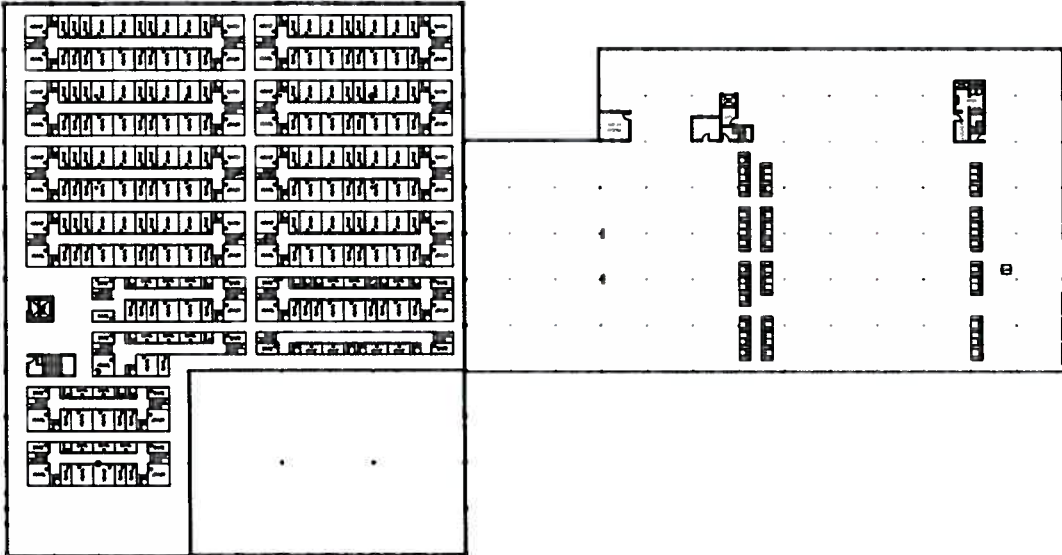
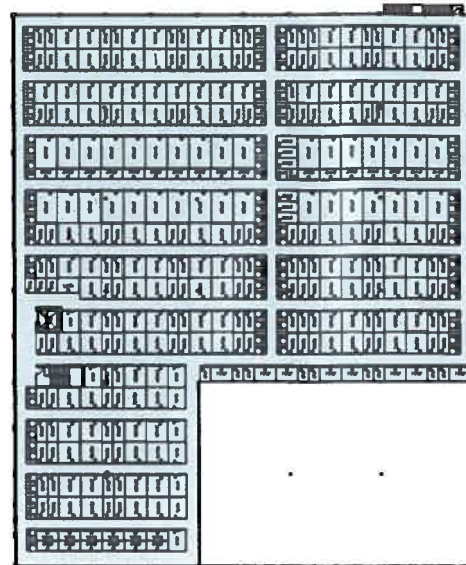


SC-10 & STK LOCKERS UPPER LEVEL



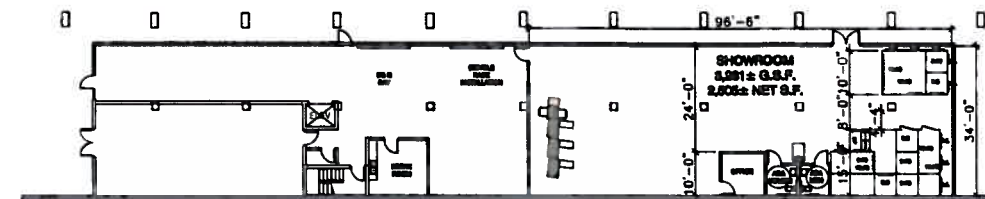
2ND FLOOR - SINGLE LEVEL



PROPOSED ROOM MIX

ROOM SIZE	FIRST FLOOR			SECOND FLOOR			GRAND TOTAL		
	SC-10s UP	SHOLE LEVEL	TOTAL QTY.	TOTAL QTY.	SO. FT.	%	TOTAL QTY.	SO. FT.	%
3x5 STK LOCKERS	0	44	88	0	2,200	3%	88	2,200	2%
5x5	58	14	24	96	2,400	3%	197	4,925	6%
5x7	0	0	0	0	0	0%	12	420	0%
5x10	128	95	150	373	18,650	27%	174	8,700	29%
5x15	0	0	1	1	75	0%	1	75	0%
7x10	0	0	0	0	0	0%	9	630	0%
8x10	0	0	0	0	0	0%	9	720	0%
10x10	114	111	121	346	34,600	50%	115	11,500	39%
10x15	0	60	18	78	11,700	17%	34	5,100	17%
TOTAL	300	280	402	982	98,625	100%	454	29,595	100%

SHOWROOM (LOWER LEVEL) Scale 1" = 20'-0"



PROJECT SUMMARY:

ADDRESS
5555 SUNOL BLVD
PLEASANTON, CA 94566

Parcels ID: 946-0004-004

ZONING CLASSIFICATION: P - INDUSTRIAL PARK
CONSTRUCTION CLASSIFICATION: TYPE II B FULLY SPRINKLERED
OCCUPANCY CLASSIFICATION:
EXISTING: M - MERCANTILE S-1 STORAGE
PROPOSED: NO CHANGE

TOTAL LAND AREA: 365,050 ± Square Feet, 8.38 Acres ±

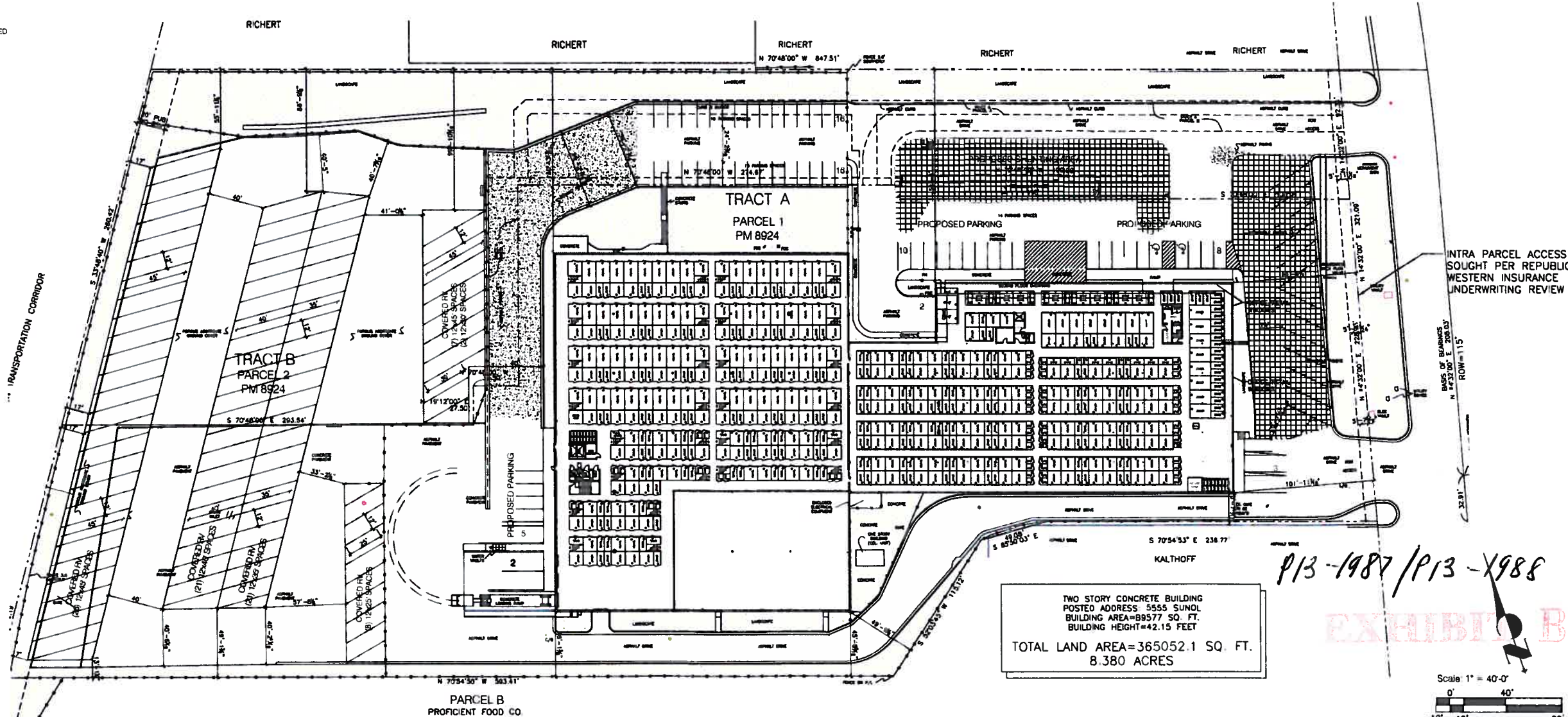
BUILDING
RV STORAGE: 42,886 SF
STORAGE: 91,811 SF
BUILDING A: 53,794 SF, BUILDING B: 38,017 SF

LOT COVERAGE: 134,697 SF (36.9%)

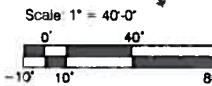
EXISTING HEIGHT: 27' 8" 2-STORY
PROPOSED HEIGHT: NO CHANGE 40'-0" ALLOWED

LANDSCAPING
SITE AREA: 365,052 SF
LAWN AREA: 6,831 SF
SHRUB AREA: 43,324 SF
ROCK MULCH AREA: 11,081 SF
TOTAL LANDSCAPE AREA: 61,236 SF (17%)

PARKING ANALYSIS
REQUIRED PARKING: 1 PER 500 SF OF COMMERCIAL
3,281 SF @ 1:500 SF = 7 SP
EXISTING PARKING: 60 SP
TOTAL PARKING SPACES PROVIDED: 62 SP (INCL. 2 ADA SP.)



