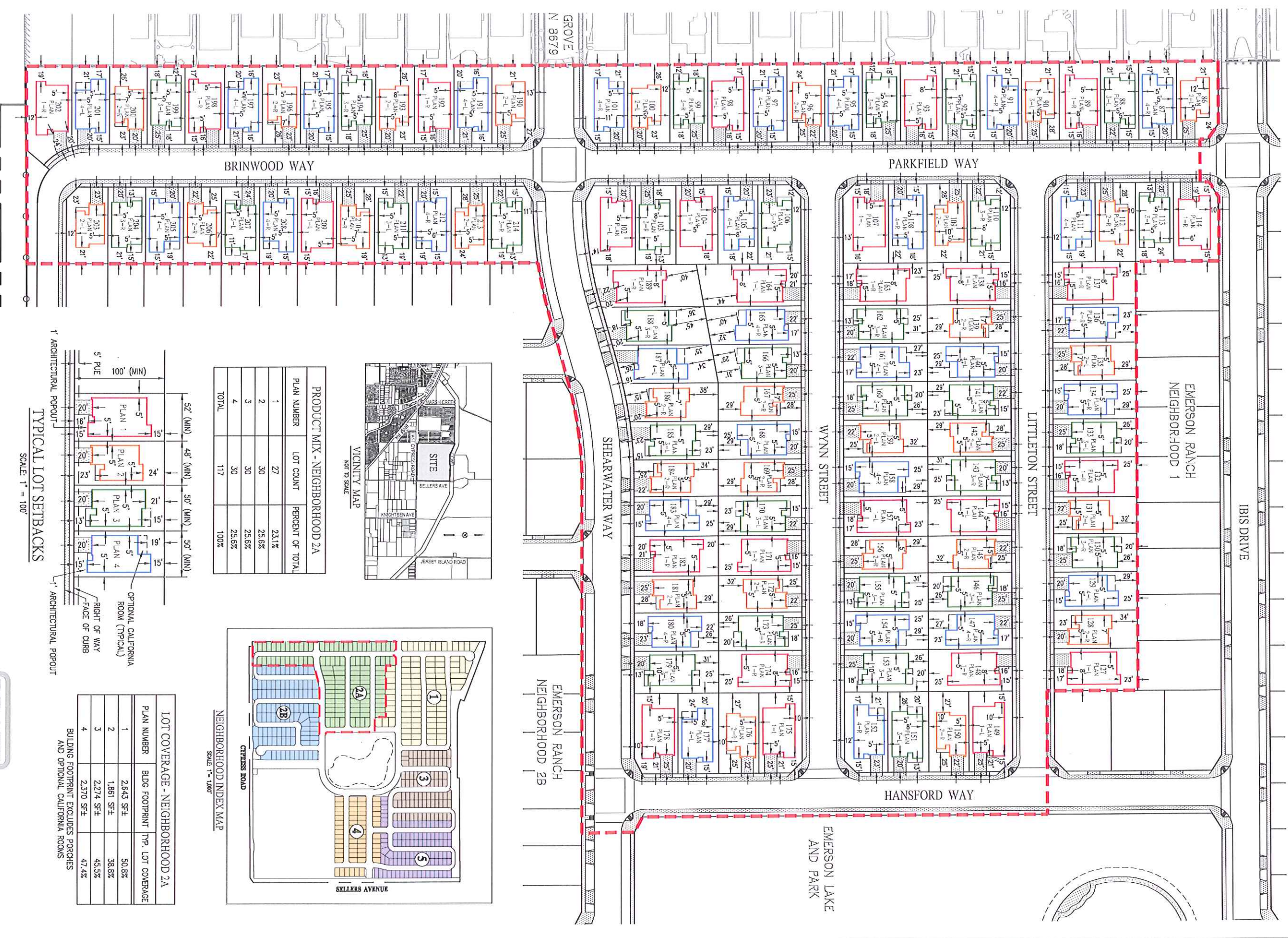
vanderTooten Associates
 655 Bordeaux Way
 Suite 240
 Napa, CA 94558
 tel: 707.224.2229
 www.vandertooten.com



L-2
 Project No. 02913



GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"



PRODUCT MIX - NEIGHBORHOOD 2A

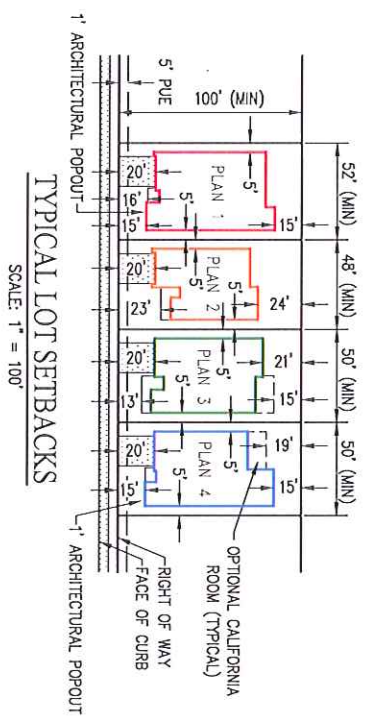
| PLAN NUMBER | LOT COUNT | PERCENT OF TOTAL |
|-------------|-----------|------------------|
| 1 | 27 | 23.1% |
| 2 | 30 | 25.6% |
| 3 | 30 | 25.6% |
| 4 | 30 | 25.6% |
| TOTAL | 117 | 100% |



