

RESOLUTION NO. 15-740

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON ACCEPTING THE FINAL PUBLIC PARK DESIGN FOR THE ESSEX PROPERTIES MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT PROJECT (PUD-81-30-86D) LOCATED AT THE CORNER OF GIBRALTAR DRIVE AND HACIENDA DRIVE, AND AUTHORIZING CITY MANAGER TO ACCEPT GRANT OF PARK TO CITY AND TAKE ALL NECESSARY AND RELATED ACTIONS TO EFFECTUATE SUCH TRANSFER

WHEREAS, on May 12, 2012, the City Council approved the Planned Unit Development Plan (PUD-81-30-86D) to construct a mixed-use high density residential/commercial development containing 247 residential units, 4 live/work units and 0.55 acre public park on an approximately 8.2 acre site at north west corner of Gibraltar and Hacienda Drive (the "Project"); and

WHEREAS, on March 31, 2014, the Director of Community Development approved a Planned Unit Development Minor modifications to the Development Plan (PUD-81-30-86D-1M) for a new site and park layout design; and

WHEREAS, on March 12, 2015, the Parks and Recreation Commission reviewed and recommended approval of the final public park design for the Project; and

WHEREAS, on April 21, 2015, the City Council reviewed and approved the final public park design for the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

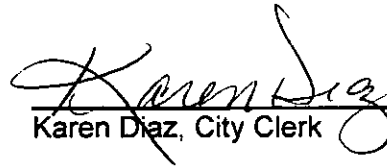
Section 1. Approves the final design and amenities of the public park for the Project, attached hereto as Attachment 1.

Section 2. Authorizes the City Manager, or his or her designee, to accept a grant deed or other instrument dedicating this public park to the City when construction is completed by the developer; and authorizes the City Manager to execute any related agreements provided for by Pleasanton Municipal Code Chapter 19.44 (Dedications) for dedication of land to the City related to this public park and the related trails.

PASSED, APPROVED AND ADOPTED by the City Council of Pleasanton at a regular meeting held on April 21, 2015.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 21st day of April 2015, by the following vote:

Ayes:	Councilmembers Brown, Narum, Olson, Pentin, Mayor Thorne
Noes:	None
Absent:	None
Abstain:	None

