

## DEPARTMENT OF FISH AND GAME

## North Coast Enforcement District

<http://www.dfg.ca.gov>

20 Lower Ragsdale Drive, Suite 100

Monterey, CA 93940

(831)649-2870

**EXHIBIT C**

February 5, 2011

To whom it may concern,

During the week of November 19, 2012 I investigated and determined a Fish and Game Violation of Fish and Game Code 5652, dumping debris (concrete) within 150 feet of waters of the State of California. The waters affected were that of the Arroyo Del Valle Creek. The violation was located at 1623 Cindy Way, Pleasanton, CA. I determined the property owner to be Lynn Jansen of Lynden Homes.

The violation was relatively minor and I had Mr. Jansen's full cooperation during my entire investigation. Under my direction Mr. Jansen removed the debris that was placed along the creek bed and also made a satisfactory attempt to re-vegetate (hydro-seeding) the surrounding area.

I explained to Mr. Jansen it was a violation to do any type of alteration to a stream bed or its bank without first obtaining a 1600 permit from CA Department of Fish and Game. I also explained to Mr. Jansen if he had future plans for the creek bank he would also have to contact the US Fish and Wildlife Service for a BO and possible permits, as this location is possible habitat for federally protected species. Mr. Jansen explained to me after this incident he no longer has any desire to conduct any type of work near the creek.

I have issued Mr. Jansen a warning for this incident. I have no intention of filing any kind of criminal or civil case against Mr. Jansen or Lynden Homes for this incident. As of December 12<sup>th</sup>, 2013 there no longer exists a Fish and Game violation at the property of 1623 Cindy Way, Pleasanton, CA.

If there are any questions or concerns please contact me.

Sincerely,

Warden Anthony Russo # 773

California Department of Fish & Game

Cell: (925)-570-3319

[Anthony.russo@wildlife.ca.gov](mailto:Anthony.russo@wildlife.ca.gov)

ROSELYN HOMEOWNERS ASSOCIATION

% Scott Ekman, RHOA President  
1616 Cindy Way  
Pleasanton, California 94566  
Phone: (925) 425-0064  
Email: [scottekman@mindspring.com](mailto:scottekman@mindspring.com)

August 20, 2012

City of Pleasanton - Planning Department  
200 Old Bernal Avenue  
Pleasanton, CA 94566

**To Whom It May Concern,**

Please let this letter confirm that the elected Board of Directors of the Roselyn Homeowners Association (RHOA) AND the attending full membership of the RHOA gave formal **UNANIMOUS SUPPORT AND APPROVAL** of Lynden Homes' **ROSELYN ESTATES PHASE II - (7) NEW HOME SUBDIVISION DEVELOPMENT PLAN**, whose plans and information were presented to the Board and Membership at our recent August 8th, 2012 RHOA meeting. (said plans & information is herein attached for reference)

Additionally, the elected Directors of the Roselyn Homeowners Association's (RHOA) AND the attending full membership of the RHOA also gave formal **UNANIMOUS APPROVAL** for the **ROSELYN ESTATES - PHASE II (7) NEW HOMES and 'CREEKSIDE' PARCELS A & B**, to be duly **ANNEXED INTO THE ROSELYN ESTATES HOMEOWNERS ASSOCIATION**, at the appropriate time, and in due accordance with SECTION 14 of the "ROSELYN DECLARATION of RESTRICTIONS (CC&R's)", as recorded 10/5/07. (said RHOA CC&R's 'Section 14' is herein attached for reference)

***The above stated approvals are specifically contingent upon the following:***

1. The Roselyn Estates Phase II development shall be developed and constructed in general accordance with the plans and information presented to the RHOA at the 8/8/12 RHOA meeting.
2. The Roselyn Estates Phase II development shall be developed and constructed in accordance with the requirements and approvals duly required for developments of this nature by the City of Pleasanton.
3. The new seven (7) homes and properties, and the 'Creekside' Parcels 'A' & 'B' shall be duly annexed into the existing Roselyn Homeowners Association - as specific accordance with the procedures and terms of 'SECTION 14' of the 10/5/07 recorded "Roselyn Declaration of Restrictions (CC&R's)".
4. That, as specifically agreed to and accepted by the RHOA and the Roselyn Estates Phase II Owner/ Developer: EACH NEW ROSELYN ESTATES PHASE II HOMEOWNER SHALL BE ASSESSED AND PAY TO THE RHOA an initial one-time fee of **\$3000 PER HOME**, within the home sale close of escrow to the first new homeowner, pursuant to Section 14 of the RHOA CC&R's. (Note - said total \$21,000 amount shall be added to the ongoing RHOA 'Creek Maintenance Reserve Fund').

