



**COMMUNITY ASSET MANAGEMENT PROGRAM COMMITTEE
(CAMP)**

SPECIAL MEETING

AGENDA

WEDNESDAY, MARCH 27, 2019

6:00 PM

**CIVIC CENTER LIBRARY
COMMUNITY ROOMS A & B
1188 S. LIVERMORE AVENUE
LIVERMORE, CA 94550**

1. CALL TO ORDER 6:00 PM

2. ROLL CALL

Chair Susan Frost
Vice Chair Bob Dashner
Committee Member Regina Bonanno
Committee Member Jan Evans
Committee Member Paul Foster
Committee Member Gordon Jones
Committee Member Jennifer Estridge
Committee Member Jennifer Yeamans

3. PUBLIC COMMENT

An opportunity for members of the audience to speak on an item not listed on the agenda. Each speaker is limited to five minutes.

4. APPROVAL OF MINUTES – January 29, 2019.

5. NEW BUSINESS

- 5.01 Asset Management - Sidewalks and Street Trees (Documents available on website at www.livermoreassets.net on the Street Trees & Sidewalks page.)
- 5.02 Next Steps for Asset Management

6. ADJOURNMENT

To a regular meeting of the CAMP Committee on Monday, April 15, 2019, at 6:00 p.m. at the Maintenance Service Center.

For questions regarding the Community Asset Management Program Committee, please contact Management Analyst Debbie Bell at (925) 960-8024.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITY ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CALL (925) 960-4200 (VOICE) OR CA RELAY: DIAL 711 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.

THE COMMUNITY ASSET MANAGEMENT PROGRAM COMMITTEE AGENDA AND AGENDA REPORTS ARE PREPARED BY CITY STAFF AND ARE AVAILABLE FOR PUBLIC REVIEW A MINIMUM OF 72 HOURS PRIOR TO THE COMMITTEE MEETING AT 3500 ROBERTSON PARK ROAD, LIVERMORE, CA 94550. COPIES WILL BE MADE AVAILABLE AT THE CIVIC CENTER LIBRARY PRIOR TO THE MEETING at 1188 SOUTH LIVERMORE AVENUE, LIVERMORE. THE AGENDA IS POSTED ON THE COMMUNITY BULLETIN BOARD IN FRONT OF LIVERMORE CITY HALL, THE MAINTENANCE SERVICE CENTER AND IS AVAILABLE ONLINE AT WWW.CITYOFLIVERMORE.NET.

UNDER GOVERNMENT CODE § 54957.5, ANY SUPPLEMENTAL MATERIAL DISTRIBUTED TO THE MEMBERS OF THE COMMUNITY ASSET MANAGEMENT PROGRAM COMMITTEE AFTER THE POSTING OF THIS AGENDA WILL BE AVAILABLE FOR PUBLIC REVIEW AT THE MAINTENANCE SERVICE CENTER.

Item 5.01 – Asset Management Sidewalks and Street Trees

Street Trees - Attachments

Chapter 12.20

STREET TREES AND TREE PRESERVATION

Sections:

Article I. Street Trees and Tree Preservation

12.20.140001 Findings.

12.20.150002 Purpose and intent.

Article II. Street Tree

12.20.010 Definitions.

~~12.20.020 Street trees are city property.~~

12.20.030 Planting, removing or injuring street trees — ~~Conformity with requirements.~~

12.20.040 ~~Street~~ Master street tree plan list – City engineer Engineer authority.

12.20.050 Planting street trees – Permit required.

12.20.060 Planting street trees – Agreement prerequisite to building permit issuance.

12.20.070 ~~Tree trimming restrictions~~ Maintenance of street trees.

12.20.075 City Maintenance Responsibilities at residential lots.

12.20.080 ~~Trimming, root pruning or removal~~ — Unlawful removal or injury to street trees; Application to City required — Superintendent for street tree removal authority.

~~12.20.090~~ 12.20.090 Criteria for street tree removal.

12.20.100 ~~Valid s~~ Street tree permits - duration.

12.20.105 Removal of street trees – Notice posting required Conditions of approval.

~~12.20.100~~ Emergency removal of trees.

~~12.20.110~~ 12.20.110 Hazardous street trees.

12.20.115 Appeal procedure.

12.20.120 Parkway paving restrictions.

12.20.121 Violations.

12.20.122 Penalties and administrative proceedings.

12.20.123 Remedies not exclusive.

Article ~~IIII~~. Tree Preservation

12.20.130 Title.

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~~12.20.150 Purpose and intent.~~

12.20.160 Definitions.

12.20.170 Tree preservation and protection.

12.20.180 Enforcement.

12.20.190 Tree permit required.

12.20.200 Exemptions.

12.20.210 Processing of tree permits.

12.20.220 Preservation of protected trees.

12.20.230 Conditions of approval.

12.20.240 Valid tree permits.

12.20.250 Appeals.

12.20.260 Right of inspection.

12.20.270 Interference with enforcement officers prohibited.

12.20.280 Violations – Penalties.

12.20.290 Valuation.

12.20.300 Urban forestry maintenance fund.

12.20.310 Effective date – Effect on applications in process.

12.20.311 Severability.

Article I. Street Trees Tree and Tree Preservation

12.20.44001 Findings.

The City of Livermore is forested by a variety of trees, planted on both public and private property. These trees comprise an urban forest that provides tangible benefits to the community. A healthy urban forest reduces air and noise pollution, provides energy-saving shade and cooling, furnishes habitat for wildlife, enhances aesthetics and property values, and is an important contributor to community image, pride, and quality of life. The uncontrolled and indiscriminate destruction of trees within the urban forest detrimentally affects these tangible benefits. Therefore the City Council finds that in order to protect the health, safety, general welfare, and quality of life of the citizens of

Livermore, the establishment of basic standards for the preservation and protection of a healthy and sustainable urban forest is essential.

12.20.15002 Purpose and intent.

This article chapter establishes the policies, regulations, and standards for the protection of trees on any parcel of land or in the public right-of-way within the City of Livermore. These policies, regulations, and standards are necessary to ensure that the City will continue to realize the tangible benefits provided by its urban forest.

It is the policy of the City to require the preservation of street trees and protected trees, unless a reasonable and conforming use of a property justifies the removal, relocation, and/or encroachment into the protected zone of such a protected tree.

The provisions of this article chapter are enacted to:

A. Assist in the continuous development and maintenance of a healthy urban forest and sustainable tree cover on lands within the City of Livermore;

B. Assist in the continuous development and maintenance of a stable urban forest diverse with trees of various species and age classes;

C. Preserve and enhance the aesthetic and quality of life values provided by Livermore's urban forest;

D. Preserve and enhance the environmental benefits provided by Livermore's urban forest, including the reduction of air and noise pollution, the conservation of energy resources through shade and cooling, and the provision of wildlife habitat.

Article II. Street Tree

12.20.010- Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless otherwise specifically defined:

A. “Backing lot” means the area along a major or collector street located between the back of curb and property line that is inaccessible to the adjacent property owner due to a continuous barrier. In the case of a major street it pertains to either the rear or side property line. In the case of a collector street, it pertains only to the rear property line.

B. “City engineerEngineer” means the city engineerCity Engineer of the City of Livermore.

~~C~~B. “Days,” unless otherwise provided, always means calendar days.

~~D~~G. “Director” means the Director of Public Works or his/her designee.

~~D~~E. “Hazardous” means a tree or part of a tree that is or appears to be (i) dead; (ii) likely to fall; (iii) seriously diseased; (iv) an obstruction or potential obstruction to pedestrian or vehicular travel on any street; (v) an obstruction or potential obstruction to any traffic signs, traffic controls, street lights, regulatory sign, or similar type of equipment or sign; or (vi) in a condition that is detrimental to the public health, safety, or general welfare.

~~E~~F. “Landscaping” means any plant form planted within the public right-of-way other than a tree.

~~G~~. “Parkway,” “parkway strip,” or “planter strip” are used interchangeably and means that area within the public right-of-way lying between the curb and sidewalk.

~~E~~H. “Person” means individuals, corporations, associations, partnerships and, to the extent of the City’s jurisdiction, public entities.

~~F~~H. “Street/P~~u~~Public right-of-way” means all property dedicated in fee or easement to public use for street, landscape, or sidewalk purposes and includes, but is not limited to, streets from property line to property line, alleys, or easements, dedicated bike paths, or open spaces.

~~G~~J. “Street tree” means any plant form planted single-trunked tree, multi-trunked tree, or stand of trees dependent upon each other for survival that is at least 1.5 inch in circumference at four and maintained one-half feet above grade, the base of which is

located wholly or partially within the public right-of-way under the ownership or control of the City by fee or easement.

H. “Superintendent” means the maintenance superintendent or his successor or designee. (Ord. 2065 § 1(A), 2018; 1960 code § 23B.2)

12.20.020 Street trees are city property.

All street trees within the City are the property of the City. The Director shall have the exclusive authority and responsibility, except as hereinafter provided, to plant, remove, prune, inspect, maintain, root-prune, or otherwise alter such street trees. (Ord. 2065 § 1(A), 2018; 1960 code § 23B.3)

12.20.030- Planting, removing or injuring street trees—Conformity with requirements.

It is unlawful, and a public nuisance, for any person to plant, remove, prune, injure or destroy any street tree, as defined in LMC 12.20.010, except in conformance with the provisions of this chapter. (1960 code § 23B.1)

12.20.040 Street Master street tree planlist – City engineerEngineer authority.

The city engineerCity Engineer is authorized and directed to maintain a precise plan for the establishment and maintenance of street trees within the City. The plan will include designation of particular species or varietiesmaster list of trees that may be planted on certain streets, together with a statement of such plants, shrubs or trees as shall not be planted within in the public right-of-way. Such plan will be approved by the City Council. (Ord. 2065 § 1(A), 2018; 1960 code § 23B.4)

12.20.050- Planting street trees – Permit required.

No street tree, plant or shrub shall be planted or placed in or upon any public right-of-way without a permit ~~therefor~~ having first been issued by the superintendentDirector, or as part of an approved development plan. Such permit shall not require the payment of any application fee or other cost to the applicant, and will only be issued if it is found that such proposed planting or placing is in accordance with the approvedmaster street tree plan. (1960 code § 23B.5)list and all City standards.

12.20.060- Planting street trees – Agreement prerequisite to building permit issuance.

A building permit for the construction of any new building residential or commercial building or improvement to any existing residential or commercial building in an amount exceeding 50 percent of the current replacement cost of the existing building shall not be issued unless the applicant therefor ~~shall agree to cause street trees to be planted within the city right of way adjacent to the property upon which the proposed building is located, in accordance with the adopted street tree plan for the particular streets, and the specifications of the city engineer. (1960 code § 23B.12)~~ agrees to the following:

1. Plant street trees along the frontage or in the public right-of-way adjacent to the property upon which the proposed or existing building is located, in accordance with all street tree planting standards and the master street tree list;
2. Ensure and/or install adequate irrigation along existing or proposed landscape areas in accordance with City standard details.

12.20.070 Tree trimming restrictions.

A. ~~It is unlawful for the owner or occupant of any premises having street trees in front of or adjacent to such premises to fail or neglect to keep such street trees trimmed so that no limbs, branches or leaves thereon are more than two feet, measured horizontally from the trunk of the tree, adjacent to a sidewalk or bike path, or lower than eight feet above the normal grade of the sidewalk or bike path, or lower than 10 feet above the official curb grade on the street side of the tree.~~

12.20.070 Maintenance of street trees.

A. The property owner of a lot or portion of a lot fronting on or adjacent to a street shall maintain the street trees and landscaping along the frontage or in the public right-of-way, including in any parkway or planter strip, between the back of curb and property line.

B. ~~If, and/or when~~ TheA property owner's obligations under subsection (A) of this section include at a minimum all of the superintendentfollowing:

1. Maintaining the street trees and other landscaping in a safe and nondangerous condition as will not interfere with the public convenience or safety in the use of the public street and sidewalk, including:

- a. Ensuring sufficient passage of light from any public street light to the street;
- b. Ensuring a minimum 8 foot vertical pedestrian clearance from the top of the sidewalk and a minimum 12 foot vehicular clearance from the top of the street pavement, unless greater clearance is needed for unimpeded vehicular traffic, to any part of a street tree;
- c. Ensuring street signs, parking restriction signs, bus stop signs, and other directional and regulatory signs are not obstructed;
- d. Removing dead, decayed, or broken limbs or branches that overhang the public right-of way.

2. Deep root watering, root pruning, installing root barriers, fertilizing, and pest control.

3. Clearance, structural, and safety pruning.

4. Removal of fallen leaves, branches, and other debris.

5. Replacing any removed or otherwise missing street tree and landscaping if required to be planted by this code or an approved development plan.

C. Although property owners are not required to obtain a permit for trimming or maintenance of street trees, all trimming and maintenance of street trees must be conducted in accordance with the International Society of Arboriculture Standards or the American National Standard Institute and may not be excessive or cause harm to the street tree which negatively affects its growth.

D. A property owner owes a duty to members of the public to maintain street trees and other landscaping in a safe and nondangerous condition.

E. If any property owner fails to maintain any street tree or other landscaping in a safe and nondangerous manner as required by this section, and as a result any person suffers damage or injury to person or property, the property owner shall be liable to such person for the resulting damages and injuries.

F. If the Director becomes aware of such condition, that a property owner has failed to properly maintain any street trees or other landscaping he/she may:

1.- ___ Cause the work to be done immediately if such condition poses an extreme imminent hazard to the safe use of the street or sidewalk; and all costs for such work shall be charged to the property owner.

2.- ___ Place a notice of such condition violation on the street tree or landscaping in question and simultaneously notify the adjacent property owner or and occupant responsible for trimming such street tree of such hazard, violation and requiring such require the property owner or occupant to take corrective action to mitigate such hazardous condition within 4014 days of such notice. If the owner of such noticed property owner fails to complete the required remedial work corrective action within the time limit, the superintendent will Director may cause the work to be done, and all costs for such work will shall be charged to the noticed property owner. (1960 code § 23B.6)

3. The cost of any corrective action done in accordance with Section 12.20.070(F) or 12.20.110 may be assessed by the City Council against the affected parcel of property. The assessed cost, if not paid within five days after its confirmation by the City Council shall constitute a special assessment against said parcel of property, and shall be a lien on the property, which lien shall continue until the assessment and all interest thereon is paid, or until discharged.

12.20.075 City maintenance responsibility at residential lots.

The City shall maintain the street trees and landscaping in residential backing lots except for those backing lots having a private association or district that is responsible for such maintenance.

12.20.080 Trimming, root pruning or removal – Unlawful removal or injury to street trees; Application to City required – Superintendent for street tree removal authority.

A. ~~It is unlawful for any person to intentionally cut, trim, prune branches or roots, remove or cause injury by the use of chemicals such as salt, oil, herbicide or any other material deleterious to growth or health of street trees, in or upon any street right-of-way, parkway strip, sidewalk, park, landscaped area, playground, or other public area in the City, or to cause or permit the same to be done,~~ without first obtaining a valid street tree removal permit.

B. ~~Provided, however, that permission to cut, prune branches or roots, remove or otherwise impair the natural growth~~ Upon submission of any such a street tree may be had by the owner of the property upon approval of an removal application to do so, the Director, the Director may permit the removal of a street tree if the criteria set forth in LMC 12.20.090 and 12.20.105 are satisfied. Such application will be made to the ~~superintendent, Director~~ who will cause may require an inspection to be made of the circumstances described in the application, and may thereafter recommend approval or denial of such application. The Director shall set forth the reasons for the approval or denial of a street tree removal application in accordance with the provisions of this Chapter, ~~with specific reference to the approved street tree planting plan and the provisions of this chapter~~ There shall be no fee for such application or inspection.

C. A request to remove four or more street trees represents a potentially significant change to the property's previously approved development permit. The Director shall refer such applications to the Community Development Department Director for review and determination in compliance with Article III. The Community Development Department Director may in his/her discretion refer the application to the Planning Commission for determination. Street Tree Permit applications referred to the Planning Commission shall be converted to a site plan/design review modification application and shall be subject to the fees and review process associated therewith.

~~E. Upon approval of the application, the property owner may do or cause to be done such work as is described on the approved application. Any such work contemplated which may cause a hazard or nuisance to vehicular or pedestrian traffic, or threaten the~~

~~integrity or continuous operation of electric, telephone or cable TV systems or structures, or to any public utilities or public or private structures, may only be undertaken after the superintendent has certified that he is satisfied that proper and sufficient measures will be carried out by the applicant to mitigate against such hazards or nuisances, and in the event of such damage, that the applicant will bear full responsibility for the repair or replacement of such damaged facilities.~~

~~D. If such application is denied by the superintendent, the applicant may appeal such denial to the Livermore Beautification Committee within 10 working days.~~ **12.20.090**

Criteria for street tree removal.

~~A. The decision of the committee will be final, and will be made in writing to the applicant.~~

~~E. The superintendent~~Director, in his/her discretion, may ~~remove or cause~~permit the removal of any street tree which he/she finds to be:

1. ___ Dead;
2. ___ Damaged beyond repair;
3. ___ Having a root system not adequate to reliably support continued growth;
4. ___ Causing documented storm drainage or sanitary sewer stoppages;
5. ___ Part of a planned street-tree removal program;
6. ___ The obvious cause of continuing structural damage or damage to infrastructure which cannot be mitigated by pruning limbs or roots or other reasonable measures;
7. ___ Hazardous to public safety or welfare, or where unusual circumstances require action to be taken by the City. ~~(Ord. 2065 § 1(A), 2018; 1960 code § 23B.7);~~
8. Creating a hazard to utilities such as electrical, gas, telephone, drinking water, or cable television services;
9. Part of a land use entitlement.

12.20.090-100 ~~Valid S~~street tree permits - duration.

Street tree permits shall be valid for a period of no longer than 90 days from the issuance date, unless associated with a development application for in which case a street tree permit shall be valid concurrent with the validity of the approved development application.

12.20.105 ~~Removal of street trees – Notice posting required~~Conditions of approval.

~~A. Whenever it is determined, under the provisions of LMC 12.20.080, that a street tree is to be removed, the superintendent shall cause a notice of such action to be prominently posted on the tree to be removed. Such notice shall include the date following which the tree will be removed, the reason(s) for such removal, the person responsible for removal, the name, address and telephone number of the agent of or person responsible for such removal, and the approximate date of such removal.~~

A. Notice shall be required as a condition of approval for any permit to remove a street tree. The notice shall be made in a form approved and provided by the Director and shall be prominently displayed on or immediately adjacent to the tree that is proposed to be removed. Photographic evidence of posting of said notice shall be submitted to the Director.

B. The notice required by this section shall be posted at least five working days in advance of the proposed removal date so that any person wishing to comment on the proposed removal may have the opportunity to respond in writing to such notice to the superintendent.~~Director. All such comments as are received before the end of such posting period will be considered by the superintendent~~Director, who will have authority to~~shall proceed at his/her discretion. (1960 code § 23B.8)~~

C. Valid street tree permits shall be posted on site within view of the nearest public right-of-way during the removal process.

D. For any street tree removal permit granted by the Director, the Director shall require as a condition of approval that the applicant comply with the Street Tree Replanting

Policy. Failure to comply with the Street Tree Replanting Policy within one hundred twenty days of tree removal shall constitute a violation of this chapter and shall be punished in accordance with LMC 12.20.121 and LMC 12.20.122.

E. Upon approval of the application, the property owner, or his/her representative, may do or cause to be done such work as is described on the approved application street tree removal permit. Any such work contemplated which may cause a hazard or nuisance to vehicular or pedestrian traffic, or threaten the integrity or continuous operation of electric, gas, telephone, drinking water, sanitary sewer, or cable TV television systems or structures, or to any public utilities or public or private structures, may only be undertaken after the superintendent-Director has certified that he/she is satisfied that proper and sufficient measures will be carried out by the applicant to mitigate against such hazards or nuisances, and in the event of such damage, that the applicant will bear full responsibility for the repair or replacement of such damaged facilities.

