

**EXHIBIT A
DISCUSSION POINTS**

**PUD-125
2350 Santa Rita Road, Carpenter's Training Facility
July 26, 2017**

1. What refinements to the site plan could improve the project?
2. Are the design, colors, materials, and height of the proposed CTF building acceptable?
3. Does the Commission have any initial feedback on the proposed outdoor operations?
4. What other information would assist the Commission in its decision on the proposal? Do you have any other comments on the project?

EXHIBIT C

Item 6d
Staff Report
PLANNING COMMISSION
July 15, 1981

SUBJECT: PUD-81-12

APPLICANT: Albert Renner and Wayne Briggson

PURPOSE: Application for planned unit development zoning for the approximately 8 acre site located on the east side of Santa Rita Road approximately 250 ft. north of Mohr Avenue and for development plan approval for a 63,412 sq. ft. combination office building and carpenter's training center. The property is currently zoned PUD (Office and Central Commercial) District.

ATTACHMENTS: 1. Negative Declaration
2. Development Plan, Exhibit A

Al Renner and Wayne Briggson are purchasing the approximately 8 acre parcel located as described above, and propose to construct a 63,412 sq. ft. combination office building and carpenter's training center on the property. The office building portion of the structure would be two-stories in height and would serve as the regional headquarters for the Carpenter's Union of Northern California. The training center would consist of classrooms and training shops. It would be connected to the office building by a cafeteria.

Because of the shape of the subject property, the structure would have an irregular shape. The office building and cafeteria would be at an angle to the training center. The entire structure would be tilt-up concrete. Sloping blue clay tile mansard roofs would be employed in most locations. Concrete buttresses or wing walls would provide architectural interest to the office building and classroom section of the training center. Board form would be used in many parts of the tilt-up concrete walls to provide further interest. All in all it should be an attractive structure.

To the south of the training center, is a large area shown as an outdoor training area. This would be cleared ground which would be used occasionally by the trainees to practice with levels and transits. Also, occasionally they would carry out construction activities in this area.

Four hundred and thirty (430) parking spaces are shown on the plan. The spaces occupy the perimeter of the site. The entire perimeter of the parking area is landscaped. There is also abundant landscaping around the building.

Apprentice carpenters would undergo training on the site. In order to become a journeyman carpenter, each apprentice has to undergo thirty days of training per year during the life of their apprenticeship which lasts for four years. These apprentices would come

from all over the Bay Area. Ten to twelve classes of about twenty-five trainees each would take place on the site. This means that there would be as many as 300 trainees on the site at any one time. Most classes are offered during the day, but there are some training sessions at night. Pleasanton has been chosen as the site for this facility by the Carpenter's Union because they feel it will be fairly central to future construction activities in the Bay Area.

While the staff feels that the proposed building is attractive, we do have some concerns about the outdoor training area. It would be adjacent to the Schlies medical building to the south and construction activity in this area could be disruptive to the users of that building. For this reason, we feel that the area should be used solely for transit and level work. The orientation of the training center is good because the shop area is adjacent to the 12 ft. high wall formed by the mini-storage facility to the east. Any activity in the training shops would not have a negative impact upon that use. The training facility and office building will serve to screen that rather monotonous expanse of concrete.

While case PUD-81-12 is a proposal for development plan approval for the training center, it is also a request to change the zoning on the subject property. The site is currently zoned PUD-CC on the north and PUD-O on the south. This means that in addition to assuring that the physical development of the property is correct, your Commission should make a decision with regard to the use proposed. It is the staff's opinion that if the outdoor training area is used for transit and level work only (no power tools or other noise making activities) that the training center and office building would be appropriate uses. The building itself should be quite attractive and will help screen the mini-storage facility east of the site from land uses on the west side of Santa Rita Road and from traffic traversing that street. At some point, a structure will probably be built in the area designated as the outdoor training area. When that happens the mini-storage facility will be further screened. If your Commission does not concur with this position, and you do not feel that the use is appropriate, you may deny case PUD-81-12 based solely upon the use itself. The design of the project does not have to be taken into consideration. The staff does feel that the use is acceptable even though the training center itself is a heavy commercial use (and in fact, could be considered an industrial use), since it would be located adjacent to a 12 ft. high solid masonry wall with storage facilities on the other side of that wall. The training shops would be a minimum of 400 ft. from the Schlies medical building to the south and at least 120 ft. from the vacant office zoned property between the Schlies site and the subject property. Therefore, impacts on surrounding land uses should be minimal. Ultimately the site designated as the outdoor training area, will probably be put to some other use. Approval of the use of this latter area does not have to be granted at this time and can be the subject of a separate development plan.

A mitigated negative declaration accompanies this report. Based on the Initial Environmental Study done for this project, it is the staff's opinion that case PUD-81-12 would have significant adverse effects on the environment, but that recommended conditions of approval would reduce those impacts to an insignificant level. If your Commission concurs with this environmental assessment, you must make the finding that the mitigated negative declaration is appropriate for the project. The finding must be made prior to taking action on the project itself. In making this finding you should review the contents of Resolution No. 71-66 (Environmental Impacts Guidelines and Procedures). Please refer to page 8 of the Guidelines for the definition of significant effect and page 20 through 22 for the details on determining significant effect.

Staff Recommendation: The staff feels that with proper control over the outdoor training area, the use proposed would be acceptable for the area for which it would be located. Additionally, we feel that the design or the structure and site is appropriate. For these reasons, we recommend approval of case PUD-81-12 subject to the following conditions:

1. That the development be substantially as shown on the development plan, Exhibit A, on file with the Planning Division.
2. That the area shown as "outdoor training area" shall be used for transit and level training only. No power tools of any type shall be used in this area, and any structures which are built in conjunction with the transit and level work shall be completely removed at the end of each day.
3. That except for the use described in condition 2 above, the future use of the "outdoor training area" shall be subject to a separate PUD development plan which must be submitted to and approved by the Planning Commission and City Council prior to use of that area.
4. That the entire area shown as "outdoor training area" shall be kept in a dust free and weed free condition at all times and that the entire area around the "outdoor training area" shall be completely landscaped.
5. That the northwesternmost parking space in the southern drive area and the northeasternmost parking space in the middle drive area shall be eliminated and landscaped.
6. That a final landscape plan incorporating the changes mentioned in numbers 4 and 5 above, shall be submitted to the Planning Division for approval prior to issuance of a building permit.

7. That a solid 6 ft. high wooden wall shall be constructed around at least the north, west and south sides of the outdoor training area.
8. That wing walls be extended eastward from both sides of the training shop structure to screen the outside storage area shown east of the training shops and that these walls shall be part of the training shop structure and architecturally compatible with it.
9. That if agreed to by the owners of the medical building to the south, the parking lots between the proposed development and the medical building shall be connected.
10. That the loading dock shall be at least 45 ft. long.
11. That the location of the main access drive from Santa Rita Road shall be subject to revision pending final design of the development and City review of the proposed median in Santa Rita Road.
12. That the street number of the building be posted so as to be easily seen from the street at all times, day and night.
13. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
14. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
15. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
16. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
17. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
18. That if signing for the development is desired, a comprehensive signing program be submitted to the City for consideration under separate application.

19. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
20. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
21. That all utilities required to serve the development be installed underground.
22. That the applicant enter into an agreement with the City approved by the City Attorney which guarantees that all landscaping included in this project will be maintained in a healthful, attractive and weedfree manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
23. That the developer install street trees as required per ordinance.
24. That any damage to street improvements now existing or done during construction on the subject property be repaired at full expense to the developer.
25. That lighting approved by the Police Department shall be provided around the perimeters of all buildings on the subject property.
26. That if required by the Police Department, the buildings shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to final building inspection.
27. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
28. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
29. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.

30. That the developer submit a site development plan in accordance with the Survey Ordinance (Article 3, Chapter 3, Title II) and that this plan be approved by the City Engineer prior to the issuance of a building permit.
31. That the site development plan include all required information to design and construct site, grading, paving and drainage.
32. That the paving sections for the parking and drive areas be designed on the basis of an R-Value test and a Traffic Index to carry the anticipated traffic load. This design shall be subject to the approval of the City Engineer. The minimum paving section shall be 2" A.C. on 6" A.B. The minimum A.C. pavement slope shall be 1%.
33. That the developer's general contractor obtain an encroachment permit from the City prior to the beginning of construction.
34. That the developer pay any and all fees that the property may be subject to.
35. That the developer be aware that this project is subject to other requirements under the fire code including a full sprinkler system for the structure. Applicant is advised to contact the Fire Marshall for further details.
36. That the developer shall install street frontage improvements per ordinance and to the satisfaction of the City Engineer. These improvements to include but are not necessarily limited to grading, curb and gutter, sidewalk, paving, raised median curb or re-stripping lane lines as required, storm drain, sanitary sewer, water facilities, street lighting facilities, underground utilities, and traffic control devices; or that the developer enter into a deferred improvement agreement with the City which would satisfy this condition in a manner acceptable to the City Engineer.

Mitigated conditions of approval

37. That the developer enter into an agreement with the City to enter into an assessment district or districts for the construction of all of the facilities necessary for the amelioration of traffic congestion caused by development of the subject property. These facilities may be those discussed in the North Pleasanton Traffic Studies, Volumes I and II, or other facilities deemed necessary by the City. The agreement shall be entered into prior to the approval of issuance of a building permit.