LOT COVERAGE - NEIGHBORHOOD 2A

| PLAN NUMBER | BLDG FOOTPRINT | TYP. LOT COVERAGE |
|-------------|----------------|-------------------|
| 1 | 2,643 SF± | 50.8% |
| 2 | 1,861 SF± | 38.8% |
| 3 | 2,274 SF± | 45.5% |
| 4 | 2,370 SF± | 47.4% |

BUILDING FOOTPRINT EXCLUDES PORCHES AND OPTIONAL CALIFORNIA ROOMS



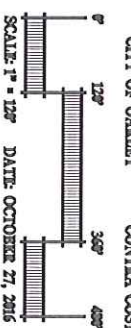
DRAFT

EMERSON RANCH: NEIGHBORHOOD 2A DEVELOPMENT PLAN SUBDIVISION 9347

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

GENERAL NOTES:

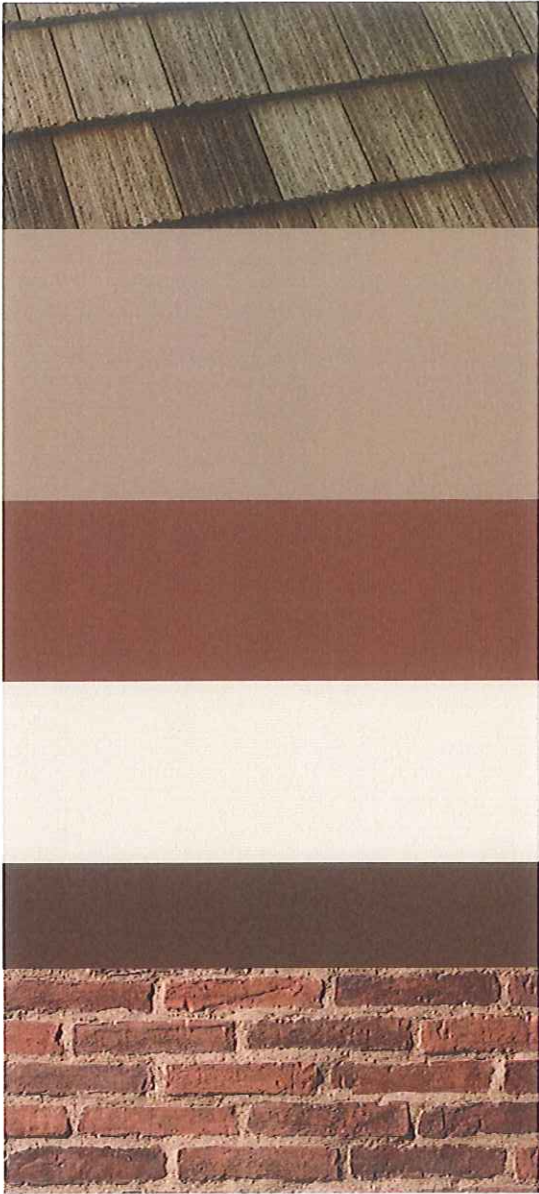
1. OWNER/SUBDIVIDER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CALIFORNIA 94526
PHONE: (925) 743-8000
CONTACT: BILL SCHNEIDER
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
3. ACREAGE: 21.2 AC±
4. LAND USE: EXISTING - EXISTING RESIDENCES, AGRICULTURAL
PROPOSED - SINGLE FAMILY HIGH, SINGLE FAMILY MEDIUM, MULTI-FAMILY HIGH, COMMERCIAL
5. ZONING: EXISTING - A3 (HEAVY AGRICULTURAL) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



DATE: OCTOBER 27, 2016

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - ARCHITECTS - PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PH: (925) 866-0322