TWO STORY CONCRETE BUILDING
POSTED ADDRESS: 5555 SUNOL
BUILDING AREA=89577 SQ. FT.
BUILDING HEIGHT=42.15 FEET
TOTAL LAND AREA=365052.1 SQ. FT.
8.380 ACRES



GENERAL NOTES:

RECEIVED JUN 14 2013 CITY OF PLEASANTON PLANNING DIVISION

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
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4		
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6		
7		
8		

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-8502
F: (602) 277-1026

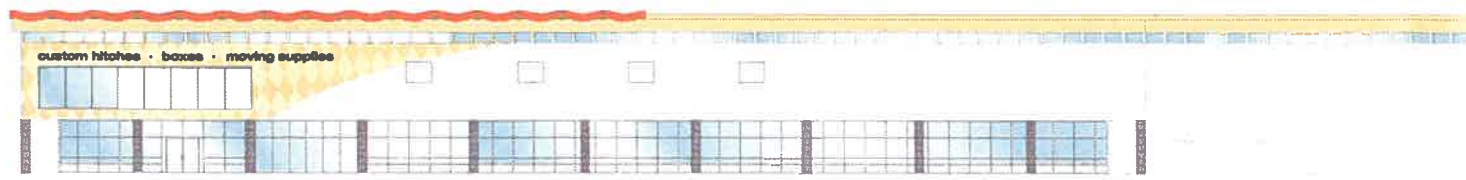
SITE ADDRESS:
5555 SUNOL BLVD
PLEASANTON, CA

SHEET CONTENTS:
PRELIMINARY SITE PLAN
AND FLOOR PLANS

887043

DRAWN: BLG
CHECKED: MFB
DATE: 06/13/13

PLEASANTON-A1C



NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



AMERCO.
REAL ESTATE COMPANY

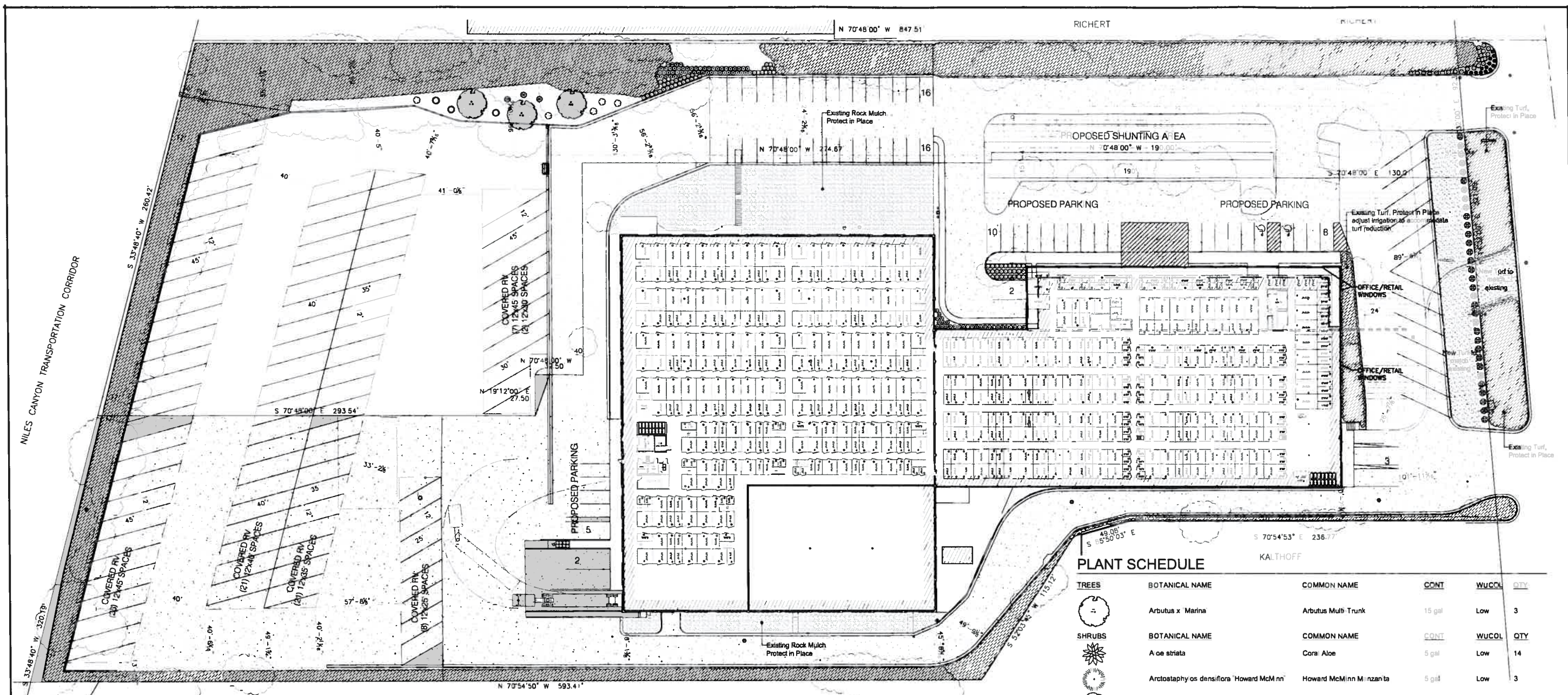
5555 SUNOL BLVD
PLEASANTON, CA

ELEVATIONS

887043

HRB
MRB
6.13.13

EL



SITE CALCULATIONS

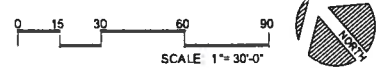
Site Area	365,052 sf
Lawn Area	6,831 sf
Shrub Area	43,324 sf
Rock Mulch Area	11,061 sf
Total Landscape Area	61,236 sf (18%)

SITE NOTES

- All shrub planting areas to receive 2" of cover mulch
- All planting and irrigation shall conform to the City of Pleasanton Municipal Code.
- A Soil's Agronomy Test shall be performed for recommended soil amendments at the time of landscape construction drawings and prior to planting.
- Protect all existing trees and shrubs in place. Existing shrubs shall be trimmed, as directed by the City or Landscape Architect, into natural shapes only. Shrubs shall only be trimmed after the bloom season is over.
- Existing trees will require proper trimming by an ISA (International Society of Arboriculture) Certified Arborist (on staff) tree trimming company.
- The existing irrigation system shall be adjusted to accommodate reconfigured and new planting areas to prevent runoff, overspray and low head drainage. Utilize a smart controller which automatically adjusts the frequency and duration of irrigation events in response to changing weather. Match existing irrigation manufacturer and use drip irrigation in all new planter areas.
- Any existing plant material or irrigation in the existing phase that is damaged during construction shall be replaced with new material to match existing approved plans.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOL	QTY
	Arbutus x Marina	Arbutus Multi Trunk	15 gal	Low	3
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WUCOL	QTY
	Aloe striata	Corn Aloe	5 gal	Low	14
	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	Low	3
	Buddleja david	Butterfly Bush	5 gal	Moderate	5
	Echium fastuosum	Pride Of Madeira	5 gal	Low	3
	Juncus patens	California Gray Rush	5 gal	High	53
	Muhlenbergia rigens	Ooer Grass	5 gal	Low	84
	Pittosporum tobira	Mock Orange	5 gal	Moderate	33
	Pittosporum tobira 'Cream Oe Mini' TM	Cream Oe Mini Dwarf Mock Orange	5 gal	Moderate	28
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WUCOL	QTY
	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal @ 60" oc	Low	4,346 sf
	Turf Sod	Match Existing	sod	High	909 sf

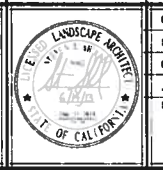


AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2721 NORTH CENTRAL AVENUE
PACIFIC, ARIZONA 85004
P (602) 263-6502
F (602) 273-1026
PREPARED FOR

U-HAUL OF PLEASANTON
5555 SUNOL BLVD
PLEASANTON, CA 94566

REVISION	NOTES	DATE	BY

DRAWING TITLE:
Landscape Plan

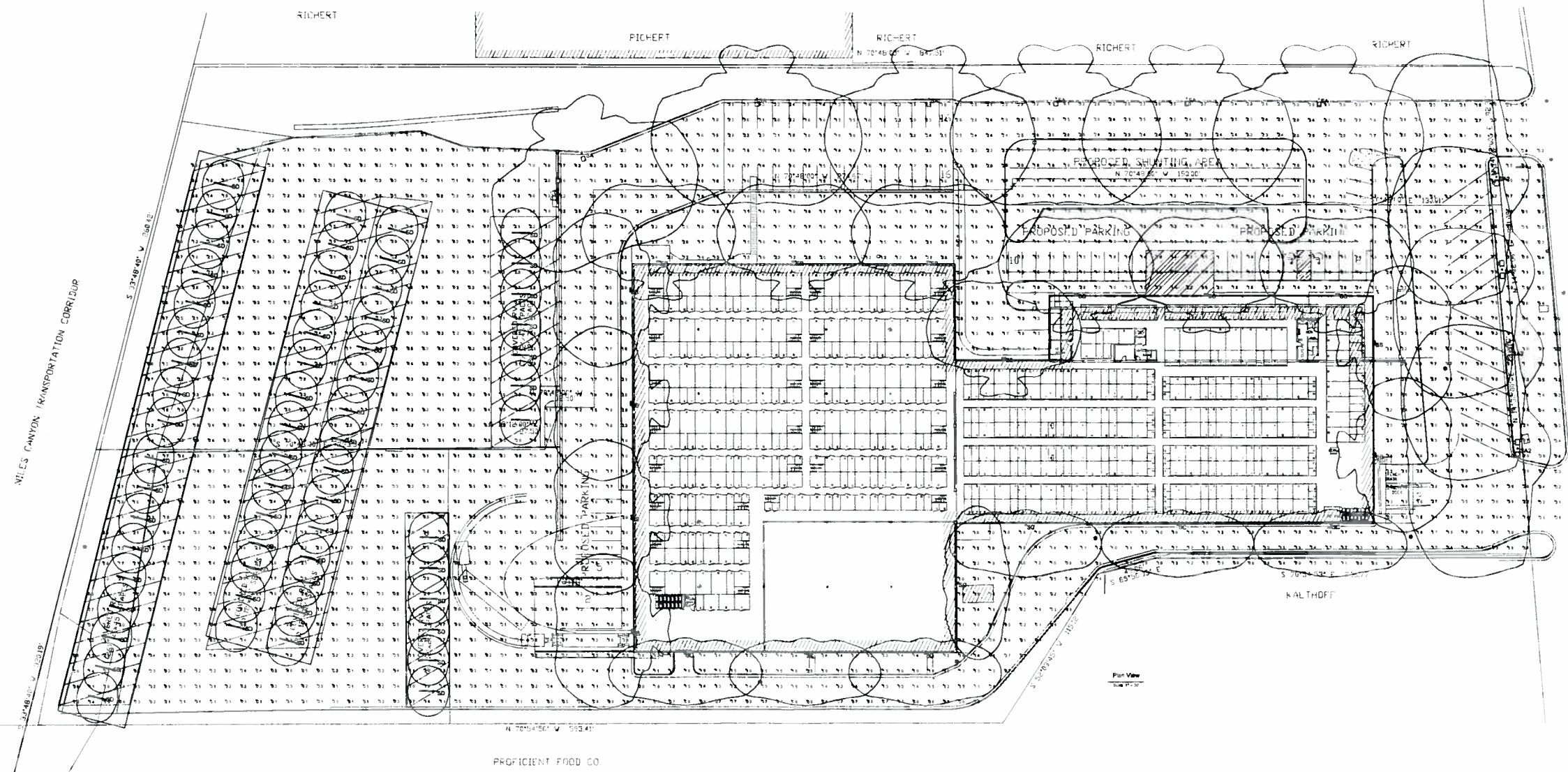


DATE: 01/14/13
SCALE: 1" = 30'
DRAWN BY: [Signature]
JOB NUMBER:
SHEET:
LP-1

GENERAL NOTES:

