

## RESOLUTION NO. PC-2018-\_\_

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING A DESIGN REVIEW FOR LIVERMORE-PLEASANTON FIRE DEPARTMENT FIRE STATION NO. 3, LOCATED AT 3200 SANTA RITA ROAD, AS FILED UNDER CASE NO. P17-0941

**WHEREAS**, the City of Pleasanton has applied for Design Review approval to demolish an existing fire station and construct an approximately 8,870-square-foot fire station with apparatus bays, living quarters, and related site/landscaping improvements for the Livermore-Pleasanton Fire Department Fire Station No. 3 located at 3200 Santa Rita Road; and

**WHEREAS**, zoning for the property is RM-2,500 (Multi-Family Residential) District; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, (Replacement or Reconstruction), since the new structure will be located on the same site and will have the substantially same purpose as the structure being replaced. Therefore, no additional environmental review is required; and

**WHEREAS**, on March 14, 2018, the Planning Commission held a duly-noticed public hearing and received testimony from the applicant and interested parties; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

#### Section 1: Findings for Design Review Approval

With respect to the approval of P17-0766 AND P17-0783, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;

6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds that the project would preserve and enhance the city's aesthetic values and ensure the preservation of the public health, safety and general welfare since it would be consistent with the allowable height, setbacks and other pertinent development standards of the RM-2,500 zoning district in which it is located, and would replace, upgrade and modernize an existing Fire Station that provides essential life safety services to the residents of Pleasanton. The building would be a contemporary architectural style with a variety of high quality materials including brick, smooth stucco, and simulated wood siding that would reflect and complement other buildings in the vicinity. The project would be well articulated across all elevations, including materials and color changes, as well as score lines, to break up the two-story façades and provide visual relief. The project would include attractively designed landscaping and hardscape areas to complement the overall building design.

### Section 2

The Planning Commission hereby approves Case P17-0941, the application of the City of Pleasanton for Design Review approval to demolish an existing fire station and construct an approximately 8,870-square-foot fire station with apparatus bays, living quarters, and related site/landscaping improvements for the Livermore-Pleasanton Fire Department located at 3200 Santa Rita Road, subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

### Section 3

This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

**PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on March 14, 2018 by the following vote:**

AYES: Commissioners Allen, Balch, Nagler, O'Connor, Ritter  
NOES: None  
ABSTAIN: None  
ABSENT: None

ATTEST:

\_\_\_\_\_  
Ellen Clark  
Secretary, Planning Commission

\_\_\_\_\_  
David Nagler  
Chair

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie Harryman  
Assistant City Attorney

DRAFT

**ATTACHMENT 1  
DRAFT CONDITIONS OF APPROVAL**

**P17-0941  
3200 Santa Rita Road, LPFD Fire Station No. 3  
March 14, 2018**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. The proposed fire station with apparatus bays, living quarters, and related site/landscaping improvements approved by this Design Review shall conform substantially to the project plans and color/material board, Exhibit B, marked "Received February 15, 2018," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. This Design Review approval will lapse within one year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion or the City has approved an extension.
3. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The applicant shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
4. No signage is approved as part of this application. Prior to installation, all signage shall be subject to Sign Design Review approval.
5. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened so as to minimize visual impacts. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the type of proposed screening shall be subject to the review and approval of the Director of Community Development prior to installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of landscaping satisfactorily integrated into the landscape plan. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.
6. The project shall comply with the current City of Pleasanton's and Pleasanton Garbage Service's recycling and composting programs. The trash enclosure shall be sized to accommodate trash, green waste, and recycling containers. The trash and recycling containers shall be kept inside the trash enclosure at all times, except during pick-up

times. The trash enclosure shall meet all City and Livermore-Pleasanton Fire Department requirements.

7. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.
8. The location of any pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with painted metal or wood gates. All transformers shall be shown on the plans submitted for issuance of building permits.
9. Only recycled water shall be used on the site during the grading and construction periods, and this specification shall be included on all grading plans and other construction documents.
10. The facility shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready and solar-water-heating-ready:
  - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
  - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
  - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.
  - d. Plumbing shall be installed for solar-water heating; and
  - e. Space shall be provided for solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

11. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.

12. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc.
13. Prior to issuance of a Building Permit, the applicant shall submit for Director of Community Development review and approval a Leadership in Energy and Environmental Design (LEED) checklist demonstrating the project's compliance with Municipal Code Section (PMC) 17.50.030(K). The project shall comply with current minimum LEED certified rating requirements.
14. All parking spaces shall be striped. Wheel stops shall be provided unless the spaces are fronted by raised concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
15. Final inspection by Planning Division is required prior to occupancy.
16. All conditions of approval shall be included as a plan sheet with all permit plan sets submitted for review and approval. The applicant/developer/responsible party shall create and complete a "Conditions of Approval" checklist indicating that all conditions in Exhibit A have been satisfied, incorporated into the plans, and/or addressed. Said checklist shall be attached to all plan checks submitted for review and approval by the City prior to issuance of permits.

### **Traffic Engineering Division**

17. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.
18. The haul route for all materials to and from the project shall be approved by the City Traffic Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

### **Landscape Architecture Division**

19. Detailed landscaping/irrigation plans shall be submitted to the Planning and Landscape Architecture Divisions for review and approval prior to the issuance of building permits. The landscaping plan shall include materials, sizing, and spacing. Plant species shall be of a drought-tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g. drip system).

20. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the City Landscape Architect/City Engineer that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
21. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the City Landscape Architect/City Engineer at the time of review of the final landscape plans.
22. All trees used in landscaping shall be a minimum of fifteen-gallon size and all shrubs shall be a minimum of five gallons.
23. The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (PWELo). Per Section 492.3 of PWELo, prior to issuance of a building permit, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division and shall be subject to the review and approval of the City's Landscape Architect prior to issuance of a building permit:
  - a. Landscape Documentation Package, which includes:
    - i. Project information.
    - ii. Water Efficient Landscape Worksheet.
    - iii. Soil management report.
    - iv. Landscape design plan.
    - v. Irrigation design plan; and
    - vi. Grading design plan.
24. Per Section 492.9 of PWELo, upon completion of construction and prior to a final inspection by the Building and Safety Division, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division for review and approval:
  - a. Certificate of Completion, which includes:
    - i. Part 1: Project information sheet.
    - ii. Part 2: Certificate of installation according to the landscape documentation package.
    - iii. Part 3: Irrigation scheduling.
    - iv. Part 4: Schedule of irrigation landscape and irrigation maintenance.
    - v. Part 5: Landscape irrigation audit report; and
    - vi. Part 6: Soil management report (if not previously submitted).

### **Engineering Department**

25. Prior to issuance of a grading permit, submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures. This plan shall be subject to the review and approval of the City Engineer.

26. Prior to issuance of a building permit, submit a Utility Plan showing all existing and proposed utilities including water and sewer main, laterals, water meters, back flow device, above ground double check detector check assembly.
27. Prior to issuance of a building permit, the applicant shall provide water demand calculations and size of the existing water meter to the City Engineer.
28. Prior to issuance of a building permit, the applicant shall abandon all unused existing utility stubs in compliance with City standards and specifications.
29. All proposed work shall be constructed in compliance with City Standard Specifications and Details dated November 2016.
30. Prior to issuance of a building permit, a Stormwater Requirements Checklist and an exhibit shall accompany the checklist showing existing impervious area, impervious area to be removed and replaced, and new impervious area to be created.
31. Prior to occupancy, the applicant shall reconstruct all non-ADA-compliant and/or uplifted and deficient sidewalk and curb and gutter along the project frontage.
32. Prior to occupancy, the applicant shall paint all on-site public fire hydrants (with Kelly Moore Yellow Rust Inhibitor Safety Yellow #1700-63 or approved equal paint) in compliance with City standard specification section 14-02E.

## **STANDARD CONDITIONS**

### **Community Development Department**

33. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
34. The applicant shall pay any and all fees to which the proposed application may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.



## **Planning Division**

35. The project developer shall obtain a building permit from the Building and Safety Division and any other applicable City permits for the project prior to the commencement of any construction.
36. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day appeal period.
37. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
38. Any excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
39. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.
40. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.
41. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. Prior to construction, the hours of construction shall be posted on site.
42. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.
43. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

## **Building and Safety Division**

44. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and show how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. The proposed plan must be approved by the Building and Safety Division prior to any building inspections. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

## **Landscape Architecture Division**

45. The project developer shall comply with the recommendations of the tree report prepared for Owner/Applicant by Traverso Tree Service, dated January 3, 2018. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
46. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
47. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
  - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
  - b. No equipment may be stored within or beneath the driplines of the existing trees.
  - c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
  - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