Laurel at Emerson Ranch
Elevation A
Farmhouse
Scheme 1



Roof Tile

Stucco

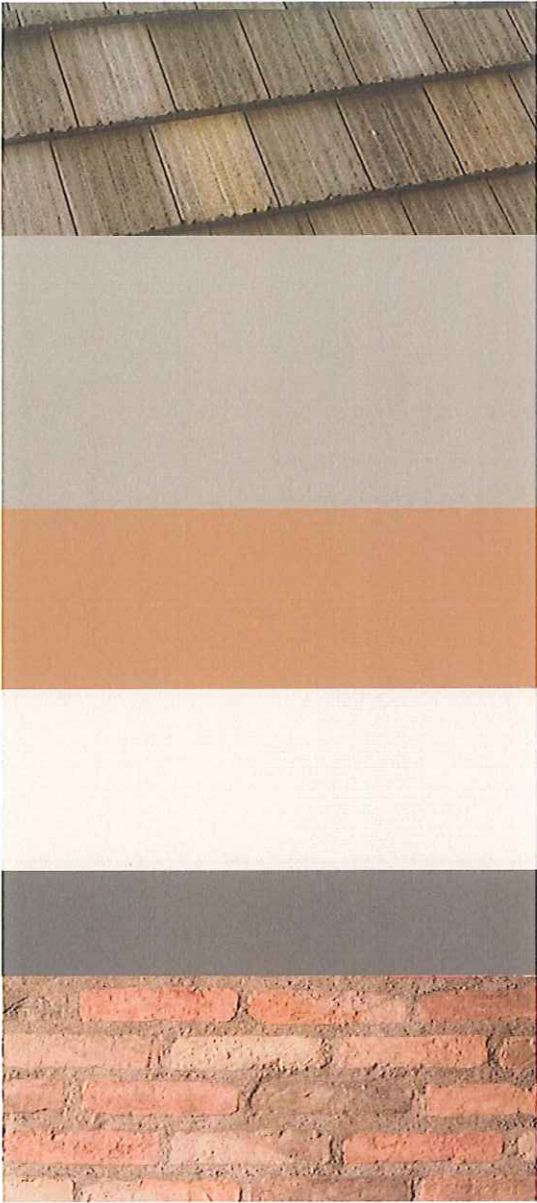
Board & Batt

Trim, Fascia,
Garage Door

Accent

Brick

Laurel at Emerson Ranch
Elevation A
Farmhouse
Scheme 2



Roof Tile

Stucco

Board & Batt

Trim, Fascia,
Garage Door

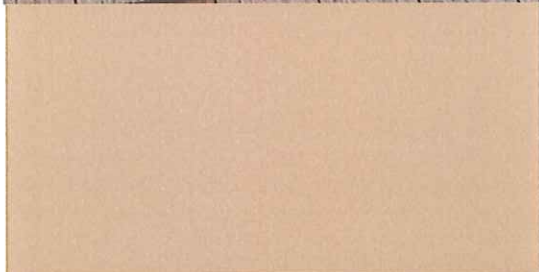
Accent

Brick

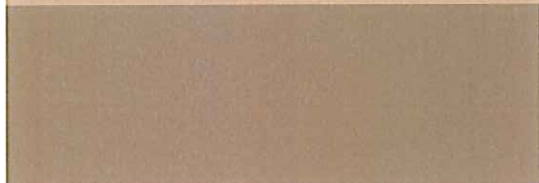
Laurel at Emerson Ranch
Elevation A
Farmhouse
Scheme 3