38. That prior to the issuance of a building permit the developer shall fund (or participate in the funding of) a comprehensive water study of the north Pleasanton area to identify short and long-term improvements necessary to achieve adequate water supply and pressure. In order to achieve timely completion of such improvements concurrent with the development of the subject site, the developer shall enter into an agreement to pay his appropriate share of the cost of the water facilities necessary to serve the subject property or made necessary due to the cumulative development of the north Pleasanton area. Improvements may be made via reimbursement agreements, assessments districts or benefit districts as best meets the needs of the City and developer. The method of implementation shall be decided and entered into when determined necessary by the City Engineer and/or the City Attorney.
39. That in order to maintain existing levels of fire service per general plan policies, the developer shall enter into an agreement to fund or participate in the funding of the study of fire service requirements necessitated by the subject project and other proposed major commercial/industrial projects; that the project shall be constructed in such a way as to minimize the fire hazards; and that the developer shall agree to participate in the financing of the necessary fire apparatus and manpower required to serve this project as well as other mutual projects while maintaining existing city-wide levels of fire service. The level of any participation in the latter shall take into consideration the project's contribution towards city services generally, including fire services. The agreement shall be entered into prior to issuance of a building permit.

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES

J. A. T. C. & T. B.

2000 SIXTEENTH STREET • SAN FRANCISCO, CA 94103 • TELEPHONE: (415) 861-6007

June 25, 1981

Mr. Al Renner
1811 Santa Rita Road, Suite 208A
Pleasanton, California 94566

Dear Al:

Please use this letter as our formal description of the purpose and designed use of the Bay Area Training Center.

The Carpenters 46 Northern California Counties J.A.T.C. is a Federal and State chartered institution created by the management/labor bargaining agreement of the 46 Northern California Counties carpenters and construction contractor associations. We are regulated by State and Federal laws and are in compliance with all E.E.O. and affirmative action government goals and time tables. We are an "open" program and I have attached a copy of the applicant information brochure that explains entry requirements, etc. Our main and only business is to train carpenters and carpenter sub-trades for the members, signatory to the bargaining agreement. We govern ourselves by a Board of Trustees on the top level and Joint Apprenticeship and Training Committees on the local level. All committees and boards are composed of equal members of labor and management representatives.

Our current indentured apprentice enrollment, registered with the State, is approximately 6,500. About 3,000 of these apprentices are scheduled to be trained at the Bay Area site. Our program is four (4) years long and each apprentice receives 144 hours of related shop and classroom training each year of his indentureship. The apprentice is obligated to attend school by the nature of his signed agreement.

The four (4) years of related training, that will take place at the training center, is composed of approximately 231 hours of classroom lecture-type activity and 345 hours of craft manipulative project-type activity in the shops. About 300 apprentices separated into 12 classes of 25 each would be in attendance five days per week for about nine months out of each year.

Environmental noise pollution, caused by sawing, hammering, etc., will not be a problem. Except for surveying classes and site layout, etc., classes will be conducted inside the building. As you know, Al, all inside shop walls are designed to control sound transmission. If necessary, we intend to stagger class attendance hours in order to avoid any traffic congestion, inside or outside, of the center.

Mr. Al Renner
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June 25, 1981

Inflammables, such as paint, varnish, turpentine, etc., are not used in our carpentry classes and; therefore, will not be stored in the building.

At the site, about 48,000 square feet of space will be used as the training area. Approximately 17,000 square feet of this is classroom office-type space and 31,000 square feet is shop space.

Al, we have been good tenants, wherever we have been, and we will gladly refer anyone to our former landlords in this regard. Moreover, we are committed to 100% compliance with all local, State and Federal laws and regulations relating to safety and building codes. We are as concerned as anyone regarding the safety of our students, faculty, staff and the community.

I have also attached a copy of our apprentice standards, plus training sequence and major work processes, in which our apprentices are expected to develop working knowledge and skill competence.

Al, I trust this is the information you desire; however, since I can't be sure what the answers are, unless I know the questions, please let me know what other information is necessary, if any.

Regards,



Charles L. Dorner, Business Manager -
Training Centers

CLD:emb
ope#3,af1-cio

enclosures

cc: Frank W. Benda, Director

Apprenticeship Training and Offices
Staff Report PUD-81-12
Santa Rita Road - 8.13 acres

prepared by
applicant

Application has been made for the construction of a 63,412 square foot building to be a combination office building of 16,000 sq. ft. and classroom-shop-lab building of 48,000 square feet to be used for carpenter apprenticeship training.

Location:

The location selected is an 8.13 acre parcel at the east side of Santa Rita Road approximately 250' north of Mohr Avenue. The building will be pleasant in appearance with blue tile mansard roofs, heavy use of board forms for architectural accents and broken roof lines to insure that it is pleasing to the eye. Berms, large set-backs and abundant landscaping (see plan,) will add further accents. The open, undeveloped portion of the lot on the south end will be fenced to enclose the parking and infrequent outdoor use of that area for level and transit (surveying,) exercises.

The architect's plans reflect his intent to present an attractive, campus-like building and setting which will enhance the area and be a statement of professionalism for the users.

Use:

A fifteen year lease with options to renew for 40 years is being executed with the Northern 46 California Counties Joint Apprenticeship Training Council & Trust Board (J.A.T.C. & T.B.) This is an independent legal entity. It is a joint and equal effort of the Carpenter's Union and the Contractors of Northern California. Its purpose is

to provide apprenticeship training and to increase professionalism in the construction industry. The program is funded by the industry and by the State Educational program through the college system. The training program is administered by Chabot College and college credits are earned by the students. 48,000 square feet of the building will be sub-leased to Chabot College on completion. The remaining 16,000 square feet will be used for office and related functions by the Training Council and Trust Board.

Apprenticeship Training for the Bay Area Counties presently takes place at five different locations. The purpose of the Pleasanton building is to consolidate these scattered activities and provide a more efficient program.

To become a journeyman carpenter, each apprentice must complete 144 hours of instruction per year for four years. Journeyman carpenters currently earn \$16.95 per hour net. The incentive to complete the program is substantial and competition to enter is keen. Curriculum covers a wide range and includes topics such as Blueprint Reading, Safety, Welding, Forming, Concrete, Mathematics etc.

The building will have 8 classrooms of approximately 1000 square feet each and 16 work areas of about 1500 square feet each. These training areas will be sound-proofed and situated behind the classroom area at the rear of the lot. This rear portion will not be visible from the street or side views and the closest structure will be the wall of the mini storage sheds and the railroad and industrial area beyond.

There will be 10 - 12 classes each day of about 25 students each, for a total of 300 on site at any time. No night classes are planned, however, Chabot College does reserve the right as lessee to use its space for classes in the evening as Valley Campus requirements expand.

Traffic:

The developers anticipate the number of trips per day to be in the range of 800 - 1000. This is based upon a student load of 300 and a staff of about 50 persons. There are 430 parking spaces designed - a ratio of one space for each 148 square feet of building. This is nearly twice the normal allowance. If this land is not used for this purpose, the developers believe that the next most logical use and that for which it is presently zoned, would be office use. Assuming a conservative 30% coverage with a two story office building, 30% of this 8.13 acres would accommodate 212,000 square feet of office buildings. At a ratio of 200 square feet of office for each car space, this building would require 1,060 parking spaces generating between 2,000 and 2,500 trips per day.

From a traffic impact standpoint, the Training Center is a conservative and much more desirable use. Commercial development of this parcel, also allowed under present zoning, would be equally traffic intensive and not nearly as an attractive use.

Coverage:

The proposed building represents a land coverage of 17.8%. This is less than half the usual coverage in this area, and will serve to preserve the feeling of openness that dominates the valley. At the same time, through the use of building placement, fencing and landscaping it will screen the monotonous mini storage wall to the east

and be an attractive addition to the area.

Conclusion:

It is the developers' belief,

That the minimal coverage of the land is less than the City of Pleasanton can logically or economically expect from any other development of this parcel:

That the traffic patterns will be more favorable than can be expected with alternative uses:

That the structure in appearance and design is equal or superior to other buildings in the area:

That placement on the land, the design and engineering of the project provide an excellent use of an irregularly shaped and difficult parcel:

That the use of the building itself will open the possibility for a new academic dimension that will be an added benefit to all of the people of Pleasanton.

After having examined the available land in the Pleasanton vicinity, the developers selected this parcel as most suitable in all aspects. However, prior to making an offer to the owners, (it was not on the market,) the Broker representing the developer consulted with the City Planning Staff and obtained agreement that this project is a good and suitable use of the land. The final package submitted to the City received a "yes" recommendation from the Planning Staff. We seek the same approval from the City Council.

#19 & #20:

The project consists of approximately 25% of the space to be used for regional administration offices for the Carpenter's Union of Northern California. The remaining 75% of the building will consist of classrooms and shop areas to be used for apprenticeship training for the Carpenters.

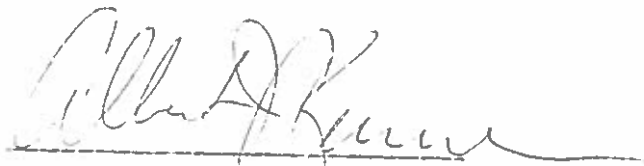
Zoning change is required due to the mixed use.