Symbol	Label	Qty	Coloring Number	Description	Lamp	Foot	Lumens	LLF	Watts
□	SA	6		LITHONIA 8841 LED 200-400K 1500-4000LM 24" WALL MOUNT 18" H 24" W WITH 2 BARS @ 1000MA	LED	0.847	1800	0.85	200
D	SA2	4		TWIN HEAD OPTIC ROTATED 180 DEGREES 20" LED 200-400K 1500-4000LM 24" WALL MOUNT 18" H 24" W WITH 2 BARS	LED	0.847	1800	0.85	200
□	BB	13		LITHONIA 8880 LED 200-400K 1500-4000LM 24" WALL MOUNT AT 20 FEET	LED	0.847	1800	0.85	100
□	SC	7		LITHONIA 8809 LED 200-400K 1500-4000LM 24" WALL MOUNT AT 20 FEET	LED	0.847	1800	0.85	75
	SD	61		LITHONIA 8882 LED 200-400K 1500-4000LM 24" WALL MOUNT AT 20 FEET	LED	0.847	1800	0.85	237

Description	Symbol	Qty	Max	Min	Max Min	Avg
SITE	+	1.0	0.0	0.0	0.0	1.0



REVISIONS

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
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6			
7			
8			

PROFESSIONAL SEAL

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

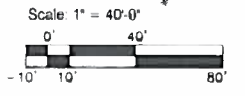
SITE ADDRESS:
5555 SUNOL BLVD
PLEASANTON, CA

SHEET CONTENTS:
PHOTOMETRIC
PLAN

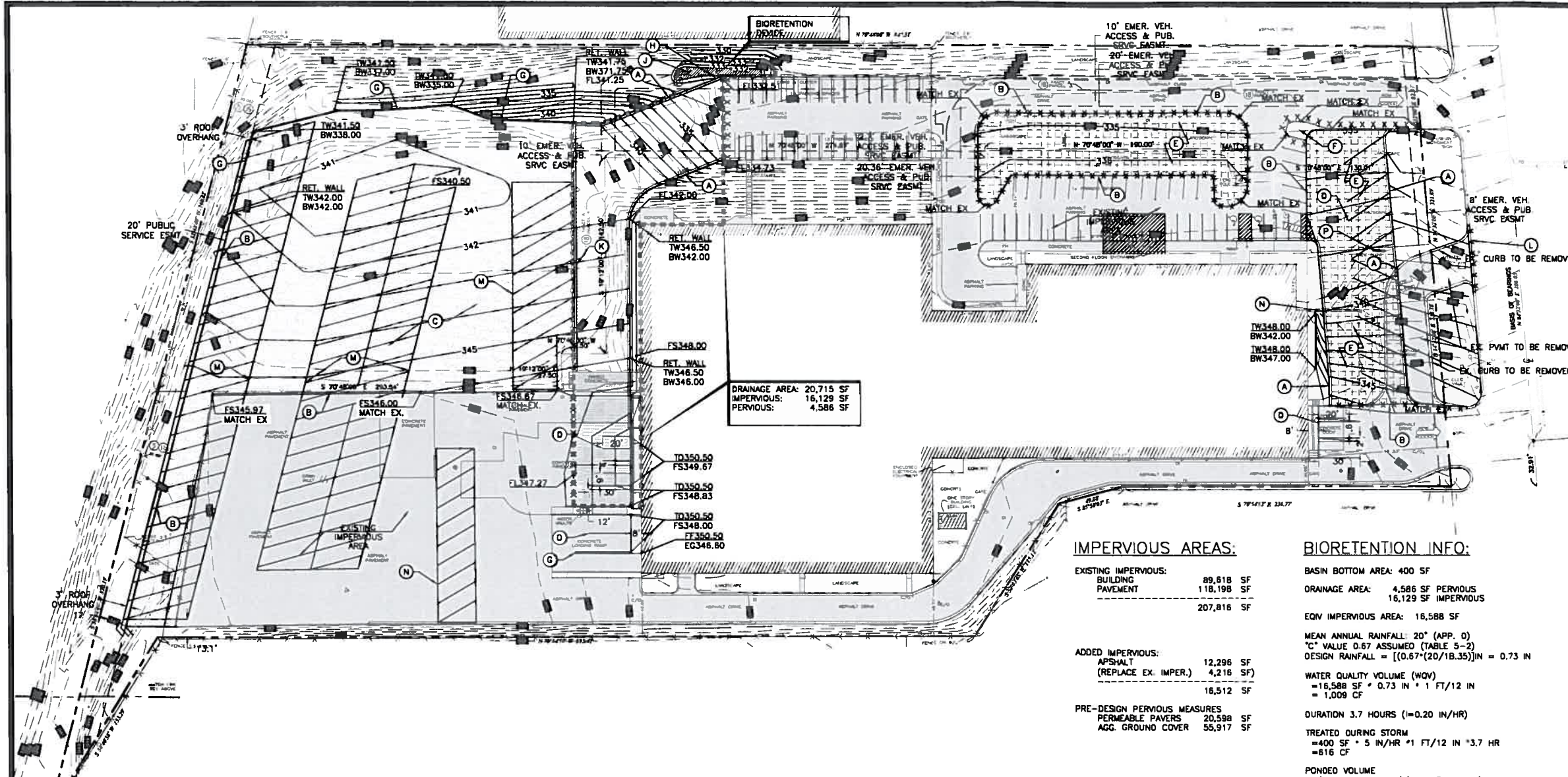
887043

DRAWN: XX
CHECKED: MRB
DATE: 06/13/13
PH1

PLEASANTON-A1G



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- KEYED NOTES:**
- A. CONSTRUCT ROLLED CURB PER CITY OF PLEASANTON DWG NO. 105
 - B. CONSTRUCT RIBBON CURB, SEE DETAIL
 - C. CONSTRUCT POROUS AGGREGATE GROUND COVER
 - D. PARKING LOT STRIPING
 - E. CONSTRUCT PERMEABLE PAVERS, SEE DETAIL
 - F. CONSTRUCT ASPHALT PAVING, SEE DETAIL
 - G. CONSTRUCT RETAINING WALL, DESIGN BY OTHERS
 - H. CONSTRUCT CURB OPENING - TAPER CURB TO 0" HEIGHT IN 2 INCHES
 - I. (NOT USED)
 - J. CONSTRUCT BIORETENTION FACILITY (SEE DETAIL)
 - K. CONSTRUCT VALLEY GUTTER PER CITY OF PLEASANTON DWG. NO. 109
 - L. MATCH CURB ON SUNOL BLVD.
 - M. RV CANOPY (SEE ARCH PLANS)
 - N. MODIFY EX. RETAINING WALL
 - O. (NOT USED)
 - P. RELOCATED EX. BACK FLOW VALVE (EAST INTO LANDSCAPING)

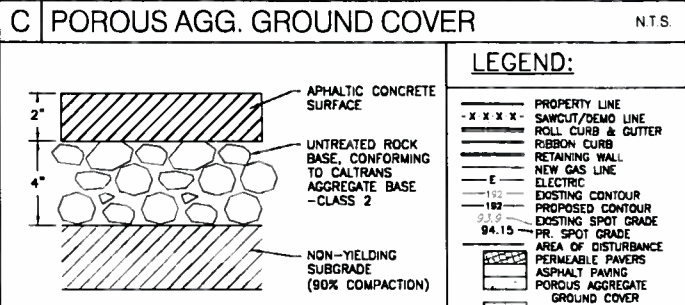
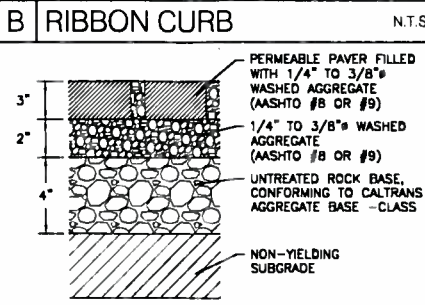
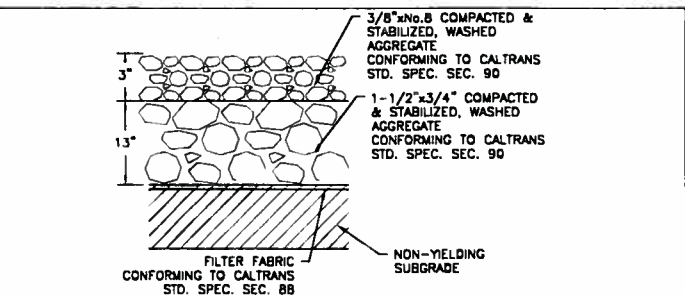
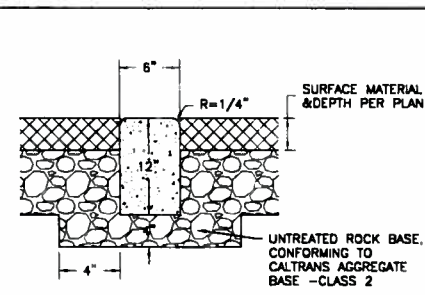
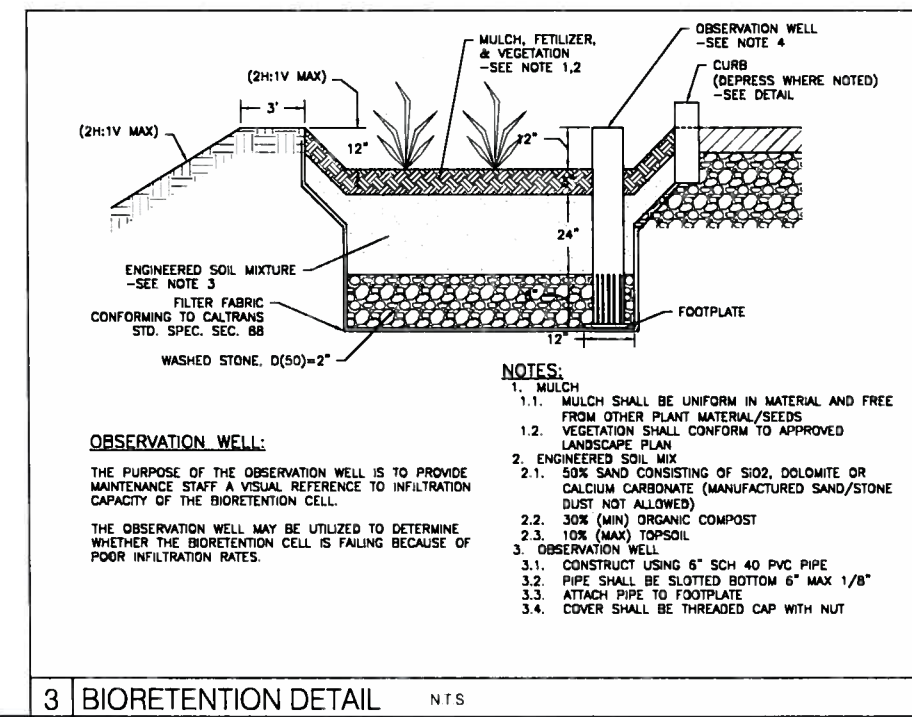
- GENERAL NOTES:**
1. ALL GRADES SHOWN ARE PAVEMENT/GROUND GRADES UNLESS NOTED.
 2. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
 3. THIS PLAN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY DELTA SURVEYING AND MAPPING TEL. (951)-764-0158, DATED APRIL 2013.
 4. UNLESS OTHERWISE NOTED THE TOP OF CURB IS 0.50' HIGHER THAN THE ADJACENT FLOWLINE (FL) OF THE GUTTER OR PAVEMENT (P) ELEVATIONS SHOWN.
 5. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS:	
BUILDING	89,618 SF
PAVEMENT	118,198 SF
TOTAL	207,816 SF
ADDED IMPERVIOUS:	
ASPHALT	12,296 SF
(REPLACE EX. IMPER.)	4,216 SF
TOTAL	16,512 SF
PRE-DESIGN PERVIOUS MEASURES	
PERMEABLE PAVERS	20,598 SF
AGG. GROUND COVER	55,917 SF