48. Prior to issuance of a grading or building permit, the project developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."
49. The applicant shall comply with the following tree root cutting requirements:
  - a. Roots that are one inch (1") in diameter and smaller are not considered to be significant and may be removed by the most efficient means.
  - b. Within eight feet (8') of the tree trunk, no roots larger than two inches (2") in diameter shall be cut or ground unless prior approval has been received from the Director of Community Development.
  - c. Farther than eight feet (8') from the tree trunk, roots of any diameter may be ground a maximum of one-half (1/2) of their diameter if they are in conflict with the proposed work. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel experienced with its operation.
  - d. Farther than eight feet (8') from the tree trunk, roots up to six inches (6") in diameter may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

### **Engineering Department**

50. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic, unless temporary and approved by the City Engineer.
51. Any damage to existing street or sidewalk improvements during construction on the subject property shall be repaired to the satisfaction of the Director of Community Development and City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
52. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
53. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
54. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless

approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.

### **CODE REQUIREMENTS**

*Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.*

#### **Building and Safety Division**

55. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

### **STANDARD URBAN STORMWATER CONDITIONS**

56. The project shall comply with the NPDES Permit No. CAS612008, dated November 19, 2015, and amendments, issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board:

[http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/stormwater/Municipal/index.shtml](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml);

The project shall comply with the "Construction General Permit" as required by the San Francisco Bay Regional Water Quality Control Board:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml))

#### **A. Design Requirements**

1. The NPDES Permit design requirements include, but are not limited to, the following:
  - a. Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
  - b. Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
  - c. The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.

- d. The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
    - a. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
    - b. In addition to natural controls the project developer may be required to install a structural control, such as an oil/water separator, sand filter, or approved equal (on-site) to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.
    - c. The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of building permit submittal and an updated detailed copy of calculations with subsequent submittals.
    - d. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
      - i. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
      - ii. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program).
      - iii. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

- iv. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- e. Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.
- f. All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
- g. All metal roofs, if used, shall be finished with rust-inhibitive paint.
- h. Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

## **B. Construction Requirements**

The Construction General Permit's construction requirements include, but are not limited to, the following:

Construction activities (including other land-disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development) are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/finalconstpermit.pdf](http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf)

### Stormwater

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City Engineer/Chief Building Official prior to issuance of building or engineering permits. A reviewed copy of the SWPPP shall be available at the project site until engineering and building permits have been

signed off by the inspection departments and all work is complete. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in the issuance of correction notices, citations or stop work orders.

2. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.
3. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
  - a. The project developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
  - b. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
  - c. Gather all sorted construction debris on a regular basis, place it in the appropriate container for recycling, and empty at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
  - d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
  - e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

- f. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
- i. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
- j. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
- k. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

### **C. Operation and Maintenance Requirements**

The Permit’s operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc., requires completing, signing and recording an agreement with Alameda County recorder’s office in a format approved by the State and Alameda County.

- 1. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
  - a. On-site storm drain inlets clearly marked and maintained with the words “No Dumping – Drains to Bay.”
  - b. Proper maintenance of landscaping, with minimal pesticide and fertilizer use.



- c. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
- d. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
- e. Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
- f. Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
- g. Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

**< END >**



January 3, 2018

Pleasanton Fire Station #3  
c/o Matt Gruber  
City Landscape Architect  
Engineering Department  
200 Old Bernal Ave, P.O. Box 520  
Pleasanton, CA 94566

**Re: Arborist Report for Remodel of Fire Station #3, 3200 Santa Rita Road**

Dear Mr. Gruber,

The following arborist report addresses the proposed improvements to Fire Station #3 at the corner of Santa Rita Road and West Las Positas Boulevard. Per the City of Pleasanton's tree protection ordinance Chapter 17.16, the report shall include the following.

- Tag and assess the condition of all trees whose trunks are 6 "and larger in diameter @ 54" above grade.
- Denote those trees that are of "Heritage Status".
  1. Any tree with a circumference of 55" or greater, (17" DBH).
  2. Any multi-trunk tree of which the two largest trunks have an aggregate circumference of 55" or greater.
  3. Any tree with a height of 35' or greater.
  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.
- Locate driplines and tree #'s on site map.
- Discuss the proposed improvements and potential impacts to the existing tree inventory.
- Based on proposed improvements, and existing tree condition, make recommendations for tree preservation.
- Provide appraised values for all trees to be retained or removed.

**Site Summary**

The proposed improvements include the reconfiguration of the building, parking lot, hardscape and landscaping. A total of 18 trees were inventoried, consisting of a mix of non natives including ash, pine, pear, redwood, maple, hackberry, tallow, and privet. Four of these trees were redwoods on the adjacent property to the north. Ten of these trees are considered to be "Heritage" based on their trunk circumference and or height.