Estimated occupancy is: Headquarters staff - 18 people
District office - 25 people
Training School - 300 people per day.

Outside Use:

The bulk of the training will take place inside of the building. Outside space use will consist of Level 3 Transit Training and some outside construction not yet determined but hand power tools would be the largest used. Additionally, there is a one day competition, once each year that includes 18 apprentices and approximately 150 - 200 spectators. The largest tools used in that competition are hand power tools.

For both noise abatement and security, a wooden fence is planned for the perimeter of the property.



June 9, 1981



June 20, 2017

Mark R. Taylor
McMorgan & LD
1 Front Street #500
San Francisco, CA 94111

Re: Planned Unit Development PUD-125 (2350 Santa Rita Road)

Application for Planned Unit Development development plan to demolish an existing 67,000-square-foot building to construct a new 87,000-square-foot two-story Carpenter's Training Center and pad for a future 17,000-square-foot office building with associated site improvements located at 2350 Santa Rita Road.

Dear Mr. Taylor:

Thank you for your application, submitted on May 10, 2017, for a Planned Unit Development (PUD) development plan to demolish an existing 67,000-square-foot building to construct a new 87,000-square-foot two-story Carpenter's Training Center and a pad for a future 17,000-square-foot office building with associated site improvements. After reviewing the plans and other materials submitted with your application, the Planning Division is providing you with the comments below.

The next step would be the scheduling of a "Work Session" with the Planning Commission to evaluate the potential merits of the proposal. The next available Work Session will be July 26, 2017. Staff will present your current application to the Planning Commission in order to obtain their initial comments. Although staff is providing comments here, staff recommends updating your written narrative prior to the Planning Commission Work Session but please do not resubmit plans until after the Planning Commission Work Session to make sure any additional comments they may have are addressed.

General Comments

Traffic Analysis

As stated previously the City has requested that a Traffic Analysis be completed prior to making our final recommendation on the project. While the Traffic Analysis is being worked on, we can move forward with the upcoming Planning Commission Work Session to obtain general comments on with the project. The Traffic Analysis however, will be required to be complete and all comments or concerns that the Traffic Analysis may provide be addressed prior to moving forward to the Planning Commission and City Council for formal approvals.

Planning Division

Please contact myself, Jennifer Hagen, at (925) 931-5607 for questions related to

the comments below:

1. The submitted LEED checklist has identified enough points to obtain a minimum LEED “certified” rating; however not all points that have been counted have been confirmed. One of the points identified includes the retention of a LEED Accredited Professional to review your plans. Please identify the LEED Accredited professional you have retained for this project.
2. The previous PUD conditions of approval stated that the outdoor training facility shall be used for transit and level training only (no power tools or other noise making activities), that no power tools of any type shall be used in the area, and structures which are built in conjunction with transit and level work shall be completely removed at the end of the day. The submitted narrative indicates that outdoor training operations as proposed will include forklifts, pile-driving and other typical construction power tools. Staff is concerned that the relocation of the training area closer to the adjacent assisted living facility and commercial uses and the intensification of the outdoor operations may not be appropriate. Although you are proposing a new 8-foot block wall, you have provided no sound or noise study that this will mitigate the impacts on the adjacent neighbors. These concerns will be included as a discussion item for the upcoming Planning Commission Work Session. Staff recommends that you provide additional narrative regarding the outdoor operations (provide pile driving information, provide information regarding structures to be built, their heights, and how long they will remain, etc...) as well as documentation that supports your stance that the proposed wall is adequate to mitigate the proposed noise.
3. Staff still feels that the property should have prominent building presence along Santa Rita Road. With the uncertainty of a timeline or schedule for the construction of the future office building along Santa Rita Road, staff still supports the relocation of the Training Facility along Santa Rita Road. To help with understanding the timeline for the future office building, please provide a narrative describing the tentative timeline for design and construction of the future office building. Is construction anticipated to be started once the new training facility is complete or is there no future date at this time for design and construction?
4. Please be aware that at least 10 percent of the off-street parking spaces shall be designated as stalls for carpool, vanpool, car-share, and alternative-fuel vehicles. Please see Pleasanton Municipal Code Section 18.88.035 *Requirements for alternative vehicle parking* for additional details.
5. Please provide bike parking and storage on-site. Per the Municipal Code, if a project has 20 or more parking spaces, the project will be required to provide minimum bicycle parking equivalent to 5% of the total number of automobile parking spaces. The maximum required bicycle parking spaces is 20.
6. The proposed landscape plans indicate that the new fence and vehicle gate surrounding the training yard will be chain-link with slats. Chain-link is not an

acceptable fencing material for visible locations. Sheet A3.3 however shows a typical wall detail with a standing seam gate. Is this the proposed gate material? Please revise the plans to be consistent and show the standing seam metal gate or include another material such as wrought iron or block walls.

7. Please revise the callout arrows for materials 1 and 2 on the Typical Site Wall Elevation that are pointing to the wrong material.
8. Please provide additional details regarding the proposed outdoor storage racks. What will be stored, what is the height of the storage, and what type of racking will be used?
9. Please provide a cross-section drawing showing that none of the roof-top equipment will extend beyond the proposed mechanical roof screen.
10. On Sheet A3.1 it appears that callout arrows for materials 4, 5, and 6 are pointing to the wrong material. Please address.
11. Phase 3.2 and Phase 4.0 Descriptions need to include the number of students and staff.

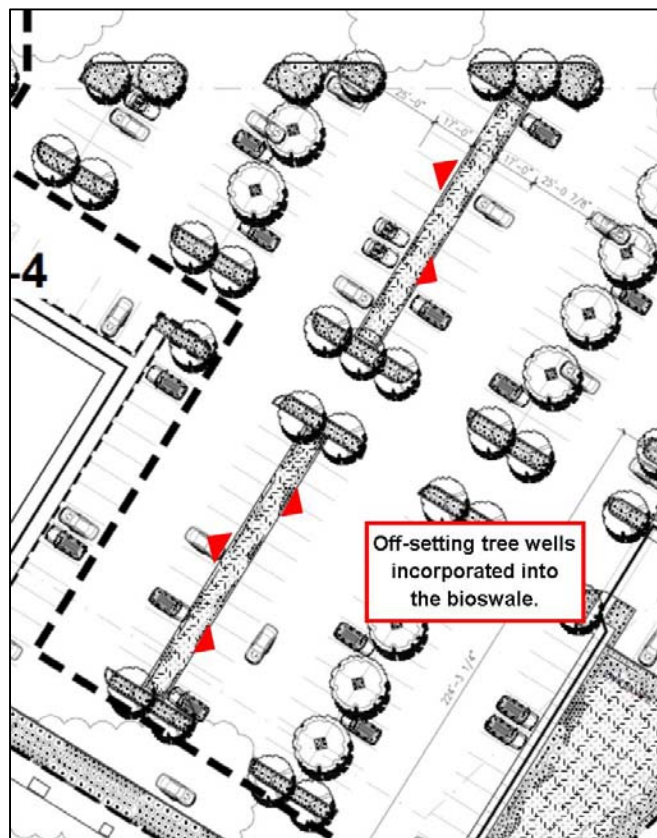
Landscape Architecture

Please contact Mr. Matt Gruber at (925) 931-5672 for questions related to the comments below:

1. Please provide a comprehensive tree inventory and removal plan that includes the proposed site plan and the dripline and trunk location of all trees on-site clearly identifying which trees are to remain and which trees are to be removed. The trees should be numbered in accordance with the submitted arborist report. If there are structures within the drip line of the trees that are to remain, please include setback distances from the trunk of the tree to the structure. Trees should also be shown on the civil grading and utility plan to verify that no trenching will be done through the tree roots.
2. Bio-retention areas are proposed where there are existing trees along the perimeter of the property. There will be grading, trenching for drain lines, etc. to create the bioswales. Have these impacts been reviewed by your arborist? The location of the existing trees should be shown on the Civil plans to verify the location in relation to the proposed trenching.
3. Provide an additional landscape tree diamond in the first double row of parking directly north of the future office building.
4. The proposed Pistacia Chinensis "Keith Davey" tree should be replaced with a larger canopy shade tree such as Chinese Hackberry, London Plane, or a variety of Oak tree.
5. It appears that some of the bioswales are large enough to accommodate additional

trees without blocking drainage. Please add additional trees unless it is shown that they will interfere with existing trees to be retained.

6. Please revise irrigation note #8 to reflect Pleasanton Municipal Code requirements and not South County Regional Water Reuses Authority.
7. Please add an additional narrow landscape planter along the south side of the proposed Training Facility trash enclosure. In addition please extend the landscaping along the north and east side of the enclosure all the way up to the enclosure wall.
8. Please add off-setting tree wells adjacent to the central parking lot bioswale similar to the diagram below.



Fire Department

Please contact Mr. Ryan Rucker at (925) 454-2330 for questions related to the comments below:

1. Please provide a truck exhibit with the conceptual civil drawings which includes the auto-turn template used.

Engineering Department

Please find below comments from the Engineering Department. For follow-up questions or clarifications, please contact Mr. Daniel Sequeira, Senior Civil Engineer at (925) 931-

5656.