BIORETENTION INFO:

BASIN BOTTOM AREA: 400 SF
 DRAINAGE AREA: 4,586 SF PERVIOUS
 16,129 SF IMPERVIOUS
 EQV IMPERVIOUS AREA: 16,588 SF
 MEAN ANNUAL RAINFALL: 20" (APP. 0)
 "C" VALUE 0.67 ASSUMED (TABLE 5-2)
 DESIGN RAINFALL = [(0.67*(20/18.35))]^{1.49} = 0.73 IN
 WATER QUALITY VOLUME (WQV)
 = 16,588 SF * 0.73 IN * 1 FT/12 IN
 = 1,009 CF
 DURATION 3.7 HOURS (=0.20 IN/HR)
 TREATED DURING STORM
 = 400 SF * 5 IN/HR * 1 FT/12 IN * 3.7 HR
 = 816 CF
 PONOED VOLUME
 = (1,009 CF - 816 CF) / 400 SF * 12 IN/1 FT
 = 11.8 IN



- LEGEND:**
- - - - - PROPERTY LINE
 - SAWCUT/DRAW LINE
 - ROLL CURB & GUTTER
 - RIBBON CURB
 - RETAINING WALL
 - NEW GAS LINE
 - ELECTRIC
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT GRADE
 - PR. SPOT GRADE
 - 94.15 AREA OF DISTURBANCE
 - PERMEABLE PAVERS
 - ASPHALT PAVING
 - POROUS AGGREGATE
 - GROUND COVER
 - CONCRETE

**FOR REVIEW
NOT FOR CONSTRUCTION**

SCALE: 1"=40'

GENERAL NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL ENGINEER
 CANCEL J. JACOBI
 C74309
 EXP. 9/30/13
 CIVIL
 STATE OF CALIFORNIA
 DATE: _____

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2777 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-8502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL OF PLEASANTON
 5555 SUNOL BOULEVARD
 PLEASANTON, CA

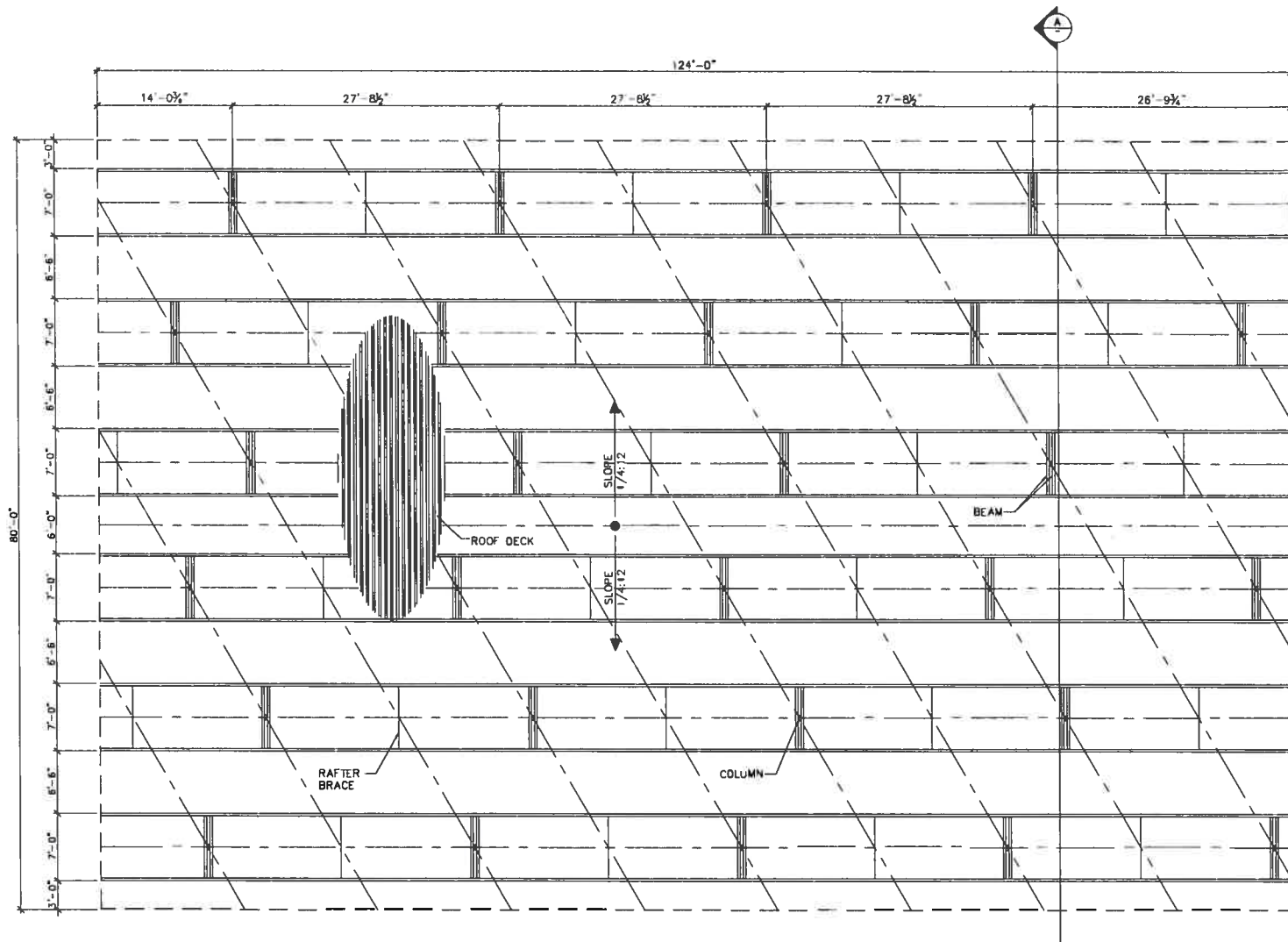
SHEET CONTENTS:
 PRELIMINARY
 GRADING &
 DRAINAGE PLAN

887043

DRAWN: SJJ
 CHECKED: SJJ
 DATE: 6/12/13

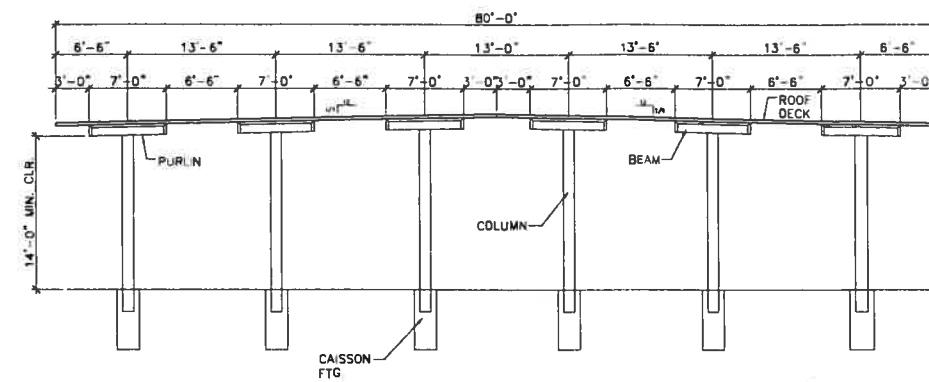
887043civil.dwg

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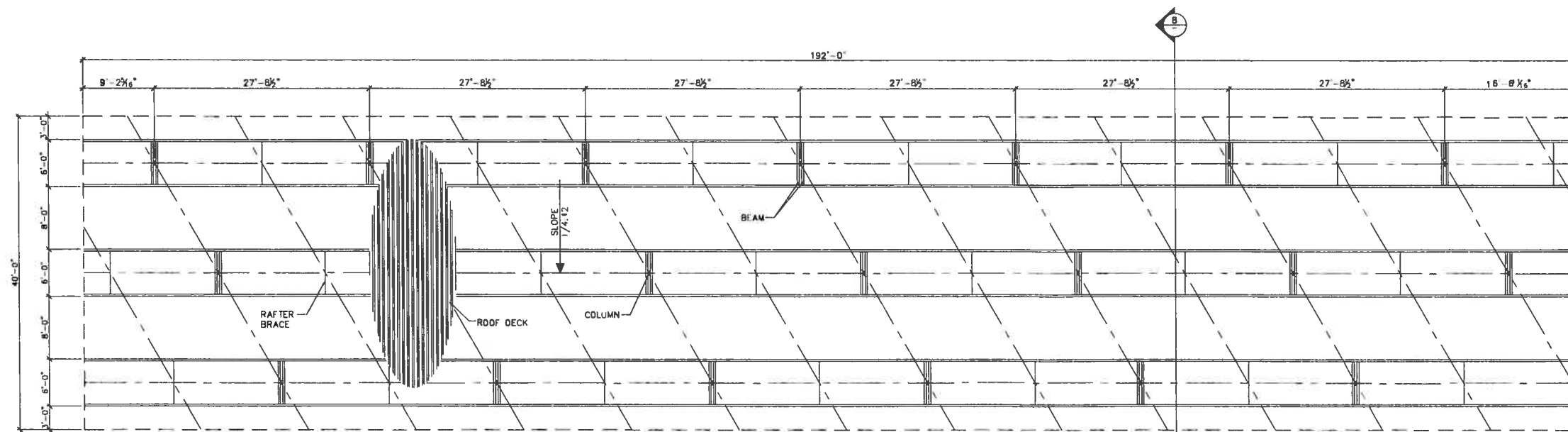
ROOF FRAMING PLAN