A total of 12 trees, all onsite trees, are recommended for removal, 5 of which are heritage trees. Four additional heritage redwood trees on neighboring property to the north may be subjected to root encroachment, should the existing pavement be replaced along the north property line.

## Tree Inventory & Assessment Table

**#'s:** All trees  $\geq 6$ " in diameter were tagged with a number sequence of 16-33

**DBH** = Trunk diameter based on circumference measured at 4.5' above grade.

**Ht.** = Height

### Condition Rating

**"Dead"**: Dead or declining beyond chance of recovery.

**"Poor" Condition**: Stunted or declining canopy, poor foliar color, possible disease or insect issues. Severe structural defects that may or may not be correctable. Usually not a reliable specimen for preservation.

**"Fair" Condition**: Fair to moderate vigor. Minor structural defects that can be correctable. More susceptible to construction impacts than a tree in good condition.

**"Good" Condition**: Good vigor, and color, with no obvious problems or defects. Generally more resilient to impacts.

**"Very Good" Condition**: Exceptional specimen with excellent vigor, and structure. Unusually nice.

### Age

**Young "Y"** : 0-1/5 (20%) of expected life span. High resiliency to encroachment.

**Mature "M"** : 1/5 - 4/5's (20%-80%) of expected life span. Moderate resiliency to encroachment.

**Over Mature "OM"** : > 80% of expected life span. Low resiliency to encroachment

**"CI" = Const. Impact** = L-Low, M-Moderate, or H-High potential for impact to tree. Based site plans.

**H/S**- X indicates tree meets the city's criteria for "Heritage" status ( $\geq 35'$  tall, or a trunk circumference  $\geq 55"$  ( $>17"$  DBH), or two trunks that combine for  $\geq 55"$  in circumference.

### Construction Impact

**Low**: Minor to no root or canopy loss, generally outside the dripline.

**Mod**: Moderate, some root or canopy loss. May be saved pending tree condition and species resiliency

**High**: Severe encroachment that would compromise tree health and or structure. Generally requires removal.

Tag #s	Species	DBH	Ht.	Heath	Structure	Dripline				Age	CI	H/S	Comments
						N	E	S	W				
16	Shammel Ash <i>Fraxinus uhdei</i>	39.5"	50'	Very good	Good	15	18	18	18	M	Mod	X	Save 25-30% of root and canopy encorachment will occur. Install protection measures.
17	Raywood Ash <i>Fraxinus oxycarpa</i>	21"	20'	Fair	Good	15	15	15	15	M	High	X	Remove Conflict with proposed building.
18	Raywood Ash <i>Fraxinus oxycarpa</i>	21"	35'	Poor	Good	18	18	15	18	M	High	X	Remove Conflict with proposed driveway.
19	Monterey Pine <i>Pinus radiata</i>	19/14"	42'	Good	Fair	10	18	18	18	M	High	X	Remove Conflict with proposed driveway.
20	Bradford Pear <i>Pyrus Calleryana</i>	8"	30'	Fair	Poor	8	8	8	8	Y	High		Remove Conflict with proposed driveway.
21	Coast Redwood <i>Sequoia sempervirens</i>	18"	50'	Good	Good	10	10	10	10	Y	Mod-High	X	Save Neighbor's tree. Root encroachment may be significant if new pavement is installed.

Tag #s	Species	DBH	Ht.	Heath	Structure	Dripline				Age	CI	H/S	Comments
						N	E	S	W				
22	Coast Redwood <i>Sequoia sempervirens</i>	18"	50'	Good	Good	10	10	10	10	Y	Mod-High	X	Save Neighbor's tree. Root encroachment may be significant if new pavement is installed.
23	Coast Redwood <i>Sequoia sempervirens</i>	20"	55'	Good	Good	10	10	10	10	Y	Mod-High	X	Save Neighbor's tree. Root encroachment may be significant if new pavement is installed.
24	Box Elder <i>Acer negundo</i>	10"	15'	Good	Good	12	15	15	15	M	High		Remove Conflict with proposed driveway
25	Coast Redwood <i>Sequoia sempervirens</i>	7.5"	22'	Good	Good	5	5	5	5	Y	Low		Save Neighbor's redwood
26	Aleppo pine <i>Pinus halepensis</i>	21.5"	50'	Fair	Fair	20	15	20	20	M	Mod	X	Remove Generator and fuel foundation up against trunk.