1. If applicable, please show the location and a note for abandonment of the existing on-site septic tanks in compliance with Alameda County Department of Environmental Health.
2. Please provide a copy of the recorded easements and a current copy of the title report as well as any existing agreements (maintenance agreement, easement agreement, etc. with a utility company, the City or private party).
3. Based on plan sheet C2 it appears that the site shares a storm drain system with the property on the south side. The storm system design will need to take in to consideration the applicable watershed area on the south side.
4. The proposed domestic water and irrigation water services are not in conformance with City Standard Detail 708. Please revise.
5. There are multiple existing water mains in Santa Rita Road. Please note that one of the water mains on the east side of Santa Rita Road will be abandoned by the City in the near future. During the design phase, the designer will need to coordinate with the Engineering Department for fire service connection to the water main.
6. Project application sheet C2 shows a storm drain pump manhole at the southeast property corner. Is it possible to grade to drain (w/ concrete valley gutter) to the bio-swale instead of using the 8" storm drain and storm drain pump to lift and drain storm water treatment flow into the bio-swale?
7. Please add a note to the plans to reconstruct the non-ADA-compliant and/or uplifted and deficient sidewalk and curb and gutter along the project frontage.
8. Please note that trash areas, dumpsters and recycling containers must be enclosed and roofed to prevent water run-on into, and run-off out from, the area and to contain litter and trash so that they are not dispersed by the wind during waste removal. The interior floor must be sloped to drain to the sanitary sewer inlet and must not drain into the storm drain system. A structural control such as an oil/water separator or sand filter must be installed. No other area can drain into the trash enclosure; a ridge or a berm must be constructed to prevent such drainage if determined to be necessary by the City Engineer/Chief Building Official.

Traffic Division

Please find below comments from the Traffic Division. For further questions related to comments from the Traffic Division, please contact Mr. Matt Nelson at (925) 931-5671.

1. There are several areas in which 17-foot deep parking stalls overhang 2 feet onto a 6-foot walkway. Parking overhang is only permitted over landscaped areas or 8-foot walkways. Please address all areas in which this occurs.

2. Please note that further comments will be provided once the Traffic Analysis is complete and reviewed by staff.

If you have any questions, or would like to schedule a meeting, please call me at (925) 931 – 5607 or contact me via email at jhagen@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Hagen". The signature is written in a cursive style with a large, stylized "J" and "H".

Jennifer Hagen
Associate Planner

Preliminary Arborist Report

**Carpenter's Training Center
2350 Santa Rita Rd.
Pleasanton CA 94566**

Prepared for:
**McMorgan & Company
One Front St., Suite 500
San Francisco CA 94111**

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

May 8, 2017

**Preliminary Arborist Report
Carpenter's Training Center
Pleasanton, CA**

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Preliminary Arborist Report

Carpenter's Training Center

Pleasanton CA

Introduction and Overview

McMorgan & Company is planning to reconstruct the existing Carpenter's Training Center at 2350 Santa Rita Rd. in Pleasanton, CA. Existing structures, facilities, and parking areas will be removed and reconstructed. HortScience, Inc. was asked to prepare a Preliminary Arborist Report for the trees that will be affected by the demolition and construction. This report provides the following information:

1. An assessment of trees within the project area.
2. A preliminary evaluation of the impacts of constructing the proposed project on the trees.
3. Preliminary recommendations for tree removal and preservation.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods

Trees were visually assessed on May 3, 2017. Off-site trees with canopies extending over the subject site were viewed from standing on the subject property. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map; off-site trees were not tagged;
3. Measuring the trunk diameter at a point 54" above grade; diameters of off-site trees were estimated;
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:
 - 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 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 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 species, and its potential to remain an asset to the site.

- 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:** Trees 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 tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

There are 100 trees on the site and 36 off-site trees with canopies extending into the subject site (Table 1). Descriptions of each tree are provided in the *Tree Assessment*; locations are noted by tree tag number in the *Tree Assessment Map* (see Exhibits).

Table 1. Tree condition and frequency of occurrence.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	

On-site trees					
Strawberry tree	<i>Arbutus unedo</i>	-	2	-	2
Chinese hackberry	<i>Celtis sinensis</i>	-	9	6	15
Carob	<i>Ceratonia siliqua</i>	-	-	6	6
California black walnut	<i>Juglans hindsii</i>	-	3	1	4
Glossy privet	<i>Ligustrum lucidum</i>	-	3	1	4
Chinese pistache	<i>Pistacia chinensis</i>	-	14	14	28
London plane	<i>Platanus x hispanica</i>	-	-	2	2
Coast live oak	<i>Quercus agrifolia</i>	-	13	24	37
Arroyo willow	<i>Salix lasiolepis</i>	1	-	-	1
Coast redwood	<i>Sequoia sempervirens</i>	-	-	1	1
Total on-site trees		1	44	55	100
Off-site trees					
Coast live oak	<i>Quercus agrifolia</i>	-	-	1	1
Coast redwood	<i>Sequoia sempervirens</i>	-	-	4	4
London plane	<i>Platanus x hispanica</i>	-	2	12	14
Sweetgum	<i>Liquidambar styraciflua</i>	-	17	-	17
Total off-site trees		-	19	17	36

On-Site Trees

The trees at this site are among the largest and healthiest trees that we have assessed in on a commercial property Pleasanton, particularly considering most are located within a few feet of paved areas. Fifty-five percent of the trees are in good to excellent condition; 44% in fair condition; and only one is in poor condition.

Coast live oak is the most frequently occurring species, with 37% of the tree population. The largest tree is 34" in trunk diameter, with an average of trunk diameter of 23". The canopies are broad and rounded as is typical of the species (photo 1).

The second most frequently occurring species is Chinese pistache (28% of population), followed by Chinese hackberry (15%) (photos 2 and 3). Half of the Chinese pistache are in good condition, and half in fair condition. For the Chinese hackberry, one-third are in good condition and two-thirds are in fair condition. None of the two species are in poor condition.



Photo 1 (left): Coast live oak #15 is a Heritage tree, 21" in diameter, and in good condition. It is surrounded by pavement.

Photo 2 (below): Chinese pistache #63-65 are in fair condition.



Photo 3 (left). Chinese hackberry #10 is a Heritage tree, 23" in diameter, and in excellent condition. It is surrounded by pavement.

Other species at the site include glossy privet, strawberry tree, black walnut, London plane, coast redwood and arroyo willow. The arroyo willow #86, although large, is in poor condition. The largest tree at the site is California black walnut #6 with a trunk diameter of 50". It is in good condition although several large branches have been removed to provide clearance. The strawberry trees are multi-trunked trees in fair condition, as are the glossy privets.

Off-Site Trees

Off-site trees include 14 London plane street trees located along Santa Rita Rd. (#101-114, photo 4). They are generally in good condition, and range in trunk diameter from 9 inches to 17 inches in diameter.

Seventeen sweetgum trees are along the property lines with Parcel 3 (#115 – 121, 124-133). These trees are 6 inches to 10 inches in diameter, and are in fair condition (photo 5).

The largest off-site trees are four coasts redwoods (#122, 123, 135, 134), all of which are Heritage trees because they exceed 35 feet in height (photo 6). All are in good condition.



Photo 4 (above left): London plane street trees #101-113 line Santa Rita Road.

Photo 5 (above right). Sweetgum trees #114-121 are along the property line with Parcel 3.

Photo 6 (left). Redwood trees #134 and 135 are a few feet west of the property line.

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.

Based on this definition, there are 46 Heritage trees on the site and five off-site (*Tree Assessment* in Exhibits for individual tree designations). In addition, the 14 street trees are protected. Heritage trees may not be removed, destroyed or disfigured without a permit. Removal of street trees requires approval from the City as well.

Suitability for Preservation

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. 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.
- **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.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Canary Island date palm and olive are relatively tolerant of construction impacts while Calif. black walnut is sensitive.
- **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/>) maintains a list and invasive ratings of plant species in California. Pleasanton is part of the Central West Floristic Province. None of the species at the site has been identified as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2 and *Tree Assessment* in Exhibits).

Table 2. Suitability for preservation for on-site trees.

High	Trees with good health and structural stability that have the potential for longevity at the site. Thirty-seven trees had high suitability for preservation.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Sixty-seven trees had moderate suitability for preservation.
Low	Trees in poor health or possessing 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. Fourteen trees had low suitability for preservation: #5, 17, 19, 21, 24, 25, 32, 34, 35, 63, 81, 86, 94 and 95.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low 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.

Preliminary Evaluation of Impacts and Recommendations for Action

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 points for tree condition and quality. Impacts from the proposed project were assessed using the Preliminary Grading Plan and the Preliminary SWQCP (Kier & Wright, April 2017). The plans depicted the proposed work that would create buildings, new parking areas, and bio-retention features. The project includes removing the existing structures and pavements and then constructing new buildings, parking lots, and paved work and teaching areas.

Based on our review of the preliminary plans, we have estimated which trees we think will be removed and preserved (Tables 3 and 4). In total, our preliminary assessment is that approximately 23 Heritage trees will be preserved and 23 will be removed; 20 non-Heritage trees will be preserved and 34 will be removed. It is the intent to preserve all 36 off-site trees. To do so will require adjustment of the location of some of the bio-retention areas.