12.20.100 Emergency removal of trees.

Notwithstanding the provisions of LMC 12.20.090, the superintendent

12.20.110 Hazardous street trees.

A. In the event that the Director determines a street tree or landscaping is hazardous to the public safety or welfare, the Director shall notify in writing the responsible property owner and occupant of such hazardous condition and that the property owner shall remove said street tree or landscaping within 14 days of the written notice. If the property owner fails to remove the street tree or landscaping within 14 days, the Director may cause the work to be done and all costs for such work shall be charged to the property owner.

B. The Director, at in his/her discretion, may proceed to remove or alter, or permit another entity to remove or alter, to any extent he/she deems necessary, any hazardous street tree found to be an imminent threat to the public safety or likely to cause

imminent injury or damage to persons, structures or utilities ~~if the provisions of LMC 12.20.090 are followed. (1960 code § 23B.9).~~

C. The cost of any removal of a street tree or landscaping shall constitute a special assessment and shall be enforced in accordance with the proceeding set forth in LMC 12.20.070(F)(3).

12.20.110 Appeal procedure.

12.20.115 Appeal procedure.

Any person ~~taking exception to any~~ may appeal the denial, suspension, or revocation by the public works department ~~Director~~ of a permit applied for or held by such person pursuant to the provisions of this chapter ~~may appeal in writing~~ article to the ~~Council~~ Beautification Committee by filing ~~with the city clerk a~~ a written notice of such appeal, ~~with the Director~~ setting forth the specific grounds thereof. Such notice shall be filed within 14 days after ~~notice~~ the decision of such action appealed from, but in no event later than 30 days after the date of such action. ~~the Director.~~ The city clerk ~~Director~~ shall ~~forthwith~~ set such matter for hearing before the ~~Council~~ Beautification Committee, and cause notice thereof to be given to the applicant not less than ~~three~~ seven days prior to such hearing. At such hearing, the applicant shall show cause, on the grounds specified in the notice of appeal, why the action ~~excepted to~~ should not be approved. ~~The Council may continue such hearing from time to time, and its~~ Any person choosing to challenge the determination made by the Beautification Committee shall file a written appeal to the City Council. The findings and decision of the appeal City Council shall be final and conclusive in the matter. (Ord. 2065 § 1(A), 2018; 1960 code § 23B.10).

12.20.120- Parkway paving restrictions.

A. ~~The city engineer~~ City Engineer shall ~~forthwith~~ cause rules and regulations to be established governing the paving of parkways or ~~parkway-planter~~ strips within the public right-of-way. Such rules and regulations shall be based on the area involved, the number of trees, ~~shrubs~~ or landscaping plants to be located therein, and the existence or nonexistence of public utilities and materials to be used.

B. ~~It is unlawful for any person to pave any parkway strip in any manner or with any material whatsoever without having first secured permission there to do so from the~~

~~public works department.~~Public Works Department. Such department shall grant permission to pave only when the proposal therefor shows that the work to be done shall be in accordance with the rules and regulations therefor as established by the ~~city engineer.~~ ~~(1960 code § 23B.11)~~City Engineer.

12.20.121 Violations.

A violation of any provision of this article or chapter shall be prosecuted as a misdemeanor or infraction at the option of the City Attorney and as further set forth in LMC 12.20.122 with respect to penalties and administrative proceedings.

12.20.122 Penalties and administrative proceedings.

A. In addition to the penalty provisions set forth in LMC 1.16.10, violations of this Article may be subject to the administrative proceedings set forth in Chapter 1.20 of the LMC, including, but without limitation, civil penalties, late payment penalties, administrative fees, other related charges and, to the maximum extent permitted by law, tree replacement costs as determined using the most recent edition of the Guide for Plant Appraisal, by the Council of Tree and Landscape Appraisers under the auspices of the International Society of Arboriculture.

B. Civil Penalties. In addition to the penalty provisions of subsection A of this section, the City may bring a civil action against any person who commits, allows or maintains a violation of any provision of this article. As part of such civil action, a court may assess against any person who commits, allows or maintains a violation of any provision of this article a civil penalty in an amount up to five thousand dollars (\$5,000) per violation or in an amount as set forth below:

1. Where the violation has resulted in irreparable injury to or removal of a tree, the civil penalty shall be in an amount up to five thousand dollars (\$5,000) per street tree unlawfully injured or removed, or in the full amount of the replacement value of each such tree, whichever amount is higher. Such amount shall be payable to the City's Urban Forestry Maintenance Fund. Replacement value shall be determined using the most recent edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.

2. Injunctive Relief. A civil action may be commenced to abate, enjoin, or otherwise compel the cessation of such violation.

3. Costs. In any civil action brought pursuant to this chapter in which the City prevails, the court shall award to the City all costs of investigation and preparation for trial, the costs of trial, reasonable expenses including overhead and administrative costs incurred in prosecuting the action, and reasonable attorney fees.

12.20.123 Remedies not exclusive.

To the maximum extent permitted by law, administrative remedies specified in this article in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided herein shall be cumulative and not exclusive.

Article IIII. Tree Preservation

12.20.130 Title.

This article shall be known as the Livermore tree preservation ordinance. (Ord. 1830 § 3, 2007)

~~12.20.140 Findings.~~

~~The City of Livermore is forested by a variety of trees, planted on both public and private property. These trees comprise an urban forest that provides tangible benefits to the community. A healthy urban forest reduces air and noise pollution, provides energy-saving shade and cooling, furnishes habitat for wildlife, enhances aesthetics and property values, and is an important contributor to community image, pride, and quality of life. The uncontrolled and indiscriminate destruction of trees within the urban forest detrimentally affects these tangible benefits. Therefore the City Council finds that in order to protect the health, safety, general welfare, and quality of life of the citizens of Livermore, the establishment of basic standards for the preservation and protection of a healthy and sustainable urban forest is essential. (Ord. 2065 § 1(A), 2018; Ord. 1830 § 3, 2007)~~

~~12.20.150 Purpose and intent.~~

~~This article establishes the policies, regulations, and standards for the protection of trees on any parcel of land within the City of Livermore. These policies, regulations, and~~

~~standards are necessary to ensure that the City will continue to realize the tangible benefits provided by its urban forest.~~

~~It is the policy of the City to require the preservation of protected trees, unless a reasonable and conforming use of a property justifies the removal, relocation, and/or encroachment into the protected zone of such tree.~~

~~The provisions of this article are enacted to:~~

~~A. Assist in the continuous development and maintenance of a healthy urban forest and sustainable tree cover on lands within the City of Livermore;~~

~~B. Assist in the continuous development and maintenance of a stable urban forest diverse with trees of various species and age classes;~~

~~C. Preserve and enhance the aesthetic and quality of life values provided by Livermore's urban forest;~~

~~D. Preserve and enhance the environmental benefits provided by Livermore's urban forest, including the reduction of air and noise pollution, the conservation of energy resources through shade and cooling, and the provision of wildlife habitat. (Ord. 2065 § 1(A), 2018; Ord. 1830 § 3, 2007)~~

12.20.160 Definitions.

A. "Ancestral tree" means any tree determined by the City Council to be an ancestral tree based upon a finding that the particular tree is unique and of importance to the public due to its age, size, appearance, location, ecological value, habitat value, historical and/or cultural significance.

B. "California native" tree means:

Alder, White (*Alnus rhombifolia*)

Bay, California (*Umbellularia californica*)

Buckeye, California (*Aesculus californica*)

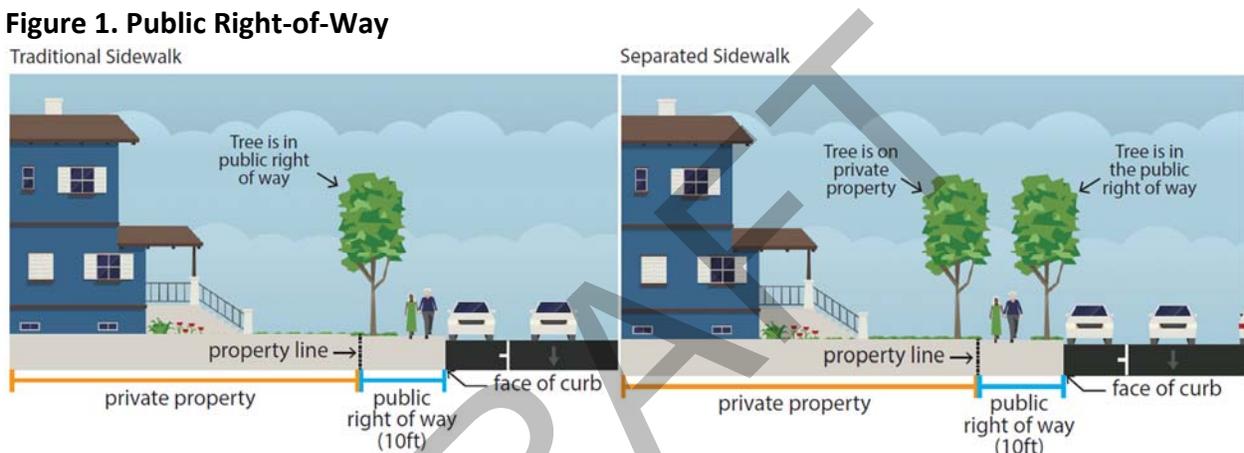
Madrone (*Arbutus menziesii*)

Street Trees Policies and Procedures

Trees beautify our community, provide shade, clean the air, are home to wildlife, and offer many other benefits. The City of Livermore's Street Tree and Tree Preservation Ordinance outlines the standards for the preservation and protection of both street trees and trees on private property. The Ordinance is located in Section 12.20 of the Livermore Municipal Code (Attachment 1).

The Municipal Code regulates Street Trees and Trees on Private Property differently. The following information focuses exclusively on street trees, which are trees with a base partially or wholly within the public right-of-way, with a circumference of at least 1.5 inches at four and one-half feet above grade. Figure 1 shows the location of public right-of-way.

Figure 1. Public Right-of-Way



Public right-of-way (blue) is typically 10-feet from face of curb to the property line along all sides of property

Maintenance

The adjacent property owner is responsible to maintain street trees and landscaping within the public right-of-way. The City has assumed the responsibility to maintain backing lots that are not already maintained by a private association or district. Backing lots are the area along a major or collector street located between the back of curb and the property line that is inaccessible to the adjacent property owner due to a continuous barrier. In the case of a major street, it pertains to either the rear or side property line. In the case of a collector street, it pertains only to the rear property line. Figure 2 provides examples of City and property owner maintenance responsibilities. Attachment 2 provides a map of Major and Collector Streets.

Regardless of location, it is unlawful to intentionally cause injury to street trees or remove a street tree without a permit.

Street Trees Policies and Procedures

Figure 2. Property Owner vs City Maintenance Responsibility



Property owners are not required to obtain a permit for street tree or landscape trimming or maintenance. However, all street tree trimming and maintenance must be conducted in accordance with the International Society of Arboriculture Standards or the American National Standard Institute and may not be excessive or cause harm to the street tree.

Street Trees shall be trimmed to maintain safe pedestrian and vehicle clearances at 8 feet above the sidewalk and 12 feet above the roadway. Street Tree maintenance must include structural and safety pruning, removal of fallen leaves, branches, and other debris, removing dead, decayed, or broken limbs or branches that overhang the public right-of-way, deep root watering, root pruning, installing root barriers, fertilizing, and pest control. Street Trees must be maintained to ensure sufficient passage of light from street lights to the street and not obstruct street signs.

Street Tree Removal

A property owner can request to remove a street tree adjacent to their property with a no-cost Street Tree Action Permit. Removal is approved on a case by case basis and street tree removal is the sole expense of the applicant. A property owner's request to remove a street tree may be approved by the City only if the street tree is:

- Dead
- Damaged beyond repair
- Having a root system not adequate to reliably support continued growth
- Causing documented storm drainage or sanitary sewer stoppages
- Part of a planned street-tree removal program

Street Trees Policies and Procedures

- The obvious cause of continuing structural damage or damage to infrastructure which cannot be mitigated by pruning limbs or roots or other reasonable measures (more information about street trees causing sidewalk damage is provided below)
- Hazardous to public safety or welfare, or where unusual circumstances require action to be taken by the City
- Creating a hazard to utilities such as electrical, gas, telephone, drinking water, or cable television services
- Part of an approved land use entitlement

Permit Procedure

The no-cost Street Tree Action Permit is attached, available online, by contacting the City Maintenance Division at 925-960-8020, or via email at maintenance-request@cityoflivermore.net (Attachment 3).

The following documents are required with the submittal (there is no fee for a street tree action permit):

- Street Tree description and site plan showing where the tree is located on the lot
- Photograph of each street tree to be removed
- An arborist report is not required, although a report may be required if four or more trees are proposed for removal.

Please send the completed application and all required attachments via email at maintenance-request@cityoflivermore.net or mail to the City of Livermore, Maintenance Service Center, at 3500 Robertson Park Road.

The review process takes approximately 10-14 days. The permit is mailed to the property owner, unless other instructions are provided by the applicant on the application. An approved street tree removal permit will expire 90 days after date of issuance.

Posting Requirements

As a condition of approval for a Street Tree removal, the property owner is required to post a notice on or immediately adjacent to the tree that is proposed to be removed for at least five working days in advance of the tree removal. Photo evidence of this notice must be provided to the City. Any comments received from the public about the pending street tree removal will be considered by the Public Works Director (Director).

If a street tree removal action is approved, the approved permit shall be displayed near the tree during the removal process.

Street Trees Policies and Procedures

Appeals

A denied street tree removal permit can be appealed within 14 working days of the denial. The appeal will then be scheduled for a hearing before the Beautification Committee. A determination made by the Beautification Committee can be appealed to the City Council. The decision by City Council shall be final.

Street Tree Causing Sidewalk Damage

The adjacent property owner may request to remove a street tree if it is causing sidewalk damage. The adjacent property owner must complete the no-cost Street Tree Action Permit Application and, if approved, follow all procedures and conditions of approval including replanting requirements.

After receiving the completed Street Tree Action Permit Application, City staff will conduct an on-site inspection of the street tree and sidewalk. The City can approve the street tree removal if sidewalk damage caused by the street tree meets or exceeds one or more of the defect dimensions outlined in the Sidewalk Repair Criteria Standard Detail ST-33 (Attachment 4). However, the street tree removal can be denied if control measures such as root pruning or root barriers will prevent further sidewalk damage. Additionally, if sidewalk damage caused by the street tree is less than the criteria outlined in the Sidewalk Repair Criteria, the City can deny the street tree removal request.

The adjacent property owner will need to complete a no-cost encroachment permit to repair the sidewalk defect caused by the street tree (Attachment 5). City staff will work with the property owner to determine the most appropriate repair method depending on the size and type of defect. Sidewalk Repair information is provided as Attachment 6.

Both street tree removal/replacement and sidewalk repair is completed at the sole expense of the applicant.

Notification of Required Maintenance or Removal

If the City becomes aware of a street tree or landscaping that is not properly maintained the City will provide a 14-day notice to the property owner requiring corrective action. If the street tree or landscaping poses an imminent hazard the City will contact the property owner and occupant for immediate action. In both cases the property owner is provided the opportunity to correct the problem. However, if the property owner fails to complete the required correction action within the time limit the City will complete the required work and charge all City incurred cost to the property owner.

Street Tree Replanting Requirements

An approved street tree permit removal permit shall include mitigation for the tree removal's impact on the City's urban forest. An applicant with an approved street tree removal permit

Street Trees Policies and Procedures

must satisfy the Street Tree Replanting Policy (Attachment 7), at the sole expense of the applicant:

- For each street tree removal, applicant to plant, at a minimum, a 15-gallon replacement tree and pay \$100 to the Urban Forestry Fund. This fund is used to preserve, protect, monitor, and enhance the City's urban forest.
- If, in the determination of the Director, an appropriate location for planting the replacement tree cannot be located in the public right-of-way adjacent to the property of the applicant, the Director may allow, at his/her sole discretion, one or a combination of the following methods in-lieu:
 - a. Planting of the replacement tree(s) on a portion of the applicant's property which is visible from the adjacent public right-of-way; or
 - b. Payment to the City's Urban Forestry Fund in the amount of: \$200 in-lieu of each replacement tree
- A request to remove four or more street trees shall be referred to the Community Development Director for processing and determination.

Street Tree replacement recommendations will be provided by the City Arborist, by selecting the most appropriate street tree species based on site conditions using the City's Tree Planting Guide Standard Detail L-18L (Attachment 8). Each street tree shall be planted to meet the City's Street Tree Planting Standard Detail L-3A-E (Attachment 9).

Compliance with the Street Tree Replanting Policy is required within 120 days of the street tree removal. This includes street tree replanting and payment to the Urban Forestry Fund.

Hardship

A property owner may request financial hardship assistance if the annual household income is less than 80% of the area median income for Alameda County as established by the U.S. Department of Housing and Urban Development. The note is due and payable upon the sale or any other transfer of any interest of the property. To request financial hardship assistance, email maintenance-request@cityoflivermore.net.

Questions

For questions, please call City of Livermore Public Works at 925-960-8020, email maintenance-request@cityoflivermore.net, or visit the Maintenance Service Center at 3500 Robertson Park Road.

Attachments

1. Street Tree Ordinance Municipal Code 12.20
2. Map of Major and Collector Streets

Street Trees Policies and Procedures

3. Street Tree Action Permit
4. Sidewalk Repair Criteria (Standard Detail ST-33)
5. Encroachment Permit
6. Sidewalk Repair Brochure
7. Street Tree Replanting Policy
8. Tree Planting Guide Standard Detail L-18A-L
9. Street Tree Planting Standard Detail L-3A-E

DRAFT

Did you know?

Per the Livermore Municipal Code, Street Tree Ordinance 12.20, the property owner is responsible for maintaining street trees adjacent to the property within the public right-of-way (Figure 1). The City has assumed responsibility to maintain backing lots that are not already maintained by a private association or district (Figure 2).

Figure 1

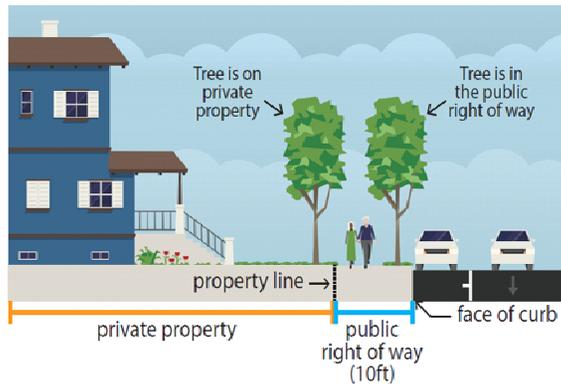


Figure 2



MAINTENANCE OF STREET TREES

Property owners are not required to obtain a permit to maintain a street tree, but all maintenance must be done in accordance with the International Society of Arboriculture Standards (www.isa-arbor.com). Street trees should be trimmed to maintain safe pedestrian and vehicle clearance, at 8' above the sidewalk and 12' above the road.

Maintenance includes:

- Structural and safety pruning
- Removal of leaves and debris
- Removal of dead, decayed or broken limbs
- Deep root watering
- Root pruning
- Installing root barriers
- Fertilizing
- Pest control

Street trees must be maintained to ensure sufficient passage of light from street lights, and not obstruct street signs. Trimming must not be excessive or cause harm to the street tree.