Tag #s	Species	DBH	Ht.	Heath	Structure	Dripline				Age	CI	H/S	Comments
						N	E	S	W				
27	Hackberry <i>Celtis occidentalis</i>	17.5"		Fair	Good	15	15	15	15	M	Mod	X	Remove Some canopy and root encroachment, Portion of upper canopy (15%) has died back. Poor resiliency.
28	Hackberry <i>Celtis occidentalis</i>	10.5"		Fair	Good	7	8	8	8	M	High		Remove Conflict with proposed parking area.
29	Tallow <i>Sapium sebiferum</i>	12"		Good	Good	12	12	12	12	M	High		Remove Conflict with proposed parking area.
30	Tallow <i>Sapium sebiferum</i>	11.5		Fair	Fair	10	10	10	10	M	High		Remove Conflict with proposed parking area.
31	Tallow <i>Sapium sebiferum</i>	5.5"		Good	Good	6	6	6	6	Y	High		Remove Conflict with proposed parking area.
32	CA Privet <i>Ligustrum ovalifolium</i>	13.5"		Fair	Fair	9	9	9	9	M	Mod-High		Remove Drought stressed. Provide room for new landscaping. Undesirable species
33	Hackberry <i>Celtis occidentalis</i>	21"		Good	Good	15	15	15	15	M	Low-Mod	X	Save Some root encroachment will occur for new driveway.

**Trees to be removed, bold #'s are heritage trees: #'s 17, 18, 19 (19 is co-owned with neighbor), 20, 24, 26, 27, 28, 29, 30, 31, & 32.**

**Discussion**

Trees to be saved, #'s 16, 21, 22, 23, 25, & 33 will all be subjected to dripline encroachment, and will need to be monitored by an arborist when performing demolition and grading within their driplines. Due to the existing hardscape constraints, only tree #16 can be fenced off for additional root protection. If new pavement is to be installed north of the proposed building, adjusting pavement height to bridge substantial roots (>2" in diameter) may be necessary to protect the neighbors redwoods #21, 22, & 23.

If construction extends into dry season, it will be critical to provide supplemental irrigation to the trees to be retained. Landcape contractor shall meet with project arborist to go over precautions when working within the driplines in order to minimize additional root loss.

**Recommendations**

- Remove trees 17, 18, 19, 20, 24, 26, 27, 28, 29, 30, 31, & 32. Mulch may be placed up to 4" thick under tree #16 for additional root protection.
- Set up a tree protection zone around tree #16 by installing 6' chain-link fencing around the tree 5' outside the dripline wherever accessible.
- Contractor shall notify the project arborist when demo or grading work is to occur within the driplines of trees being retained #'s 16, 21, 22, 23, 25, & 33.
- Project arborist to monitor encroachments and advise how to minimize root loss.
- Roots >2" are to be retained wherever possible. All damaged or severed roots shall be cleanly pruned by the arborist to facilitate regeneration.
- Work over neighbor's redwood roots for trees 21, 22, 23 may require raising pavement level to accommodate root preservation. Arborist to direct during demo process.
- Irrigate trees weekly during dry season.

**Tree Appraisal**

**Method**

The following appraisals were arrived at by using the *Trunk Formula Method*. This method is used for larger trees that can not be readily replaced by equal sized specimens. All figures below were calculated using the worksheet formatted from the *9<sup>th</sup> Edition of the Guide for Plant Appraisal* written by the Council OF Tree & Landscape Appraisers, and the *Species Classification and Group Assignment Guide* written by the Western Chapter of the International Society of Arboriculture. *Work sheets available upon request.*

Tree #	D.B.H. / SPECIES	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value If <5000-round 10 If >5000-round 100
16	39.5" Shammel Ash <i>Fraxinus uhdei</i>	\$44,706.34	30.00%	93.00%	80.00%	\$10,000.00