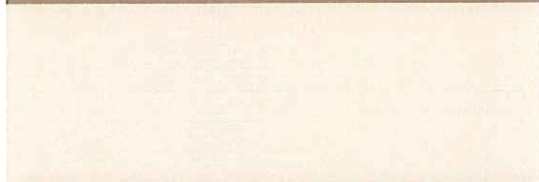
Roof Tile



Stucco



Board & Batt



Trim, Fascia,
Garage Door

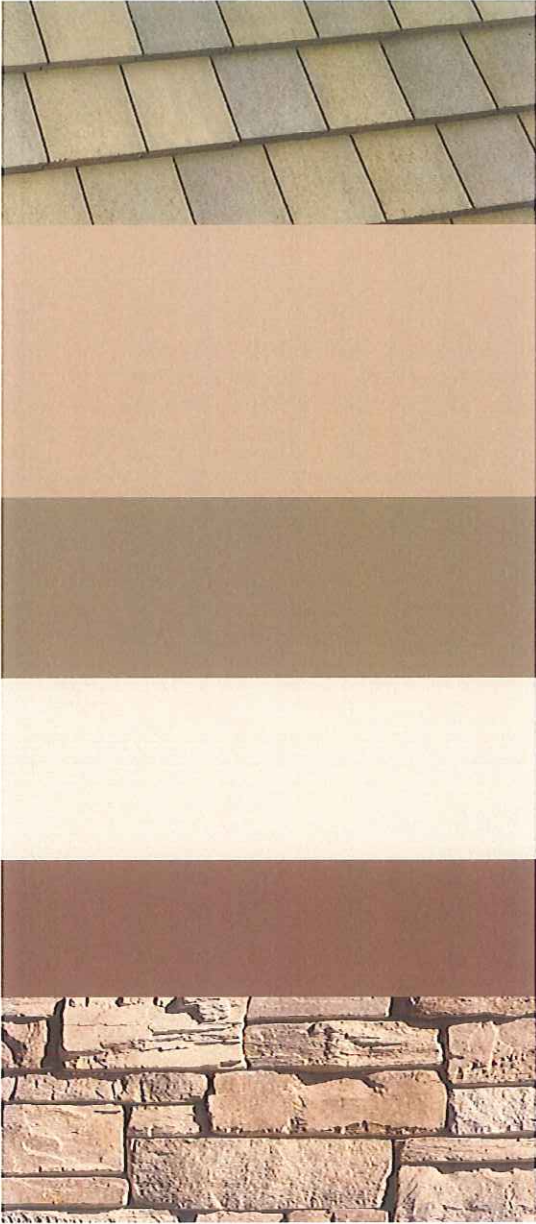


Accent



Brick

Laurel at Emerson Ranch
Elevation B
Cottage
Scheme 4



Roof Tile

Stucco

Gable End Siding

Trim, Fascia,
Garage Door

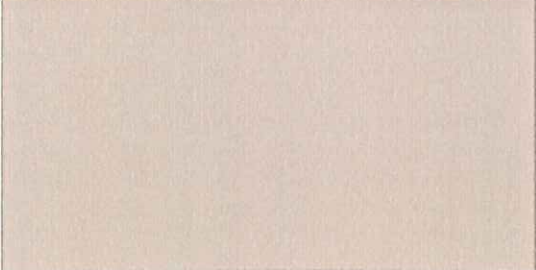
Accent

Stone

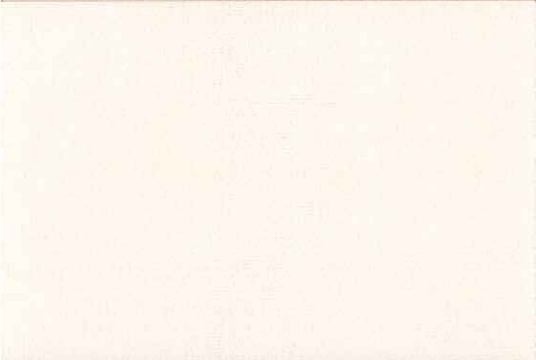
Laurel at Emerson Ranch
Elevation B
Cottage
Scheme 5



Roof Tile



Stucco



Gable End Siding



Trim, Fascia,
Garage Door

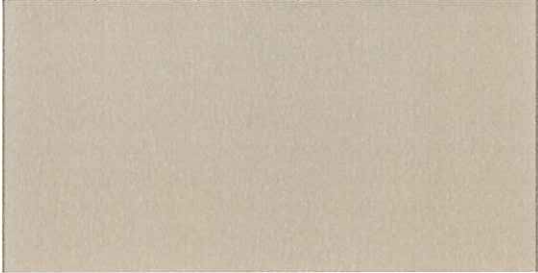
Accent

Stone

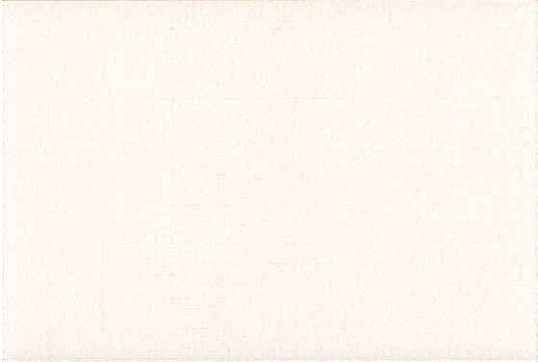
Laurel at Emerson Ranch
Elevation B
Cottage
Scheme 6



Roof Tile



Stucco



Gable End Siding



Trim, Fascia,
Garage Door



Accent

Stone

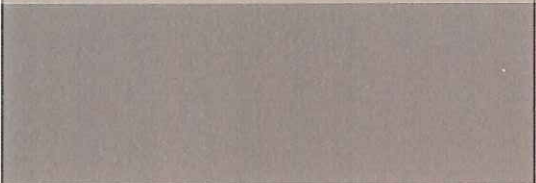
Laurel at Emerson Ranch
Elevation C
Shingle
Scheme 7