LIVERMORE
CALIFORNIA

Public Works Department
Maintenance Division
3500 Robertson Park Road
Livermore, CA 94550
Phone: (925) 960-8020
Fax: (925) 960-8025
CA Relay: Dial 711
www.cityoflivermore.net

Street Trees

Policies and Procedures

LIVERMORE
CALIFORNIA

STREET TREE REMOVAL

A property owner can request to remove a street tree adjacent to their property by applying for a no-cost Street Tree Action Permit. Removal is approved on a case by case basis, and the cost of the removal is at the sole expense of the applicant. A removal request may be approved by the City only if the street tree is:

- Dead
- Damaged beyond repair
- Having a root system not adequate to reliably support continued growth
- Part of a planned street tree removal program
- Causing structural damage to sidewalk or hardscape which cannot be mitigated by pruning limbs or roots or other reasonable measures*
- Hazardous to public safety
- Creating a hazard to utilities (electrical, gas, telephone, water or cable services)
- Part of a land use entitlement

**The City can approve the street tree removal if sidewalk damage caused by the street tree meets or exceeds one or more defect dimensions outlined in the Sidewalk Repair Criteria Standard Detail ST-33. It can be denied if control measures such as root pruning or root barriers will prevent further damage. Additionally, if sidewalk damage caused by street tree is less than the criteria outlined in the Sidewalk Repair Criteria, the City can deny the removal request.*

STREET TREE REMOVAL—PERMIT PROCEDURES

PERMIT PROCESS

The no-cost Street Tree Action Permit is available on the City of Livermore website or by calling 925-960-8020.

You must include the following information with the permit:

- Street tree description and site plan showing the location of the tree on the lot (a simple drawing will suffice)
- Photo of each Street Tree to be removed
- An arborist report is not required.

The permit review process takes approximately 10-14 days. Approved permits expire 90 days after the date of issuance.

APPEALS

A denied street tree removal permit can be appealed within 14 working days of the denial. The appeal will then be scheduled for a hearing before the Beautification Committee. A determination made by the Beautification Committee can be appealed to the City Council, whose decision is final.

REPLANTING REQUIREMENTS

Applicants with approved tree removal permits must satisfy the Street Tree Replanting Policy at the sole expense of the applicant:

- For each street tree removed, applicant must plant, at a minimum, a 15-gallon replacement tree* and pay \$100 to the City's Urban Forestry Fund. This fund is used to preserve, protect, monitor and enhance the City's urban forest.
- If an appropriate location for planting the replacement tree cannot be located in the public right-of-way, the Director may allow one or a combination of the following methods:
 - a. Planting of the replacement tree on a portion of the property visible from the right-of-way; or
 - b. Payment to the City's Urban Forestry Fund in the amount of \$200 in lieu of each replacement tree.

** Replacement recommendation will be provided by the City Arborist using the City's Tree Planting Guide Standard Detail. Compliance is required within 120 days of the street tree removal, including street tree replanting and payment to the Urban Forestry Fund.*

Chapter 12.20

STREET TREE AND TREE PRESERVATION

Article I. Street Tree and Tree Preservation

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- 12.20.002 Purpose and intent.

Article II. Street Tree

- 12.20.010 Definitions.
- 12.20.030 Planting, removing or injuring street trees.
- 12.20.040 Master street tree list – City Engineer authority.
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- 12.20.070 Maintenance of street trees.
- 12.20.075 City Maintenance Responsibilities at residential lots.
- 12.20.080 Unlawful removal or injury to street trees; Application for street tree removal.
- 12.20.090 Criteria for street tree removal.
- 12.20.100 Street tree permits - duration.
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- 12.20.110 Hazardous street trees.
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- 12.20.122 Penalties and administrative proceedings.
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Article III. Tree Preservation

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- 12.20.190 Tree permit required.
- 12.20.200 Exemptions.

- 12.20.210 Processing of tree permits.
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- 12.20.230 Conditions of approval.
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- 12.20.290 Valuation.
- 12.20.300 Urban forestry maintenance fund.
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Article I. Street Tree and Tree Preservation

12.20.001 Findings.

The City of Livermore is forested by a variety of trees, planted on both public and private property. These trees comprise an urban forest that provides tangible benefits to the community. A healthy urban forest reduces air and noise pollution, provides energy-saving shade and cooling, furnishes habitat for wildlife, enhances aesthetics and property values, and is an important contributor to community image, pride, and quality of life. The uncontrolled and indiscriminate destruction of trees within the urban forest detrimentally affects these tangible benefits. Therefore the City Council finds that in order to protect the health, safety, general welfare, and quality of life of the citizens of Livermore, the establishment of basic standards for the preservation and protection of a healthy and sustainable urban forest is essential.

12.20.002 Purpose and intent.

This chapter establishes the policies, regulations, and standards for the protection of trees on any parcel of land or in the public right-of-way within the City of Livermore. These policies, regulations, and standards are necessary to ensure that the City will continue to realize the tangible benefits provided by its urban forest.

It is the policy of the City to require the preservation of street trees and protected trees, unless a reasonable and conforming use of a property justifies the removal, relocation, and/or encroachment into the protected zone of a protected tree.

The provisions of this chapter are enacted to:

A. Assist in the continuous development and maintenance of a healthy urban forest and sustainable tree cover on lands within the City of Livermore;

B. Assist in the continuous development and maintenance of a stable urban forest diverse with trees of various species and age classes;

C. Preserve and enhance the aesthetic and quality of life values provided by Livermore's urban forest;

D. Preserve and enhance the environmental benefits provided by Livermore's urban forest, including the reduction of air and noise pollution, the conservation of energy resources through shade and cooling, and the provision of wildlife habitat.

Article II. Street Tree

12.20.010 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless otherwise specifically defined:

A. "Backing lot" means the area along a major or collector street located between the back of curb and property line that is inaccessible to the adjacent property owner due to a continuous barrier. In the case of a major street it pertains to either the rear or side property line. In the case of a collector street, it pertains only to the rear property line.

B. "City Engineer" means the City Engineer of the City of Livermore.

C. "Days" unless otherwise provided, always means calendar days.

D. "Director" means the Director of Public Works or his/her designee.

E. "Hazardous" means a tree or part of a tree that is or appears to be (i) dead; (ii) likely to fall; (iii) seriously diseased; (iv) an obstruction or potential obstruction to pedestrian or vehicular travel on any street; (v) an obstruction or potential obstruction to any traffic signs, traffic controls, street lights, regulatory sign, or similar type of equipment or sign; or (vi) in a condition that is detrimental to the public health, safety, or general welfare.

F. "Landscaping" means any plant form planted within the public right-of-way other than a tree.

G. "Parkway," "parkway strip," or "planter strip" are used interchangeably and mean that area within the public right-of-way lying between the curb and sidewalk.

H. "Person" means individuals, corporations, associations, partnerships and, to the extent of the City's jurisdiction, public entities.

I. "Public right-of-way" means all property dedicated in fee or easement to public use for street, landscape, or sidewalk purposes.

J. "Street tree" means any single-trunked tree, multi-trunked tree, or stand of trees dependent upon each other for survival that is at least 1.5 inch in circumference at four and one-half feet above grade, the base of which is located wholly or partially within the public right-of-way under the ownership or control of the City by fee or easement.

12.20.030 Planting, removing or injuring street trees.

It is unlawful, and a public nuisance, for any person to plant, remove, prune, injure or destroy any street tree except in conformance with the provisions of this chapter.

12.20.040 Master street tree list – City Engineer authority.

The City Engineer is authorized and directed to maintain a master list of trees that may be planted in the public right-of-way.

12.20.050 Planting street trees – Permit required.

No street tree shall be planted or placed in or upon any public right-of-way without a permit having first been issued by the Director, or as part of an approved development

plan. Such permit shall not require the payment of any application fee or other cost to the applicant, and will only be issued if it is found that such proposed planting or placing is in accordance with the master street tree list and all City standards.

12.20.060 Planting street trees – Agreement prerequisite to building permit issuance.

A building permit for the construction of any new building or improvement to existing building in an amount exceeding 50 percent of the current replacement cost of the existing building shall not be issued unless the applicant agrees to the following:

1. Plant street trees along the frontage or in the public right-of-way adjacent to the property upon which the proposed or existing building is located, in accordance with all street tree planting standards and the master street tree list;
2. Ensure and/or install adequate irrigation along existing or proposed landscape areas in accordance with City standard details.

12.20.070 Maintenance of street trees.

A. The property owner of a lot or portion of a lot fronting on or adjacent to a street shall maintain the street trees and landscaping along the frontage or in the public right-of-way, including in any parkway or planter strip, between the back of curb and property line.

B. A property owner’s obligations under subsection (A) of this section include at a minimum all of the following:

1. Maintaining the street trees and other landscaping in a safe and nondangerous condition as will not interfere with the public convenience or safety in the use of the public street and sidewalk, including:
 - a. Ensuring sufficient passage of light from any public street light to the street;
 - b. Ensuring a minimum 8 foot vertical pedestrian clearance from the top of the sidewalk and a minimum 12 foot vehicular clearance from

the top of the street pavement, unless greater clearance is needed for unimpeded vehicular traffic, to any part of a street tree;

- c. Ensuring street signs, parking restriction signs, bus stop signs, and other directional and regulatory signs are not obstructed;
- d. Removing dead, decayed, or broken limbs or branches that overhang the public right-of way.

2. Deep root watering, root pruning, installing root barriers, fertilizing, and pest control.

3. Clearance, structural, and safety pruning.

4. Removal of fallen leaves, branches, and other debris.

5. Replacing any removed or otherwise missing street tree and landscaping if required to be planted by this code or an approved development plan.

C. Although property owners are not required to obtain a permit for trimming or maintenance of street trees, all trimming and maintenance of street trees must be conducted in accordance with the International Society of Arboriculture Standards or the American National Standard Institute and may not be excessive or cause harm to the street tree which negatively affects its growth.

D. A property owner owes a duty to members of the public to maintain street trees and other landscaping in a safe and nondangerous condition.

E. If any property owner fails to maintain any street tree or other landscaping in a safe and nondangerous manner as required by this section, and as a result any person suffers damage or injury to person or property, the property owner shall be liable to such person for the resulting damages and injuries.

F. If the Director becomes aware that a property owner has failed to properly maintain any street trees or other landscaping he/she may:

1. Cause the work to be done if such condition poses an imminent hazard to the safe use of the street or sidewalk and all costs for such work shall be charged to the property owner.

2. Place a notice of violation on the street tree or landscaping in question and notify the adjacent property owner and occupant of such violation and require the property owner to take corrective action within 14 days of such notice. If the property owner fails to complete the required corrective action within the time limit, the Director may cause the work to be done and all costs for such work shall be charged to the property owner.

3. The cost of any corrective action done in accordance with Section 12.20.070(F) or 12.20.110 may be assessed by the City Council against the affected parcel of property. The assessed cost, if not paid within five days after its confirmation by the City Council shall constitute a special assessment against said parcel of property, and shall be a lien on the property, which lien shall continue until the assessment and all interest thereon is paid, or until discharged.

12.20.075 City maintenance responsibility at residential lots.

The City shall maintain the street trees and landscaping in residential backing lots except for those backing lots having a private association or district that is responsible for such maintenance.

12.20.080 Unlawful removal or injury to street trees; Application for street tree removal.

A. It is unlawful for any person to intentionally remove or cause injury by the use of chemicals such as salt, oil, herbicide or any other material deleterious to growth or health of street trees, or to cause or permit the same to be done, without first obtaining a valid street tree removal permit.

B. Upon submission of a street tree removal application to the Director, the Director may permit the removal of a street tree if the criteria set forth in LMC 12.20.090 and 12.20.105 are satisfied. Such application will be made to the Director who may require an inspection to be made and may thereafter recommend approval or denial of such application. The Director shall set forth the reasons for the approval or denial of a street

tree removal application in accordance with the provisions of this Chapter. There shall be no fee for such application or inspection.

C. A request to remove four or more street trees represents a potentially significant change to the property's previously approved development permit. The Director shall refer such applications to the Community Development Department Director for review and determination in compliance with Article III. The Community Development Department Director may in his/her discretion refer the application to the Planning Commission for determination. Street Tree Permit applications referred to the Planning Commission shall be converted to a site plan/design review modification application and shall be subject to the fees and review process associated therewith.

12.20.090 Criteria for street tree removal.

A. The Director, in his/her discretion, may permit the removal of any street tree which he/she finds to be:

1. Dead;
2. Damaged beyond repair;
3. Having a root system not adequate to reliably support continued growth;
4. Causing documented storm drainage or sanitary sewer stoppages;
5. Part of a planned street-tree removal program;
6. The obvious cause of continuing structural damage or damage to infrastructure which cannot be mitigated by pruning limbs or roots or other reasonable measures;
7. Hazardous to public safety or welfare, or where unusual circumstances require action to be taken by the City;
8. Creating a hazard to utilities such as electrical, gas, telephone, drinking water, or cable television services;

9. Part of a land use entitlement.

12.20.100 Street tree permits - duration.

Street tree permits shall be valid for a period of no longer than 90 days from the issuance date, unless associated with a development application in which case a street tree permit shall be valid concurrent with the validity of the approved development application.

12.20.105 Removal of street trees – Conditions of approval.

A. Notice shall be required as a condition of approval for any permit to remove a street tree. The notice shall be made in a form approved and provided by the Director and shall be prominently displayed on or immediately adjacent to the tree that is proposed to be removed. Photographic evidence of posting of said notice shall be submitted to the Director.

B. The notice required by this section shall be posted at least five working days in advance of the proposed removal date so that any person wishing to comment on the proposed removal may have the opportunity to respond in writing to such notice to the Director. All comments received before the end of such posting period will be considered by the Director, who shall proceed at his/her discretion.

C. Valid street tree permits shall be posted on site within view of the nearest public right-of-way during the removal process.

D. For any street tree removal permit granted by the Director, the Director shall require as a condition of approval that the applicant comply with the Street Tree Replanting Policy. Failure to comply with the Street Tree Replanting Policy within one hundred twenty days of tree removal shall constitute a violation of this chapter and shall be punished in accordance with LMC 12.20.121 and LMC 12.20.122.

E. Upon approval of the application, the property owner, or his/her representative, may do or cause to be done such work as is described on the street tree removal permit. Any such work contemplated which may cause a hazard or nuisance to vehicular or pedestrian traffic, or threaten the integrity or continuous operation of electric, gas, telephone, drinking water, sanitary sewer, or cable television systems or structures, or

to any public utilities or public or private structures, may only be undertaken after the Director has certified that he/she is satisfied that proper and sufficient measures will be carried out by the applicant to mitigate against such hazards or nuisances, and in the event of such damage, that the applicant will bear full responsibility for the repair or replacement of such damaged facilities.

12.20.110 Hazardous street trees.

A. In the event that the Director determines a street tree or landscaping is hazardous to the public safety or welfare, the Director shall notify in writing the responsible property owner and occupant of such hazardous condition and that the property owner shall remove said street tree or landscaping within 14 days of the written notice. If the property owner fails to remove the street tree or landscaping within 14 days, the Director may cause the work to be done and all costs for such work shall be charged to the property owner.

B. The Director, in his/her discretion, may proceed to remove or alter, or permit another entity to remove or alter, to any extent he/she deems necessary, any hazardous street tree found to be an imminent threat to the public safety or likely to cause imminent injury or damage to persons, structures or utilities.

C. The cost of any removal of a street tree or landscaping shall constitute a special assessment and shall be enforced in accordance with the proceeding set forth in LMC 12.20.070(F)(3).

12.20.115 Appeal procedure.

Any person may appeal the denial, suspension, or revocation by the Director of a permit applied for or held by such person pursuant to the provisions of this article to the Beautification Committee by filing a written notice of appeal with the Director setting forth the specific grounds thereof. Such notice shall be filed within 14 days after the decision of the Director. The Director shall set such matter for hearing before the Beautification Committee, and cause notice to be given to the applicant not less than seven days prior to such hearing. At such hearing, the applicant shall show cause, on the grounds specified in the notice of appeal, why the action should be approved. Any person choosing to challenge the determination made by the Beautification Committee

shall file a written appeal to the City Council. The findings and decision of the City Council shall be final.

12.20.120 Parkway paving restrictions.

A. The City Engineer shall cause rules and regulations to be established governing the paving of parkways or planter strips within the public right-of-way. Such rules and regulations shall be based on the area involved, the number of trees or landscaping plants to be located therein, and the existence or nonexistence of public utilities and materials to be used.

B. It is unlawful for any person to pave any parkway strip in any manner or with any material whatsoever without having first secured permission there to do so from the Public Works Department. Such department shall grant permission to pave only when the proposal therefor shows that the work to be done shall be in accordance with the rules and regulations therefor as established by the City Engineer.

12.20.121 Violations.

A violation of any provision of this article or chapter shall be prosecuted as a misdemeanor or infraction at the option of the City Attorney and as further set forth in LMC 12.20.122 with respect to penalties and administrative proceedings.

12.20.122 Penalties and administrative proceedings.

A. In addition to the penalty provisions set forth in LMC 1.16.10, violations of this Article may be subject to the administrative proceedings set forth in Chapter 1.20 of the LMC, including, but without limitation, civil penalties, late payment penalties, administrative fees, other related charges and, to the maximum extent permitted by law, tree replacement costs as determined using the most recent edition of the Guide for Plant Appraisal, by the Council of Tree and Landscape Appraisers under the auspices of the International Society of Arboriculture.

B. Civil Penalties. In addition to the penalty provisions of subsection A of this section, the City may bring a civil action against any person who commits, allows or maintains a violation of any provision of this article. As part of such civil action, a court may assess against any person who commits, allows or maintains a violation of any provision of this

article a civil penalty in an amount up to five thousand dollars (\$5,000) per violation or in an amount as set forth below:

1. Where the violation has resulted in irreparable injury to or removal of a tree, the civil penalty shall be in an amount up to five thousand dollars (\$5,000) per street tree unlawfully injured or removed, or in the full amount of the replacement value of each such tree, whichever amount is higher. Such amount shall be payable to the City's Urban Forestry Maintenance Fund. Replacement value shall be determined using the most recent edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.

2. Injunctive Relief. A civil action may be commenced to abate, enjoin, or otherwise compel the cessation of such violation.

3. Costs. In any civil action brought pursuant to this chapter in which the City prevails, the court shall award to the City all costs of investigation and preparation for trial, the costs of trial, reasonable expenses including overhead and administrative costs incurred in prosecuting the action, and reasonable attorney fees.

12.20.123 Remedies not exclusive.

To the maximum extent permitted by law, administrative remedies specified in this article in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided herein shall be cumulative and not exclusive.