Tree #	D.B.H. / SPECIES	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value If <5000-round 10 If >5000-round 100
17	21 Raywood Ash <i>Fraxinus oxycarpa</i>	\$26,842.98	30.00%	68.00%	68.00%	\$3,740.00
18	21" Raywood Ash <i>Fraxinus oxycarpa</i>	\$26,842.98	30.00%	62.00%	68.00%	\$3,410.00
19	19/14" Monterey Pine <i>Pinus radiata</i>	\$15,935.40	30.00%	75.00%	60.00%	\$2,150.00
20	8" Bradford Pear <i>Pyrus Calleryana</i>	\$4,043.38	30.00%	62.00%	53.00%	\$400.00
21	18" Coast Redwood <i>Sequoia sempervirens</i>	\$9,420.55	80.00%	81.00%	53.00%	\$3,250.00
22	18" Coast Redwood <i>Sequoia sempervirens</i>	\$9,420.55	80.00%	81.00%	53.00%	\$3,250.00
23	20" Coast Redwood <i>Sequoia sempervirens</i>	\$11,589.79	80.00%	81.00%	53.00%	\$4,000.00
24	10" Box Elder <i>Acer negundo</i>	\$3,027.00	30.00%	78.00%	65.00%	\$460.00
25	7.5" Coast Redwood <i>Sequoia sempervirens</i>	\$1,778.27	80.00%	81.00%	53.00%	\$600.00
26	21.5" Aleppo pine <i>Pinus halepensis</i>	\$16,668.61	50.00%	75.00%	68.00%	\$4,270.00
27	17.5" Hackberry <i>Celtis occidentalis</i>	\$11,101.58	70.00%	62.00%	68.00%	\$3,290.00
28	10.5" Hackberry <i>Celtis occidentalis</i>	\$4,107.10	70.00%	62.00%	68.00%	\$1,220.00



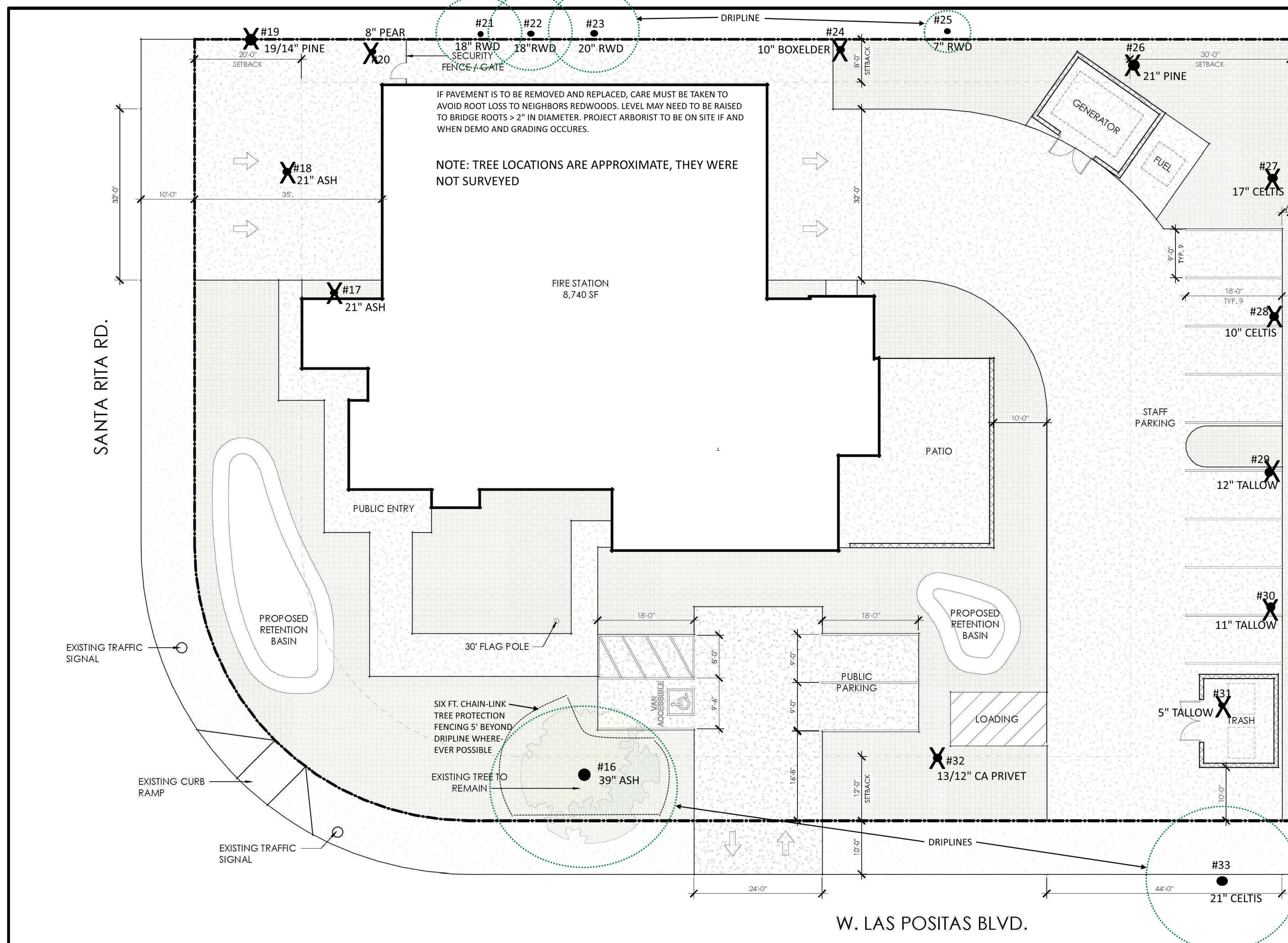
Tree #	D.B.H. / SPECIES	Basic Value	Species Rating	Condition Rating	Location Rating	Appraised Value If <5000-round 10 If >5000-round 100
29	12" Tallow <i>Sapium sebiferum</i>	\$8,881.49	70.00%	84.00%	68.00%	\$3,570.00
30	11.5" Tallow <i>Sapium sebiferum</i>	\$8,170.89	70.00%	71.00%	68.00%	\$2,770.00
31	5.5" Tallow <i>Sapium sebiferum</i>	\$2,002.30	70.00%	84.00%	65.00%	\$770.00
32	13.5" CA Privet <i>Ligustrum ovalifolium</i>	\$6,676.50	30.00%	68.00%	60.00%	\$820.00
33	21"Hackberry <i>Celtis occidentalis</i>	\$15,910.28	70.00%	84.00%	68.00%	\$6,400.00