Please also note that, whereas the RHOA Board and Membership consider the ROSELYN ESTATES PHASE II development to be a needed and desired and appropriate enhancement to our neighborhood and City - ***We respectfully request the City of Pleasanton Planning Department, Planning Commission, and City Council to EXPEDITIOUSLY and FULLY approve this project for development and construction at the earliest possible date.***

Please feel free to contact me directly with any further RHOA related needs or questions in these regards.

Respectfully,



Scott Ekman (Owner: Roselyn Estates Lot 2)  
President, Roselyn HOA



Micheal Derbish (Owner: Roselyn Estates Lot 3)  
Vice President, Roselyn HOA

7/20/12  
1/1/12

*Nolan Farms  
Maintenance Association*

April 16, 2013

Ms. Jenny Soo  
Associate Planner  
City of Pleasanton  
200 Old Bernal Avenue  
PO Box 520  
Pleasanton, CA 94566-0802  
Email: [jsoo@cityofpleasantonca.gov](mailto:jsoo@cityofpleasantonca.gov)  
925-931-5615

Re: April 24, 2013 Meeting  
PUD-94, Lynn Jansen, Roselyn Estates II

Dear Ms. Decker:

Nolan Farms Maintenance Association supports the PUD, Roselyn Estates II development by Lynn Jansen. We feel that the development of this property matches well with the integrity and design of Nolan Farms Maintenance Association and we look forward to having them as neighbors.

Sincerely,

*Rodney Roloff*

Rodney Roloff  
Board President  
Nolan Farms Maintenance Association  
(925) 399-5578

Cc: Lynn Jansen

Jenny Soo

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**From:** Chris Koopmans  
**Sent:** Wednesday, April 17, 2013 8:58 PM  
**To:** Jenny Soo  
**Cc:** Lynn Jansen; Heather Koopmans  
**Subject:** Support of 7 new home 'Roselyn Estates II' project - PUD-94  
**Attachments:** Koopmans\_RoselynII.pdf

To Jenny Soo, Planning Staff

Please find attached my letter of support for the Roselyn Estates II project. I will be unable to attend the public hearing, but want to ensure that my perspective is taken into account for this important extension to our neighborhood.

Thanks,

Chris Koopmans

April 17, 2013

To: City of Pleasanton, Planning Commission

My name is Chris Koopmans. My wife Heather, three young girls – and I reside in Pleasanton. I am writing in support of the 7 new home 'Roselyn Estates II' project PUD-94. Our home is located directly adjacent to the proposed building site. Our house is on the corner with Lynn Dr. where the street will be extended, and our back yard will share a fence with a proposed new home. My family and I believe that these new homes and the new families that will come with them will be a welcome addition to our neighborhood. Further, I feel that in its current undeveloped state it is in fact a detriment to our community. I request that you vote to approve this project, and allow it to move forward as quickly as possible. We sincerely hope to see new families moving in next-door in the near future, and hope your commission moves with haste and enables it to do so.

Thank you.