Article III. Tree Preservation

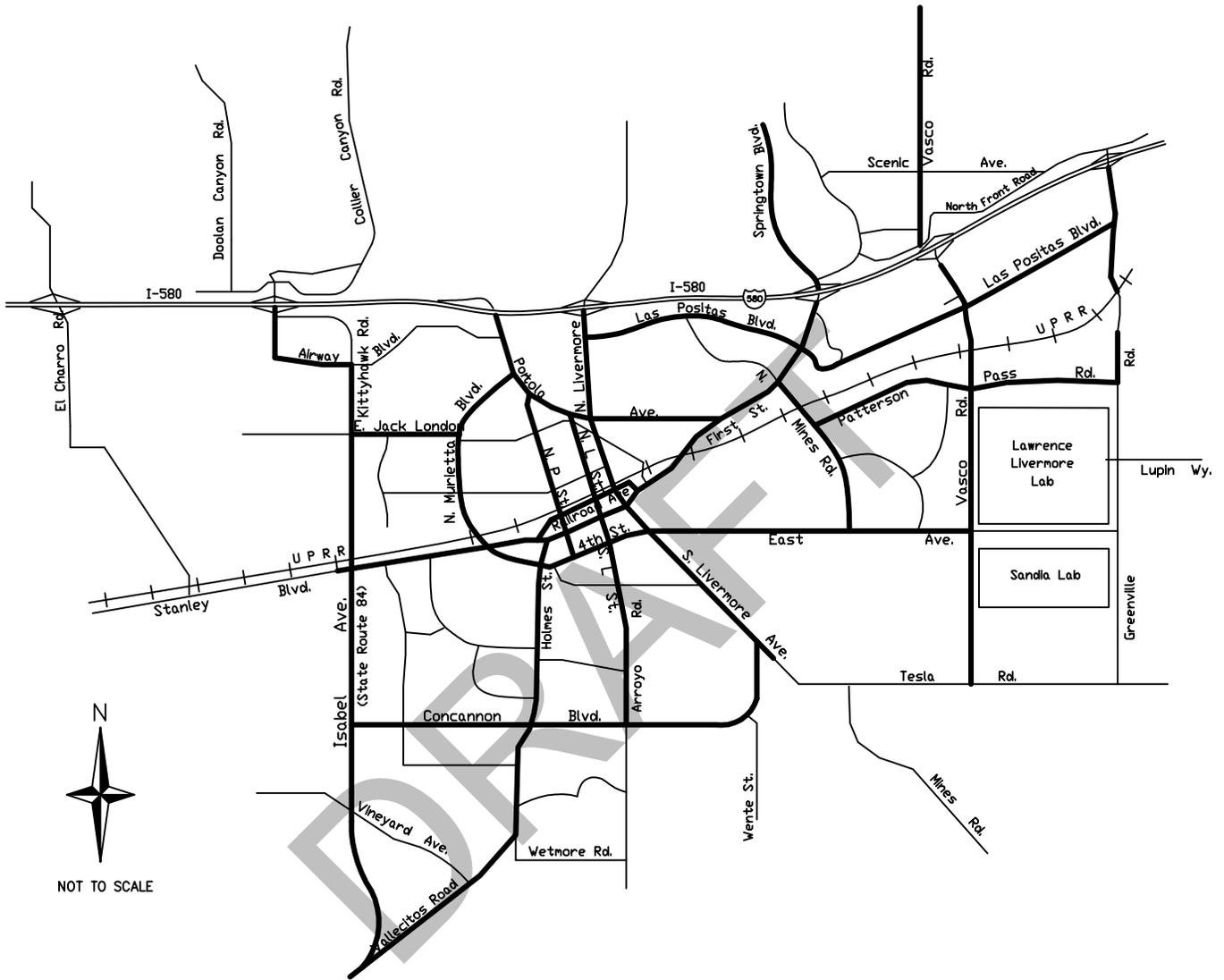
12.20.130 Title.

This article shall be known as the Livermore tree preservation ordinance. (Ord. 1830 § 3, 2007)

12.20.160 Definitions.

A. "Ancestral tree" means any tree determined by the City Council to be an ancestral tree based upon a finding that the particular tree is unique and of importance to the public due to its age, size, appearance, location, ecological value, habitat value, historical and/or cultural significance.

Attachment 2



NOT TO SCALE

LEGEND:

- MAJOR STREET
- COLLECTOR STREET

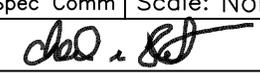
User note:
 These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

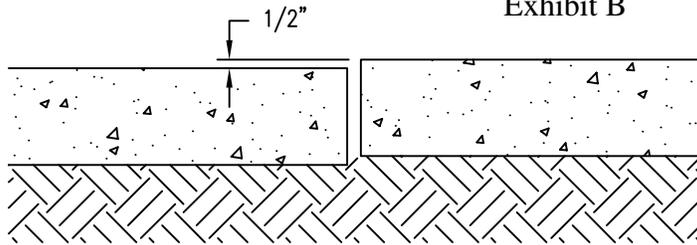
G01F.DWG

Date:	By:	Rev:

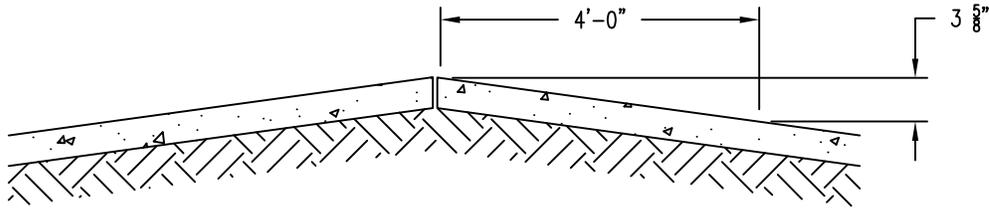
MAJOR AND COLLECTOR STREETS LOCATION MAP

CITY OF LIVERMORE STANDARD DETAIL

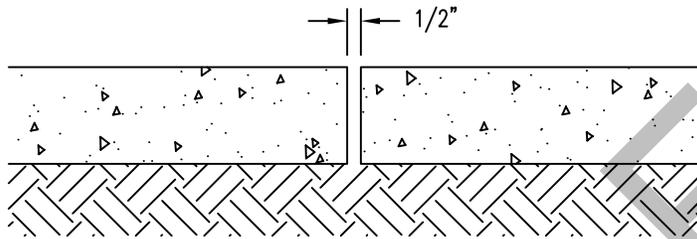
Dwn: MM	Date: May-13	No.
Ckd: Spec Comm	Scale: None	G-1E
 Acting City Engineer		



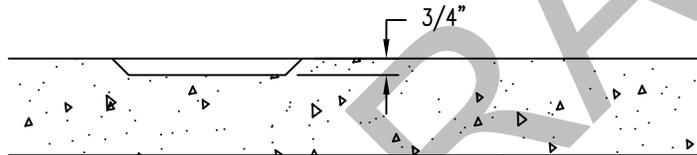
STEP SEPARATIONS A sidewalk panel has been lifted or subsided by 1/2" or more than the adjacent panel.



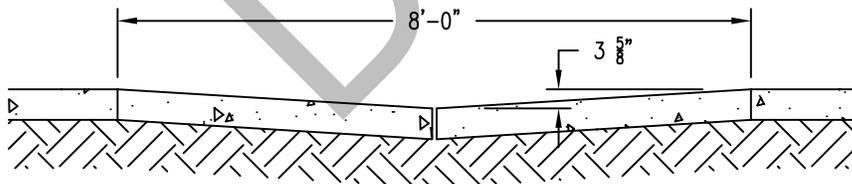
TRANSVERSE GRADE CHANGE Two sidewalk panels have been lifted to a peak, where the peak is 3 5/8" (7.5%) or higher than the normal grade of the sidewalk 4' away in each direction.



OPENING IN SIDEWALK There is an opening in the sidewalk measuring 1/2" or greater.



SPALLING OF SURFACE A portion of the sidewalk has been removed, and the result is a hole of 3/4" or deeper.



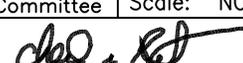
SUNKEN SIDEWALK The sidewalk has subsided within a stretch of 8 feet of sidewalk while there is a portion that is greater than or equal to 3 5/8" (7.5%) lower than the rest of the sidewalk.

NOTE: CROSS SLOPE REQUIREMENT=2%

ST33.DWG

SIDEWALK REPAIR
CRITERION

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: BC	Date: Oct-18	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		ST-33

Date	By	Rev.

**CITY OF LIVERMORE
- ENCROACHMENT PERMIT -
APPLICATION/WORKSHEET**

Attachment 5

City of Livermore
1052 S. Livermore Avenue
Livermore, CA 94550

Public Works Inspection
925-960-4500
Fax: 925-960-4505

For Office Use Only

Date Received: _____

Project Number: _____

Ready to Issue: _____

Total Fees Required: _____

Notified Applicant By: Telephone/E-Mail

Date Contacted: _____

Project Address: _____ Tract# _____ Lot# _____ APN# _____

APPLICANT: *Check box if property owner*

CONTRACTOR: _____

Name: _____

Name: _____

Address: _____

Address: _____

City/Zip: _____

City/Zip: _____

Telephone Number: _____

CA State License No. _____

Email: _____

Telephone Number: _____

Applicant Job No. _____

Email: _____

Description of work: _____

Duration of work (# of working days) _____

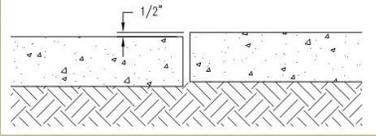
Estimated start date _____ End Date _____

SKETCH

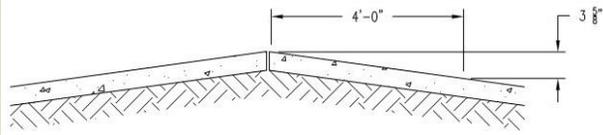
Submit Applications to:
City Hall Community Development Dept.
1052 South Livermore Avenue
Livermore, CA 94550
Or via email to: epermitrequest@cityoflivermore.net

Phone: (925) 960-4500 www.cityoflivermore.net
Fax: (925) 960-4505
TDD: (925) 960-4104
43

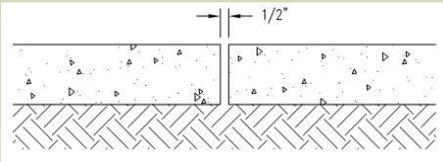
Sidewalk Repair Criteria



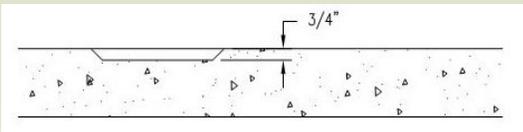
Step Separation: Sidewalk panel has been lifted or subsided by 1/2" or more than the adjacent panel. If the lift is less than 1 1/2", it may be repaired by grinding or slicing process.



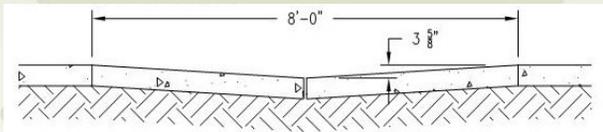
Transverse Grade Change: Two sidewalk panels have lifted to a peak of 3 5/8" (7.5%) or higher than the normal grade of the sidewalk 4' away in each direction.



Opening in Sidewalk: There is an opening in the sidewalk measuring 1/2" or greater.



Spalling of Surface: A portion of the sidewalk has been removed, and the result is a hole of 3/4" or deeper.



Sunken Sidewalk: The sidewalk has subsided within a stretch of 8 feet of sidewalk while there is a portion that is greater than or equal to - 3 5/8" lower than the rest of the sidewalk.

The California Streets and Highways Code places on each property owner the responsibility for the sidewalk adjacent to his or her property.

For informational purpose only, the following is a list of contractors that provide sidewalk repair services:

- American Built Pools, Inc. (925-570-4038)
- AP Concrete (925-449-6706)
- BCP Concrete, Inc. (925-462-6456)
- Bigelow's Concrete (925-606-4311)
- Blackhills Construction (209-597-0641)
- RGW Construction (925-606-2400)
- Sposeto Engineering (925-443-4200)
- S.R.P. Company (925-753-5142)

For more information regarding the Sidewalk Repair Program, call the City's Engineering Division at (925) 960-4500 or look us up at www.cityoflivermore.net.

LIVERMORE
CALIFORNIA

Engineering Division
Community Development Department

1052 South Livermore Avenue
Livermore, CA 94550-4899

phone: (925) 960-4500
fax: (925) 960-4505
TDD: (925) 960-4104

Attachment 6 2019 Sidewalk Repair

LIVERMORE
CALIFORNIA

Join In Making Livermore Safe And Beautiful



SIDEWALK REPAIR IS IMPORTANT for the safety of Livermore residents and visitors. Safe sidewalks increase the appearance and value of property in Livermore. For your convenience, the following are responses to the most common questions that are asked about repairing damaged sidewalks.

WHO IS RESPONSIBLE FOR THE SIDEWALK REPAIR?

The California Streets and Highways Code places the responsibility for repair of the sidewalk on the adjacent property owner. The Livermore Municipal Code sets forth the specific provisions for the maintenance and repair of sidewalks in Livermore. Repairing the sidewalk requires a no-cost encroachment permit from the City. The City waives the encroachment permit and inspection fees for the sidewalk repair work. The City is responsible for Americans with Disabilities Act (ADA) accessible ramps and resident back lots along major and collector streets. Utility companies are responsible for replacing damaged utility boxes and replacing the entire sidewalk panel enclosing the utility box within the sidewalk.

CAN I DO THE REPAIRS MYSELF?

Yes, a City Encroachment Permit is required and the finished work must be of professional quality and must also conform to all applicable City standards. In addition to removal and replacement of sidewalk, other repair strategies may include grinding, slicing, fillets, and fill replacement. Alternative repair methods must be approved by the City Engineer.

ANSWERS TO YOUR QUESTIONS

HOW DO I KNOW THE SIDEWALK NEEDS REPAIR?

On the other side of this brochure are illustrations of common sidewalk issues. Your sidewalk needs repair work if it meets one or more of the "Sidewalk Repair Criteria."

HOW DO I GET A PERMIT FOR THE SIDEWALK REPAIR?

The encroachment permit application form can be found at the city website at:

www.cityoflivermore.net
City Government/
Community Development/
Permit Center/
Application and Forms/
Encroachment Permit Application

Please complete the form with a sketch showing the length and width of the area in need of repair. You may submit your application via email at: epermitrequest@cityoflivermore.net or in person at City Hall, located at 1052 S. Livermore Avenue, Livermore CA 94550.

WILL THE CITY REMOVE A TREE THAT IS DAMAGING MY SIDEWALK?

Every effort shall be made to preserve trees. Tree roots may be the cause of your sidewalk problem, in which case, they may be cut back and root barrier installed when appropriate. Caution must be used in cutting roots. Tree removal shall only take place with the issuance of an approved street tree action permit, in accordance with the City's replanting policy, and at the property owners expense. The City can approve a street tree action permit for tree removal if sidewalk damage caused by the tree meets or exceeds one or more of the sidewalk repair criteria provided in this brochure. However, tree removal can be denied if the sidewalk damage is less than the outlined criteria or if control measures such as root pruning or root barriers will prevent further sidewalk damage. Tree permits may be obtained at no charge from the Maintenance Division, at (925) 960-8020.

Street Tree Replanting Policy

Three or Fewer Street Trees

An approved street tree permit removal permit for three or fewer street trees shall include the following conditions of approval to mitigate for the impact on the City's urban forest:

- For each street tree removal, applicant shall plant, at a minimum, a 15-gallon replacement tree and pay \$100 to the Urban Forestry Fund. This fund is used to preserve, protect, monitor, and enhance the City's urban forest.
- If, in the determination of the Public Works Director, an appropriate location for planting the replacement tree cannot be located in the public right-of-way adjacent to the property of the applicant, the Director may allow, at his/her sole discretion, one or a combination of the following methods in-lieu:
 - a. Planting of the replacement tree(s) on a portion of the applicant's property which is visible from the adjacent public right-of-way; or
 - b. Payment to the City's Urban Forestry Fund in the amount of: \$200 in-lieu of each replacement tree
- A request to remove four or more street trees shall be referred to the Community Development Director (Director) for processing and determination.

Street Tree replacement recommendations will be provided by the City Arborist, by selecting the most appropriate street tree species based on site conditions using the City's Tree Planting Guide Standard Detail L-18L. Each street tree shall be planted to meet the City's Street Tree Planting Standard Detail L-3A-E.

Compliance with the Street Tree Replanting Policy is required within 120 days of the street tree removal. This includes street tree replanting and payment to the Urban Forestry Fund.

Four or More Street Trees

The number and type of replacement trees or the amount of funds paid in mitigation shall be provided corresponding to the value of the loss or diminution of economic, aesthetic, environmental, and property values, and in relation to the size, age relative to average lifespan, and location of existing trees to be removed, as determined by the Director. Depending on the size and number of trees to be removed, the City may require the preparation of a report by a certified arborist at the expense of the applicant and in compliance with Municipal Code Chapter 12.20 Article III to the satisfaction of the Director. In no case shall replacement value be less than three trees of a minimum 15-gallon size, or two trees of a minimum 24-inch box size, or one tree of 48-inch box size for each tree removed.

Attachment 8

Plant Name and Description	Important Character							Cultural Preference					Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Acacia melanoxylon Black Acacia		X	Y	SP	X	W		X	X	X	X	X	X	X	X	X	X		X			X	M	20 30	15 20	7	VH	3	
Acer buergeranum Trident Maple	X						R O	X	X	X	X			X	X	X		X	X		X	SL	20 30	20 30	3	L	2 10		
Acer campestre "Queen Elizabeth"	X						Y	X	X	X	X			X	X	X		X	X	X		M	15 30	10 20	4	L	5		
Acer griseum Paperbark Maple	X						R	X	X	X	X			X	X	X		X	X			M F	20 25	10 20	3	L	2 10		
Acer Macrophyllum Big Leaf Maple	X		Y	SP	X		Y	X	X		X							X	X			M	30 75	30 50	7	M			
Acer Negundo Californicum Box Elder	X			SP	X	S	Y	X	X	X		X						X	X			M F	60	50		M			
Acer negundo "sensation" Sensation Box Elder	X		P	SP			O	X	X	X	X			X	X	X		X	X	X		M F	15 25	10 20	5	M	5		
Acer platanoides Norway Maple	X						R	X	X	X	X			X		X		X	X			M	25 40	15 30	5	M	5	AC	
Aesculus hippocastanum Horsechestnut	X		W	SP				X		X				X							X	S	15 25	10 20	5	M	2 5		
Alnus Rhombifolia White Alder	X		Y	SP	X	FA WI S		X	X		X				X	X		X	X			F	50 90	30 50	7	M			

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No. L-18A

TREE PLANTING GUIDE

CITY OF LIVERMORE STANDARD DETAIL

Dwn: : KY
Ckd: Spec Committee

Date: May-2013
Scale: None

City Engineer

Plant Name and Description	Important Character						Cultural Preference						Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Alnus Rubra Red Alder	X		Y	SP			BR	X	X									X	X					M	80	30		H		
Arbutus "marina" Strawberry Tree		X	W	FA	X	W		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	20	20	3	L	2	AC
Arbutus Menziesii Madrone		X	PI	SP	X	FA		X	X		X							X	X				M	50	30	7	M			
Brachychiton populneus Bottle Tree		X	W	SP				X		X	X	X		X	X			X	X				M	30	20	7	H	5		
Callistemon viminalis Weeping Bottle Brush		X	R	SP				X			X	X	X	X	X				X		X	X	F	20	10	3	L	3	FR	
Carpinus betulus European Hornbeam	X							X	X	X		X	X	X	X			X			X		M	25	6	3	L	5		
Casuarina cunninghamiana Horsetail Tree		X						X			X	X	X	X	X	X	X	X	X		X		M	30	20	10	H	10		
Ceanothus thyrsiflorus Blue Blossom		X	B	SP				X	X	X				X	X				X		X	X	F	10	10	3	L	3	AC	
Cedrus deodara Deodar Cedar		X						X			X		X	X				X	X			X	F	30	20	7	H	10		
Celtis australis European Hackberry	X							X	X	X	X	X	X	X	X			X	X				F	15	10	7	VH	6		

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No. L-18B	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
		Dwn: : KY Ckd: Spec Committee Date: May-2013 Scale: None _____ City Engineer

Plant Name and Description	Important Character						Cultural Preference					Tolerances								Growth Info			Planting Info			Comments		
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity		Spread in 10 Yrs/Maturity	Minimum Planter Size

Celtis sinensis Chinese Hackberry	X						Y	X	X	X	X	X		X	X	X	X		X	X	X			F	15 40	10 35	7	VH	6	AC
Cercidium floridum Blue Palo Verde	X		Y	SP				X		X	X				X	X	X			X		X		F	15 30 30	10 30	5	M	5 10	
Cercis canadensis Canadian Redbud	X		R		X		R	X	X	X	X				X	X	X			X		X	X	F	25 35	15 25	3	L	2	
Cercis reniformis Oklahoma Redbud	X		V	SP			R	X			X				X	X		X				X	X	M	20 25	20 25	3	L	2	E
Chionanthus retusus Chinese Fringe Tree	X		W	SP S			Y	X	X	X	X				X	X	X			X				SL M	12 30	10 25	5	M	2 8	FR
Chitalpa tashkentensis Pink Dawn Chitalpa	X		Pi	S				X		X					X	X	X					X		F	15 25	15 25	4	L	1 6	
Chorisia speciosa Floss silk tree	X	X	P	F A				X		X					X	X	X							SL	25 40	20 30	5	M	5	E FR
Cinnamomum camphora Camphor Tree		X	Y	SP	X			X	X			X	X				X		X			X		SL	25 50	25 50	10	VH	5 10	AC
Cornus Sericea/ Stolonifera Western Dogwood	X		W	S F	X	FA WI	R		X		X							X	X					M	10 12	12		L		
Corylus colurna Turkish Hazelnut	X				X		Y	X	X	X	X				X	X	X			X				M F	30 50	15 30	4	L	10	