Because the plans are preliminary, there may be opportunities to reduce tree impacts and retain more trees. Recommendations to reduce impacts to trees are provided below.

- The ability to preserve trees on this site depends on establishing a sufficient tree protection zone to sustain tree health and stability. All plans should include accurate tree locations so that impacts can be accurately assessed and adequate tree protection measures can be determined.
- Adjust the location of bio-retention areas to maintain existing grade within 7 feet of off-site non-Heritage trees and 10 feet from Heritage trees (trees #114-135, photos 5 and 6).
- Adjust the location of the bio-retention area to remain at least 10 feet from Heritage trees #42, 43, 44, and 75 (photo 7).
- Adjust the location of the wall adjacent to coast live oaks #75 and 76 to avoid excavation within 15' of trunk and pruning branches greater than 4 inches in diameter to provide clearance for construction.
- Adjust parking lot island around coast live oak #52 to maintain a minimum 8 feet radius tree protection zone.



Photo 7: Heritage coast live oak #43 can be preserved if the bio-retention area planned east of the tree is redesigned to maintain 10 feet tree protection zone.

Table 3. Summary of Preliminary Disposition for On-Site Trees.

Disposition	Heritage trees	Non-Heritage trees
Preserve	19	19
Possibly preserve	4	1
Total likely preserved	23	20
Remove, low suitability for preservation	1	8
Remove, within building footprint	5	5
Remove, parking lot	8	7
Remove, paved area	6	8
Remove, bio-retention	3	6
Total likely removed	23	34

Table 4: Preliminary Disposition Assessment for Trees.

Tag #	Species	Trunk Diameter (in.)	Protected?	Disposition
On-site trees				
1	Chinese pistache	10	No	Preserve
2	Chinese pistache	10	No	Preserve
3	Coast live oak	10	No	Preserve
4	London plane	17	No	Preserve
5	Coast live oak	22	Heritage	Remove; low suitability for preservation
6	California black walnut	50	Heritage	Preserve
7	Chinese pistache	16	No	Preserve within new parking lot island
8	London plane	19	Heritage	Remove; within new parking area
9	Coast live oak	26	Heritage	Preserve
10	Chinese hackberry	23	Heritage	Remove; within new building footprint
11	Chinese pistache	20	Heritage	Preserve
12	Coast live oak	24	Heritage	Preserve
13	Coast live oak	24	Heritage	Preserve
14	Chinese hackberry	18	Heritage	Remove; within paved area
15	Coast live oak	21	Heritage	Remove; within paved area
16	Coast live oak	29	Heritage	Preserve
17	Chinese hackberry	6,6,7	No	Remove; within paved area
18	Coast live oak	18	Heritage	Remove; within paved area
19	California black walnut	26	Heritage	Remove; within new building footprint
20	California black walnut	9,9	No	Remove; within new building footprint
21	Coast live oak	8,7	No	Remove; low suitability for preservation; within building footprint
22	Glossy privet	8,8,7	No	Preserve
23	Chinese pistache	12	No	Preserve
24	Strawberry tree	6,3,3	No	Remove; low suitability for preservation
25	Strawberry tree	6,5,4,3,2	No	Remove; low suitability for preservation
26	Chinese pistache	15	No	Remove; within bio-retention area
27	Chinese pistache	12	No	Remove; within bio-retention area
28	Coast live oak	15	No	Remove; within new parking area
29	Coast live oak	20	Heritage	Remove; within new parking area
30	Coast live oak	13	No	Remove; within new parking area

Tag #	Species	Trunk Diameter (in.)	Protected?	Disposition
31	Carob	30	Heritage	Remove; within new parking area
32	Chinese pistache	10	No	Remove; low suitability; near bio-retention area
33	Chinese pistache	20	Heritage	Preserve
34	Glossy privet	4,3,3,3	No	Remove; low suitability for preservation
35	Glossy privet	7,6	No	Remove; low suitability for preservation
36	Coast live oak	19	Heritage	Preserve
37	Chinese pistache	20	Heritage	Remove; bio-retention area
38	Carob	30	Heritage	Remove; within new parking area
39	Carob	22	Heritage	Preserve
40	Chinese pistache	11	No	Remove; within new parking area
41	Chinese pistache	14	No	Remove; within new parking area
42	Carob	23	Heritage	Possibly preserve; adjacent to new parking area
43	Coast live oak	24	Heritage	Possibly preserve; adjacent to bio-retention area
44	Chinese pistache	20	Heritage	Possibly preserve; adjacent to bio-retention area
45	Carob	28	Heritage	Remove; within new building footprint
46	Chinese pistache	12	No	Remove; within new parking area
47	Coast live oak	27	Heritage	Remove; within new parking area
48	Chinese pistache	13	No	Remove; within new parking area
49	Carob	26	Heritage	Remove; within bio-retention area
50	Coast live oak	20	Heritage	Remove; within new parking area
51	Coast live oak	23	Heritage	Remove; within new parking area
52	Coast live oak	15	No	Possibly preserve; within new parking island
53	Coast live oak	32	Heritage	Remove; within new parking area
54	Chinese pistache	13	No	Remove; within bio-retention area
55	Chinese pistache	8	No	Remove; within bio-retention area
56	Coast redwood	20	Heritage	Remove; within bio-retention area
57	Chinese pistache	10	No	Remove; within new parking area
58	Chinese pistache	14	No	Remove; within new building footprint
59	Coast live oak	28	Heritage	Remove; within new building footprint
60	Chinese pistache	14	No	Remove; within new building footprint
61	Coast live oak	29	Heritage	Remove; within new building footprint
62	Coast live oak	8,8,7	No	Remove; within new building footprint

Tag #	Species	Trunk Diameter (in.)	Protected?	Disposition
63	Chinese pistache	15	No	Remove; within new building footprint
64	Chinese pistache	13	No	Remove; within paved area
65	Chinese pistache	15	No	Remove; within paved area
66	Coast live oak	19	Heritage	Remove; within paved area
67	Chinese hackberry	11	No	Remove; within paved area
68	Chinese hackberry	16	No	Remove; within paved area
69	Coast live oak	20	Heritage	Remove; within paved area
70	Chinese pistache	20	Heritage	Remove; within paved area
71	Chinese pistache	11	No	Remove; within paved area
72	Chinese hackberry	15	No	Remove; within paved area
73	Chinese hackberry	15	No	Remove; within paved area
74	Coast live oak	28	Heritage	Preserve
75	Coast live oak	22,17	Heritage	Possibly preserve; adjacent to bio-retention area
76	Coast live oak	14	No	Preserve; adjust wall location
77	Coast live oak	34	Heritage	Preserve
78	Coast live oak	24	Heritage	Preserve
79	Coast live oak	18	Heritage	Preserve
80	Chinese pistache	11	No	Preserve
81	Chinese hackberry	6,4	No	Preserve
82	California black walnut	11,10	No	Preserve
83	Chinese hackberry	11	No	Preserve
84	Glossy privet	6,4,3	No	Preserve
85	Chinese hackberry	14	No	Preserve
86	Arroyo willow	18,18	Heritage	Preserve
87	Coast live oak	14	No	Preserve
88	Chinese hackberry	11	No	Preserve
89	Chinese hackberry	14	No	Preserve
90	Coast live oak	29	Heritage	Preserve
91	Coast live oak	26	Heritage	Preserve
92	Coast live oak	34	Heritage	Preserve
93	Coast live oak	34	Heritage	Preserve
94	Chinese hackberry	15	No	Remove; low suitability; bio-retention area

Tag #	Species	Trunk Diameter (in.)	Protected?	Disposition
95	Chinese hackberry	12	No	Remove; low suitability; bio-retention area
96	Chinese hackberry	12	No	Remove; bio-retention area
97	Coast live oak	16	No	Remove; bio-retention area
98	Coast live oak	22	Heritage	Preserve
99	Chinese pistache	14	No	Preserve
100	Chinese pistache	12	No	Preserve

Off-site trees

101	London plane	9	Street tree	Preserve
102	London plane	12	Street tree	Preserve
103	London plane	11	Street tree	Preserve
104	London plane	13	Street tree	Preserve
105	London plane	15	Street tree	Preserve
106	London plane	16	Street tree	Preserve
107	London plane	14	Street tree	Preserve
108	London plane	13	Street tree	Preserve
109	London plane	12	Street tree	Preserve
110	London plane	15	Street tree	Preserve
111	London plane	10	Street tree	Preserve
112	London plane	10	Street tree	Preserve
113	London plane	15	Street tree	Preserve
114	London plane	14	Street tree	Preserve
115	Sweetgum	10	No	Preserve; maintain bio-retention area at least 7' from tree
116	Sweetgum	8	No	Preserve; maintain bio-retention area at least 7' from tree
117	Sweetgum	6	No	Preserve; maintain bio-retention area at least 7' from tree
118	Sweetgum	7	No	Preserve; maintain bio-retention area at least 7' from tree
119	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
120	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
121	Sweetgum	8	No	Preserve; maintain bio-retention area at least 7' from tree
122	Coast redwood	16	Heritage	Preserve; maintain bio-retention area at least 10' from tree
123	Coast redwood	17	Heritage	Preserve; maintain bio-retention area at least 10' from tree
124	Sweetgum	7	No	Preserve; maintain bio-retention area at least 7' from tree
125	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
126	Sweetgum	7	No	Preserve; maintain bio-retention area at least 7' from tree
127	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree

Tag #	Species	Trunk Diameter (in.)	Protected?	Disposition
128	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
129	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
130	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
131	Sweetgum	9	No	Preserve; maintain bio-retention area at least 7' from tree
132	Sweetgum	7	No	Preserve; maintain bio-retention area at least 7' from tree
133	Sweetgum	8	No	Preserve; maintain bio-retention area at least 7' from tree
134	Coast redwood	24	Heritage	Preserve; maintain bio-retention area at least 10' from tree
135	Coast redwood	28	Heritage	Preserve; maintain bio-retention area at least 10' from tree
136	Coast live oak	22	Heritage	Preserve; maintain bio-retention area at least 10' from tree

Tree Preservation Guidelines

The key to tree preservation is to establish a **TREE PROTECTION ZONE** that excludes construction activity near the tree. The following are recommendations for design and construction phases that will assist in successful tree preservation. As project plans are refined, tree protection specifications will be modified and finalized.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved on the Tree Protection Plan prepared by the project arborist.
 - a. Tree protection fences shall be installed to encompass the **TREE PROTECTION ZONE**. Fences shall be 6' chain link with posts sunk into the ground.
 - b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
 - c. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

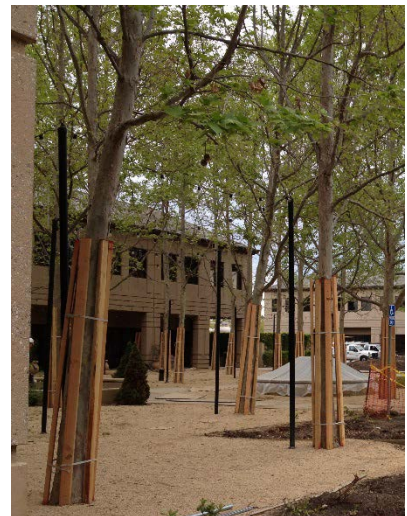
Design recommendations

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. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.

3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.
4. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
5. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.

Tree protection during demolition and construction

1. The demolition and construction contractors 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 Consulting Arborist. Fences are to remain until all grading and construction is completed.
3. Trees may require pruning to provide construction clearance. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices -- Tree Pruning published by the International Society of Arboriculture.
4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12" below ground surface.
5. Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to



- a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
6. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
 7. 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.
 8. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TPZ** (fenced area).
 9. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
 10. Trees to be removed shall be felled so as to fall away from TREE PROTECTION ZONE and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
 11. All down brush and trees shall be removed from the **TPZ** either by hand, or with equipment sitting outside the **TPZ**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TPZ**.
 12. Structures and underground features to be removed within the **TPZ** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TPZ**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TPZ** to monitor demolition activity.
 13. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

HortScience, Inc.



Nelda Matheny
Board Certified Master Arborist WE-0195B



Exhibits

**Tree Inventory Map
Tree Inventory Data**

Tree Inventory Map

2350 Santa Rita Road
Pleasanton, CA

Prepared for:
McMorgan & Company

May 2017

Notes:

