EXHIBIT F

MORAGA DESIGN GUIDELINES APPLICABLE LANDSCAPING, FENCING AND EXTERIOR LIGHTING AT 6 LUCIA LANE

1 DESIGN PHILOSOPHY

Complement existing landscaping (L)

2.) Encourage the use of native, fire-resistive, and drought-tolerant species. (GP CD1.6) See Guidelines L1, L2.2, and L2.4.
Comment: *The proposed Cypress trees take no water once they are established. The amount of water for the Hedge Row trees depends on the species. Neither of the proposed trees is native to California and staff does not know whether they are fire resistive.*

Minimize the impacts of development (ID)

2.) Retain natural topographic features and scenic qualities through sensitive site planning, architectural design, and landscaping. Design buildings and other improvements to retain a low visual profile and provide dense landscaping to blend structures with the natural setting. (GP CD1.2) See Guidelines ID7, L2, and L3.
Comment: *The existing topography where the new trees will be planted will not be changed.*

3 MAINTAIN THE TOWN'S SEMI-RURAL CHARACTER (SRC)

SRC7 New trees should be planted to compliment the natural pattern of tree placement.
Comment: *The proposed location of the new trees appears to fill in gaps between the existing trees along the west rear property line.*

4 PROTECT RIDGELINES AND HILLSIDE AREAS (RH)

RH7 On hillside lots fire safe landscaping should be used. Landscaping should be distributed around structures to provide screening from off-site views. Adequate water supplies and fire-fighting access shall be provided.
Comment: *The existing pine trees are not a fire resistant species. The previous conditions of approval required that the trees must be evergreen to screen views during the winter months. Most evergreen conifer type trees are not particularly fire resistant but the Hedge Row trees should conform to the Moraga-Orinda Fire District's fire safe landscaping requirements.*

RH8 In hillside areas, solid board privacy fences should only be used when located close to the residence. Site perimeter and other distant fencing should remain visually open (i.e., split rail or deer fencing) in order to minimize the visual "ribbon-like" effect of fencing on the hillsides.
Comment: *The new fencing at the top of the slope on the lower pad is not located at the rear property line and the line of the fencing will follow the line of the Hedge Row trees.*

5 COMPLEMENT EXISTING LANDSCAPING (L)

L1 FIRE SAFE LANDSCAPING

L1.1 On residential lots located adjacent to open space or heavily wooded areas, trees should be planted no closer than 15 feet from the exterior wall of a residence.
Comment: *The subject property is not adjacent to open space or heavily wooded areas, although the slope at the rear of the lot does have some large trees. The existing trees at the back of the property are not located closer than 15-feet to the home.*

L1.2 Consideration should be given to avoiding flammable trees and shrubs where possible. Consult the Moraga Fire Protection District for highly flammable plant species to be avoided such as certain pine, juniper, and eucalyptus species.
Comment: *Some of the existing trees on the west rear slope are Monterey Pines, which are not a fire resistant tree. The list of drought tolerant and fire resistant native trees below from Appendix B of the Design Guidelines includes mostly deciduous trees. The deciduous trees would not be acceptable since the objective is to provide visual screening through the entire year.*

Native Trees	
California Buckeye (*Aesculus californica*)	California Sycamore (*Platanus racemosa*)
Incense-cedar (*Calocedrus decurrens*)	Hollyleaf Cherry (*Prunus ilicifolia*)
Western Redbud (*Cercis occidentalis*)	Blue Oak (*Quercus douglasii*)
Mountain Mahogany (*Cercocarpus*)	California Black Oak (*Quercus kelloggii*)
Desert Willow (*Chilopsis linearis*)	Valley Oak (*Quercus lobata*)
Ash (*Fraxinus*)	Sumac (*Rhus parvifolia*)
Toyon (*Heteromeles arbutifolia*)	Elderberry (*Sambucus mexicana*)
Catalina Ironwood (*Lyonothamnus floribundus*)	California Redwood (*Sequoia sempervierns*)
Pacific Wax Myrtle (*Myrica californica*)	

The Incense Cedar and California Redwood on the list above would be possible alternatives if the proposed Arizona Cypress is considered to be too flammable.