Christopher R. Koopmans  
1643 Cindy Way  
Pleasanton, CA 94566

**PUD-94**  
**EXHIBIT E**

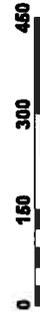
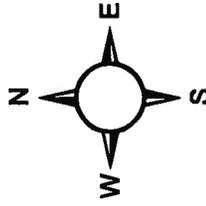
**PUD-94**

**City of Pleasanton**

**GIS**

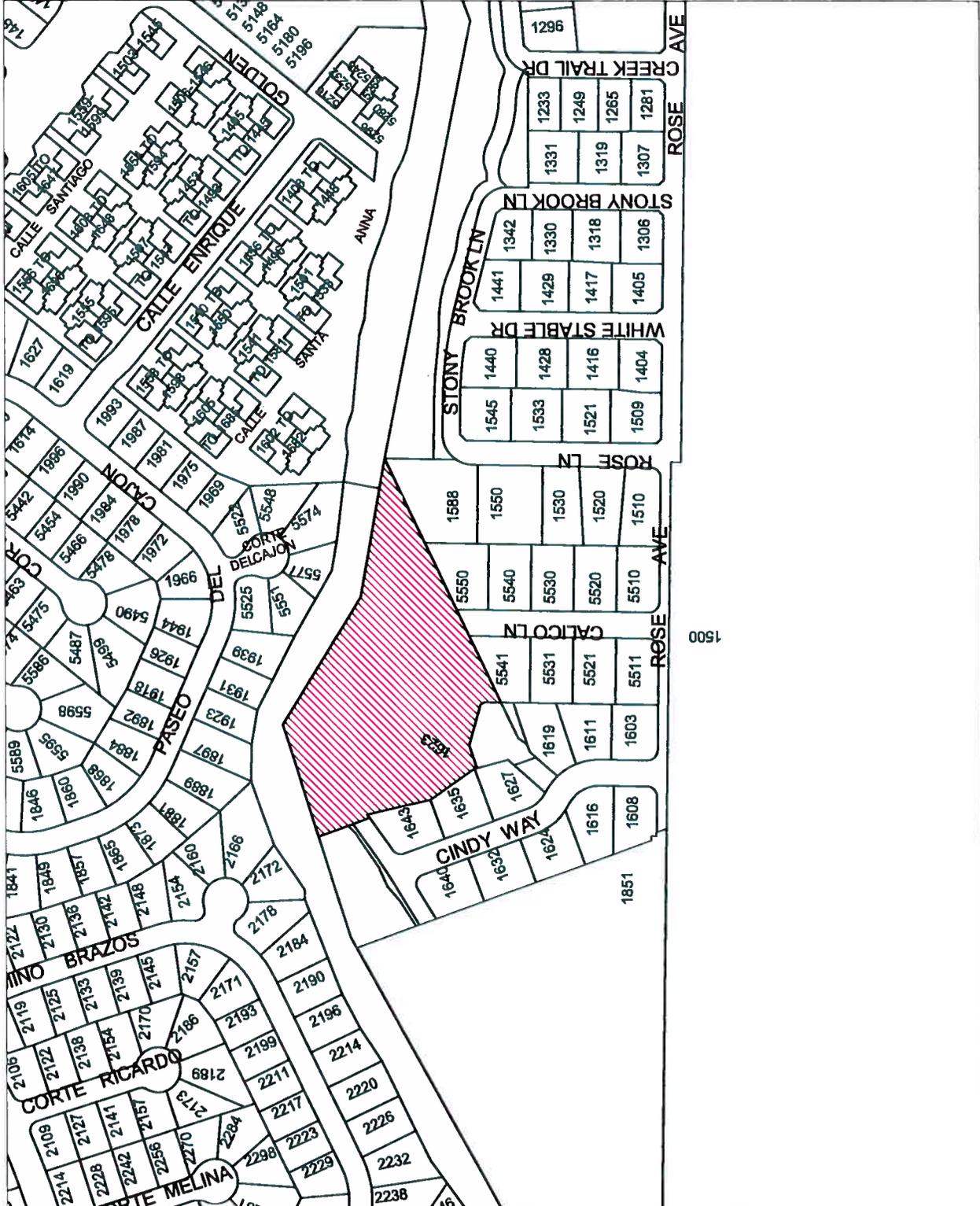
**Department**

**Location Map**



**EXHIBIT G**

Printed 4/18/2013



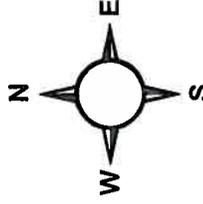
**PUD-94**

**City of Pleasanton**

**GIS**

**Department**

**Notification Map**



Printed 4/18/2013