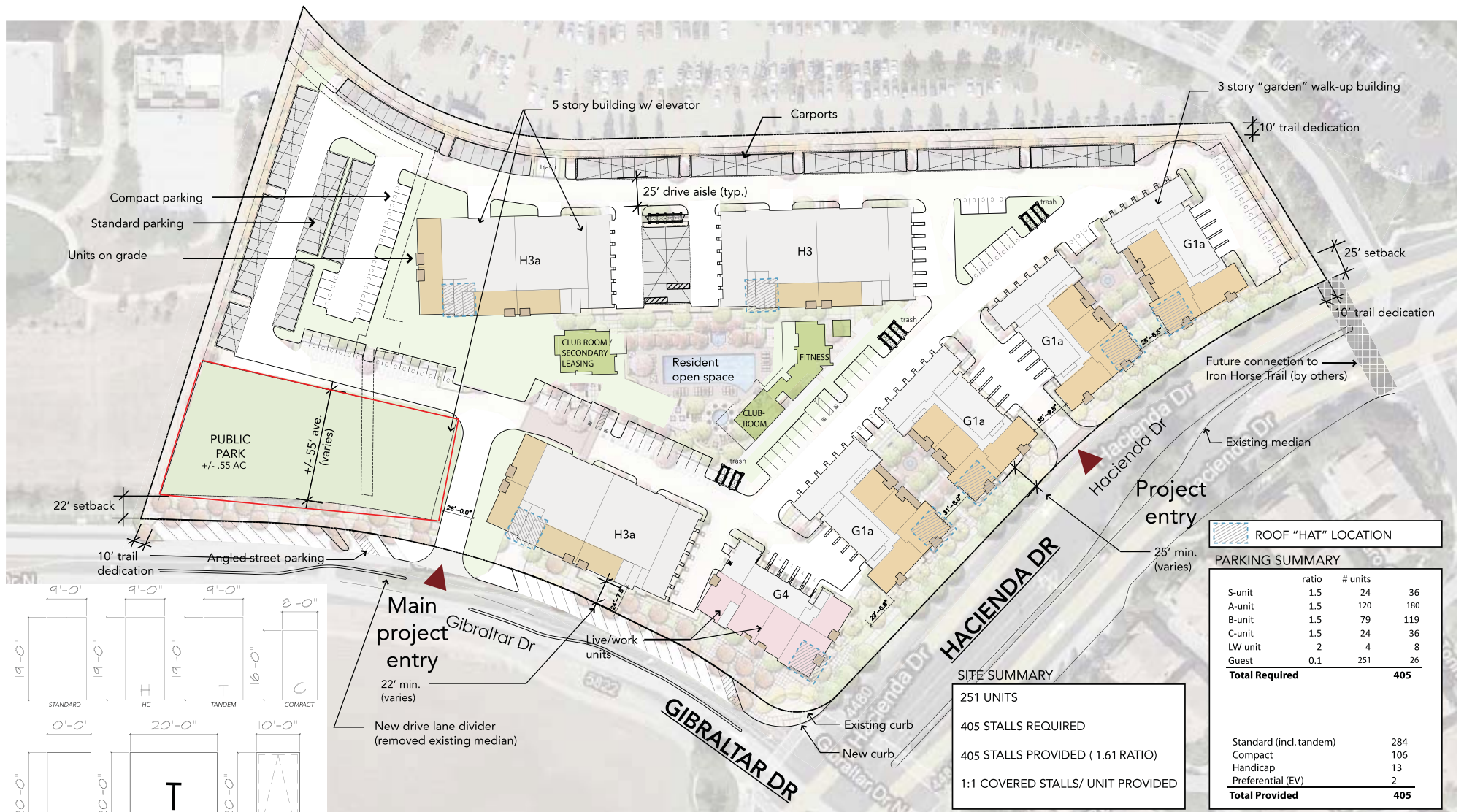


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan Lowell, City Attorney



Pleasanton Hacienda

Pleasanton, CA

2013-043-02
Oct 17, 2013



MINOR MODIFICATION

ARCHITECTURAL
SITE PLAN - OPTION



A1-0

Essex '2' Public Park

City of Pleasanton, California

Schematic Design Landscape Package

ima

January 23, 2015

Legend

- | | | |
|--------------------------------------|----------------------------------------------|-----------------------------------------------|
| 1 Open Activity Lawn | 7 Turf-block Pavers for Access | 14 Enhanced Walkway |
| 2 Formal Ring of Shade Trees | 8 Walkway to Apartment Clubhouse | 15 Faux-rock with Climbing Net Play Structure |
| 3 Park Bench with Back | 9 2-5 year-old Tot Lot with Fibar Surfacing | 16 Swing Set with (2) Toddler Bucket Seats |
| 4 BBQ & Picnic Areas | 10 'Natural Play' Post & Beam Play Structure | 17 Park Identification Sign |
| 5 Native & Drought-tolerant Planting | 11 Faux-rock Play Structure | 18 Main Entry Drive Tree Rhythm |
| 6 Gravel Paving Access at Utilities | 12 Faux-log Play Structure | 19 Public Trail |
| | 13 Concrete Seatwall | 20 Bio-Filtration Basin (Private) |

Note: All Utilities and Easements will be completely avoided by Trees and Play Equipment.



Landscape Concept Plan

'Essex 2' Public Park
Pleasanton, CA



Play Area Imagery

'Essex 2' Public Park
Pleasanton, CA



Open Lawn Program Imagery

'Essex 2' Public Park
Pleasanton, CA

Tree Legend

Type/Location	Genus species	Common Name	Size	Quantity
Flowering Accent	<i>Cercis spp.</i>	Redbud species	24" Box	9
	<i>Lagerstroemia indica 'Tuscarora'</i>	Hybrid Crape Myrtle	24" Box	5
	Opt. 1: <i>Pyrus calleryana 'Aristocrat'</i>	Flowering Pear		
Evergreen Screen	<i>Pinus canariensis</i>	Canary Island Pine	24" Box	
Canopy Shade	<i>Fraxinus uhdei 'Majestic Beauty'</i>	Evergreen Ash	24" Box	12
	Opt. 1: <i>Pistacia chinensis</i>	Chinese Pistache		
	Opt. 2: <i>Quercus ilex</i>	Holly Oak		
	<i>Magnolia grandiflora 'St. Mary'</i>	St. Mary's Magnolia	36" Box	9
	<i>Platanus acerifolia 'Bloodgood'</i>	London Plane Tree	24" Box	5
	Opt. 1: <i>Platanus racemosa</i>	California Sycamore		
	<i>Quercus rubra</i>	Red Oak	24" Box	10

Notes

- All species selected conform to the Earth Friendly Landscape Design Guidelines and Submittal Checklist Recommended Plant List, dated April 9, 2014.
- All species have been selected for Sunset Zone 14.