SCALE: 1/16" = 1'-0"



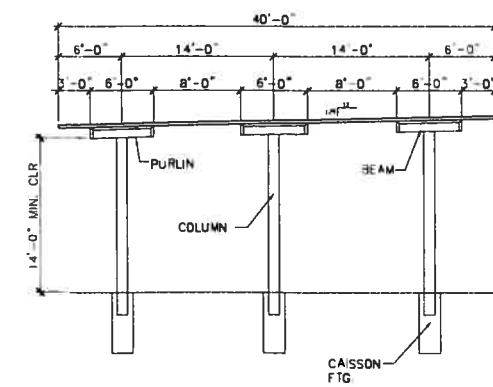
CROSS SECTION 'A'

SCALE: 1/16" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/16" = 1'-0"



CROSS SECTION 'B'

SCALE: 1/16" = 1'-0"

GENERAL NOTES

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
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5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P (602) 263-8502
F (602) 277-1026

SITE ADDRESS:

5555 SUNOL BLVD
PLEASANTON, CA

SHEET CONTENTS

RV CANOPY
DETAILS

887043

DRAWN	BLC	RV1
CHECKED	MRB	
DATE	06/13/13	

RV CANOPY DETAILS

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REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6502 • FAX: 602.277.1026 • EMAIL: robin_benning@uhaul.com

A MODIFICATION OF CONDITIONAL USE PERMIT

PCUP-109

as previously approved under
Resolution No. 04-046

for
U-Haul of Pleasanton

**5555 Sunol Blvd.
Pleasanton, CA**



Submitted: 06.14.2013

Letter to the Community

Amerco Real Estate Company has the opportunity to re-develop the abandoned property located at 5555 Sunol Blvd. in the City of Pleasanton. The 8.38 acre site is in a great location and well suited for AREC's business plan. AREC currently offers moving equipment rentals and moving oriented sales at 3657 Old Santa Rita Rd. and at 4501 Pleasanton Ave. in Pleasanton. These locations have had great success, however we are looking to expand the range of services we offer in Pleasanton. Our proposed redevelopment of 5555 Sunol Blvd. will provide our customers excellent accessibility while our site design and architecture will enhance the aesthetics of the entire community.

As well as providing premiere storage & moving products, our sustainability initiative includes:

- ⤴ AREC's operation of its truck sharing fleet precipitates a reduction of large capacity vehicles in the community, reducing CO2 and other greenhouse gasses. Estimates are 1,140 large capacity vehicles and 3,692 metric tons of CO2.
- ⤴ This store will sponsor a Reuse Center in connection with moves in and out of self-storage. Clothing is rerouted to Family Assistance Ministries and Salvation Army within the community and durables are e-used by the facility's customers.
- ⤴ This store will provide a "take-a-box / leave-a-box" program encouraging customers to pass along their packing boxes at no charge to other customers. Nationally this program has reused 2,500,000 boxes. AREC in Coconut Creek will do its share.

With our business plan serving the needs and desires of the neighborhood as well as supporting the surrounding community, it is our goal to coexist with our surrounding area, create stability in business, and have positive impacts on the community.

Customers are made aware of the AREC center primarily via drive-by awareness, much like that of a restaurant, hardware store, and many other retailers. Attractive imaging and brand name recognition brings in area residents, while providing aesthetically pleasing development to the community.

Modern building and site design for every AREC moving and storage center assures that the facility compliments the community it serves with architectural compatibility and attractive landscaping while promoting the company brand to insure successful economics.

AREC is deliberate about positioning our location to be of service to the City of Pleasanton for decades to come. For over 65 years, AREC has been recognized as a symbol of quality and reliability throughout the United States and Canada.

PROJECT NARRATIVE

U-Haul has prepared this narrative for the opportunity to receive the City of Pleasanton's participation and counseling in regards to zoning and land use as well as site development for a property located at 5555 Sunol Boulevard in Pleasanton, CA.

The subject property, a former Cor-O-Van Moving Company warehouse and prior a distribution warehouse for the publishing firm of Harper & Row, is located on the West side of Sunol Boulevard at Sonoma Drive and is currently zoned Industrial Park (I-P). The property is approximately 8.38 Acres and has one existing 91,811 S.F. two story building. The property has been vacated and is sitting empty. At this time U-Haul is proposing to remodel the existing building, and to completely re-develop the entire site with new landscaping, parking and driveways, and loading docks. This location will offer climate controlled self-storage, with accessory moving oriented retail sales, truck & trailer rentals, and covered RV storage.

The building itself will receive a new exterior treatment to improve the overall aesthetics and to provide some limited increase in visibility from an advertising capacity perspective. A limited number of new openings will be proposed on the East elevation to allow for storefront windows to showcase our product, provide better visibility, and to reduce the impression of the building as a monolithic industrial box. Accent color bands and signage will be introduced to enliven the existing drab exterior. Every effort will be made to reduce the industrial appearance by breaking up the massiveness and articulating the fenestration. Exterior elevations and a full colored rendering will be submitted as part of the overall design review application.

The site will be improved by the addition of new landscaping materials and signage. Existing landscaping will be trimmed and pruned in accordance with an approved tree report in order to provide better visibility for security purposes and to improve the overall appearance of the site. New interior circulation drives will be added to facilitate movement within the site, connecting the existing driveways for better security and fire protection, and reducing number of vehicles entering and exiting the right-of-way. A new shunting area will be provided for on-site stacking of rental vehicles with permeable paving to allow rain water to be biofiltered and to replenish groundwater. New grading plans and landscape plans will be submitted as part of the overall design review application.

A covered RV storage area is proposed for the Northwest portion of the property to allow residents the opportunity to store their motorhomes, boats, and miscellaneous trailers in a secure area, protected from the elements, and out of sight from the surrounding community. Covered RV storage will reduce the number of complaints of unauthorized RV storage within neighborhoods, and provide a valuable service to residents of the community. The RV storage area will be buffered from view of the adjacent residential areas by existing lush vegetation and the significant change in grade as well as distance.

The proposed use as a self storage facility greatly reduces the impact on adjacent neighborhoods. The prior allowed conditional use imposed significant noise, air quality, and aesthetic impacts on the neighbors such as diesel engine idling, heavy vehicles loading and unloading, and industrial processes such as refrigeration compressors humming at all hours. U-Haul facilities feature smaller and quieter energy efficient gasoline powered equipment, much lower volume of traffic, and our building mechanical equipment is significantly quieter than an industrial refrigeration system.

With careful site design and modern construction methods, this property will reinvigorate an existing property, improve the aesthetics and property value along the Sunol Boulevard corridor, and provide a much needed service to the community at large. We feel that U-Haul is an excellent use for the property and the expansion of services would be an asset to the community.

There are proven benefits for allowing self storage facilities in communities:

- Self storage facilities are quiet
- They provide an excellent buffer between land use zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul moving and storage are convenience businesses. Our philosophy is to place centers in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul center, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul moving and storage center assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that

the U-Haul moving and storage center is a neighborhood asset, and is assured of economic success.

U-Haul looks forward to working with the City of Pleasanton and we look forward to your consideration of the conceptual plan that we have to expand our services. Please provide us with your feedback and any comments you may have.

ABOUT U-HAUL

Since 1945, U-Haul has been serving do-it-yourself movers and their households. Like many other successful ventures, the concept for U-Haul was generated out of need. After World War II, there existed the widespread need for do-it-yourself moving equipment that would be available on a one-way, nationwide basis. U-Haul co-founders L.S. "Sam" Shoen and his wife, Anna Mary Carty Shoen, recognized that need and acted upon it. Their visionary approach spread the cost of ownership among many users, facilitating the mobility of the populations of the U.S. and Canada. The covered wagon of the pioneers morphed into orange U-Haul trailers. In the process, an industry was born.

Since 1945, U-Haul has been the choice for the do-it-yourself mover. U-Haul customers' patronage has enabled the Company to maintain the largest rental fleet in the do-it-yourself moving industry which includes trucks, trailers and towing devices. U-Haul also offers storage throughout North America. The Company provides industry leading moving and storage boxes and an extended line of packing supplies to protect customer possessions. U-Haul is the consumer's number one choice as the largest installer of permanent trailer hitches in the automotive aftermarket. The Company supplies alternative-fuel for vehicles and backyard grills as one of the nation's largest retailers of propane.