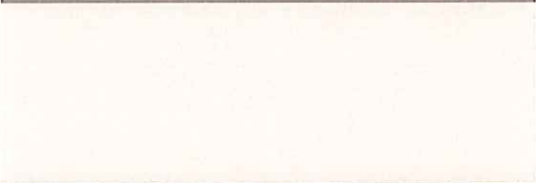
Roof Tile



Stucco



Shingle Siding



Trim, Fascia,
Garage Door

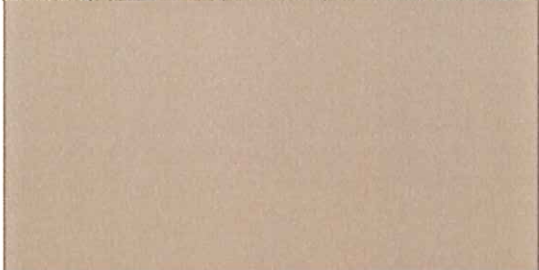


Accent

Laurel at Emerson Ranch
Elevation C
Shingle
Scheme 8



Roof Tile



Stucco



Shingle Siding

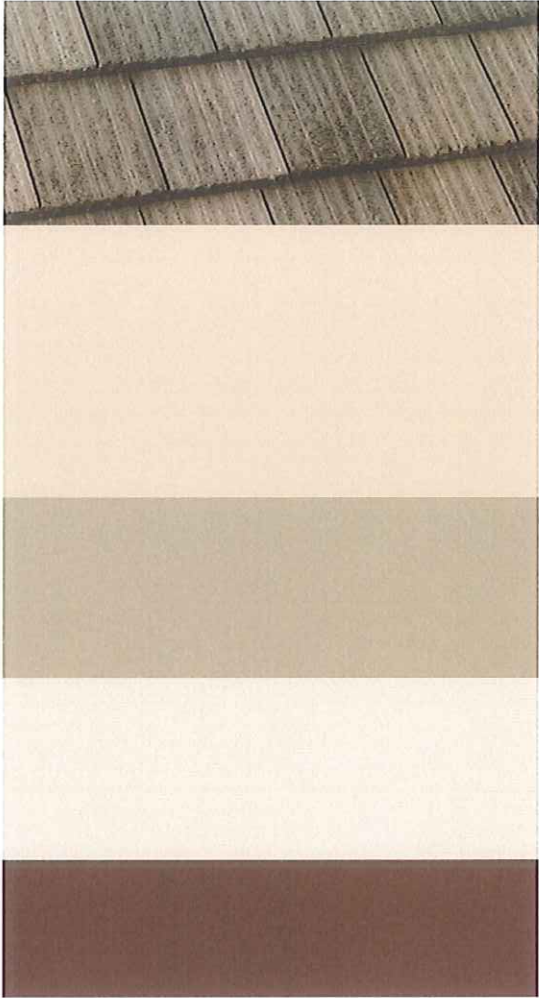


Trim, Fascia,
Garage Door



Accent

Laurel at Emerson Ranch
Elevation C
Shingle
Scheme 9



Roof Tile

Stucco

Shingle Siding

Trim, Fascia,
Garage Door

Accent

Laurel at Emerson Ranch
Elevation D
Spanish
Scheme 10



Roof Tile



Stucco



Trim



Fascia & Garage Door



Accent

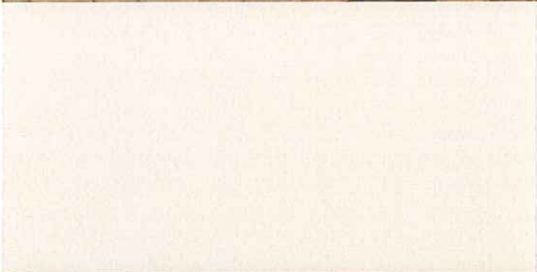


Decorative Tile

Laurel at Emerson Ranch
Elevation D
Spanish
Scheme 11



Roof Tile



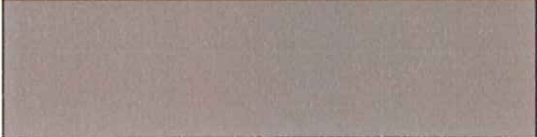
Stucco



Trim



Fascia & Garage Door



Accent

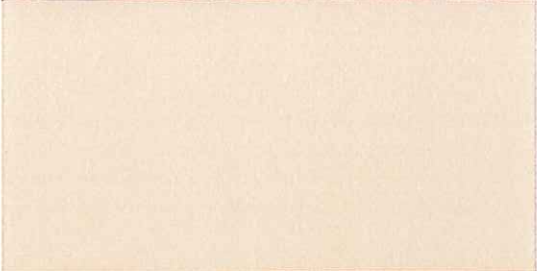


Decorative Tile

Laurel at Emerson Ranch
Elevation D
Spanish
Scheme 12



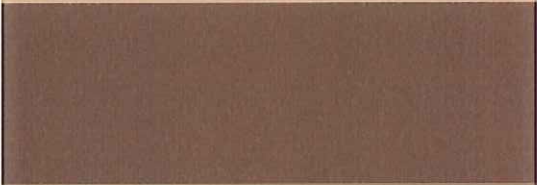
Roof Tile



Stucco



Trim



Fascia & Garage Door



Accent

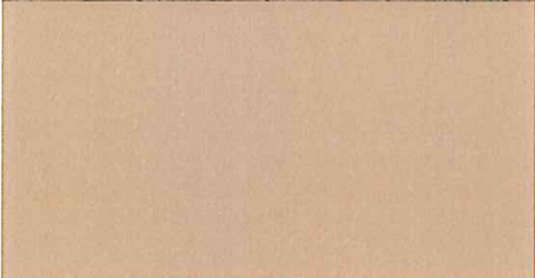


Decorative Tile

Laurel at Emerson Ranch
Elevation E
Italianate
Scheme 13



Roof Tile



Stucco



Trim



Fascia & Garage Door

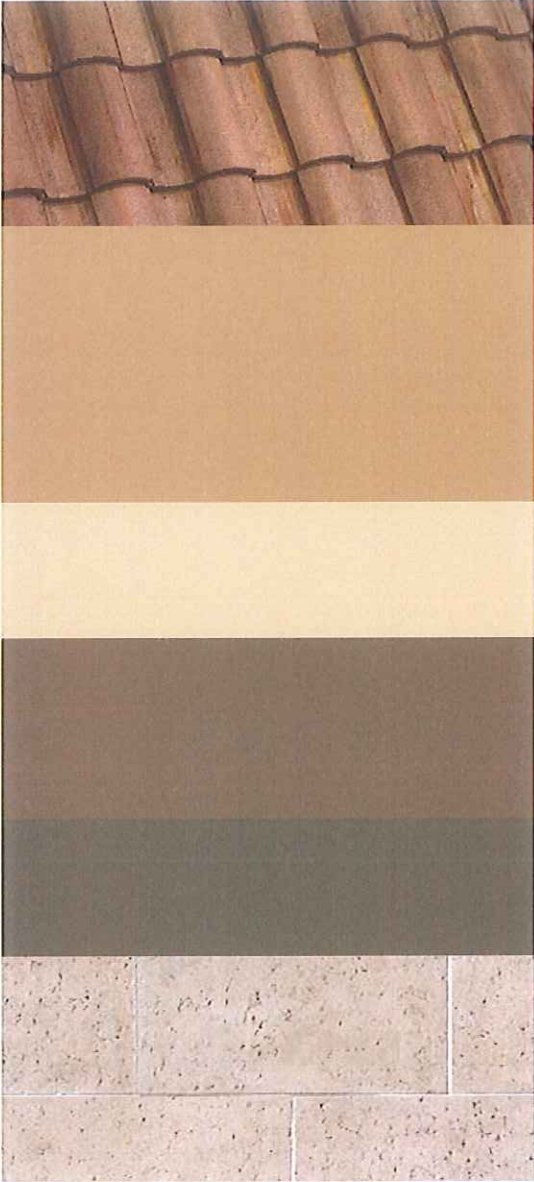


Accent



Stone

Laurel at Emerson Ranch
Elevation E
Italianate