Shrub, Groundcover & Vine Legend

Type	Genus species	Common Name
Tall/Screen	<i>Arbutus unedo 'Compacta'</i>	Dwarf Strawberry Tree
	<i>Ligustrum japonicum</i>	Japanese Privet
	<i>Prunus caroliniana 'Bright & Tight'</i>	Carolina Cherry Laurel
	<i>Pittosporum tenuifolium</i>	Pittosprum Silver Sheen
	<i>Raphiolepis indica 'Majestic Beauty'</i>	Indian Hawthorne
Accent	<i>Abelia grandiflora</i>	Glossy Abelia
	<i>Escallonia exoniensis 'Fradesii'</i>	Escallonia
	<i>Fatsia japonica</i>	Japanese Aralia
	<i>Hibiscus syriacus</i>	Rose of Sharon
Hedge	<i>Buxus microphylla 'Japonica'</i>	Boxwood
	<i>Euonymus japonicus</i>	Japanese Euonymus
	<i>Pittosporum tobira</i>	Mock Orange
Massing	<i>Dianella 'Little Rev'</i>	Dianella
	<i>Dietes iridioides</i>	Fortnight Lily
	<i>Hemerocallis spp.</i>	Daylily
	<i>Ilex spp.</i>	Holly
	<i>Juniperus spp.</i>	Juniper
	<i>Potentilla verna</i>	Shrubby Cinquefoil
	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne
	<i>Rosmarinus officinalis</i>	Rosemary
	<i>Viburnum tinus 'Spring Bouquet'</i>	Laurestinus
Groundcover	<i>Myoporum parvifolium</i>	Myoporum
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Vinca minor</i>	Dwarf Periwinkle
Bio-retention	<i>Arctostyphlos 'Emerald Carpet'</i>	Emerald Carpet Manzanita
	<i>Festuca californica</i>	California Fescue
	<i>Limonium californicum</i>	California Marsh-Rosemary
	<i>Juncus patens</i>	Blue Rush
Vines	<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine
	<i>Ficus pumila</i>	Creeping Fig

Notes

- All species have been selected for Sunset Zone 14.
- Total Planting Area = 91,800 Square Feet.
- All plant species for the Bio-retention Areas are recommended by the Alameda County Clean Water Program Plant List for Bio-retention Areas.
- Plant Sizes shall be comprised of the following:
 - Shrubs; 40% 5 Gallon, 60% 1 Gallon
 - Groundcover; 100% 1 Gallon
 - Vines; 100% 5 Gallon

Plant Species Legends

Flowering Accent Trees



Cercis spp.



Lagerstroemia indica 'Tuscarora'

Evergreen Screen Tree



Pinus canariensis

Canopy Shade Trees



Pistacia chinensis



Fraxinus uhdei 'Majestic Beauty'



Citrus spp.



Pyrus calleryana 'Aristocrat'



Platanus acerfolia 'Bloodgood'



Quercus ilex



Magnolia grandiflora 'St. Mary'



Quercus rubra

Tree Images

'Essex 2' Public Park
Pleasanton, CA



Abelia grandiflora



Buxus microphylla 'Japonica'



Distictis buccinatoria



Fatsia japonica



Hemerocallis spp.