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No.
L-18C

TREE PLANTING GUIDE

**CITY OF LIVERMORE
STANDARD DETAIL**

Dwn: : KY
Ckd: Spec Committee

Date: May-2013
Scale: None

City Engineer

Plant Name and Description	Important Character						Cultural Preference						Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Cotinus obovatus Smoke Tree	X		P	SP			Y R	X		X					X	X			X		X			SL	15 25	10 20	3	L	3+ 5	E
Crataegus phaenopyrum Washington Hawthorn	X		W	SP			R	X		X				X	X	X						X		M	15 20	10 20	3	L	2	
Cupressus sempervirens Italian Cypress		X						X		X	X	X	X	X	X	X						X			30 60	15 20	7	H	5 10	AC
Eriobotrya deflexa Loquat		X	W	SP				X	X	X	X			X	X	X			X		X			F	15 30	10 20	3	L	3	
Eucalyptus gunnii Cider Gum		X						X				X		X	X	X	X	X	X			X		F	20 40	10 20	7	H	5	
Eucalyptus levcoxylon White Iron Bark		X	W	S				X		X	X		X	X	X	X	X			X				F	20 60	10 30	5	M	5	FR
Eucalyptus microtheca Flooded Box		X						X				X		X	X			X	X			X		F	20 35	15 25	7	M	5	MT
Eucalyptus nicholii Peppermint Eucalyptus		X						X		X		X	X	X	X			X	X					F	20 35	15 25	5	M	5	
Eucalyptus polyanthemos Silver Dollar Gum		X	W	S				X		X		X	X	X	X	X	X					X		F	20 40	15 30	7	M	5	

LEGEND

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BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No. L-18D	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL	
		Dwn: : KY Ckd: Spec Committee	Date: May-2013 Scale: None
		_____ City Engineer	

Plant Name and Description	Important Character						Cultural Preference						Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Fagus sylvatica European Beech Tree	X						R	X	X	X	X				X	X	X	X	X	X				M	20 60	10 30	7	M	5 10	
Fraxinus americana Autumn Purple	X						P	X		X	X		X	X	X		X	X	X	X		X		F	30 60 40	20	7	M	5	
Garrya Elliptica Coast Silk Tassle		X	Y	W	X	FA WS		X	X									X	X				M	20	20	5	L			
Geijera parviflora Australian Willow		X						X		X					X	X		X	X				SL	20 30 25	15	4	L	5		
Ginkgo biloba Maidenhair Tree 'Fairmount'	X						Y	X	X	X	X				X	X	X					X		F	20 55	10 25	3	L	5 10	
Ginkgo biloba Maidenhair Tree 'Sentenal'	X						Y	X	X	X	X				X	X	X						F	20 55	10 25	3	L	5 10		
Gleditsia triacanthos Honey Locust	X						Y	X				X		X	X	X					X		F	25 50	25 50	5	M	3 5		
Heteromeles Arbutifolia Toyon		X	W	S	X	FA W		X	X		X							X	X				SL M	10 25	20	5	L		MT	
Hymenosporum flavum Sweetshade		X	Y	S				X	X	X						X		X	X				SL	20 30	10 20	3	L	3 5	AC E	

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No. L-18E	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
		Dwn: : KY Ckd: Spec Committee Date: May-2013 Scale: None _____ City Engineer

Plant Name and Description	Important Character							Cultural Preference					Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Koelreuteria paniculata Goldenrain Tree	X		Y	S	X	WI	Y	X	X	X	X		X	X	X	X	X	X					X	M	15 30	15 30	3	L	3 5	
Lagerstroemia indica Crape Myrtle Hybrids	X		V				V	X		X			X	X	X	X	X	X	X	X		X	SL	15 30	10 20	3	L	3 5	MR	
Laurus "X" Saratoga Laurel		X						X	X	X	X		X	X	X	X	X	X				X	F	15 25	10 20	3	L	5	AC	
Liquidambar cultivars Sweet Gum	X						V	X		X			X		X	X	X						M	20 50	10 25	10	VH	5 10		
Malus cultivars Crabapples	X		V		X	FA	V	X			X			X	X	X					X		M	10 20	10 20	2	VL	2 6		
Maytenus boaria Mayten Tree		X						X	X	X	X			X		X		X	X			X	M	15 25	10 15	5	M	6	AC	
Melaleuca linariifolia Flaxleaf Paperback		X	W	S				X		X				X	X	X						X	S	10 20	10 20	3	L	2 5	E FR	
Melaleuca quinquenervia Cajeput Tree		X	W	SP				X	X	X	X		X	X	X	X			X	X			M F	20 40	12 20	5	M	3	FR	

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
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No. L-18F	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL	
		Dwn: : KY Ckd: Spec Committee	Date: May-2013 Scale: None
		_____ City Engineer	

Plant Name and Description	Important Character						Cultural Preference					Tolerances								Growth Info			Planting Info			Comments		
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity		Spread in 10 Yrs/Maturity	Minimum Planter Size

Melaleuca styphellioides Prickly Melaleuca		X	W	SP			X		X	X		X			X	X			X	X				F	20 45	15 20	4	L	4	FR
Michelia doltsopa (No common name)		X	W	S			X	X	X	X					X		X		X					M	20 40	10 25	4	L	10	
Morus alba Fruitless Mulberry	X				Y		X			X		X	X	X	X	X						X		F	25 40	25 40	10	VH	2	
Nyssa sylvatica Tupelo	X					R	X	X		X					X	X	X	X	X		X			M	20 35	10 20	4	L	8	
Olea europea Majestic Beauty		X			X		X			X	X	X	X	X	X	X						X		M	20 25	20 25	3	L	2 5	
Olea europea "Swan Hill"		X					X		X	X		X	X	X	X	X	X	X				X		M	20 30	20 30	4	L	2 5	
Parkinsonia aculeata Palo Verde	X		Y	SP			X		X	X	X	X		X	X	X					X		F	15 20	15 20	3	L	1 6	E FR	
Pinus brutia Brutia Pine		X					X			X	X				X	X	X	X	X			X		F	30 80	25 60	10	H	10	
Pinus canariensis Canary Island Pine		X					X		X	X	X	X			X	X			X			X		F	30 80	20 50	5	M	10	

LEGEND

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No. L-18C	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
	Dwn: : KY Ckd: Spec Committee	Date: May-2013 Scale: None
		_____ City Engineer

Plant Name and Description	Important Character						Cultural Preference						Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Pinus eldarica Mondale Pine		X					X				X	X		X	X			X			X	F	30 80	20 50	7	H	10	AC
Pinus pinea Italian Stone Pine		X					X		X	X	X	X	X	X	X			X			X	M	30 60 50	25 50	10	H	10	AC
Pinus Sabiniana Grey Pine		X	PI Y	SP	X	FA	X	X		X								X	X			F	40 80 50	30 50	7	M		
Pinus sylvestris Scots Pine		X					X		X	X	X	X	X	X	X			X			X	M	30 80 50	20 50	10	H	10	AC
Pinus thunbergiana Japanese Black Pine		X					X		X	X	X	X	X	X	X			X			X	M	30 60	20 40	7	H	10	AC
Pistacia chinensis Chinese Pistacio	X					R	X		X	X	X				X	X		X	X	X		M	15 25	10 20	4	L	4	
Pittosporum brevicalyx Saratoga		X	Y	SP			X	X	X	X				X	X	X					X	S M	10 20	6 15	2	L	1 5	E
Platanus cultivars Sycamores	X					Y	X	X	X	X			X	X	X	X		X			X	F	35 60 50	30 50	5	M	4	AC
Platanus Racemosa California Sycamore	X				X	S FA	BR	X	X	X		X			X	X		X	X			F	30 80 50	20 50	7	M		
Prunus cerasifera Krauter Vesuvius	X		W	SP	X	S R	X			X				X	X	X		X		X	X	M	20 30	20 30	4	L	3 5	

LEGEND

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BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
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No. L-18H	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
		Dwn: : KY Ckd: Spec Committee
		Date: May-2013 Scale: None
		_____ City Engineer

Plant Name and Description	Important Character						Cultural Preference					Tolerances								Growth Info			Planting Info			Comments		
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity		Spread in 10 Yrs/Maturity	Minimum Planter Size

Prunus caroliniana Carolina Laurel Cherry		X					X							X	X		X	X		X	X		M	15 25	10 15	4	L	2 5	E
Prunus sargentii Flowering Cherry	X		V			V	X		X	X			X	X	X	X		X	X		X		S	15 20	15 20	3	L	2 5	AC
Pyrus calleryana Chanticleer Pear	X		W	SP		Y R	X			X			X	X	X	X		X	X	X			M	25 50	15 35	5	M	3 5	
Pyrus calleryana "Red Spire" Pear	X		W	SP		R Y	X			X			X	X	X	X		X	X	X			M	25 50	20 35	5	M	3 5	FB
Pyrus kawakamii Evergreen Pear	X	X	W	SP WI			X			X			X	X	X	X		X	X	X			M	25 40	25 40	5	M	3 5	FB
Pyrus ussuriensis Prairie Gem Pear	X		W		X	S	R	X		X				X	X						X		F	15 25	15 25	3	L	3 6	E
Quercus agrifolia Coast Live Oak		X					X	X	X		X		X		X	X		X	X			X	M	15 40	10 50	5	M	5	
Quercus bicolor Swamp White Oak	X					BR	X	X		X			X	X	X		X		X				M	20 45	10 25	4	L	10	AC
Quercus Berberidifolia Scrub Oak		X		SP	X	S FA	X	X	X	X														10 15	10 15	5	M		

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
E = Experimental	FR = Frost Sensitive	MR=Mildew Resistant	Pi = Pink	SL =Slow	VH= Very High	

No. L-181	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
	Dwn: : KY Ckd: Spec Committee	Date: May-2013 Scale: None
		_____ City Engineer

Plant Name and Description	Important Character						Cultural Preference					Tolerances								Growth Info			Planting Info			Comments		
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity		Spread in 10 Yrs/Maturity	Minimum Planter Size

Quercus chrysolepis Gold Cup Oak		X					X	X	X	X	X				X	X					X			S	20	8	4	M	2	E
Quercus coccinea Scarlet Oak	X					R	X	X	X	X				X	X	X			X					M	20	15	4	L	8	AC
Quercus douglasii Blue Oak	X			X	FA WI	BR O	X	X		X					X	X								SL	30	40	5	M		
Quercus ilex Holly Oak		X		X			X	X	X	X	X	X	X	X	X	X	X					X	X	S	15	15	7	H	3	
Quercus kelloggii California Black Oak	X			X	FA WI	O	X	X		X								X	X						30	30	7	M		
Quercus lobata Valley Oak	X						X	X	X	X	X	X	X	X	X	X	X	X	X			X		M	20	10	6	M	6	AC
Quercus rubra Red Oak	X					R	X	X	X	X					X	X			X	X	X			F	30	20	6	M	5	
Quercus robur English Oak	X						X	X	X	X	X				X	X			X	X			X	F	30	30	6	M	6	
Quercus shumardii Shumard Oak	X					R	X	X	X	X					X	X	X		X	X	X			M	20	15	6	M	8	

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
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No. L-18J	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL
		Dwn: : KY Ckd: Spec Committee Date: May-2013 Scale: None _____ City Engineer

Plant Name and Description	Important Character							Cultural Preference					Tolerances								Growth Info			Planting Info			Comments	
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity	Spread in 10 Yrs/Maturity		Minimum Planter Size

Quercus suber Cork Oak		X					X	X	X		X	X	X	X			X	X					X	M	20	10	6	M	5	AC
Quercus Wislizenii Interior Live Oak		X			X	FA WI	X	X		X								X	X					SL	30	30	7	M		
Rhus lancea African Sumac		X			X		X	X		X	X		X	X	X	X								M	15	15	5	M	3	
Robinia pseudoacacia Purple Robe Locust	X		P	SP		Y	X				X	X		X	X							X	F	25	20	5	M	1		
Salix Laevigata Red Willow	X					Y													X	X			M	20	30	7	H			
Sambucus Mexicana Blue Elderberry	X		Y	SP	X	S FA	X	X		X								X	X				M	10	15	5	L		SH	
Schinus molle California Pepper Tree		X			R	S	X	X	X		X			X	X	X						X	F	15	15	7	H	6	FR	
Sequoia sempervirens "Coast Redwood"		X					X	X		X				X	X	X		X	X				F	30	20	7	H	10		
Sophora japonica Japanese Pagoda	X		Y	S	X	F	Y	X	X	X		X	X	X	X	X	X	X	X	X		X	M	20	20	5	M	3	FR	
																							S	40	40			5		

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
BR = Brown	FB = Fireblight	M = Moderate	P = Purple	SH= Short Lived	V = Various	Y = Yellow
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No.
L-18K

TREE PLANTING GUIDE

**CITY OF LIVERMORE
STANDARD DETAIL**

Dwn: : KY
Ckd: Spec Committee

Date: May-2013
Scale: None

City Engineer

Plant Name and Description	Important Character						Cultural Preference					Tolerances								Growth Info			Planting Info			Comments		
	Deciduous	Evergreen	Flowers, Color	Flowering Period	Fruit	Fruiting Period	Fall Color	Sun	Part Shade	Good Drainage	Irrigation	No water after 2 nd year	Alkaline Soils	Boron Tolerant	Sprinklers	Wind	Heat	Poorly Drained Soils	Well Drained/Clay-Loam	Well Drained/Sandy	Turf Areas	Small Planters	Re-claimed Water	Growth Rate	Height in 10 Yrs/ Maturity		Spread in 10 Yrs/Maturity	Minimum Planter Size

Taxodium mucronatum Mexican Cypress	X	X					X	X		X		X		X	X	X	X			X				F	15	5	5	M	5	
Tilia americana Redmond Linden	X		W	SP		Y	X	X		X				X	X	X					X			M	20	10	5	M	2	E
Tipuana tipu Tipu Tree	X	X	Y				X			X				X	X	X					X			F	15	12	3	L	1	E
Tristania lauring Swamp Myrtle		X	Y	S			X	X	X	X				X	X	X		X			X			M	12	10	3	L	6	
Ulmus parvifolia "drake" Evergreen Elm		X					X			X				X	X	X	X	X	X			X		F	30	35	6	H	3	
Ulmus "pioneer" Pioneer Elm	X					Y	X	X	X	X	X	X		X	X	X	X	X	X			X		VF	30	25	7	H	5	
Ulmus "heritage" Frontier Elm	X					R	X	X		X		X		X	X	X	X	X				X		VF	20	15	7	H	5	
Umbellularia Californica California Bay		X	Y	SP	X	S	X	X		X									X	X				SL	15	15	5	M		
Vitex angus-castus Chaste Tree	X		BL	FA		Y	X			X			X	X	X	X	X	X	X		X			S	12	8	3	L	5	
Zelkova serrata Sawleaf Zelkova	X					Y	X			X			X	X	X	X		X	X			X		M	25	25	7	H	3	
						R																		F	50	50			5	

LEGEND

AC = Avoid Clay Soils	F = Fast	H = High	MT= Multi Trunk	R = Red	SP = Spring	W = White
BL = Blue	FA = Fall	L = Low	O = Orange	S = Summer	U = Unknown	WI= Winter
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No. L-18L	TREE PLANTING GUIDE	CITY OF LIVERMORE STANDARD DETAIL	
		Dwn: : KY Ckd: Spec Committee	Date: May-2013 Scale: None
		_____ City Engineer	

Minimum street tree quantities for new development:

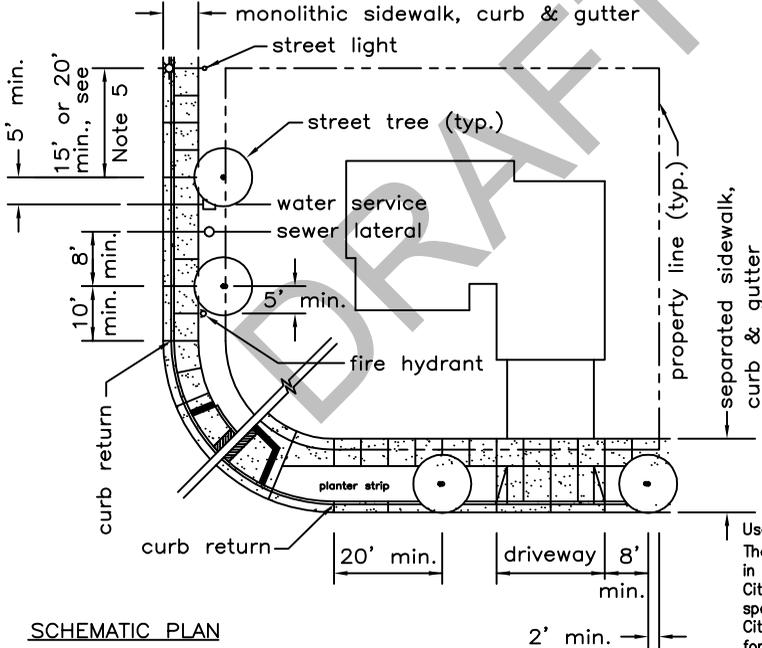
Attachment 9

1. Single frontage residential lot – 1 tree.
2. Dual frontage (corner) lot – 2 trees.
3. Industrial/commercial frontage – 1 tree per 50' of frontage.
4. Backing Lot – Per L-17A or L-17B.

All tree varieties and quantities are subject to City approval.

Minimum street tree clearances (see schematic plan below for illustration):

1. Street trees shall be located 8' (min.) from sanitary sewer mains and laterals.
2. Street trees shall be located 5' (min.) from water mains and services.
3. Street trees shall be located 5' (min.) from fire hydrants.
4. Street trees shall be located 8' from driveways.
5. Street trees shall be located 20' (min.) from standard street lights.
6. Street trees shall be located 15' (min.) from decorative street lights.
7. Street trees shall be located 20' (min.) from curb returns with separated sidewalk, or 10' from curb returns with monolithic sidewalk.
8. Street trees shall be located 2' (min.) from the common property line separating lots.