1. Aerial image provided by the ESRI.
2. Tree locations are approximate.

Legend

- Trees



140

Feet



325 Ray Street
Pleasanton, CA 94566
Phone (925) 484-0211
Fax (925) 484-0596

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Chinese pistache	10	No	4	Moderate	Multiple attachments arise from 5'; good spreading form and structure; suppressed east by wall.
2	Chinese pistache	10	No	4	Moderate	Multiple attachments arise from 4'; leaning slightly west; suppressed east by wall.
3	Coast live oak	10	No	5	High	Open form; good form and structure; good growth.
4	London plane	17	No	4	Moderate	Multiple attachments arise from 12'; leaning slightly west; suppressed east by wall.
5	Coast live oak	22	Heritage	3	Low	Leaning heavily west; suppressed under tree #6; good vigor.
6	California black walnut	50	Heritage	4	Moderate	Multiple attachments arise from 4', 6' and 8'; spreading form; laterals removed on east and north sides; branch dieback to 2' stems.
7	Chinese pistache	16	No	5	High	Multiple attachments arise from 6'; spreading form; good structure; good vigor.
8	London plane	19	Heritage	4	Moderate	Multiple attachments arise from 6'; sycamore scale; twig dieback; spreading form.
9	Coast live oak	26	Heritage	4	High	Multiple attachments arise from 7'; spreading form; good structure; twig dieback; surface roots; extended laterals.
10	Chinese hackberry	23	Heritage	5	High	Multiple attachments arise from 7'; spreading form; good structure; surface roots.
11	Chinese pistache	20	Heritage	4	Moderate	Codominant trunks arise from 6'; base is 1' from wall; spreading form; good vigor.
12	Coast live oak	24	Heritage	4	High	Multiple attachments arise from 8'; spreading form; good structure; surface roots; extended laterals.
13	Coast live oak	24	Heritage	4	High	Multiple attachments arise from 8'; spreading form; good structure; massive roots on the east side; extended laterals; thin crown.
14	Chinese hackberry	18	Heritage	5	High	Multiple attachments arise from 7'; spreading form; branching fuses at attachment points; massing surface roots.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
15	Coast live oak	21	Heritage	4	High	Multiple attachments arise from 10' with a poor attachment; spreading form; thin crown.
16	Coast live oak	29	Heritage	4	High	Multiple attachments arise from 12'; spreading form; narrow dense attachments; thin crown.
17	Chinese hackberry	6,6,7	No	3	Low	Multiple attachments arise from base; split on 7" stem with long linear wound; good vigor and growth; poor form.
18	Coast live oak	18	Heritage	3	Moderate	Base is pillowing over pavement; suppressed north with a slight lean; good growth and vigor.
19	California black walnut	26	Heritage	3	Low	Measured at 2 1/2' below codominant attachment; western stem is rolling over second attachment; western stem removed at 10'; good vigor.
20	California black walnut	9,9	No	3	Moderate	Codominant trunks arise from 2'; spreading form; good vigor.
21	Coast live oak	8,7	No	3	Low	Multiple attachments arise from base; base embedded in fence; spreading form; good vigor.
22	Glossy privet	8,8,7	No	3	Moderate	Multiple attachments arise from 3'; high narrow crown; high live crown ratio; good vigor.
23	Chinese pistache	12	No	3	Moderate	Multiple attachments arise from 6'; suppressed and leaning north; thin crown.
24	Strawberry tree	6,3,3	No	3	Low	Multiple attachments arise from 1'; suppressed and leaning south; stubbed central stem.
25	Strawberry tree	6,5,4,3,2	No	3	Low	Multiple attachments arise from base; suppressed and leaning west.
26	Chinese pistache	15	No	4	Moderate	Multiple attachments arise from 6'; wide attachments; leaning slightly west; suppressed east by wall; history of branch failure; 2' wound on western most stem.
27	Chinese pistache	12	No	4	Moderate	Multiple attachments arise from 4'; wide attachment; suppressed east by wall; spreading form.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
28	Coast live oak	15	No	3	Moderate	Multiple attachments arise from 6'; canker at base; with 2' section deadwood; good vigor.
29	Coast live oak	20	Heritage	4	Moderate	Codominant stems arise from 6'; good growth; suppressed between two canopies.
30	Coast live oak	13	No	3	Moderate	Multiple attachments arise from 6'; interior twig dieback; trunk sweeps north with a larger bulge at base.
31	Carob	30	Heritage	4	Moderate	Codominant stems arise from 4'; good form; good vigor; roots lifting asphalt.
32	Chinese pistache	10	No	3	Low	Leaning south; suppressed east by wall; poor vigor.
33	Chinese pistache	20	Heritage	4	Moderate	Multiple attachments arise from 10'; thin crown; large surface roots; spreading form.
34	Glossy privet	4,3,3,3	No	3	Low	Multiple attachments arise from base; high live crown ratio; dense crown.
35	Glossy privet	7,6	No	3	Low	Codominant trunks arise from base; seem at the attachment; high live crown ratio; dense crown.
36	Coast live oak	19	Heritage	4	High	Multiple attachments arise from 8'; interior twig dieback; crossing branch fused; surface roots; good vigor.
37	Chinese pistache	20	Heritage	4	Moderate	Codominant trunks arise from 5'; with poor attachment; history of leader loss; open structure; good vigor.
38	Carob	30	Heritage	4	Moderate	Multiple attachments arise from 6'; good form; good vigor; surface roots.
39	Carob	22	Heritage	4	Moderate	Multiple attachments arise from 6'; good spreading form; good vigor.
40	Chinese pistache	11	No	3	Moderate	Multiple attachments arise from 5'; good spreading form; sapping on trunk.
41	Chinese pistache	14	No	3	Moderate	Straight upright trunk; good vigor.
42	Carob	23	Heritage	4	Moderate	Codominant trunks arise from 6'; slight lean south; good vigor.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
43	Coast live oak	24	Heritage	4	High	Multiple attachments arise from 6'; history of branch failures; good vigor; interior twig dieback.
44	Chinese pistache	20	Heritage	4	Moderate	Codominant trunks arise from 6'; open structure; 2' wound on larger stem.
45	Carob	28	Heritage	4	Moderate	Multiple attachments arise from 6'; spreading form; good vigor.
46	Chinese pistache	12	No	4	Moderate	Multiple attachments arise from 5'; twig dieback; angular branches.
47	Coast live oak	27	Heritage	5	High	Excellent form and structure; bleeding on lower trunk; open crown; good vigor.
48	Chinese pistache	13	No	4	Moderate	Multiple attachments arise from 5' and 7'; twig dieback; narrow attachments; wound at attachments of 7' multiple stems.
49	Carob	26	Heritage	4	Moderate	Codominant trunks arise from 6'; with a large seam in the attachment; spreading form; good vigor.
50	Coast live oak	20	Heritage	4	High	Wide multiple attachments arise from 7'; good spreading form; good vigor.
51	Coast live oak	23	Heritage	4	High	Wide multiple attachments arise from 7'; good spreading form; good vigor; lateral on east side removed.
52	Coast live oak	15	No	4	High	Wide multiple attachments arise from 7'; suppressed south; good vigor.
53	Coast live oak	32	Heritage	5	High	Excellent form and structure; open crown; good vigor; interior dieback; fussed branch; slightly thin.
54	Chinese pistache	13	No	3	Moderate	Trunk sweeps north; spreading form; good growth.
55	Chinese pistache	8	No	3	Moderate	Spreading form; suppressed; good growth.
56	Coast redwood	20	Heritage	5	High	Upright form and structure; good growth.
57	Chinese pistache	10	No	3	Moderate	Straight trunk with a round crown; good growth.
58	Chinese pistache	14	No	4	Moderate	Straight trunk with a round crown; good growth; spreading form; narrow attachments.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
59	Coast live oak	28	Heritage	5	High	Excellent form and structure; bleeding on lower trunk; open crown; good vigor; fussed branches.
60	Chinese pistache	14	No	4	Moderate	Multiple attachments arise from 6'; good growth; spreading form.
61	Coast live oak	29	Heritage	5	High	Excellent form and structure; bleeding on lower trunk; open crown; good vigor.
62	Coast live oak	8,8,7	No	3	Moderate	Re-sprouted stump; multiple attachments arise from base; sapsucker evidence.
63	Chinese pistache	15	No	3	Low	Multiple attachments arise from 6'; large seam on trunk; thin crown; twig and branch dieback; poor form.
64	Chinese pistache	13	No	3	Moderate	Straight trunk with a round crown; good growth; two large interior wounds on southern side.
65	Chinese pistache	15	No	3	Moderate	Multiple attachments arise from 4'; suppressed south; narrow attachments; thin crown.
66	Coast live oak	19	Heritage	3	Moderate	Multiple attachments arise from 8'; sapsucker evidence; dense growth; thin crown.
67	Chinese hackberry	11	No	4	Moderate	Upright trunk with round crown; spreading form; surface roots.
68	Chinese hackberry	16	No	4	Moderate	Upright trunk with round crown; spreading form; surface roots on west side; on south side root collar is berried.
69	Coast live oak	20	Heritage	3	Moderate	Multiple attachments arise from 8'; sapsucker evidence; dense growth; thin crown; twig dieback.
70	Chinese pistache	20	Heritage	4	Moderate	Straight trunk with a round crown; good growth; multiple attachments arise from 5'; narrow attachments.
71	Chinese pistache	11	No	3	Moderate	Straight trunk with a round crown; thin crown; spreading form.
72	Chinese hackberry	15	No	3	Moderate	Upright trunk with a missing leader; round crown; spreading form; surface roots.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
73	Chinese hackberry	15	No	4	Moderate	Upright trunk with a round crown; spreading form; narrow attachments.
74	Coast live oak	28	Heritage	4	Moderate	Multiple attachments arise from 12'; spreading form; excellent vigor.
75	Coast live oak	22,17	Heritage	3	Moderate	Codominant trunks arise from 1'; eastern stem has a heavy borer infestation; dense crown to the ground.
76	Coast live oak	14	No	3	Moderate	3" from wall bowed asymmetric to the south.
77	Coast live oak	34	Heritage	4	Moderate	Multiple attachments arise from 8'; fussed branches; dense growth; thin crown; twig dieback.
78	Coast live oak	24	Heritage	4	Moderate	Codominant stems arise from 10'; multiple attachments arise from 15'; spreading form; good dense crown.
79	Coast live oak	18	Heritage	4	Moderate	Codominant stems arise from 8'; base is pushed up against curb; spreading form; good dense crown.
80	Chinese pistache	11	No	3	Moderate	Straight trunk with a round crown; good growth.
81	Chinese hackberry	6,4	No	3	Low	Codominant trunks arise from base; seem at the attachment; high live crown ratio; crossing branches.
82	California black walnut	11,10	No	3	Moderate	Codominant trunks arise from 2'; with a seam in the attachment; branch dieback.
83	Chinese hackberry	11	No	3	Moderate	Upright trunk with round crown; spreading form; twig and branch dieback.
84	Glossy privet	6,4,3	No	4	Moderate	Multiple attachments arise from 2' and 4'; suppressed form good growth and vigor.
85	Chinese hackberry	14	No	4	Moderate	Multiple attachments arise from 14'; upright trunk to 14' then suppressed east.
86	Arroyo willow	18,18	Heritage	2	Low	Codominant trunks arise from base; high live crown ratio; little live foliage; decay in basal cavity.
87	Coast live oak	14	No	3	Moderate	Suppressed west; good growth; good vigor.
88	Chinese hackberry	11	No	3	Moderate	Upright trunk with round crown; spreading form; leans slightly east.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
89	Chinese hackberry	14	No	3	Moderate	Upright trunk with round crown; thin; history of branch failure; sapsucker in pruning wounds; twig and branch dieback.
90	Coast live oak	29	Heritage	5	High	Multiple attachments arise from 9'; spreading form; good dense crown; excellent vigor.
91	Coast live oak	26	Heritage	5	High	Multiple attachments arise from 9'; spreading form; good dense crown; fussed branches; excellent vigor.
92	Coast live oak	34	Heritage	5	High	Multiple attachments arise from 9'; spreading form; good dense crown; excellent form; excellent vigor.
93	Coast live oak	34	Heritage	5	High	Codominant trunks arise from 6'; with a wide attachment; spreading form; good dense crown; excellent form; excellent vigor.
94	Chinese hackberry	15	No	3	Low	Multiple attachments arise from 9'; base and trunk engulfed in ivy; twig and branch dieback.
95	Chinese hackberry	12	No	3	Low	Multiple attachments arise from 6'; base and trunk engulfed in ivy; twig and branch dieback.
96	Chinese hackberry	12	No	3	Moderate	Upright trunk with round crown; spreading form; suppressed and leans slightly east.
97	Coast live oak	16	No	3	Moderate	Suppressed east; good growth; good vigor; base engulfed in ivy.
98	Coast live oak	22	Heritage	3	Moderate	Multiple attachments arise from 5'; thin crown with twig dieback; good vigor; base engulfed in ivy.
99	Chinese pistache	14	No	3	Moderate	Multiple attachments arise from 14'; straight trunk with a round crown; narrow attachments.
100	Chinese pistache	12	No	3	Moderate	Multiple attachments arise from 6'; straight trunk with a round crown; wide attachments.
101	London plane	9	Street tree	4	High	Street tree; no tag.
102	London plane	12	Street tree	4	High	Street tree; no tag.
103	London plane	11	Street tree	4	High	Street tree; no tag.
104	London plane	13	Street tree	4	High	Street tree; no tag.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
105	London plane	15	Street tree	4	High	Street tree; no tag.
106	London plane	16	Street tree	4	High	Street tree; no tag.
107	London plane	14	Street tree	4	High	Street tree; no tag.
108	London plane	13	Street tree	4	High	Street tree; no tag; ; one-sided due to competition with #47.
109	London plane	12	Street tree	3	High	Street tree; no tag.
110	London plane	15	Street tree	4	High	Street tree; no tag.
111	London plane	10	Street tree	4	High	Street tree; no tag.
112	London plane	10	Street tree	4	High	Street tree; no tag.
113	London plane	15	Street tree	3	High	Street tree; no tag; codominant stem failed leaving wound on trunk.
114	London plane	14	Street tree	4	High	Off-site; no tag; on turf mound.
115	Sweetgum	10	No	3		Off-site; no tag.
116	Sweetgum	8	No	3		Off-site; no tag.
117	Sweetgum	6	No	3		Off-site; no tag.
118	Sweetgum	7	No	3		Off-site; no tag.
119	Sweetgum	9	No	3		Off-site; no tag.
120	Sweetgum	9	No	3		Off-site; no tag.
121	Sweetgum	8	No	3		Off-site; no tag.
122	Coast redwood	16	Heritage	4		Off-site; no tag.
123	Coast redwood	17	Heritage	4		Off-site; no tag.
124	Sweetgum	7	No	3		Off-site; no tag.
125	Sweetgum	9	No	3		Off-site; no tag.
126	Sweetgum	7	No	3		Off-site; no tag.
127	Sweetgum	9	No	3		Off-site; no tag.
128	Sweetgum	9	No	3		Off-site; no tag.