Arbutus unedo 'Compacta'



Dianella 'Little Rev'



Escallonia exoniensis 'Fradesii'



Festuca californica



Hibiscus syriacus



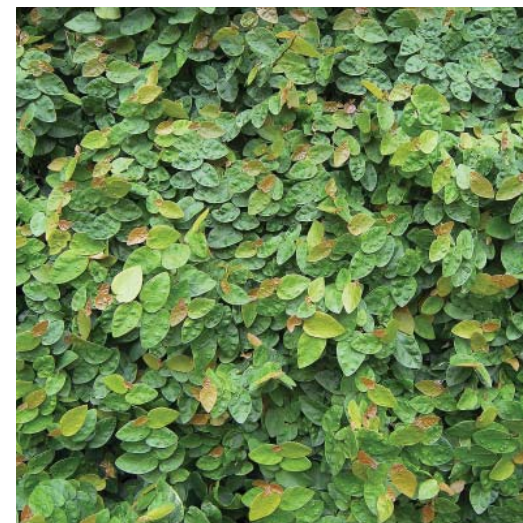
Arctostaphylos 'Emerald Carpet'



Diets iridiodes



Euonymus japonicus



Ficus pumila



Ilex spp.

Shrub & Groundcover Images



Juncus patens



Limonium californicum



Pittosporum tobira



Raphiolepis indica 'Clara'



Trachelospermum jasminoides



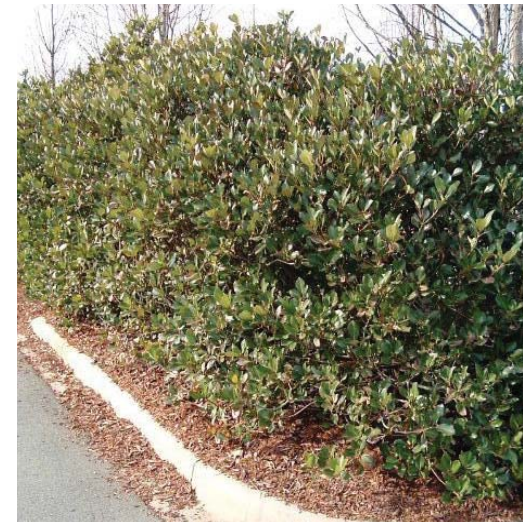
Juniperus spp.



Myoporum parvifolium



Potentilla verna



Raphiolepis indica 'Majestic Beauty'



Viburnum tinus 'Spring Bouquet'



Ligustrum japonicum



Pittosporum tenuifolium



Prunus caroliniana 'Bright & Tight'