Thank you for the opportunity to provide this assessment, and please feel free to contact me if there are any questions or concerns.

Sincerely,



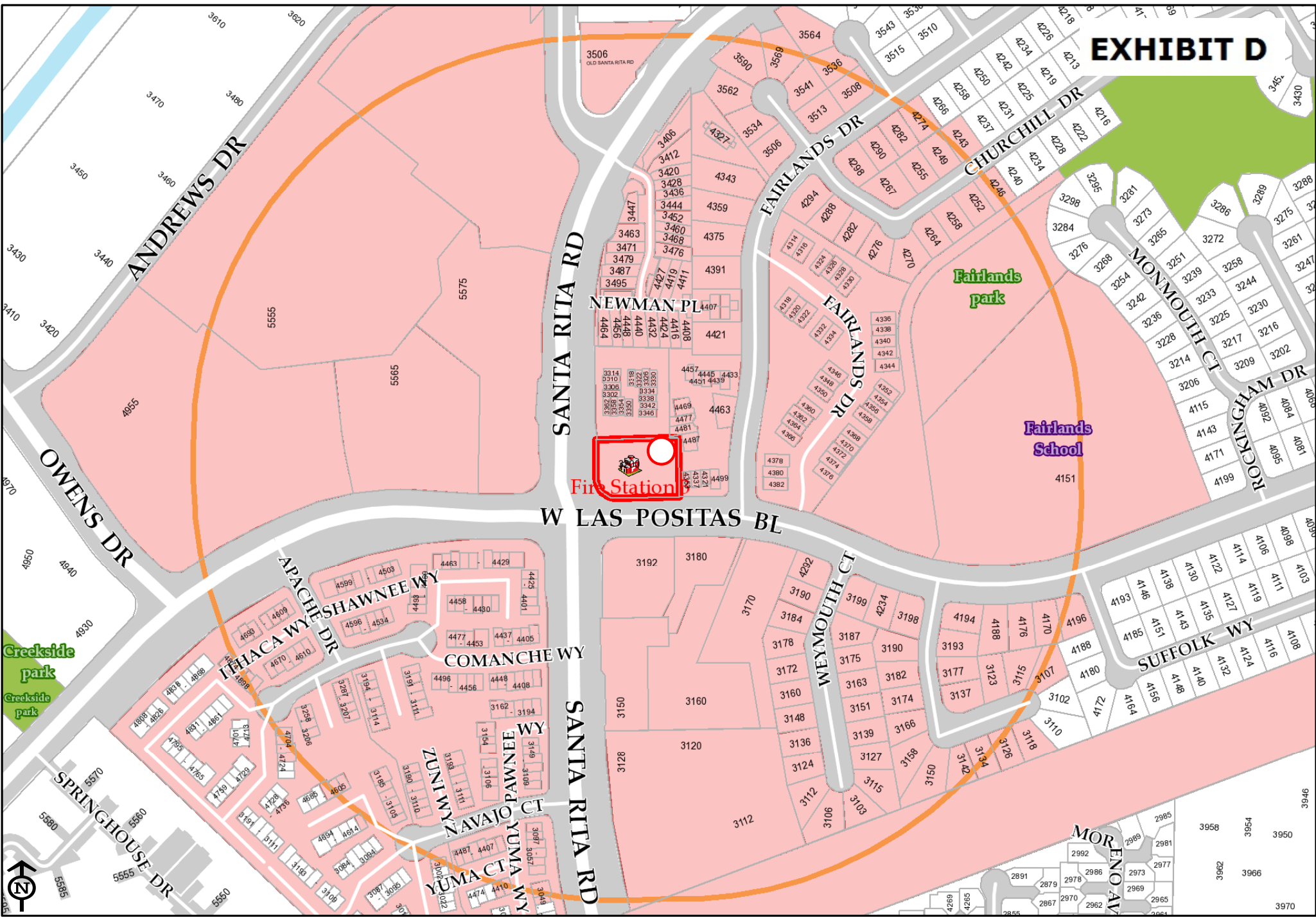
John C Traverso  
 ISA Board Certified Master Arborist WE 0206-BT  
 ISA Tree Risk Assessor Qualified  
 TCIA Treecare Safety Profession #01802