SCHEMATIC PLAN
(for illustration only)

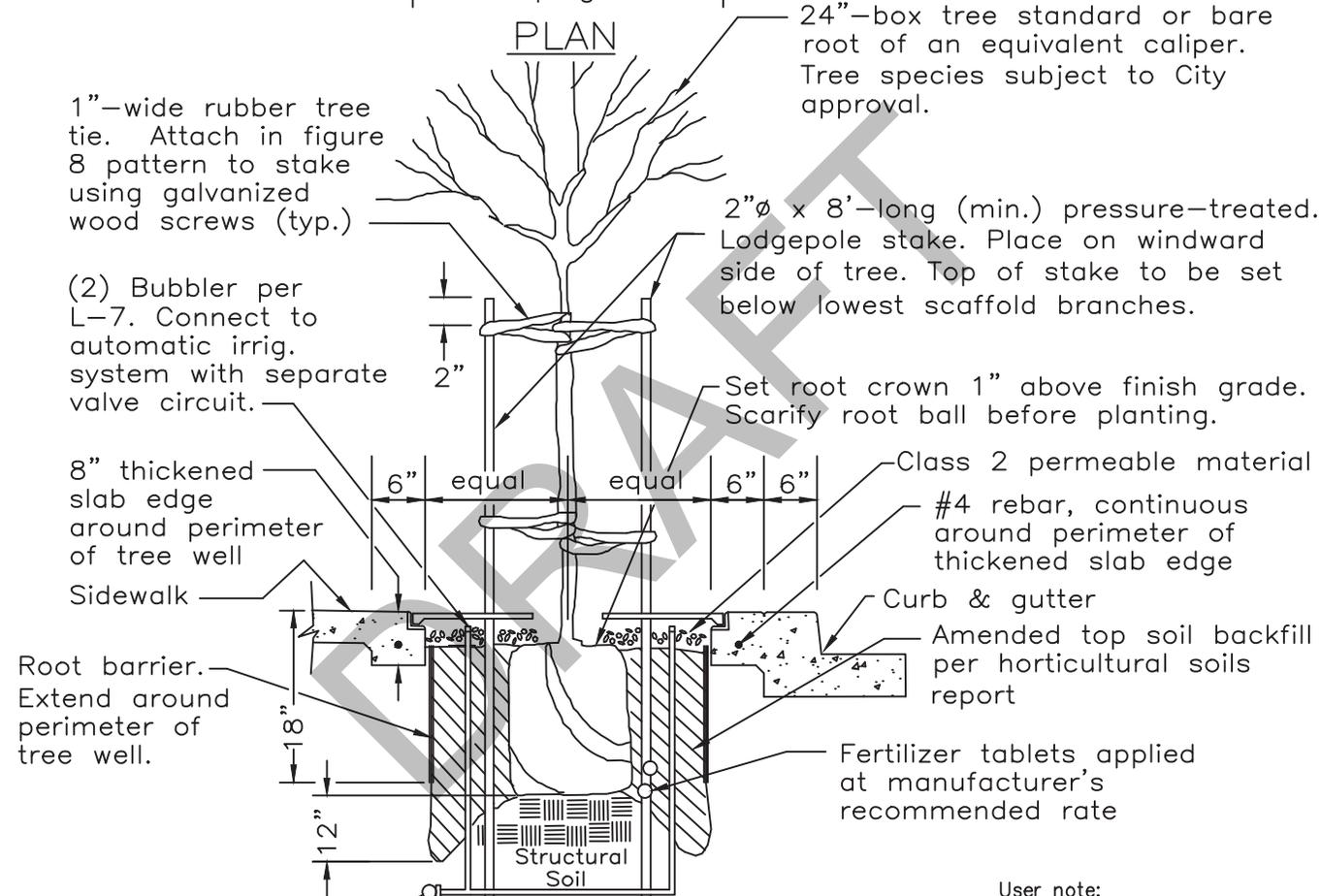
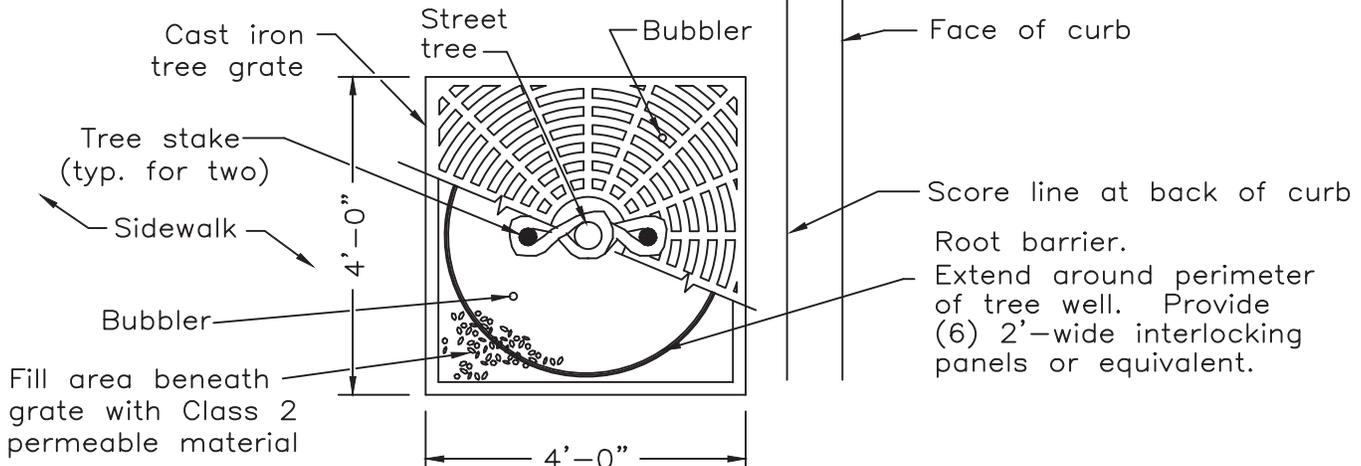
User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

STREET TREE PLANTING QUANTITIES & CLEARANCES

CITY OF LIVERMORE STANDARD DETAIL

Dwn: MAS	Date: May-13	NO.
Spec. Committee	Scale: NONE	
City Engineer		L-3A

Date	By	Rev.



User note:
 These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

STREET
 TREE PLANTING
 FOR TREE WELLS WITH GRATES

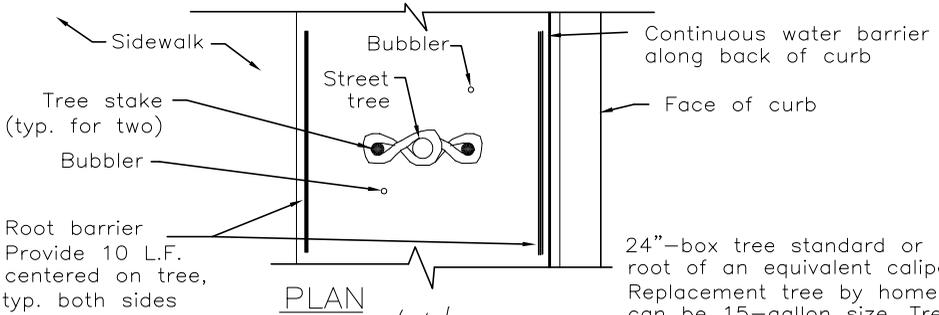
CITY OF LIVERMORE
 STANDARD DETAIL

Dwn: FY	Date: May-13	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		L-3B

LO3A.DWG

Date	By	Rev.

NOTE: The mulch, if required, shall not be within 6" of the trunk of the tree.



PLAN

24"-box tree standard or bare root of an equivalent caliper. Replacement tree by homeowner can be 15-gallon size. Tree species to be approved by the Planning Commission for new development. Tree replacement to be approved by the Public Works Department.

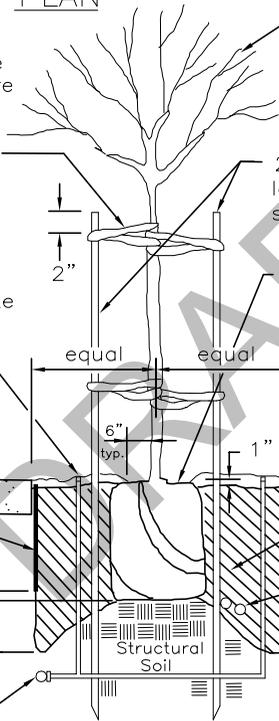
1"-wide rubber tree tie. Attach in figure 8 pattern to stake using galvanized wood screws (typ.)

(2) Bubblers per L-7. Connect to automatic irrig. system with separate valve circuit.

2"Ø x 8' long (min.) pressure-treated lodgepole stake. Place on windward side of tree. Top of stake to be set below lowest scaffold branches.

Set root crown 1" above finish grade. Scarify root ball before planting.

Organic mulch (3"-layer) or groundcover, where required.



SECTION

Continuous water barrier extending from top of curb to 6" below subgrade

Amended top soil backfill per horticultural soils report

Fertilizer tablets applied at manufacturer's recommended rate

Sidewalk
Root barrier
Provide 10 L.F. typ. both sides

Irrigation lateral 12" deep inside tree root barrier. Irrigation line or component shall not be routed under tree root ball

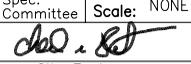
User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

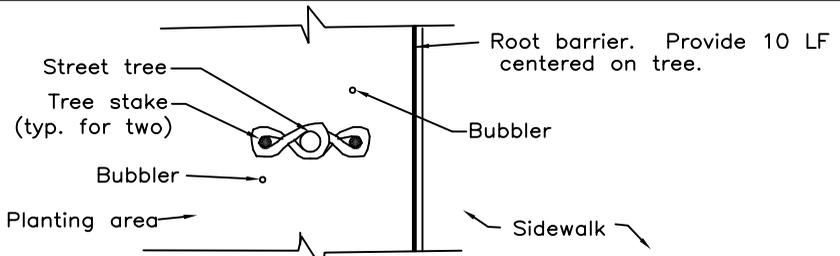
LO3B.DWG

STREET TREE PLANTING

FOR SEPARATED OR MEANDERING SIDEWALK

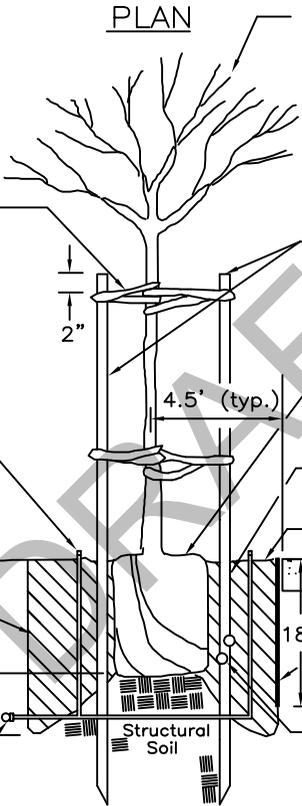
CITY OF LIVERMORE STANDARD DETAIL

Dwn: FY	Date: May-13	NO.
Ckd: Spec. Committee	Scale: NONE	L-3C
 City Engineer		



PLAN

1"–wide rubber tree tie. Attach in figure 8 pattern to stake using galvanized wood screws (typ.)



SECTION

24"–box tree standard or bare root of an equivalent caliper. Replacement tree by homeowner can be 15–gallon size. Tree species to be approved by the Planning Commission for new development. Tree replacement to be approved by the Public Works Department.

2"Ø x 8' long (min.) pressure–treated lodgepole stake. Place on windward side of tree. Top of stake to be set below lowest scaffold branches.

Set crown 1" above finish grade. Scarify root ball immediately prior to planting.

Amended top soil backfill per horticultural soils report

Finish grade
Monolithic sidewalk, curb & gutter

18" Root barrier
Provide 10 LF per tree.

Fertilizer tablets applied at manufacturer's recommended rate

User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

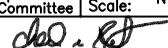
(2) Bubbler per L–7
Connect to automatic irrigation system with separate valve circuit.

Planting area
Scarify walls of plant hole (typ.)

Irrigation lateral
Installed away from root ball.

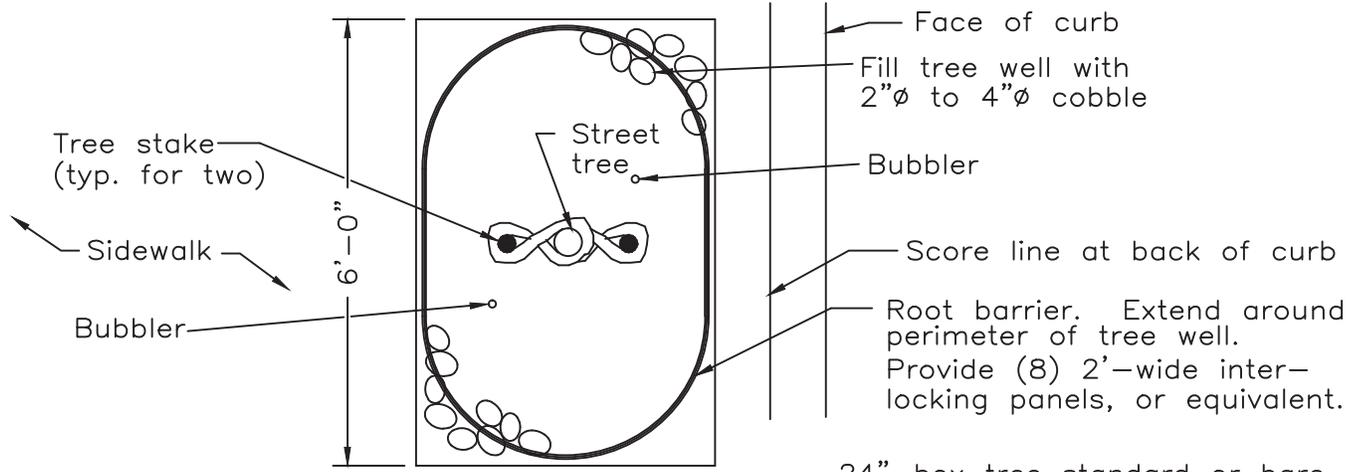
STREET
TREE PLANTING
FOR MONOLITHIC SIDEWALK

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: FY	Date: May–13	NO.
Kcd: Spec. Committee	Scale: NONE	
 City Engineer		L-3D

Date	By	Rev.

LO3C.DWG



PLAN

1"-wide rubber tree tie. Attach in figure 8 pattern to stake using galvanized wood screws (typ.)

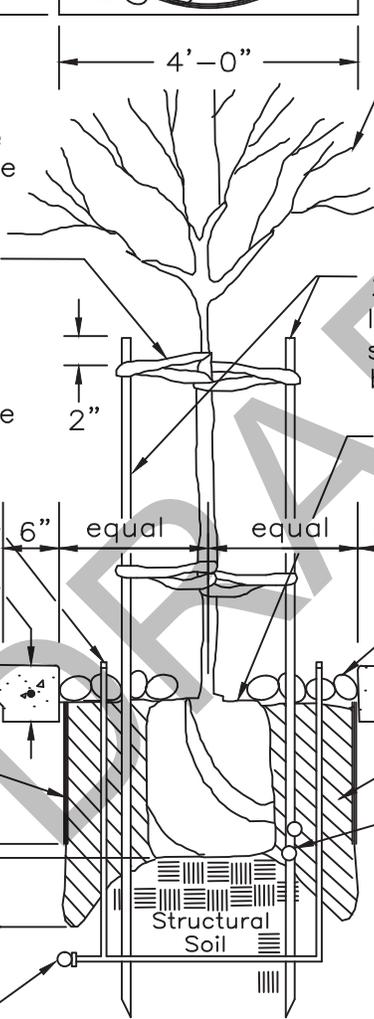
(2) Bubbler per L-7. Connect to automatic irrig. system with separate valve circuit.

8" thickened slab edge around perimeter of tree well

Sidewalk

Root barrier. Extend around perimeter of tree well.

Irrigation lateral 12" deep inside tree well
Irrigation line or component shall not be routed under tree root ball



SECTION

Face of curb
Fill tree well with 2"Ø to 4"Ø cobble
Bubbler
Score line at back of curb
Root barrier. Extend around perimeter of tree well. Provide (8) 2'-wide interlocking panels, or equivalent.

24"-box tree standard or bare root of an equivalent caliper. Tree species to be approved by the Design Review Committee for new development. Tree replacement to be approved by the Community Development Department.

2"Ø x 8' long (min.) pressure-treated lodgepole stake. Place on windward side of tree. Top of stake to be set below lowest scaffold branches.

Set root crown 1" above finish grade. Scarify root ball before planting.

2"Ø to 4"Ø cobbles
#4 rebar, continuous around perimeter of thickened slab edge

Curb & gutter

Amended top soil backfill per horticultural soils report

Fertilizer tablets, applied at manufacturer's recommended rate

User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

STREET
TREE PLANTING
FOR TREE WELLS

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: FY	Date: May-13	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		L-3E

Date	By	Rev.

L03E.DWG

Item 5.01 – Asset Management Sidewalks and Street Trees

Sidewalks - Attachments

Chapter 12.04

CURBS, GUTTERS AND SIDEWALKS

Article I. Construction

- 12.04.010 Unimproved curbs, gutters and sidewalks – Findings.
- 12.04.020 Construction – Location and specifications.
- 12.04.030 Sidewalk width.
- 12.04.040 Construction – Approval by building official prerequisite to utility connections. ~~when~~
- 12.04.050 Exception – Rural residential subdivisions with lots over 10 acres.

Article II. Sidewalk Maintenance

- 12.04.060 Maintenance and repair of sidewalks.
- 12.04.065 City maintenance responsibility at residential lots.
- 12.04.070 Inspection required for permit clearance.
- 12.04.080 Notice to repair – Manner in which given.
- 12.04.090 Notice to repair – Information required.
- 12.04.100 Failure of abutting property owner to repair.
- 12.04.110 Report by City Engineer after completion of repairs.
- 12.04.120 Completion of repairs. Notice of cost and hearing by City Council.
- 12.04.130 Hearing by City Council.
- 12.04.140 Assessments on property.

Article II. Sidewalk Maintenance

12.04.060 Maintenance and repair of sidewalks.

A. Except as provided herein, the maintenance and repair of sidewalk areas and the making, confirming and collecting of assessments for the cost and expenses of said maintenance and repair, may be done and the proceedings may be had and taken in accordance with this Chapter 12.04 and the procedure provided in Chapter 22 of Division 7, Part 3, of the California Streets and Highways Code as the same is now in effect or may hereafter be amended. In the event of any conflict between the provisions of said

Chapter 22 of Division 7, Part 3, of the California Streets and Highways Code and this Chapter 12.04, the provisions of Chapter 12.04 shall control.

B. As used in this Article, “sidewalk area” includes the sidewalk, any parkway or planter strip maintained in the area between the back of curb and the property line, and the driveway, bulkheads, retaining walls or other works for the protection of any sidewalk, parkway, or planter strip.

C. The owner of a lot or portion of a lot fronting on, or adjacent to, any portion of sidewalk area, shall maintain such sidewalk area in good repair and condition. This duty includes but is not limited to, maintenance and repair of surfaces including grinding, removal and replacement of sidewalks, removal or filling or replacement of parkways or planter strips, removal of weeds and/or debris, tree root pruning and installing root barriers, trimming of trees, shrubs and/or ground cover, so that the sidewalk area will remain in a condition that is not dangerous to property or to persons using the sidewalk area in a reasonable manner and will be in a condition that will not interfere with the public convenience in the use of the sidewalk area.

D. A property owner required by Section 12.04.060(c) to maintain a sidewalk area shall owe a duty to members of the public to keep and maintain the sidewalk area in a safe and non-dangerous condition. If, as a result of the failure of any property owner to maintain the sidewalk area in a safe and non-dangerous condition as required by Section 12.04.060(c), any person suffers injury or damage to person or property, the property owner shall be liable to such person for the resulting damages or injuries.

12.04.065 City maintenance responsibility at residential lots.

The City shall maintain the sidewalk area in residential backing lots as defined in LMC 12.20.010, except for those backing lots having a private association or district that is responsible for such maintenance.

12.04.070 Inspection required for permit clearance.

The City shall inspect the condition of the sidewalk area fronting on, or adjacent to, any portion of the property prior to the issuance of any building permit for work in excess of \$50,000 pertaining to occupancy or construction on that property. All such permits, prior to final issuance, shall require a notation that a sidewalk inspection was completed and that the sidewalk area is not in need of repair or that the repair has been completed.

12.04.080 Notice to repair – Manner in which given.

When any portion of a sidewalk area is out of repair or pending reconstruction and in condition to endanger persons or property or interfere with the public convenience in the use of such sidewalk area, the City Engineer shall notify the property owner and provide a courtesy notice to the person in possession of the property fronting on, or adjacent to, the sidewalk area that the sidewalk area is out of repair and it must be repaired. Notice may be given by one of the following: (1) delivering written notice personally to the

property owner and the person in possession of the property fronting on, or adjacent to the sidewalk out of repair; (2) mailing written notice, postage prepaid, to the person in possession of such property and to the property owner thereof at his/her last known address, as the same appears on the last equalized assessment rolls of the City, or to the name and address of the person owning such property, as shown in the records of the City Clerk.

12.04.090 Notice to repair – Information required.

The written notice provided for in LMC 12.04.080 shall particularly specify what work is required to be done, how it is to be done, what materials shall be used in the repair and shall further specify that if the repair is not commenced within a reasonable time after notice is given, and diligently and without interruption prosecuted to completion, the City Engineer may make such repair and seek recovery for the costs of the repair.