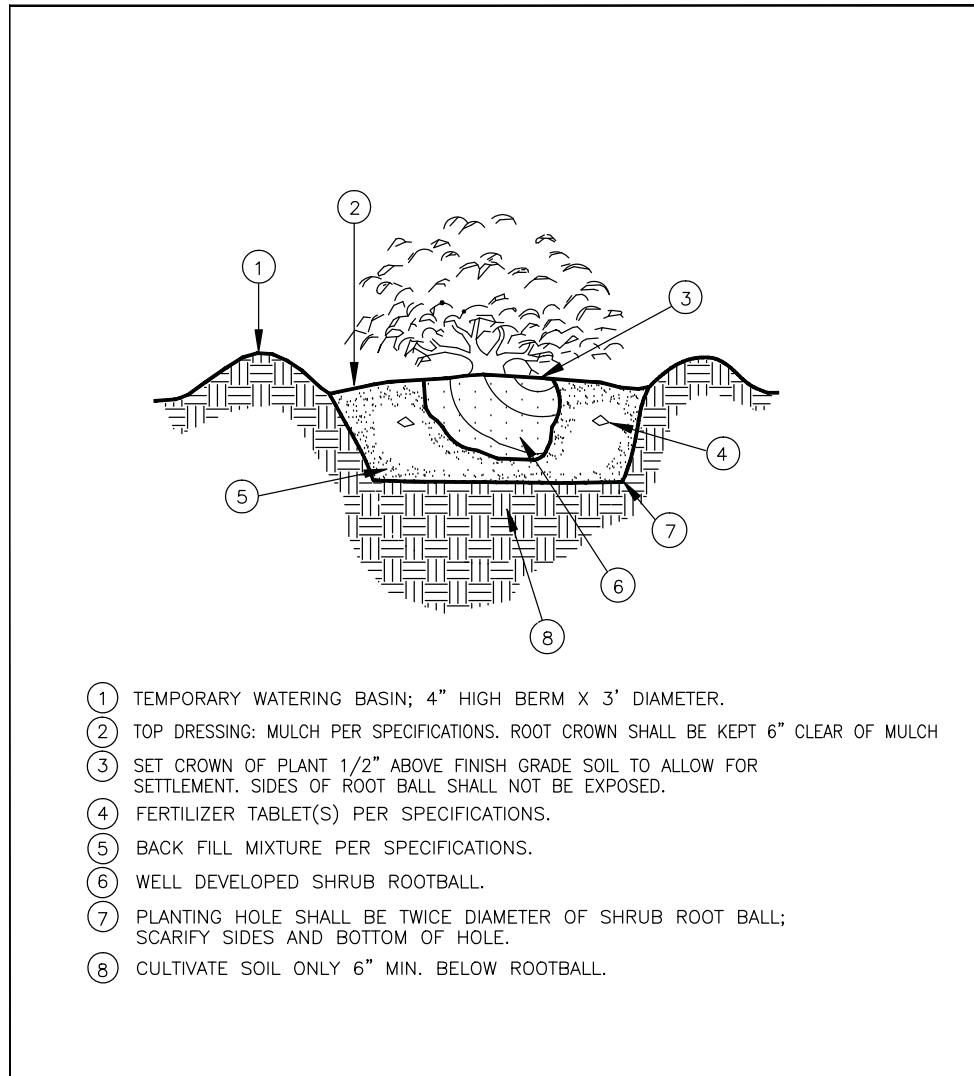


Rosmarinus officinalis

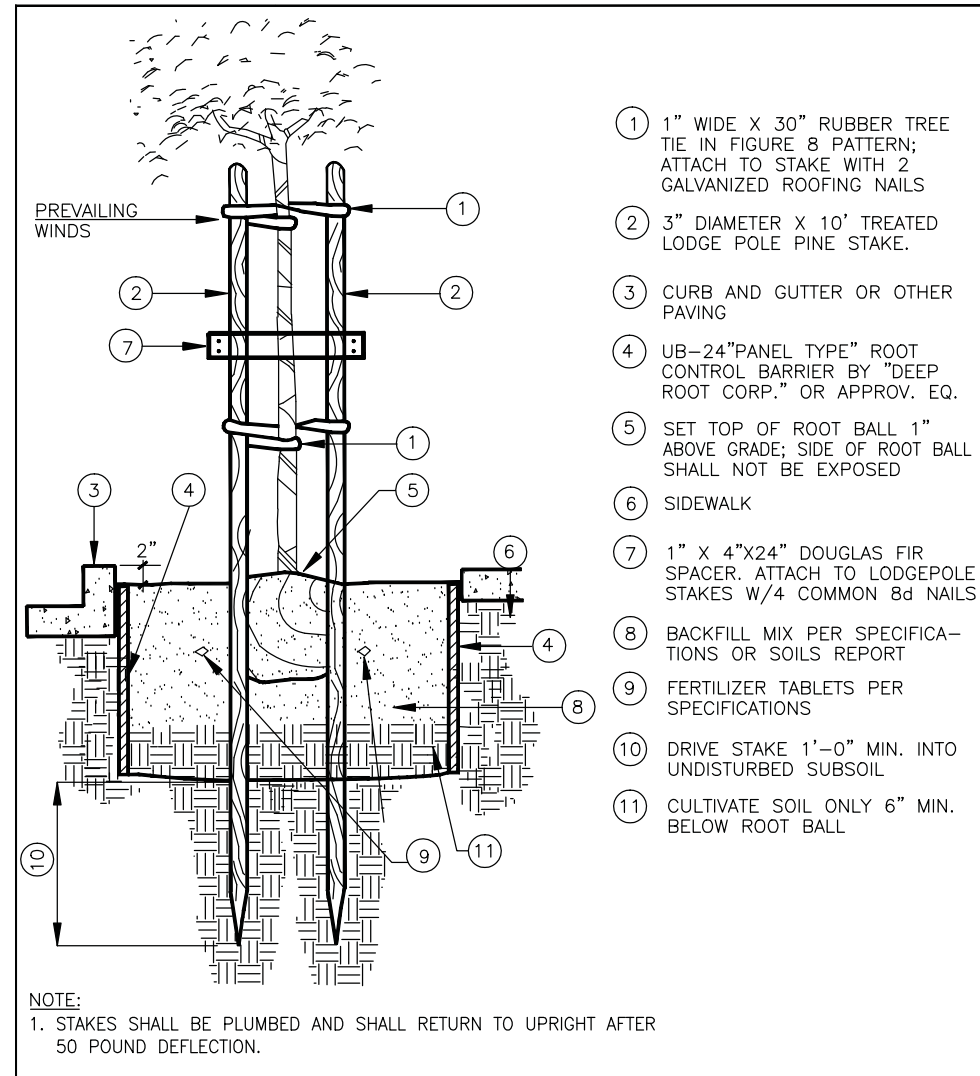


Vinca minor

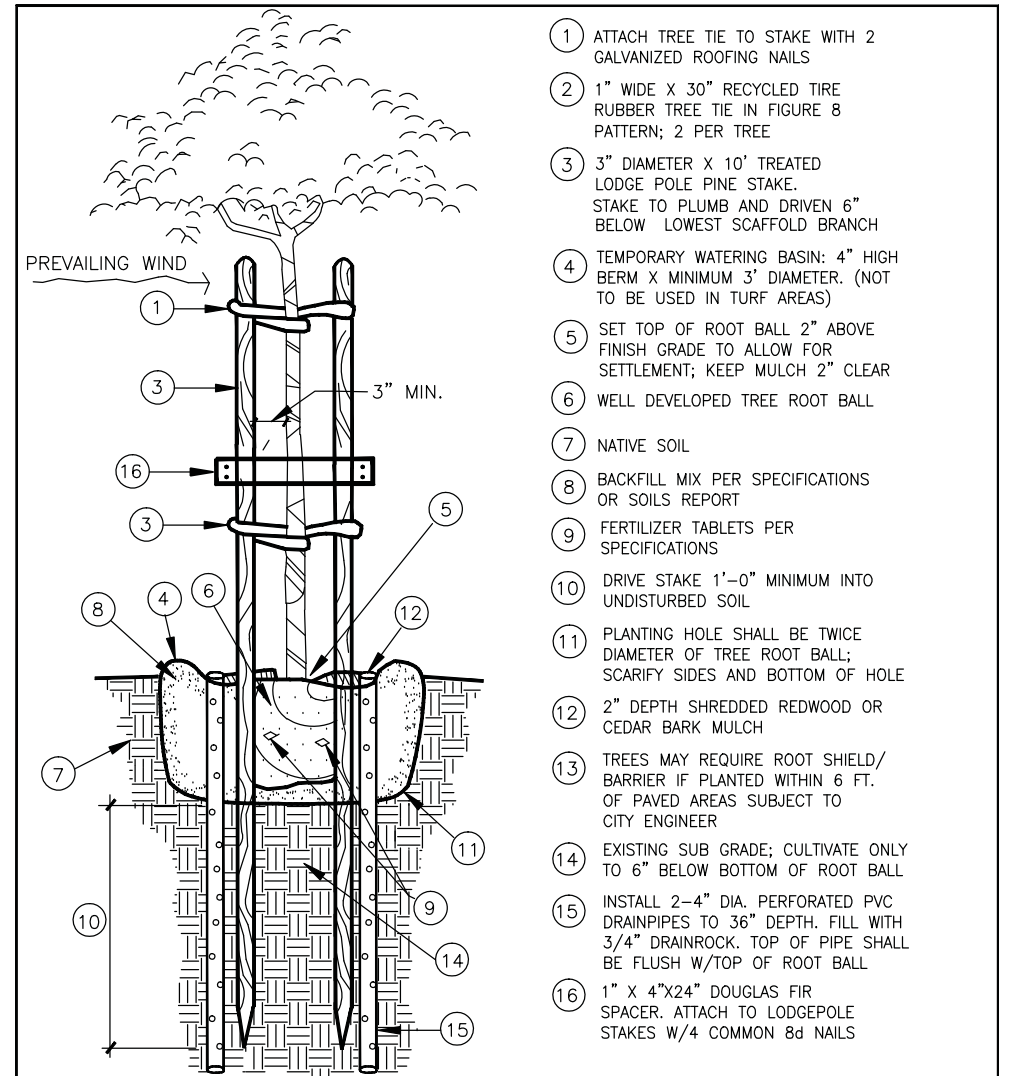
Shrub & Groundcover Images



CITY OF PLEASANTON		
STANDARD DETAILS LANDSCAPE		
SHRUB PLANTING DETAIL		DATE : 1/11 DWG NO. 809
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: NTS		