PRELIMINARY PLANT LIST	
CHINESE FOUNTAIN GRASS - <i>PENNESETUM ORIENTALE</i> FOUNTAIN GRASS	
CALIFORNIA FUSHIA - <i>EPILOBIUM CANUM</i>	
MOUND LILY - <i>YUCCA GLORIOSA</i>	
BLOND AMBITION BLUE GRAMA GRASS - <i>BOUTELLOUA GRACILIS</i> 'BLONDE AMBITION'	
MAIDEN GRASS - <i>MISCANTHIS SINENSIS</i>	
BLUE FLAME AGAVE - AGAVE 'BLUE FLAME'	
JELLY BEAN ORANGE MONKEY FLOWER - <i>MIMULUS</i>	
COMMON GUM CISTUS - <i>CISTUS X CYPRIUS</i>	
SUNBURST LANTANA - <i>LANTANA MONTEVIDENSIS</i>	
REDBLUSH LANTANA - <i>LANTANA MONTEVIDENSIS</i>	
MYRTLE SPURGE - <i>EUPHOBIA MYRSINITES</i>	
LITTLE OLLIE DWARF OLIVE - <i>OLEA EUROPAEA</i> 'MONTRA'	
COFFEEBERRY - <i>RHAMNUS CALIFORNICA</i> 'MOUND SAN BRUNO'	
KOHUHU - <i>PITIOSPORUM TENUIFOLIUM</i> 'WRINKLED BLUE'	
GOLDEN YARROW - <i>ERIOPHYLLUM CONFERTIFLORUM</i>	
FOOTHILL PENSTEMON - <i>PENSTEMON HETEROPHYLLUS</i>	
CALIFORNIA FLANNEL BUSH - <i>FREMONTODENDRON CALIFORNICUM</i>	
KANGAROO PAW - <i>ANGIOZANTHOS FLAVIDUS</i>	
SIOUX BLUE INDIAN GRASS - <i>SORGHASTRUM NUTANS</i> 'SIOUX BLUE'	
RED YUCCA - <i>HESPERALOE PARVIFLORA</i>	
CAPE RUSH - <i>CHONDROPETALUM TECTORUM</i>	
GOLDEN DEODAR CEDAR - <i>CEDRUS DEODAR</i> 'AUREA'	
COAST LIVE OAK - <i>QUERCUS AGRIFOLIA</i>	
PAPERBARK MAPLE - <i>ACER GRiseum</i>	

				CITY OF PLEASANTON Department of Engineering		STEPHEN M. KIRKPATRICK CITY ENGINEER NO. 53367 EXP. 6/30/19		CITY OF PLEASANTON FIRE STATION 3 3200 SANTA RITA RD. PLEASANTON, CA 94566		SHEET TITLE: <b>SITE PLAN</b>		DESIGN: Approver CHECKED: Checker DRAWN: Author		SCALE: 1" = 10'-0" Project Number: 161201 DATE: December 13, 2017		DWG NO. <b>A-2</b> 3 OF 6	
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**EXHIBIT D**



P17-0941, 3200 Santa Rita Road, City of Pleasanton

Planning Division  
February 28, 2018