The property owner may appeal a written notice to repair to the City Engineer within 14 days from the date of delivery or mailing of the written notice and show cause why the work should not be done, why the work should be done in a different manner or with different materials, or why the time to perform the work should be extended. Such appeal shall be in writing and shall be filed with the City Engineer. The City Engineer shall review and respond in writing to such appeal within 10 days of the filing of the appeal.

12.04.100 Failure of abutting property owner to repair.

If repair of a sidewalk area is not commenced and completed with due diligence, by the property owner or person in possession of the property, as required by the notice provided in LMC 12.04.080 or 12.04.090, the City Engineer may repair the sidewalk area and seek recovery for the costs of the repair from the property owner.

12.04.110 Report by City Engineer after completion of repairs.

Upon completion of the repair to a sidewalk area pursuant to LMC 12.04.100, the City Engineer shall prepare and file with the City Council a report specifying the repairs which have been made, the cost of the repairs, the description of the real property in front of, or adjacent to the sidewalk area, where the repairs have been made and the assessment against each lot or parcel of land proposed to be levied to pay the cost thereof.

12.04.120 Completion of repairs. Notice of cost and hearing by City Council.

Upon completion of the repairs or construction to a sidewalk area pursuant to LMC 12.04.100 and 12.04.110, the City Engineer shall cause notice of the cost of the repairs or construction to be given to the property owner. The notice shall specify the date, time, and place when the City Council will hear and pass on the report of the costs of the repair, together with any written objections or protests which may be raised by any property owner liable to be assessed for the cost of such repair or construction and any other interested persons. The notice shall also describe the procedure to be followed for such

written objections or protests. In no event shall the hearing provided in this section be sooner than 10 days after giving of notice.

12.04.130 Hearing by City Council.

The City Council, on the date and time fixed for hearing, shall hear and pass upon the report of the City Engineer, together with any written protests or objections which have not been withdrawn prior to the hearing, from property owners liable to be assessed for the work of making such repairs or any other interested persons in accordance with the procedure provided in Chapter 22 of Division 7, Part 3 of the California Streets and Highway Code.

12.04.140 Assessments on property.

If the property owner fails to pay for the costs and expenses of maintenance and repair to the sidewalk area within 10 days of written notice of the City Council decision by the City Engineer, the City may collect assessments for the costs and expenses of such maintenance and repair, including but not limited to placing a lien on the owner's property, having the assessment placed on the property tax rolls, or any other method of collection legally available to the City.

CITY OF LIVERMORE SIDEWALK REPAIR POLICY AND PROCEDURE (March 2019)

Codes and Regulations

The City of Livermore sidewalk repair regulations are governed by the following:

- California Streets and Highways Code, Section 5610
- Livermore Municipal Code, Chapter 12.04, Article II “Sidewalk Maintenance”
- City Standard Specifications and Details

Responsibilities

The California Streets and Highways Code (SHC) places the responsibility for maintaining adjacent sidewalks on the adjacent property owner (Exhibit A – California Streets and Highways Code, Section 5610). The Livermore Municipal Code (LMC) sets forth the specific provisions for the maintenance and repair of sidewalks in Livermore. (Exhibit B – Livermore Municipal Code Chapter 12.04, Article II, “Sidewalk Maintenance”).

The City is responsible for maintaining sidewalks adjacent to City owned properties and has assumed responsibility for maintaining backing lots along collector and major streets where the backing lot is inaccessible to the adjacent property owner. The City is also responsible for maintaining all Americans with Disabilities Act (ADA) accessible ramps (curb cuts) within the City’s right-of-way.

Utility companies are responsible for replacing damaged utility boxes and replacing the entire sidewalk panel enclosing the utility box within the sidewalk. All other sidewalk repairs are the responsibility of the adjacent property owner.

A sidewalk is considered to be in disrepair when it has any of the following defects:

- 1/2” or more vertical displacement (step separation)
- 1/2” or more opening in the sidewalk (opening in sidewalk)
- 3/4” of sidewalk depth has been removed (spalling of surface)
- A longitudinal grade exceeding 7.5% (transverse or sunken grade change)
- A cross slope exceeding 2%

(Exhibit C – Sidewalk Repair Criterion)

Identification and Documentation

Sidewalk defects can be reported by the public or can be identified as part of the City’s on-going inspection program. When a sidewalk area has been identified in need of repair, the area is marked in the field and City staff evaluates the cause of the damage and whether it is in a high

priority area. Defects within high pedestrian use areas are denoted as a “high priority.” A Sidewalk Priority Map (Exhibit D – Sidewalk Priority Map) identifies high pedestrian use areas such as schools, hospitals, parks, etc. Sites requested for ADA access are also denoted as high priority.

Information concerning the defect is then documented in the City’s database. A list of properties included in the database is attached as Exhibit E – Repair List.

Notification

When a sidewalk is in need of repair, the City provides written notice to the property owner and the person in possession of the property, and requests that repairs be completed in accordance with the LMC and City standards and details. The written notice to repair will be personally delivered or mailed. The written notice to repair will specify what work is to be done, how it is to be done, what materials should be used in the repair, and further state that if the repair is not commenced in a reasonable time after notice is provided, the City may complete such repairs and seek recovery for the costs to repair from the property owner. The City will also provide the property owner and person in possession of the property with copies of the City’s Standard Details for sidewalk repair, an encroachment permit application, the City’s Sidewalk Repair handout, and a list of contractors willing to do residential concrete work.

If the property owner believes he/she has received a notice to repair in error, he/she can file an appeal with the City Engineer within 14 days of the date of delivery or mailing of the written notice to repair. The City Engineer will provide a written response within 10 days of the filing of the appeal.

Repairs

The City requires that completion of high priority repairs occur within 30 (thirty) calendar days of the notice to repair. All other repairs (that are not high priority) must be performed within 90 (ninety) calendar days of the notice to repair. The property owner must submit a completed encroachment permit to the City and contract with a licensed contractor to perform the repair services or perform the work himself/herself. In addition to removal and replacement of sidewalk, other repairs may be performed, such as grinding/slicing, fillets, and fill replacement. However, the City Engineer must approve all repair (Exhibit F – Sidewalk Grinding/Slicing Repair; Exhibit G – Sidewalk Repair). Once the property owner calls for inspection and if the sidewalk repair is approved, the work is considered complete and the encroachment permit is finalized. The City updates its database with this information.

If the cause of the defect is due to street tree damage, the property owner may request that the street tree be approved for removal and replacement. To do so, the property owner submits a no-cost street tree action permit application to the City for consideration. The City arborist will visit the site and determine whether removal and replacement is appropriate. Any associated

maintenance and/or removal/replacement activities are the sole responsibility of the adjacent property owner.

Failure to Make Repairs

If a property owner fails to make repairs within the time period required by the first written notice to repair, a second notice shall be mailed to the property owner and the person in possession of the property. The second written notice shall comply with the provisions of LMC 12.04.080 and 12.04.090. The notice will specify that if the repair is not completed by the property owner, the City will complete the needed repairs at California Prevailing Wages (including administrative expenses) and seek recovery for the costs of repair.

If the repair is not completed by the property owner as required by the second written notice, the City Engineer may repair the sidewalk (LMC 12.04.100). Upon completion of the repairs, the City Engineer shall provide written notice to the property owner of the cost of the repairs. The notice shall specify the day, time, and place when the City Council will hear and pass on the report of costs by the City Engineer, together with any objections or protests which may be raised by any property owner liable to be assessed for the cost of such repair or any other interested person (LMC 12.04.120).

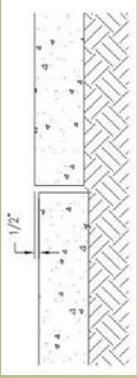
The City Engineer shall file a report with the City Council indicating what repairs were performed, the cost of the repairs, and property owners responsible for the repairs by showing the parcel numbers of the properties where the repairs were made (LMC 12.04.110). At the public hearing, the City Council may make revisions to the reports filed. Upon approval by the City Council, the report is final and conclusive (LMC 12.04.130).

If the property owner fails to pay for the costs and expenses of maintenance and repair to the sidewalk area, within 10 days of written notice of the City Council decision by the City Engineer, the City may collect assessments for the costs and expenses of such maintenance and repair, including but not limited to placing a lien on the owner's property, having the assessment placed on the property tax rolls, or any other method of collection legally available to the City (LMC 12.04.140).

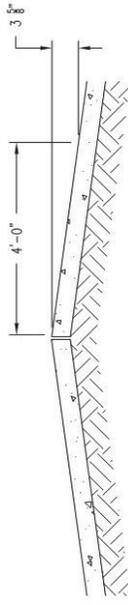
Attachments:

- Exhibit A - Streets and Highways Code, Section 5610
- Exhibit B – Livermore Municipal Code 12.04, Article II “Sidewalk Maintenance”
- Exhibit C - Sidewalk Repair Criterion
- Exhibit D - Sidewalk Priority Map
- Exhibit E – Repair List
- Exhibit F - Sidewalk Grinding/Slicing Repair
- Exhibit G - Sidewalk Repair

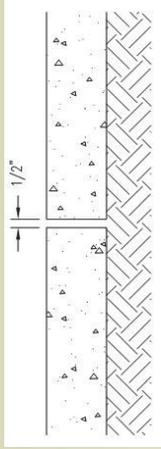
Sidewalk Repair Criteria



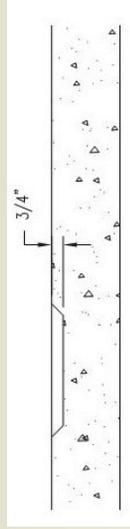
Step Separation: Sidewalk panel has been lifted or subsided by 1/2" or more than the adjacent panel. If the lift is less than 1 1/2", it may be repaired by grinding or slicing process.



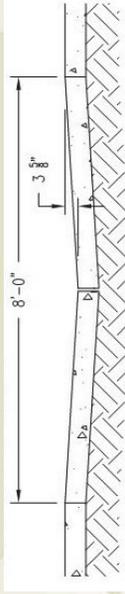
Transverse Grade Change: Two sidewalk panels have lifted to a peak of 3 5/8" (7.5%) or higher than the normal grade of the sidewalk 4' away in each direction.



Opening in Sidewalk: There is an opening in the sidewalk measuring 1/2" or greater.



Spalling of Surface: A portion of the sidewalk has been removed, and the result is a hole of 3/4" or deeper.



Sunken Sidewalk: The sidewalk has subsided within a stretch of 8 feet of sidewalk while there is a portion that is greater than or equal to - 3 5/8" lower than the rest of the sidewalk.

The California Streets and Highways Code places on each property owner the responsibility for the sidewalk adjacent to his or her property.

For informational purpose only, the following is a list of contractors that provide sidewalk repair services:

- American Built Pools, Inc. (925-570-4038)
- AP Concrete (925-449-6706)
- BCP Concrete, Inc. (925-462-6456)
- Bigelow's Concrete (925-606-4311)
- Blackhills Construction (209-597-0641)
- RGW Construction (925-606-2400)
- Sposeto Engineering (925-443-4200)
- S.R.P. Company (925-753-5142)

For more information regarding the Sidewalk Repair Program, call the City's Engineering Division at (925) 960-4500 or look us up at www.cityoflivermore.net.



Engineering Division
 Community Development Department
 1052 South Livermore Avenue
 Livermore, CA 94550-4899
 phone: (925) 960-4500
 fax: (925) 960-4505
 TDD: (925) 960-4104

2019 Sidewalk Repair



Join In Making Livermore Safe And Beautiful



SIDEWALK REPAIR IS IMPORTANT for the safety of Livermore residents and visitors. Safe sidewalks increase the appearance and value of property in Livermore. For your convenience, the following are responses to the most common questions that are asked about repairing damaged sidewalks.

WHO IS RESPONSIBLE FOR THE SIDEWALK REPAIR?

The California Streets and Highways Code places the responsibility for repair of the sidewalk on the adjacent property owner. The Livermore Municipal Code sets forth the specific provisions for the maintenance and repair of sidewalks in Livermore. Repairing the sidewalk requires a no-cost encroachment permit from the City. The City waives the encroachment permit and inspection fees for the sidewalk repair work. The City is responsible for Americans with Disabilities Act (ADA) accessible ramps and resident back lots along major and collector streets. Utility companies are responsible for replacing damaged utility boxes and replacing the entire sidewalk panel enclosing the utility box within the sidewalk.

CAN I DO THE REPAIRS MYSELF?

Yes, a City Encroachment Permit is required and the finished work must be of professional quality and must also conform to all applicable City standards. In addition to removal and replacement of sidewalk, other repair strategies may include grinding, slicing, fillets, and fill replacement. Alternative repair methods must be approved by the City Engineer.

ANSWERS TO YOUR QUESTIONS

HOW DO I KNOW THE SIDEWALK NEEDS REPAIR?

On the other side of this brochure are illustrations of common sidewalk issues. Your sidewalk needs repair work if it meets one or more of the "Sidewalk Repair Criteria."

HOW DO I GET A PERMIT FOR THE SIDEWALK REPAIR?

The encroachment permit application form can be found at the city website at:

www.cityoflivermore.net
City Government/
Community Development/
Permit Center/
Application and Forms/
Encroachment Permit Application

Please completed the form with a sketch showing the length and width of the area in need of repair.

You may submit your application via email at: epermitrequest@cityoflivermore.net or in person at City Hall, located at 1052 S. Livermore Avenue, Livermore CA 94550.

WILL THE CITY REMOVE A TREE THAT IS DAMAGING MY SIDEWALK?

Every effort shall be made to preserve trees. Tree roots may be the cause of your sidewalk problem, in which case, they may be cut back and root barrier installed when appropriate. Caution must be used in cutting roots. Tree removal shall only take place with the issuance of an approved street tree action permit, in accordance with the City's replanting policy, and at the property owners expense. The City can approve a street tree action permit for tree removal if sidewalk damage caused by the tree meets or exceeds one or more of the sidewalk repair criteria provided in this brochure. However, tree removal can be denied if the sidewalk damage is less than the outlined criteria or if control measures such as root pruning or root barriers will prevent further sidewalk damage. Tree permits may be obtained at no charge from the Maintenance Division, at (925) 960-8020.

CALIFORNIA STREETS AND HIGHWAYS CODE SECTION 5610

5610. The owners of lots or portions of lots fronting on any portion of a public street or place when that street or place is improved or if and when the area between the property line of the adjacent property and the street line is maintained as a park or parking strip, shall maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of those works or areas save and except as to those conditions created or maintained in, upon, along, or in connection with such sidewalk by any person other than the owner, under and by virtue of any permit or right granted to him by law or by the city authorities in charge thereof, and such persons shall be under a like duty in relation thereto.

DRAFT

Exhibit B

Chapter 12.04

CURBS, GUTTERS AND SIDEWALKS

Article I. Construction

- 12.04.010 Unimproved curbs, gutters and sidewalks – Findings.
- 12.04.020 Construction – Location and specifications.
- 12.04.030 Sidewalk width.
- 12.04.040 Construction – Approval by building official prerequisite to utility connections.
- 12.04.050 Exception – Rural residential subdivisions with lots over 10 acres.

Article II. Sidewalk Maintenance

- 12.04.060 Maintenance and repair of sidewalks.
- 12.04.065 City maintenance responsibility at residential lots.
- 12.04.070 Inspection required for permit clearance.
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- 12.04.090 Notice to repair – Information required.
- 12.04.100 Failure of abutting property owner to repair.
- 12.04.110 Report by City Engineer after completion of repairs.
- 12.04.120 Completion of repairs. Notice of cost and hearing by City Council.
- 12.04.130 Hearing by City Council.
- 12.04.140 Assessments on property.

Article II. Sidewalk Maintenance

12.04.060 Maintenance and repair of sidewalks.

A. Except as provided herein, the maintenance and repair of sidewalk areas and the making, confirming and collecting of assessments for the cost and expenses of said maintenance and repair, may be done and the proceedings may be had and taken in accordance with this Chapter 12.04 and the procedure provided in Chapter 22 of Division 7, Part 3, of the California Streets and Highways Code as the same is now in effect or may hereafter be amended. In the event of any conflict between the provisions of said

Chapter 22 of Division 7, Part 3, of the California Streets and Highways Code and this Chapter 12.04, the provisions of Chapter 12.04 shall control.

B. As used in this Article, “sidewalk area” includes the sidewalk, any parkway or planter strip maintained in the area between the back of curb and the property line, and the driveway, bulkheads, retaining walls or other works for the protection of any sidewalk, parkway, or planter strip.

C. The owner of a lot or portion of a lot fronting on, or adjacent to, any portion of sidewalk area, shall maintain such sidewalk area in good repair and condition. This duty includes but is not limited to, maintenance and repair of surfaces including grinding, removal and replacement of sidewalks, removal or filling or replacement of parkways or planter strips, removal of weeds and/or debris, tree root pruning and installing root barriers, trimming of trees, shrubs and/or ground cover, so that the sidewalk area will remain in a condition that is not dangerous to property or to persons using the sidewalk area in a reasonable manner and will be in a condition that will not interfere with the public convenience in the use of the sidewalk area.

D. A property owner required by Section 12.04.060(c) to maintain a sidewalk area shall owe a duty to members of the public to keep and maintain the sidewalk area in a safe and non-dangerous condition. If, as a result of the failure of any property owner to maintain the sidewalk area in a safe and non-dangerous condition as required by Section 12.04.060(c), any person suffers injury or damage to person or property, the property owner shall be liable to such person for the resulting damages or injuries.

12.04.065 City maintenance responsibility at residential lots.

The City shall maintain the sidewalk area in residential backing lots as defined in LMC 12.20.010, except for those backing lots having a private association or district that is responsible for such maintenance.

12.04.070 Inspection required for permit clearance.

The City shall inspect the condition of the sidewalk area fronting on, or adjacent to, any portion of the property prior to the issuance of any building permit for work in excess of \$50,000 pertaining to occupancy or construction on that property. All such permits, prior to final issuance, shall require a notation that a sidewalk inspection was completed and that the sidewalk area is not in need of repair or that the repair has been completed.

12.04.080 Notice to repair – Manner in which given.

When any portion of a sidewalk area is out of repair or pending reconstruction and in condition to endanger persons or property or interfere with the public convenience in the use of such sidewalk area, the City Engineer shall notify the property owner and provide a courtesy notice to the person in possession of the property fronting on, or adjacent to, the sidewalk area that the sidewalk area is out of repair and it must be repaired. Notice may be given by one of the following: (1) delivering written notice personally to the

property owner and the person in possession of the property fronting on, or adjacent to the sidewalk out of repair; (2) mailing written notice, postage prepaid, to the person in possession of such property and to the property owner thereof at his/her last known address, as the same appears on the last equalized assessment rolls of the City, or to the name and address of the person owning such property, as shown in the records of the City Clerk.

12.04.090 Notice to repair – Information required.

The written notice provided for in LMC 12.04.080 shall particularly specify what work is required to be done, how it is to be done, what materials shall be used in the repair and shall further specify that if the repair is not commenced within a reasonable time after notice is given, and diligently and without interruption prosecuted to completion, the City Engineer may make such repair and seek recovery for the costs of the repair. The property owner may appeal a written notice to repair to the City Engineer within 14 days from the date of delivery or mailing of the written notice and show cause why the work should not be done, why the work should be done in a different manner or with different materials, or why the time to perform the work should be extended. Such appeal shall be in writing and shall be filed with the City Engineer. The City Engineer shall review and respond in writing to such appeal within 10 days of the filing of the appeal.

12.04.100 Failure of abutting property owner to repair.

If repair of a sidewalk area is not commenced and completed with due diligence, by the property owner or person in possession of the property, as required by the notice provided in LMC 12.04.080 or 12.04.090, the City Engineer may repair the sidewalk area and seek recovery for the costs of the repair from the property owner.

12.04.110 Report by City Engineer after completion of repairs.

Upon completion of the repair to a sidewalk area pursuant to LMC 12.04.100, the City Engineer shall prepare and file with the City Council a report specifying the repairs which have been made, the cost of the repairs, the description of the real property in front of, or adjacent to the sidewalk area, where the repairs have been made and the assessment against each lot or parcel of land proposed to be levied to pay the cost thereof.