Scheme 14



Roof Tile

Stucco

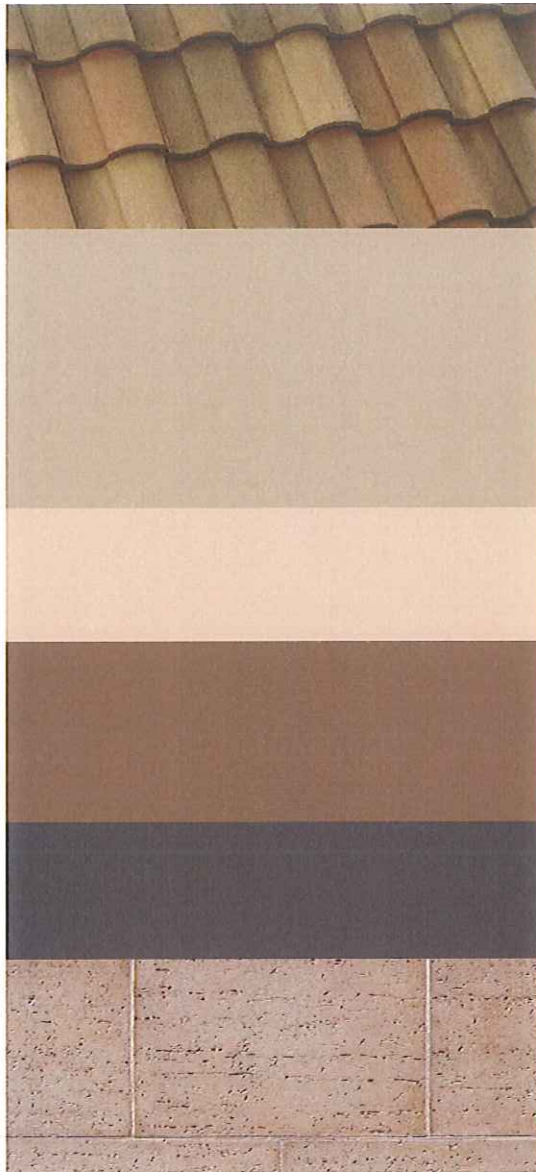
Trim

Fascia & Garage Door

Accent

Stone

Laurel at Emerson Ranch
Elevation E
Italianate
Scheme 15



Roof Tile

Stucco

Trim

Fascia & Garage Door

Accent

Stone

| | | | |
|----------------------------------|--------------------------------|-------------------------------|-------------------------|
| Paint: Sherwin Williams | Brick: El Dorado | 10.31.16- Change Stucco Color | |
| Roof: Eagle Roof Tile | Stone: El Dorado/ Coronado | | |
| Deco Tile: Classic Tile & Mosaic | Grout: Orco | | |
| Farmhouse Elevation A | | | |
| | Scheme 1 | Scheme 2 | Scheme 3 |
| ROOF | SCP8804 Hershey | SCP8803 Arlington | SCP8802 Nantucket |
| BODY 1 STUCCO | SW 7513 Sanderling | SW 6171 Chatroom | SW 6143 Basket Beige |
| BODY 2 BOARD & BATT | SW 6054 Canyon Clay | SW 7718 Oak Creek | SW 7737 Meadow Trail |
| TRIM | SW 7035 Aesthetic White | SW 7009 Pearly White | SW 6133 Muslin |
| FASCIA | SW 7035 Aesthetic White | SW 7009 Pearly White | SW 6133 Muslin |
| GARAGE DOOR | SW 7035 Aesthetic White | SW 7009 Pearly White | SW 6133 Muslin |
| ACCENT | SW 2808 Rookwood Dark Brown | SW 7622 Homburg Gray | SW 6047 Hot Cocoa |
| BRICK | Bracciano Roma Brick | Brolio Roma Brick | Riverbed TundraBrick |
| GROUT | OBP Tan | OBP Tan | OBP Wheat |