THE U-HAUL MOVING AND STORAGE FACILITY

U-Haul moving and storage centers characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the center will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- ✧ Families typically use U-Haul self-storage facilities to store furniture, household goods, sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- ⤴ U-Haul moving and storage centers also rent trucks and trailers for household moving, either in-town or across country.
- ⤴ Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.
- ⤴ Families who tow U-Haul trailers, boats or recreational trailers can select and have installed the hitch and towing packages which best meet their needs.
- ⤴ Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their personal vehicle to approach the loading area and enter the building through the singular customer access. All new storage facilities are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

SIGNIFICANT POLICIES & FEATURES:

- ⤴ Hours of Operation:

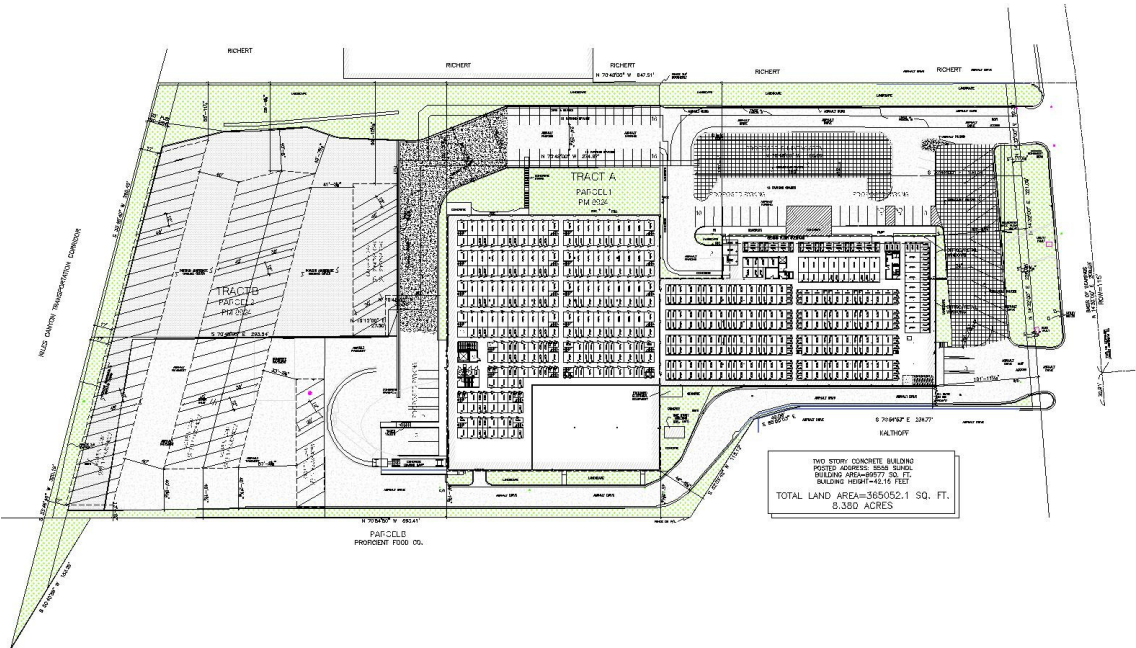
Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- ⤴ All U-Haul storage customers are issued a card-swipe style identification card which must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- ⤴ As a service to the community, a limited number of "executive class" storage customers are able to purchase extended or 24-hour access.
- ⤴ It is against U-Haul's policy for any business to be operated from a U-Haul storage room.
- ⤴ Customers who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee. There is no access for the general public to utilize on-site waste disposal. Our dumpsters are typically located inside our building to eliminate unauthorized dumping.

- ⚡ Items which may not be stored in our facilities include: chemicals, flammables, and paints.
- ⚡ U-Haul facilities are protected by video surveillance.
- ⚡ U-Haul moving and storage centers are non-smoking facilities.
- ⚡ U-Haul facilities are designed to fully A.D.A. compliant. We provide added service and assistance to our customers with disabilities.
- ⚡ U-Haul anticipates there will be 20 to 25 pieces of rental equipment available at this facility. The inventory is revolving and dynamic to meet the needs of the community.
- ⚡ U-Haul maintains our rental fleet and equipment at a network of authorized shops at other locations. Service at this location would be limited to safety checks and replacement of lights and wiring.
- ⚡ U-Haul provides trailer hitch and wiring installation for our customers. These are prefabricated bolt-on or plug-in aftermarket accessories. No other alterations to customer vehicles will be performed at this facility.

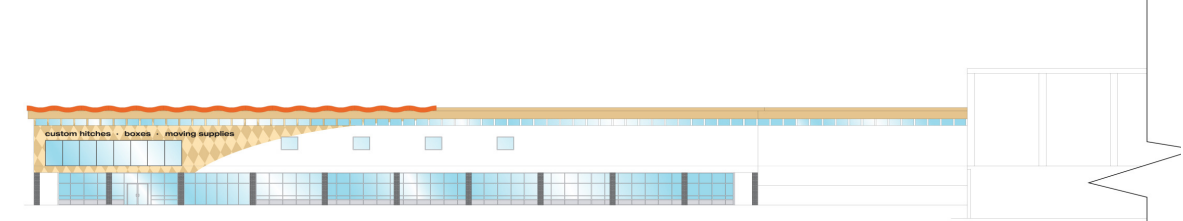
AERIAL VIEW



PROPOSED SITE PLAN



PROPOSED ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

CONCLUSION

U-Haul's plan for the reuse of the property at 5555 Sunol Boulevard will be a good addition to the community of Pleasanton. We will improve the aesthetics as compared to the existing vacant structure. We will reduce or eliminate the negative side effects of the previous industrial processes and traffic. We will provide a valuable and necessary service to the community.

U-Haul's proposed facility at 5555 Sunol Boulevard will not result in conflicts pertaining to noise, odor, or other factors. We respectfully request that the Planning Commission support our application to reuse the property in question.



Preliminary Arborist Report

**5555 Sunol Blvd.
Pleasanton, CA**

Prepared for:
**U-Haul Construction Department
2727 N Central Ave.
Phoenix, AZ 85004**

Prepared by:
**HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566**

June 14, 2013



**Preliminary Arborist Report
5555 Sunol Blvd.
Pleasanton, CA**

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Attachments

Tree Assessment Map

Tree Assessment

Preliminary Arborist Report

5555 Sunol Blvd.

Pleasanton, CA

Introduction and Overview

U-Haul Construction Department is planning to redevelop the property at 5555 Sunol Blvd. in Pleasanton, CA. Current site use is a large unused building with several paved areas for parking and access to a loading dock. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the development application to the City of Pleasanton. This report is preliminary in nature because accurate tree trunk locations were not available at the time of our review of site plans.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. A preliminary assessment of the development impacts to the trees based on the drawings provided by the client.
3. An appraisal value of the trees according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on June 13, 2013. The survey included trees 6" in diameter and greater, located within the proposed project area. Trees located offsite that were either near the proposed project or had canopies extending over the site were included. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

- High:** Trees with good health and structural stability that have the potential for longevity at the site.
- Moderate:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
- Low:** Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

City of Pleasanton Urban Tree Protection Requirements

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of Heritage trees within the city. Heritage trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches (18 inches diameter) or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

Heritage trees may not be removed, destroyed or disfigured without a permit.

Description of Trees

Seventy-eight (78) trees, representing eleven (11) species, were evaluated (Table 1). Descriptions of each tree are found in the *Tree Assessment Form* and approximate locations are plotted on the *Tree Assessment Map* (see Attachments).

**Table 1. Condition ratings and frequency of occurrence of trees
 5555 Sunol Blvd., Pleasanton, CA**

Common name	Scientific name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
European white birch	<i>Betula pendula</i>	-	1	-	1
Blue gum	<i>Eucalyptus globulus</i>	-	1	1	2
Dwarf blue gum	<i>Eucalyptus globulus compacta</i>	2	11	7	20
Modesto ash	<i>Fraxinus velutina</i>	-	1	-	1
Honey locust	<i>Gleditsia triacanthos</i>	-	2	2	4
Calif. black walnut	<i>Juglans californica</i>	-	1	-	1
Hollywood juniper	<i>Juniperus chinensis</i> 'Torulosa'	-	1	-	1
Crape myrtle	<i>Lagerstroemia indica</i>	-	-	1	1
Monterey pine	<i>Pinus radiata</i>	-	1	-	1
Coast live oak	<i>Quercus agrifolia</i>	-	3	2	5
Valley oak	<i>Quercus lobata</i>	1	10	11	22
Coast redwood	<i>Sequoia sempervirens</i>	1	1	17	19
Total		4	33	41	78
Percent of population		5%	42%	53%	100%

Valley oak was the most common species present, with 22 trees (28% of the population). All were in good or fair condition except for #55 which had failed in the past. Trees were generally small (average 11 inches in trunk diameter) and densely spaced in the northwestern section of the property. There were five Heritage valley oaks: #32, 44, 47, 48 and 78. The other California native species (redwoods, coast live oaks, black walnut, and Monterey pine) were mixed with the valley oaks in the northwestern section of the property (Photo 1).



Photo 1: Looking northwest from open field (Parcel 2), native oaks were mixed with several species including redwoods, and black walnut.

Dwarf blue gum eucalyptus was the second most common species with 20 trees (26% of the population). All but one was a Heritage tree. As is characteristic of the species, they tended to have many attachments at three feet and were sprouting at the base. All eucalyptus were growing on the northern property boundary and appeared to be under water stress (Photo 2). The eucalyptus were mostly in fair to good condition, except for #8 and #15 which had large amounts of dead branches.



Photo 2: Dwarf and non-dwarf blue gum eucalyptus growing along the eastern property boundary.

Coast redwood was another species present in large numbers with 19 trees (24% of the population), 11 of which were Heritage trees. The redwoods were located along the western property boundary (Photo 3) and mixed with the oaks in the northwestern section. Redwoods tended to be semi-mature with an average diameter of 15 inches. The redwoods were in very good condition with good form; only one tree was declining (#42).



Photo 3: Coast redwoods lining the western boundary of the property from Parcel 2 on the east.

Five small coast live oaks were present in grouping within the valley oak stand. These trees were all in good to fair condition and had multiple attachments. Two (#49, 51) were classified as Heritage trees.

Four honey locusts in good to fair condition bordered the southeast parking lot. These trees had multiple attachments and averaged 11 inches in diameter.

The remaining species each had one individual and included the following:

- A European white birch of fair condition in the front landscape.
- A large Modesto ash of moderate condition bordering the southeast parking lot
- A Hollywood juniper and a crape myrtle also bordered the southeast parking lot.
- A Monterey pine and a California black walnut marked the transition from ornamental dominated landscape in front to a native dominated landscape behind the building.

Twenty-eight of the trees – valley oaks, coast live oaks, and California black walnuts – appeared to be naturally occurring at the site. The remainder trees were planted.

A total of 41 of the trees (52%) evaluated qualified as *Heritage* trees. *Heritage* status of individual trees is provided in the **Tree Assessment Form**.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. The hackberry and pear trees with dead and dying branches so not have adequate health to respond and recover from site changes.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Blue gum eucalyptus with a history of branch failure is likely to experience future branch failures.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In general, coast redwoods are relatively tolerant of construction impacts and site changes while valley oak? is intolerant of site disturbance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. Blue gum eucalyptus is listed as having a *moderate* invasiveness rating.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Appendix, and Table 2). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree suitability for preservation
 5555 Sunol Blvd., Pleasanton, CA.**

High These are trees with good health and structural stability that have the potential for longevity at the site. Thirty-two trees were in this category

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Thirty-eight trees were in this category.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Eight trees had low suitability for preservation.