L1.3 Landscaping should be properly irrigated to assure that plants retain their fire retardant capability, but shall not be over watered so as to create runoff from the site.
Comment: *Although not specifically noted on the plans, it is assumed that the applicant proposes to have a drip irrigation system since the landscape plan shows a water line to each tree.*

L2 SINGLE-FAMILY RESIDENTIAL LANDSCAPING AND IRRIGATION

L2.4 Drought tolerant plant species are encouraged as they use less water and are often fire safe.
Comment: *The Arizona Cypress is very drought tolerant. The Hedge Row trees can take "little to much water" according to the Sunset Western Garden Book.*

7 MINIMIZE THE IMPACTS OF DEVELOPMENTS (ID)

ID1-7 APPLICABLE TO ALL DEVELOPMENT

ID1 Downhill or uphill portions of any project shall provide landscaped treatment to address potential erosion, to be in harmony with adjacent developments, and to provide a complimenting view from distant horizons. Dense native landscaping should be used to blend hillside structures with the natural setting.
Comment: *The additional trees proposed should help fill in the space that was left open after one of the pine trees fell over. Eventually more of the Monterey Pines will probably need to be replaced as they are susceptible to many pests, smog damage and water*

molds. Monterrey Pines (Pinus radiata) are not recommended by the East Bay Municipal Utility District. Good native and drought tolerant species of pine that are recommended include the Knobcone Pine (Pinus attenuata), which is native to Moraga and a protected tree under the Town's tree ordinance. Other alternative California native pine trees include the Coulter Pine (Pinus coulteri), Pinon Pine (Pinus edulis) and Foothill or Digger Pine (Pinus sabiniana).

ID6 The level of lighting should not exceed the needs for security and safety or detract from the aesthetics of the development.

a. Outdoor lighting should be related to the design of the structure.
Comment: *The design of the two light fixtures was not submitted, but the applicant indicated in a phone conversation that he would bring pictures of the light to the meeting.*

b. Outdoor light fixtures should be designed and mounted so that the source of light has minimal impact off site.
Comment: *The two lighting fixtures need to be designed to prevent the source of the light from being seen directly from any adjacent properties.*

c. Outdoor lighting should be directed inward toward the property and may require additional screening to avoid spillage onto adjacent residential properties.
Comment: *A condition of approval is recommended in the draft action memorandum to require that the light does not spill onto adjacent properties.*

8 THOUGHTFULLY DESIGN SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS (SFR)

SFR1 SINGLE-FAMILY RESIDENTIAL SITE PLANNING

SFR1.3 Accessory structures should complement the main structure unless the accessory structure cannot be seen from neighboring properties. Landscaping may be required to screen the accessory structures from view from off site.
Comment: *The landscape plans for screening of the decks has been submitted for review.*

SFR2 SINGLE-FAMILY RESIDENTIAL BUILDING DESIGN

SFR2.12 Decks that require special consideration due to the topography and hillside design of the home, which includes decks from the first and second floor of the residences. Such decks should comply with the following standards:

a. Decks that exceed 6 feet in height shall be substantially screened by landscaping. The Design Review Board may require the property owner to enter into a landscape installation and maintenance agreement with the Town.
Comment: *Since the deck at the master bedroom exceeds 6 feet in height; the conditions of approval from the December 8, 2008 meeting required submittal of landscaping to screen the deck. The draft conditions of approval include a requirement for the applicant to post a bond to guarantee the installation of the landscaping within 6-months and also recordation of a landscape maintenance agreement.*

b. Landscaping shall mitigate the visual impact of a deck as viewed from adjacent neighbors.
Comment: *The landscape plan has been submitted and the Board will need to determine whether the proposed landscaping is sufficient to mitigate the visual impact of the decks.*