| Cottage Elevation B | Scheme 4 | Scheme 5 | Scheme 6 |
|---------------------|---------------------------|---------------------------|------------------------|
| ROOF | 4690 Pewter Bronze | 4687 Brown Gray Range | 4602 Concord Blend |
| BODY 1 STUCCO | SW6120 Belivable Buff | SW7051 Analytical Gray | SW 6164 Svelte Sage |
| GABLE-END SIDING | SW 7546 Prairie Grass | SW6147 Panda White | SW7009 Pearly White |
| TRIM | SW 7546 Prairie Grass | SW6147 Panda White | SW7009 Pearly White |
| FASCIA | SW 7546 Prairie Grass | SW6147 Panda White | SW7009 Pearly White |
| GARAGE DOOR | SW 7546 Prairie Grass | SW6147 Panda White | SW7009 Pearly White |
| ACCENT | SW2848 Rovcroft Pewter | SW7617 Meditarranean | SW 7675 Sealskin |
| STONE | Barley Cliffstone | Pinetop Rustic Ledge | Broadway Cliffstone |
| GROUT | | | |

| Shingle Elevation C | Scheme 7 | Scheme 8 | Scheme 9 |
|-----------------------|----------------------------------|-------------------------|--------------------------|
| ROOF | SCP8803 Arlington | 5690 Pewter Bronze | 5687 Brown Gray Range |
| BODY 1 STUCCO | SW 7052 Gray Area | SW7046 Studio Taupe | SW6141 Softer Tan |
| BODY 2 SHINGLE SIDING | SW 7060 Attitude Gray | SW7046 Anonymous | SW2860 Sage |
| TRIM | SW 7012 Creamy | SW 6126 Navaio White | SW7011 Natural Choice |
| FASCIA | SW 7012 Creamy | SW 6126 Navaio White | SW7011 Natural Choice |
| GARAGE DOOR | SW 7012 Creamy | SW 6126 Navaio White | SW7011 Natural Choice |
| ACCENT | SW 2846 Rovcroft Bronze Green | SW7076 Cyberspace | SW2856 Fairfax Brown |

| Spanish Elevation D | Scheme 10 | Scheme 11 | Scheme 12 |
|---------------------|--|--|--|
| ROOF | 3646 Sunset Blend | 3605 San Benito Blend | 3815 Red Bluff Blend |
| BODY 1 STUCCO | SW7571 Casa Blanca | SW7011 Natural Choice | SW6141 Softer Tan |
| TRIM | SW 7534 Outerbanks | SW7535 Sandy Ridge | SW 7539 Cork Wedge |
| FASCIA | SW 7040 Smokehouse | SW2806 Rookwood Brown | SW7520 Plantation Shutters |
| GARAGE DOOR | SW 7040 Smokehouse | SW2806 Rookwood Brown | SW7520 Plantation Shutters |
| ACCENT | SW 7622 Homburg Gray | SW7060 Attitude Gray | SW7737 Meadow Trail |
| DECORATIVE TILE | PD-147  | FD-197  | FD-148  |

Laurel at Emerson Ranch | Brookfield Homes
Woodleyarchitecturalgroup, Inc.
Exterior color schedule

| Italianate Elevation E | Scheme 13 | Scheme 14 | Scheme 15 |
|------------------------|---|--|---|
| ROOF | 3581 Canyon Brown | 3702 Calabar Blend | 8708 Del Oro Blend |
| BODY 1 STUCCO | SW 6108 Latte | SW 7695 Mesa Tan | SW6150 Universal Khaki |
| TRIM | SW6106 Kilim Beige | SW6127 Ivoire | SW7527 Nantucket Dune |
| FASCIA | SW 7515 Homestead Brown | SW7033 Brainstorm Bronze | SW6082 Cobble Brown |
| GARAGE DOOR | SW 7515 Homestead Brown | SW7033 Brainstorm Bronze | SW6082 Cobble Brown |
| ACCENT | SW2838 Polished Mahogany | SW 6208 Pewter Green | SW7625 Mount Etna |
| STONE | CREAM FRENCH LIMESTONE/ CORNADO STONE | FRENCH WHITE FRENCH LIMESTONE/ CORNADO STONE | ROMAN FRENCH LIMESTONE/ CORNADO STONE |
| GROUT | Light Khaki | Soft White | Tan |

Notes:

Brick Grout Technique: Mortar to the face of the brick then sponged to reveal the sand. Please Contact Paul Shin of El Dorado Stone 951.757.6261 or pshin@hwstonedivision.com

Roof: Please Contact Michele Morse 714.981.3605 or michelem@eagleroofting.com

Decorative Tile: Please Contact Veronica Abbot of Classic Tile and Mosaic 949.233.9133 or VeronicaA@CTMtile.com

All non-decroative items such as meter doors, non-decorative vents & downspouts are to be painted the same color as the surrounding color.