CITY OF PLEASANTON		
STANDARD DETAILS LANDSCAPE		
ROOT BARRIER DETAIL		DATE : 1/11 DWG NO. 808B
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: NTS		



CITY OF PLEASANTON		
STANDARD DETAILS LANDSCAPE		
TREE PLANTING DETAIL		DATE : 1/11 DWG NO. 808A
DRAWN BY: STAFF		
CHECKED BY: AN		
SCALE: NTS		

City Standard Planting Details

'Essex 2' Public Park
 Pleasanton, CA

Irrigation System Overview

Design Intent & Description

With new regulations being enacted at all levels, the costs and implications of consuming water for irrigation in excessive amounts has become more expensive. The proposed project's irrigation system will be designed to achieve an overall high-efficiency that complies with the City's water efficiency ordinance adopted in 2010 as well as the Earth Friendly Landscape Design Guidelines, adopted April 9, 2014.

The proposed irrigation applications and water delivery methods will be designed to meet the needs of the plant material to provide optimum health and vigor. The various water delivery methods specifically applied are as follows:

Spray and Low-flow Bubbler

Turf areas will only be used in the form of functional lawns where social gathering and passive recreation shall occur. Turf areas will be irrigated with high-efficiency spray and stream rotor sprinklers on pop-up bodies with built-in check valves to prevent low-head drainage after shut down.

Low-flow stream bubbler nozzles on pop-up sprinklers will provide a high degree of water use efficiency in shrub planting areas.

Trees will receive dedicated control valves that operate low-flow bubbler heads to facilitate deep (monthly) watering.

Code Conformance

Landscape water use shall comply with the Alameda County Water Efficient Landscape Ordinance (Chapter 17.64).

The amount of water used for irrigation shall be calculated in accordance with California Assembly Bill 1881 that mandates a 70% reduction from the baseline evapotranspiration rate for the City of Pleasanton.

The majority of the plant species selected for this project exhibit a low to moderate water usage rating. Landscape areas will be planted with comparable species according to their respective Water Use Classifications of Landscape Species (WUCOLS) plant factors in order to provide optimum health without excess water consumption (Hydrozones).

All irrigation systems on the site shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows out of the designated landscape area.

Irrigation System Description

'Essex 2' Public Park
Pleasanton, CA

Irrigation System Components

Water Source & Domestic Water Meter

The irrigation system will be supplied with domestic water from one (1) appropriately sized irrigation-use water meter, but will be designed to accommodate a future reclaimed water supply. The water meter will operate a dedicated, reduced-pressure type backflow preventer assembly to protect the domestic water system.

Pressure-Side System Equipment

A hydraulic-operated fertilizer injection system is proposed to operate with concentrated soluble humate (classified as a soil conditioner). Soluble humate can be injected as an 'application event' during various times of the year. Also, safe vector or insect control products can also be applied on an as-needed basis. The small, plastic holding tank operates with a concentration adjustment and can be located within the backflow preventer security enclosure.

Equipment: EZ-Flo Systems (injector unit), Tri-C Enterprises (humate micro-powder)

Irrigation Controller

The irrigation system will be designed with a 'smart' (ET) irrigation controller per ordinance requirement. The 'smart' controller will operate the control valves with the use of daily weather data for automatic daily scheduling adjustments.

Equipment: Rain Master DX2 Controller in Strong Box flip-top stainless steel enclosure

Master Valve & Flow Sensor

A normally-open master valve and flow sensor shall be installed to facilitate high-flow shut down capabilities in conjunction with the 'smart' irrigation controller.

Equipment: Griswold 2160 Master Valve, Rainmaster or Calsense Flow Sensor

Gate Valves

Gate valves will be provided to allow partial shut-down of the irrigation system during service and repairs.

Equipment: Ford brass ball valve, B-11 Series

Quick Coupler Valves

Quick coupler valves shall be established throughout the site for incidental watering of trees and shrubs.

Equipment: Rain Bird 44 LRC

Water Delivery Methods & Equipment

Pop-up Turf Rotary Sprinklers; *Hunter I-40/I-35*

Pop-up Spray nozzles; *Hunter INST-12 pop-up shrub spray*

Pop-up Low-flow Sprinklers (if used); *Rain Bird SQ series nozzles*

Tree Bubblers; *Rainbird 1400 series (2 per tree)*