Tree Assessment

Carpenter's Training Center
Pleasanton, CA



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
129	Sweetgum	9	No	3		Off-site; no tag.
130	Sweetgum	9	No	3		Off-site; no tag.
131	Sweetgum	9	No	3		Off-site; no tag.
132	Sweetgum	7	No	3		Off-site; no tag.
133	Sweetgum	8	No	3		Off-site; no tag.
134	Coast redwood	24	Heritage	4		Off-site; no tag.
135	Coast redwood	28	Heritage	4		Off-site; no tag.
136	Coast live oak	22	Heritage	4		Off-site; no tag.



CARPENTERS TRAINING COMMITTEE

FOR
NORTHERN
CALIFORNIA

A Joint Labor & Management
Sponsored Training Program
Mark Fuchs, Executive Director

Administrative Offices

2350 Santa Rita Road

Pleasanton, CA 94566-4135

Tel: 925.462.9640 Fax: 925.462.8307

www.ctcnc.org

May 22, 2017

Dear Neighbor,

The Carpenters Training Committee of Northern California (CTCNC) would like to inform you of a project that we are embarking on at our 2350 Santa Rita Road location. We are proposing to expand and upgrade our present facility by building a new 87,000 square foot building which will replace the existing 67,000 square foot Carpenters Training Center building. The new building will be located adjacent to the existing building on the 2350 Santa Rita Road site. The existing Training center will remain in operation while the new building is constructed. Once the new building is completed, the existing building will be demolished and replaced by new parking and a future small office building.

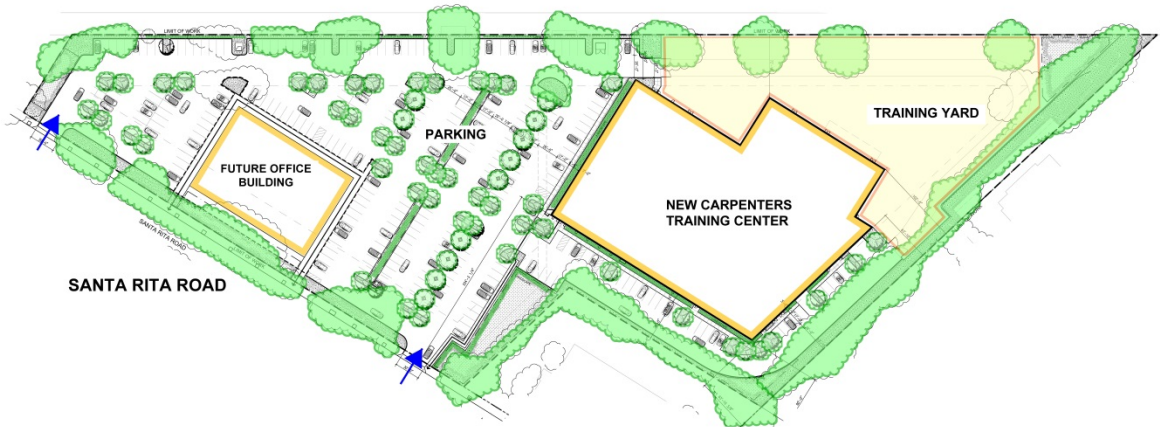


The lush, tree lined and landscaped character of the Carpenter's site will be maintained in the project. All of the street trees and most of the Heritage trees along Santa Rita Road will remain. Trees that surround the perimeter of the site and provide a buffer between our neighbors will also be preserved. A few trees have been identified as being in poor health or unsuitable for preservation and will be removed. For those trees removed, we plan on planting new trees in the same numbers. New parking areas will be planted with trees, and the site will receive new landscaping and storm water planters to address storm water drainage requirements. Existing driveway locations are utilized to access the New Training Center, future office building, and new parking areas.

The new Training Center, roughly 280' x 190', will consist of 17 classrooms, 9 shops, administrative offices, and an exterior teaching yard behind the Training Center enclosed by a decorative 8 foot high wall. The Center will be

served by 280 parking spaces for apprentices and employees. The new building will be located on the southern half of the site and set back from Santa Rita Road approximately 225'. The parking areas and future office building pad will occupy the northern half of the site.

The Future Office building is planned to be a single-story building, with an area of 17,300 square feet, roughly 160' x 110'. The building will have frontage and visibility on Santa Rita Road, with a setback of 30 feet. Parking will be provided for 58 cars on three sides adjacent to the building. The proposed uses for the future office building will be public and private business and administrative offices, and technical services offices.



**SITE PLAN - NEW CARPENTERS TRAINING CENTER
2350 SANTA RITA ROAD**

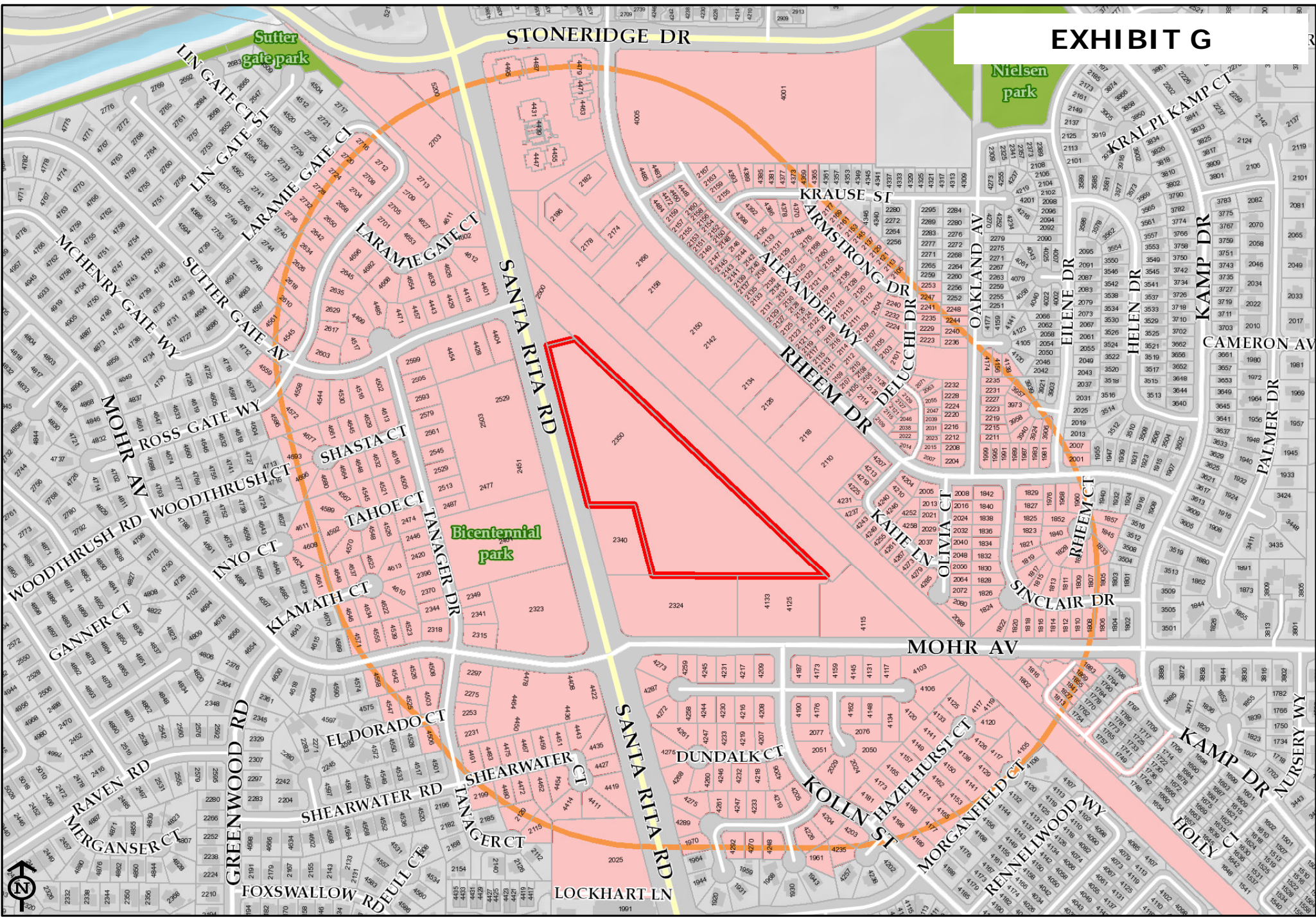
The Carpenters Training Committee of Northern California has been operating and training carpenter apprentices at our Santa Rita Road site since 1981. This new facility will allow us to expand our current operation to meet the demands of the growing construction trades. Our primary goal is to provide a safe, highly-skilled trained workforce for our contractor members in the carpentry and sub-trades. We are proud to be a member of a vibrant community such as Pleasanton, and take our responsibility as good neighbors seriously to ensure to the continued success of our neighborhood and surrounding community.

For more information, questions, or comments about the project, please contact: Heidi Robeck at McMorgan & Company, Email: hrobeck@mcmorgan.com, phone: 415-616-9310.

Sincerely,

Mark E. Fuchs, Executive Director

EXHIBIT G



PUD-125, 2350 Santa Rita Road, Carpenter's Training Center

Planning Division
July 11, 2017