All metal roof vents to be painted to match the darkest color from the roofing blend.

Paint breaks to be turned and finished at inside corner unless noted otherwise.

RESOLUTION NO. XX-17

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW FOR LAUREL AT EMERSON RANCH DESIGN REVIEW RESUBMITTAL (DR 05-16), LOCATED WITHIN THE EMERSON RANCH SUBDIVISION (TM 9032)**FINDINGS**

WHEREAS, on November 22, 2016, Brandy Schade of Brookfield Residential ("Applicant") filed an application requesting Design Review approval of one neighborhood, known as "Laurel", within the Emerson Ranch Subdivision ("Project"). The Applicant has resubmitted house plans for the Laurel neighborhood, which is made up of 117 lots of approximately 5,000 sf. The newly proposed homes will result in slightly larger floor plans than what was previously approved for the neighborhood. The four home plans will range from 2,228 sf. to 3,595 sf. of livable area, and include one single-story and three two-story homes. The project site is zoned P-1 (Planned Development) District and located within the Emerson Ranch Subdivision at the northwest corner of Cypress Road and Sellers Avenue.; and

WHEREAS, the applicant's plans include house floor plans and architectural elevations, color and material palette, conceptual landscaping plan, street tree selections, and a neighborhood development plan ("Plans"); and

WHEREAS, on December 22, 2016 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Single Family High (SH), Single Family Medium (SM), and Multi-Family High (MH) on the Oakley 2020 General Plan Land Use Map, and zoned P-1 (Planned Development) District; and

WHEREAS, this request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision 9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073); and

WHEREAS, on February 3, 2017, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, interested agencies, and to parties requesting such notice; and; and

WHEREAS, on February 14, 2017, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public, and deliberated on the project. At the conclusion of its deliberations, the City Council took

a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, Vesting Tentative Map 9032, the project's P-1 District and Final Development Plan, and the information submitted to the City Council at its February 14, 2017 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above Findings and the entire Record, the City Council makes the following additional findings in support of the recommended approvals:

- A. Regarding the application requesting design review approval for Laurel at Emerson ranch Design Review Resubmittal (DR 05-16), the City Council finds that:
 - 1. The proposed design review plans are consistent with the applicable General Plan designations and approved Vesting Tentative Map 9032. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 9032 approved on September 14, 2010, and Final Development Plan approved May 14, 2013; and
 - 2. The proposed design review plans comply with all applicable P-1 District zoning regulations (City Council Ordinance 18-10) and Final Development Plan development regulations (Resolution No. 35-13), which are both incorporated in these conditions of approval; and.
 - 3. The proposed design and materials of the single-family homes and the conceptual landscaping and street tree selections are compatible with the applicable adopted City of Oakley Residential Design Guidelines standards.
- B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the applicant's request for design review approval of Laurel at Emerson Ranch Design Review Resubmittal (DR 05-16), subject to the following conditions:

- 1. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from City Council Resolution Nos.105-10

(Emerson EIR Certification), 107-10 (Emerson Tentative Map), and 35-13 (Emerson Final Development Plan), as well as City Council Ordinance No. 18-10 (Emerson P-1 District Rezone). Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the plans received by the Community Development Department and made a part of the City Council's meeting packet for February 14, 2017.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Community Development Department on November 22, 2016, and as conditioned below.
2. This approval shall be effectuated within a period of one (1) year from the effective date of this resolution and if not effectuated shall expire on February 14, 2018. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on February 14, 2017 and conditioned herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

7. All mitigation measures contained in the Emerson Ranch Subdivision 9032 Environmental Impact Report Mitigation and Monitoring Plan (available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.
8. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).
9. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

Development Regulations:

10. All development regulations adopted in conjunction with the subdivision's P-1 District (Ordinance No. 18-10), and the Final Development Plan (City Council Resolution 35-13), shall be implemented as applicable.

Development Plan Plotting:

11. At least two of the two-story corner homes shall be replaced with a one-story home so that at least 50% of the corner lots have one-story homes. The total Plan type count may remain the same by replacing two of the interior lot one-story homes with a different Plan. All changes shall be subject to the adopted development regulations. The switch outs shall not create other inconsistencies with the adopted Design Guidelines.

Landscaping:

12. Front yard and right-of-way landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
13. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
14. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director.
15. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

16. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

17. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

"This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

Energy Efficiency:

18. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.
19. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

20. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

21. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy requirements from the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.
22. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

Public Works and Engineering Conditions

All Public Works and Engineering Conditions of Approval adopted with City Council Resolution No. 107-10 shall apply, as applicable.

Advisory Notes:

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the February 14, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Sue Higgins, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date