Common name	Scientific name	Suitability for preservation			No. of trees
		Low	Moderate	High	
European white birch	<i>Betula pendula</i>	-	1	-	1
Blue gum	<i>Eucalyptus globulus</i>	-	2	-	2
Dwarf blue gum	<i>Eucalyptus globulus compacta</i>	5	15	-	20
Modesto ash	<i>Fraxinus velutina</i>	1	-	-	1
Honey locust	<i>Gleditsia triacanthos</i>	-	2	2	4
Calif. black walnut	<i>Juglans californica</i>	1	-	-	1
Hollywood juniper	<i>Juniperus chinensis 'Torulosa'</i>	-	1	-	1
Crape myrtle	<i>Lagerstroemia indica</i>	-	-	1	1
Monterey pine	<i>Pinus radiata</i>	-	1	-	1
Coast live oak	<i>Quercus agrifolia</i>	-	4	1	5
Valley oak	<i>Quercus lobata</i>	1	11	10	22
Coast redwood	<i>Sequoia sempervirens</i>	-	1	18	19
Total		8	38	32	78

Evaluation of Impacts and Recommendations for Preservation

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from redevelopment of the site were evaluated using the Site Plan provided by Preliminary Grading and Drainage Plan (6/12/13) by AMERCO Real Estate Company.

The plans indicated that the existing building footprint will remain. Parcel 2 on the west half of the property and the existing drive aisles and parking areas on the north and east sides of Parcel 1 will be re-graded and paved. Bioretention, landscape, and porous paved areas are included in the design.

Accurate tree trunk locations were not available at the time of our review, so our assessment of impacts to trees is preliminary. It appears that regarding along the northern portion of the site will require removal of 32 trees, eight of which are Heritage trees (Table 3). Six trees appear to be near the limits of grading and it may be possible to retain them, depending on their exact trunk location. It appears that 40 trees can be preserved, including 33 Heritage trees, although we recommend removing two of the dwarf blue gum trees (#8, 15) due to poor condition.

Preservation of the trees is predicated on the construction impacts being within the tolerances of the trees and on the implementation of specific recommendations in the **Tree Preservation Guidelines**. Specific tree root and crown impacts near the limits of grading should be evaluated when construction plans are available. Depending on the extent of impact, additional trees may be recommended for removal.

Table 3: Preliminary Assessment of Retention of Trees at 5555 Sunol Blvd.

Tree #	Species	Trunk Diameter (in.)	Heritage?	Suitability for Preservation	Disposition
1	Modesto ash	27	Yes	Low	Remove; within paved area
2	Honey locust	7	No	High	Remove; within paved area
3	Honey locust	13	No	High	Remove; within paved area
4	Hollywood juniper	16	No	Moderate	Remove; within paved area
5	Honey locust	8	No	Moderate	Remove; within paved area
6	Honey locust	16	No	Moderate	Remove; within paved area
7	Compact blue gum	49	Yes	Moderate	Preserve
8	Compact blue gum	16,12,10,9,7	Yes	Low	Remove; poor condition
9	Compact blue gum	13,10,7	Yes	Low	Preserve
10	Blue gum	40	Yes	Moderate	Preserve
11	Compact blue gum	16,12,10,9	Yes	Moderate	Preserve
12	Compact blue gum	25,16,15,13,10	Yes	Moderate	Preserve
13	Compact blue gum	16,16,8	Yes	Moderate	Preserve

Tree #	Species	Trunk Diameter (in.)	Heritage?	Suitability for Preservation	Disposition
14	Compact blue gum	17,6,3	Yes	Moderate	Preserve
15	Compact blue gum	7,5,5,3,3	No	Low	Remove; poor condition
16	Compact blue gum	12,9,9,7	Yes	Moderate	Preserve
17	Compact blue gum	18,16,9.7	Yes	Moderate	Preserve
18	Compact blue gum	18,9,8	Yes	Low	Preserve
19	Compact blue gum	19,19,9	Yes	Moderate	Preserve
20	Compact blue gum	16.11,9,7	Yes	Moderate	Preserve
21	Compact blue gum	18,16,14,7	Yes	Moderate	Preserve
22	Compact blue gum	23,12,11,10	Yes	Moderate	Preserve
23	Compact blue gum	40	Yes	Moderate	Preserve
24	Compact blue gum	17,6	Yes	Low	Preserve
25	Compact blue gum	17,12,9,8	Yes	Moderate	Preserve
26	Blue gum	34	Yes	Moderate	Preserve
27	Compact blue gum	12,8,7,7	Yes	Moderate	Preserve
28	Compact blue gum	38	Yes	Moderate	Preserve
29	Valley oak	15	No	Moderate	Preserve; accurately locate trunk
30	Valley oak	16	No	High	Preserve; accurately locate trunk
31	Valley oak	12	No	High	Preserve; accurately locate trunk
32	Valley oak	16,13	Yes	High	Preserve; accurately locate trunk
33	Valley oak	9	No	Moderate	Preserve; accurately locate trunk
34	Valley oak	9,8,5	No	Moderate	Remove; within graded area
35	Calif. black walnut	8	No	Low	Remove; within graded area
36	Coast redwood	26	Yes	High	Remove; within graded area
39	Monterey pine	20	Yes	Moderate	Remove; within graded area

Tree #	Species	Trunk Diameter (in.)	Heritage?	Suitability for Preservation	Disposition
40	Coast redwood	12	No	High	Remove; within graded area
41	Coast redwood	16	No	High	Remove; within graded area
42	Coast redwood	13,5	Yes	High	Remove; within graded area
44	Valley oak	12,12,10,9,8,7	Yes	High	Remove; within graded area
45	Valley oak	17	No	High	Preserve; accurately locate trunk
46	Valley oak	10	No	High	Preserve; accurately locate trunk
47	Valley oak	22	Yes	High	Preserve
48	Valley oak	19	Yes	High	Preserve
49	Coast live oak	10,8	Yes	Moderate	Remove; within graded area
50	Coast live oak	8,6	No	Moderate	Remove; within graded area
51	Coast live oak	12,9,8,3	Yes	High	Remove; within graded area
52	Valley oak	9	No	Moderate	Remove; within graded area
53	Valley oak	6,3,1	No	Moderate	Remove; within graded area
54	Valley oak	13	No	High	Remove; within graded area
55	Valley oak	6	No	Low	Remove; within graded area
57	Coast redwood	15	No	High	Remove; within graded area
58	Coast redwood	15	No	High	Possibly preserve; accurately locate trunk
59	Coast redwood	12	No	High	Possibly preserve; accurately locate trunk
60	Coast redwood	16	No	High	Possibly preserve; accurately locate trunk
61	Coast redwood	15,8	Yes	High	Possibly preserve; accurately locate trunk
62	Coast redwood	19	Yes	High	Preserve; accurately locate trunk
63	Coast redwood	16	Yes	High	Preserve; accurately locate trunk
64	Coast redwood	16	Yes	High	Preserve; accurately locate trunk
65	Coast redwood	13	Yes	High	Preserve; accurately locate trunk
66	Coast redwood	16	Yes	High	Preserve; accurately locate trunk
67	Coast redwood	17	Yes	High	Preserve; accurately locate trunk

Tree #	Species	Trunk Diameter (in.)	Heritage?	Suitability for Preservation	Disposition
70	Valley oak	6	No	Moderate	Remove; within graded area
71	Valley oak	7	No	Moderate	Remove; within graded area
72	Valley oak	9	No	Moderate	Possibly preserve; accurately locate trunk
73	Valley oak	7	No	Moderate	Remove; within graded area
74	Valley oak	8	No	High	Preserve
75	Coast live oak	7	No	Moderate	Preserve
76	Valley oak	7	No	Moderate	Remove; within graded area
77	Coast live oak	9	No	Moderate	Remove; within graded area
78	Valley oak	11	Yes	Moderate	Remove; within graded area
79	Coast redwood	11	Yes	High	Remove; within graded area
80	Coast redwood	10	Yes	Moderate	Preserve; accurately locate trunk
81	Coast redwood	6	No	High	Possibly preserve; accurately locate trunk
82	Coast redwood	11	No	High	Remove; within graded area
83	Crape myrtle	multi stems	No	High	Remove; within paved area
84	European white birch	13	No	Moderate	Remove; within paved area

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. **TREE PROTECTION ZONE** shall be established around each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, either temporarily nor permanently. The limits of the **TREE PROTECTION ZONE** will be adjusted following review of grading and construction plans. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.
3. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
4. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
5. Irrigation systems must be designed so that no trenching that severs roots larger than 1" diameter will occur within the **TREE PROTECTION ZONE**.
6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
3. Prune trees to be preserved to clean the crown of dead branches 2" and larger in diameter, raise canopies as needed for construction activities, and reduce weight on weak attachments. All pruning shall be done by a State of California Licensed Tree

Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition.

4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
6. If roots 2" and greater in diameter are encountered and during site work must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
8. Redwoods require regular, frequent irrigation. If irrigation systems are not operable during construction, provisions must be made to provide adequate irrigation by other means. Supplemental irrigation shall be applied as determined by the Consulting Arborist.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
10. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
11. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Trees preserved at the Anton Hacienda site will experience the physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, monitoring tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, it is recommended that the property owner have the trees inspected annually for hazard potential.

HortScience, Inc.



Nelda Matheny
Register Consulting Arborist #243
Board Certified Master Arborist #WE-0195B



Attachments

Tree Assessment Map

Tree Assessment Form

Tree Assessment Map

5555 Sunol Blvd.
Pleasanton, CA

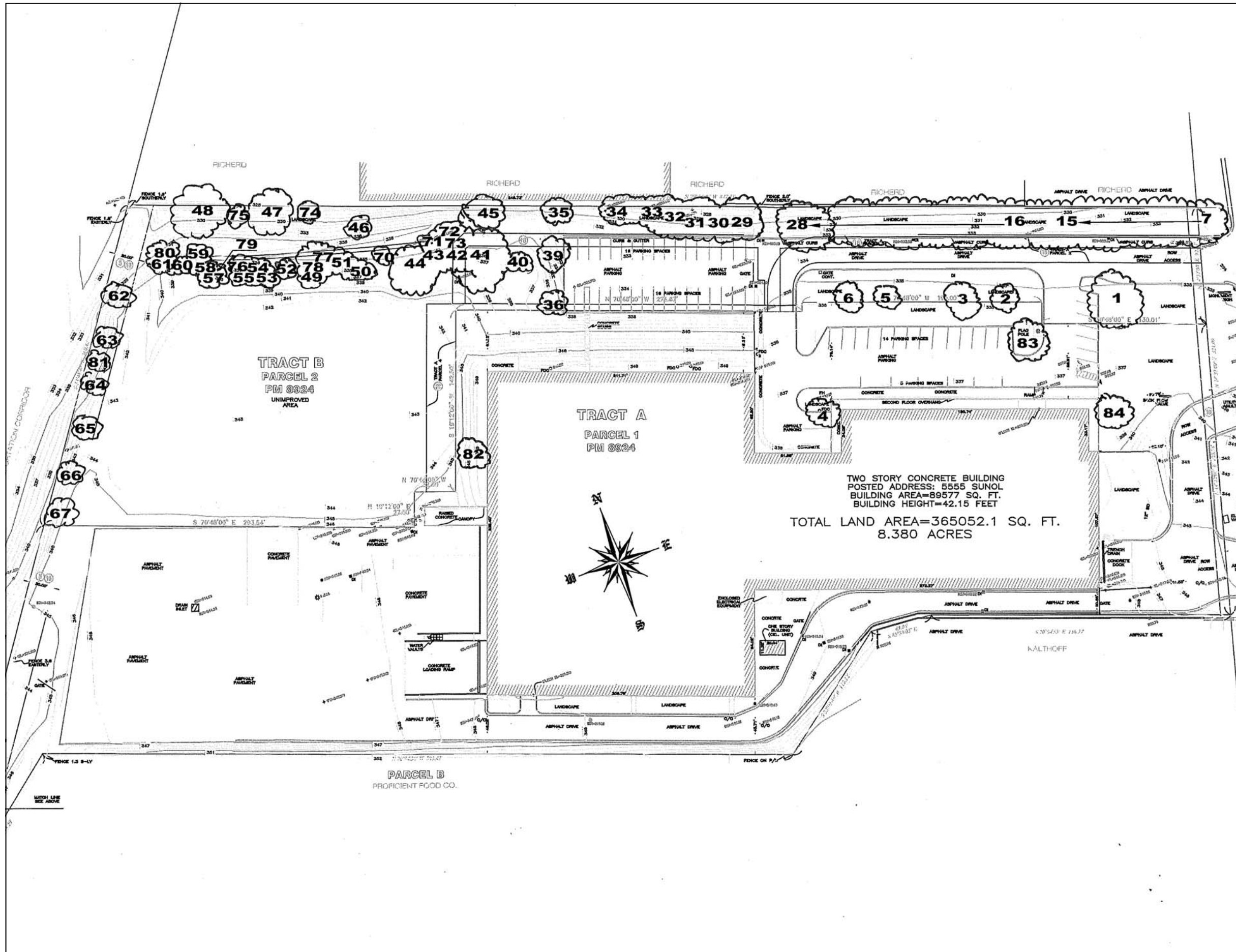
Prepared for:
U-Haul Construction Dept.
Phoenix, AZ

June 2013

No Scale

Base map provided by:
AMERCO Real Estate

Tree locations and canopy are
estimated.



325 Ray St.
Pleasanton, California 94566
Phone 925.484.0211
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Tree Assessment

5555 Sunol Boulevard
Pleasanton, CA
June 2013



TREE No.	SPECIES	TRUNK DIAMETER (inches)	HERITAGE TREE?	CONDITION 1=Poor 5=Excellent	SUITABILITY FOR PRESERVATION	COMMENTS
1	Modesto ash	27	Yes	3	Low	Multiple attachments at 8'; dieback; extensive surface roots.
2	Honey locust	7	No	4	High	Multiple attachments at 7'.
3	Honey locust	13	No	4	High	Multiple attachments at 8'.
4	Hollywood juniper	16	No	3	Moderate	Pruned on building side; crown to W.
5	Honey locust	8	No	3	Moderate	Multiple attachments at 7'; dieback.
6	Honey locust	16	No	3	Moderate	Trunk divides at 6'; dieback.
7	Compact blue gum	49	Yes	3	Moderate	Crown pruned to clear utility lines; multiple attachments at 8'.
8	Compact blue gum	16,12,10,9,7	Yes	2	Low	Dieback in crown; multiple attachments at 4'.
9	Compact blue gum	13,10,7	Yes	3	Low	Dieback in crown; multiple attachments at base.
10	Blue gum	40	Yes	3	Moderate	Codominant at 12'; thin crown.
11	Compact blue gum	16,12,10,9	Yes	3	Moderate	Multiple attachments at 3'; crowded by #12.
12	Compact blue gum	25,16,15,13,10	Yes	3	Moderate	Multiple attachments at 3'.
13	Compact blue gum	16,16,8	Yes	4	Moderate	Multiple attachments at 3'.
14	Compact blue gum	17,6,3	No	3	Moderate	Multiple attachments at 3'; thin crown.
15	Compact blue gum	7,5,5,3,3	No	1	Low	Multiple attachments at 3'; all but dead.
16	Compact blue gum	12,9,9,7	Yes	3	Moderate	Multiple attachments at 3'; very dry.
17	Compact blue gum	18,16,9.7	Yes	4	Moderate	Multiple attachments at 3'; sprouts at base.
18	Compact blue gum	18,9,8	Yes	3	Low	Leans north; thin crown.
19	Compact blue gum	19,19,9	Yes	4	Moderate	Multiple attachments at 3' with narrow attachments.
20	Compact blue gum	16.11,9,7	Yes	4	Moderate	Multiple attachments at 3'; sprouts at base.

Tree Assessment

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Pleasanton, CA
June 2013



TREE No.	SPECIES	TRUNK DIAMETER (inches)	HERITAGE TREE?	CONDITION 1=Poor 5=Excellent	SUITABILITY FOR PRESERVATION	COMMENTS
21	Compact blue gum	18,16,14,7	Yes	4	Moderate	Multiple attachments at 3'; crowded by #22.
22	Compact blue gum	23,12,11,10	Yes	4	Moderate	Multiple attachments at 3'; upright narrow form.
23	Compact blue gum	40	Yes	3	Moderate	Multiple attachments at 3'.
24	Compact blue gum	17,6	Yes	3	Low	Leaning trunk.
25	Compact blue gum	17,12,9,8	Yes	3	Moderate	Multiple attachments at 3'.
26	Blue gum	34	Yes	4	Moderate	Codominant at 5'; narrow form.
27	Compact blue gum	12,8,7,7	No	3	Moderate	Suppressed crown; multiple attachments at 4'.
28	Compact blue gum	38	Yes	5	Moderate	Multiple attachments at 5'; full crown.
29	Valley oak	15	No	3	Moderate	Crown leans east; codominant at 5'.
30	Valley oak	16	No	4	High	Interior twig dieback; epicormic growth.
31	Valley oak	12	No	4	High	Interior twig dieback; multiple attachments at 5'.
32	Valley oak	16,13	Yes	4	High	Trunk divides at 4'; 13" stem bows to SW.
33	Valley oak	9	No	3	Moderate	High crown to W.
34	Valley oak	9,8,5	No	3	Moderate	Multiple attachments at base; seam in attachment; full crown.
35	Calif. black walnut	8	No	3	Low	Multiple attachments at 4'; dieback.
36	Coast redwood	26	Yes	5	High	Excellent form and health.
37	No tree					
38	No tree					
39	Monterey pine	20	Yes	3	Moderate	Leans to E.; nice crown.
40	Coast redwood	12	No	4	High	Good form and health.
41	Coast redwood	16	No	4	High	Good form and health.
42	Coast redwood	13,5	Yes	1	High	All but dead.
43	Coast redwood	15	--	0	--	Dead.

Tree Assessment

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TREE No.	SPECIES	TRUNK DIAMETER (inches)	HERITAGE TREE?	CONDITION 1=Poor 5=Excellent	SUITABILITY FOR PRESERVATION	COMMENTS
44	Valley oak	12,12,10,9,8,7	No	4	High	Multiple attachments at base; full crown.
45	Valley oak	17	No	4	High	Multiple attachments at 6'; full crown.
46	Valley oak	10	No	4	High	Trunk divides at 6'; good tree.
47	Valley oak	22	Yes	4	High	Multiple attachments at 10'; minor dieback; full crown.
48	Valley oak	19	Yes	5	High	Multiple attachments at 12'; full crown; good tree.
49	Coast live oak	10,8	No	3	Moderate	Codominant at 5'; stems bow to outside canopy.
50	Coast live oak	8,6	No	3	Moderate	Multiple stems twist around each other.
51	Coast live oak	12,9,8,3	No	4	High	Multiple attachments at base; full crown.
52	Valley oak	9	No	3	Moderate	Single trunk, narrow, thin crown.
53	Valley oak	6,3,1	No	3	Moderate	Multiple attachments at 4'; narrow form.
54	Valley oak	13	No	4	High	Trunk divides at 4'; interior deadwood/
55	Valley oak	6	No	2	Low	Single trunk failed to E. and hung up in #53.
56	No tree					
57	Coast redwood	15	No	5	High	Excellent form and health.
58	Coast redwood	15	No	5	High	Excellent form and health.
59	Coast redwood	12	No	4	High	Good form and health.
60	Coast redwood	16	No	5	High	Excellent form and health.
61	Coast redwood	15,8	No	4	High	Good form and health; codominant at 4'.
62	Coast redwood	19	Yes	5	High	Excellent form and health.
63	Coast redwood	16	Yes	5	High	Excellent form and health.
64	Coast redwood	16	Yes	4	High	Good form and health.
65	Coast redwood	13	Yes	4	High	Good form and health; a bit thin.

Tree Assessment

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TREE No.	SPECIES	TRUNK DIAMETER (inches)	HERITAGE TREE?	CONDITION 1=Poor 5=Excellent	SUITABILITY FOR PRESERVATION	COMMENTS
66	Coast redwood	16	Yes	4	High	Good form and health; a bit thin.
67	Coast redwood	17	Yes	4	High	Good form; a bit thin.
68	No tree					
69	No tree					
70	Valley oak	6	No	3	Moderate	Suppressed to N.
71	Valley oak	7	No	3	Moderate	Codominant at 5'; crown to N.
72	Valley oak	9	No	4	Moderate	High crown; crooked form.
73	Valley oak	7	No	3	Moderate	Suppressed to E.
74	Valley oak	8	No	4	High	One-sided to E.; nice crown.
75	Coast live oak	7	No	4	Moderate	Suppressed by #47.
76	Valley oak	7	No	3	Moderate	Crown to W.; narrow form.
77	Coast live oak	9	No	3	Moderate	Multiple attachments at 6' with wide attachment.
78	Valley oak	11	Yes	3	Moderate	Codominant at 6' with narrow attachment and form.
79	Coast redwood	11	Yes	4	High	Good form and health; a bit thin.
80	Coast redwood	10	Yes	3	Moderate	Burned foliage.
81	Coast redwood	6	No	4	High	Good form and health.
82	Coast redwood	11	No	5	High	Excellent form and health; branches to ground.
83	Crape myrtle	multi stems	No	5	High	Multiple attachments at base; nice specimen.
84	European white birch	13	No	3	Moderate	Dieback in upper crown; good form; surface roots.