12.04.120 Completion of repairs. Notice of cost and hearing by City Council.

Upon completion of the repairs or construction to a sidewalk area pursuant to LMC 12.04.100 and 12.04.110, the City Engineer shall cause notice of the cost of the repairs or construction to be given to the property owner. The notice shall specify the date, time, and place when the City Council will hear and pass on the report of the costs of the repair, together with any written objections or protests which may be raised by any property owner liable to be assessed for the cost of such repair or construction and any other interested persons. The notice shall also describe the procedure to be followed for such written objections or protests. In no event shall the hearing provided in this section be sooner than 10 days after giving of notice.

12.04.130 Hearing by City Council.

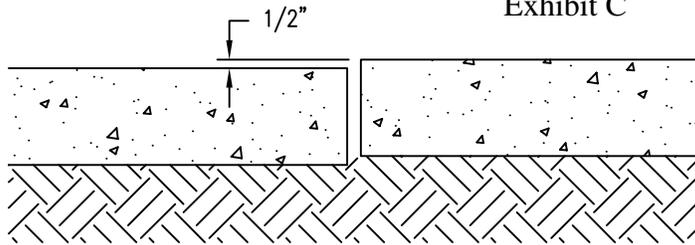
The City Council, on the date and time fixed for hearing, shall hear and pass upon the report of the City Engineer, together with any written protests or objections which have not been withdrawn prior to the hearing, from property owners liable to be assessed for the work of making such repairs or any other interested persons in accordance with the procedure provided in Chapter 22 of Division 7, Part 3 of the California Streets and Highway Code.

12.04.140 Assessments on property.

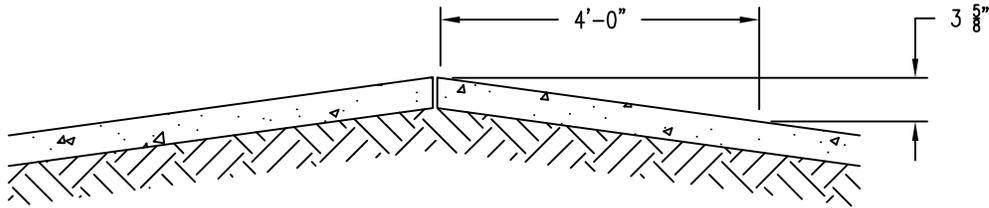
If the property owner fails to pay for the costs and expenses of maintenance and repair to the sidewalk area within 10 days of written notice of the City Council decision by the City Engineer, the City may collect assessments for the costs and expenses of such maintenance and repair, including but not limited to placing a lien on the owner's property, having the assessment placed on the property tax rolls, or any other method of collection legally available to the City.

DRAFT

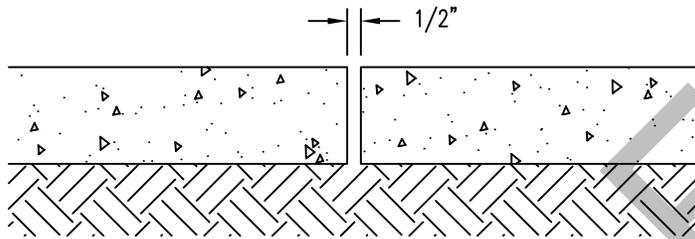
Exhibit C



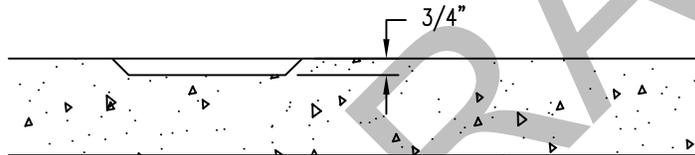
STEP SEPARATIONS A sidewalk panel has been lifted or subsided by 1/2" or more than the adjacent panel.



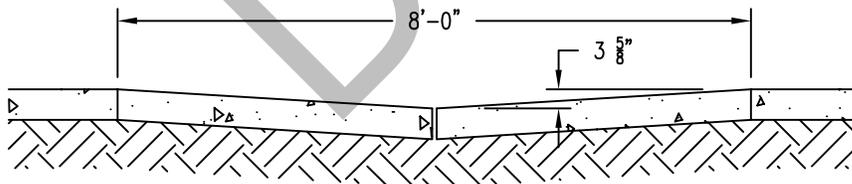
TRANSVERSE GRADE CHANGE Two sidewalk panels have been lifted to a peak, where the peak is 3 5/8" (7.5%) or higher than the normal grade of the sidewalk 4' away in each direction.



OPENING IN SIDEWALK There is an opening in the sidewalk measuring 1/2" or greater.



SPALLING OF SURFACE A portion of the sidewalk has been removed, and the result is a hole of 3/4" or deeper.



SUNKEN SIDEWALK The sidewalk has subsided within a stretch of 8 feet of sidewalk while there is a portion that is greater than or equal to 3 5/8" (7.5%) lower than the rest of the sidewalk.

NOTE: CROSS SLOPE REQUIREMENT=2%

ST33.DWG

Date	By	Rev.

SIDEWALK REPAIR
CRITERION

CITY OF LIVERMORE
STANDARD DETAIL

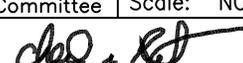
Dwn: BC	Date: Oct-18	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		ST-33

Exhibit D: Sidewalk Priority Map

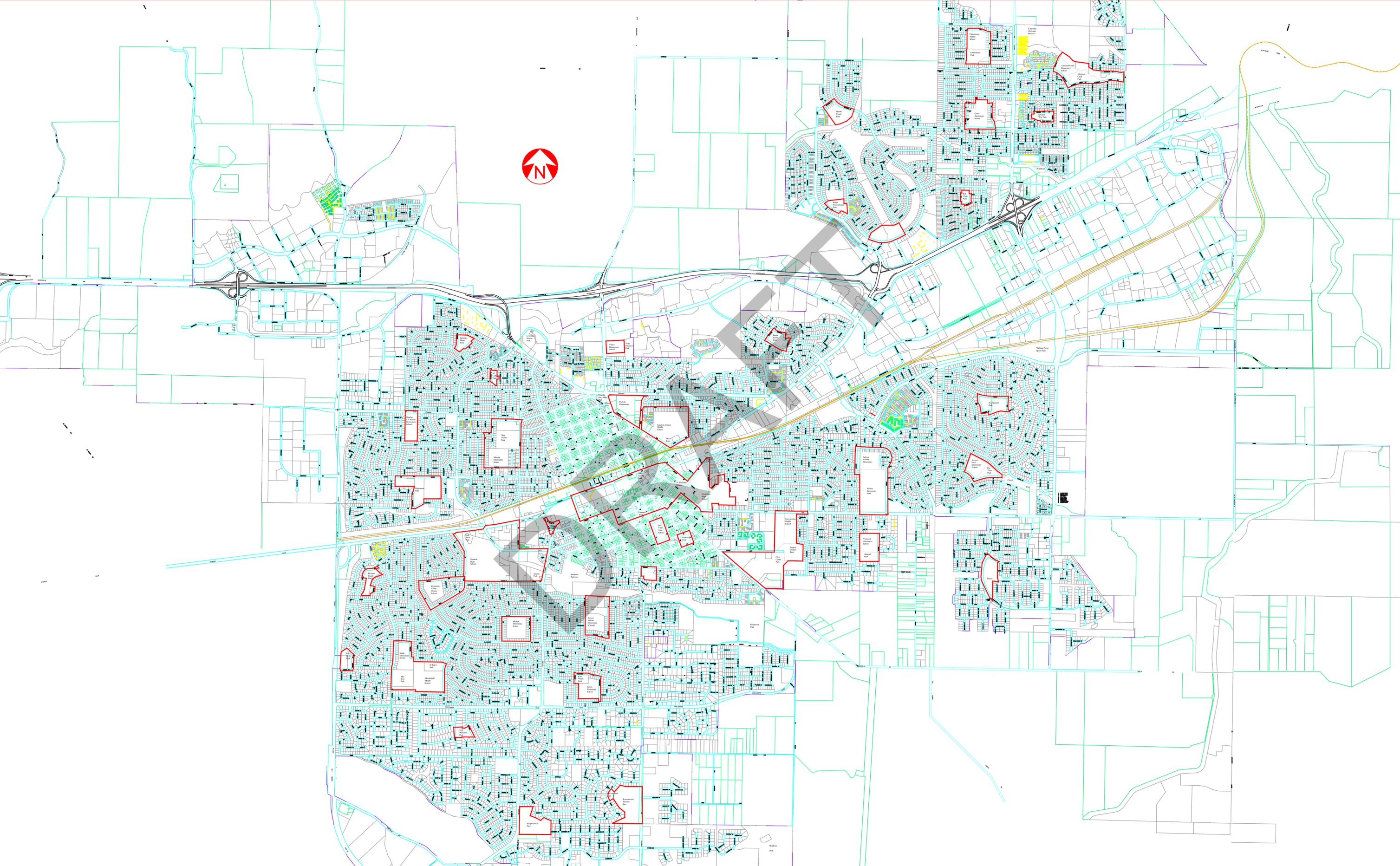


Exhibit E: Repair List

Date Received	Street Number	Street Name
11/18/14	1068	Aberdeen Avenue
	826	Adams Av
4/10/2017	573	Adell Street
2014	498	ADELLE ST
03/04/16	688	Adelle Street
12/08/15	588	Alameda Drive
9/8/2017	262	Albatross Ave
05/26/15	262	Albatross Avenue
04/20/16	371	Alden Lane
2014	296	ALDEN LN
2014	302	ALDEN LN
2014	310	ALDEN LN
2/6/2017	723	Alexander Street
06/11/14	1080	Alison Circle
03/08/16	1080	Alison Circle
07/22/16	662	Alison Circle
9/8/2017	2359	Alsace Ct
06/20/16	643	Amberwood Way
09/06/16	592 & 598	Amberwood Way
2014	605	AMBERWOOD WY
2014	611	AMBERWOOD WY
2014	614	AMBERWOOD WY
09/09/15	483	Anna Maria Drive
3/27/2017	437	Anna Maria Street
03/05/18	1405	Anza Way
03/05/18	1417	Anza Way
7/11/2017	1029	Apache Street
2014	4439	ARABIAN RD
5/4/2017	821	Arbor Court
07/11/14	5862	Arlene Way
03/18/15	5828	Arlene Way
10/18/16	5883	Arlene Way
5/18/2017	5692	Arlene Way
7/21/2017	5705	Arlene Way
09/29/15		Arroyo Road at Chardonay
7/26/2017		Arroyo Road no Burr Lane
7/5/2017	442	Ashbury Court
2014	1162	ASTER LN
2014	1347	ASTER LN
2014	1374	ASTER LN
2014	1426	ASTER LN
2014	634	AUSTEN WY
2014	710	AUSTEN WY

10/05/15	725	Avalon Way
06/06/16	717	Avalon Way
2014	304	AVONDALE LN
2014	320	AVONDALE LN
2014	368	AVONDALE LN
09/29/14	1354	Balboa Way
11/22/16	732	Barleta Court
9/8/2017	740	Barleta Ct
5/8/2017	409	Bell Avenue
12/10/14	439	Bell Drive
2014	4106	BELLMAWR DR
2014	4180	BELLMAWR DR
2014	4302	BELLMAWR DR
2014	4315	BELLMAWR DR
2014	4326	BELLMAWR DR
2014	4349	BELLMAWR DR
07/01/14	1403	Berkely Place
2014	2195	BLUEBELL DR
2014	2196	BLUEBELL DR
2014	2326	BLUEBELL DR
05/05/15	1042	Bluebell Drive
08/18/16	1923	Bluebell Drive
2014	576	BRIARWOOD CT
2014	2654	BRIARWOOD DR
2014	2679	BRIARWOOD DR
2014	2725	BRIARWOOD DR
2014	2761	BRIARWOOD DR
2014	2864	BRIARWOOD DR
2014	2047	BROADMOOR ST
2014	2208	BROADMOOR ST
08/15/16	1182	Brookdale Lane
2014	1168	BROOKDALE LN
2014	549	BUCKEYE DR
2014	4463	BUCKSKIN CT
2014	4487	BUCKSKIN CT
04/15/18	1652	Cairo Street
10/30/15	3259	Caldera Drive
04/23/15	3939	California Way
2014	3018	CALLAGHAN ST
2014	3041	CALLAGHAN ST
2014	3042	CALLAGHAN ST
2014	3122	CALLAGHAN ST
2014	3185	CALLAGHAN ST
10/27/14	154	Cameo Drive
2014	4001	CAMROSE AV
2014	4008	CAMROSE AV
2014	4042	CAMROSE AV

2014	4063	CAMROSE AV
2014	4143	CAMROSE AV
05/29/14	616	Carla Street
2014	634	CARLSBAD CT
5/26/2017	793	Carmel Avenue
9/6/2017	793	Carmel Avenue
2014	1724	CARNATION CI
2014	1748	CARNATION CI
10/24/14	1181	Caroline Court
5/30/2017	1816	Cartier Drive
2014	123	CASCADE AV
2014	644	CATALINA DR
2014	520	CEDAR DR
2014	557	CEDAR DR
04/27/15	5304	Celeste Way
2014	84	CHALMETTE CT
5/10/2017	5337	Charlotte Way
05/04/18	5328	Charlotte Way
12/10/14	2234	Chateau Way
1/19/2018	2319	Chateau Way
2014	2347	CHATEAU WY
2014	4336	CHAUCER CT
2014	4372	CHAUCER CT
8/10/2017	814	Cherokee Drive
2014	2316	CHESTNUT ST
2014	2370	CHESTNUT ST
2014	2449	CHESTNUT ST
2014	2463	CHESTNUT ST
2014	2477	CHESTNUT ST
2014	2276-2280	CHESTNUT ST
2014	2281-2289	CHESTNUT ST
04/23/15	1211	Claret Road
2014	211	CLARKE AV
2014	222	CLARKE AV
2014	223	CLARKE AV
2014	247	CLARKE AV
2014	264	CLARKE AV
2014	265	CLARKE AV
2014	278	CLARKE AV
2014	320	CLARKE AV
2014	342	CLARKE AV
2014	343	CLARKE AV
10/06/15	203	Coleen Street
1/19/2018	1579	College Ave
12/19/17	2501	Collier Canyon Road

02/13/18		Concannon Blvd north side east of Holmes St
08/27/14		Constitution Drive
10/03/16	50	Contractors Place
10/24/16	1056	Coronado Way
09/15/14	1840	Corte Cava
9/8/2017	243	Covellite Lane
7/17/2017	5540	Crestmont Avenue
2014	980	CROMWELL ST
2014	1032	CROMWELL ST
2014	1076	CROMWELL ST
2014	1120	CROMWELL ST
2014	1164	CROMWELL ST
2014	1187	CROMWELL ST
2014	1198	CROMWELL ST
2014	406	CURLEW RD
2014	535	CURLEW RD
2014	653	CURLEW RD
2014	672	CURLEW RD
2014	751	CURLEW RD
2014	810	CURLEW RD
2014	84	DAISYFIELD DR
2014	206	DAISYFIELD DR
9/28/2017		Dalton Ave
		Dalton Avenue between Vasco and Ames
01/06/17	2949	Danielle Lane
01/25/17	3079	Danielle Lane
08/15/16	1643	De Leon Way
2014	2201	DEL MONTE ST
2014	2212	DEL MONTE ST
2014	950	DESCONSADO AV
10/22/14	104	Diamond Drive
6/5/2017	39	Diamond Drive
2014	928	DICKENS CT
2014	937	DICKENS CT
2014	656	DICKENSON DR
04/24/15	1054	Dolores Street
04/08/15	211	Donner Avenue
12/10/14	588	Dovecote Lane
03/16/15	5849	Dressler Circle
2014	137	E AIRWAY BL
2014	257	E JACK LONDON BL

12/3/17		East Ave east of Charlotte & west of Birchwood
02/08/16	3833	East Avenue
01/09/17	4014	East Avenue
9/11/2017	4200	East Avenue
11/04/14		East Avenue at McLeod Street
2014	3556	EDINBURGH DR
2014	525	EGRET RD
2014	541	EGRET RD
2014	546	EGRET RD
2014	557	EGRET RD
2014	620	EGRET RD
2014	633	EGRET RD
6/7/2017	295	El Caminito
07/16/16	1742	El Padro Way
07/16/16	1754	El Padro Way
07/16/16	1766	El Padro Way
2014	609	ELIOT DR
2014	635	ELIOT DR
10/16/17	254	Elvira Street
2014	4001	EMERSON DR
2014	4005	EMERSON DR
2014	4023	EMERSON DR
2014	4088	EMERSON DR
2014	4110	EMERSON DR
02/02/15	4169	Emerson Drive
12/16/15	4158	Emerson Drive
5/1/2017	339	Encino Drive
2014	518	ENOS WY
2014	552	ENOS WY
2014	638	ENOS WY
2014	2620	ENOS WY
2014	2628	ENOS WY
2014	2652	ENOS WY
2014	2836	ENOS WY
01/07/15	523	Escondido Circle
01/07/15	526	Escondido Circle
01/07/15	590	Escondido Circle
01/07/15	594	Escondido Circle
01/25/15	598	Escondido Circle
6/5/2017	566	Escondido Circle
2014	612	EVERGLADES LN
2014	694	EVERGLADES LN
2014	758	EVERGLADES LN
2014	1392	FAIRBROOK CT

07/26/16	598	Falcon Way
2014	2433	FARNSWORTH DR
2014	2482	FARNSWORTH DR
2014	2504	FARNSWORTH DR
2014	2522	FARNSWORTH DR
2014	2610	FARNSWORTH DR
2014	2645	FARNSWORTH DR
2014	2663	FARNSWORTH DR
2014	2669	FARNSWORTH DR
2014	2681	FARNSWORTH DR
2014	2792	FARNSWORTH DR
2014	5147	FELICIA AV
10/05/16	5285	Felicia Avenue
1/30/2017	76	Fenton Street
07/31/14	1437	Fifth Street
2/16/2017	1542	Fifth Street
5/2/2017	1551	Fifth Street
2014	5653	FIRESTONE RD
8/4/2017	5546	Firestone Road
2014	4089	FIRST ST
2014	4091	FIRST ST
2014	3516-3520	FIRST ST
2014	4502-4512	FIRST ST
05/05/16	1410	First Street
01/09/17		First Street 200' west of Mines Road
5/8/2017		First Street at I-580 overpass
10/26/16		First Street northside bet N St and O St
2014	237	FLICKER CT
2014	249	FLICKER CT
3/9/2017	4134	Florida Court
5/8/2017	408	Fontonett Avenue
5/8/2017	421	Fontonett Avenue
5/8/2017	437	Fontonett Avenue
5/8/2017	443	Fontonett Avenue
2014	302	FONTONNET AV
2014	701	FORESTER CT
2014	712	FORESTER CT
2014	723	FORESTER CT
2014	734	FORESTER CT
2014	766	FORESTER CT
07/27/16	2181	Fourth Street
1/20/2017	2210	Fourth Street
08/27/14	2345	Fourth Street
09/03/14	2084	Fourth Street

10/09/14	1339	Fourth Street
10/09/14	1371	Fourth Street
10/18/17	754	G Street
2014	4497	GALE ST
08/13/15		Garaventa Ranch Rd east of Vasco Road
5/22/2017		Garaventa Ranch Rd north side - east of Vasco Rd
2014	3478	GARDELLA PLAZA
2014	179	GLACIER DR
2014		GLADIOLUS CT
2014	3612	GLASGOW CI
2014	203	HAGEMANN DR
2014	587	HAGEMANN DR
10/03/16	651	Hagemann Drive
2014	5519	HAGGIN OAKS AV
07/25/16	6477	Half Dome Court
2014	3334	HAMPSTEAD CT
2014	3356	HAMPSTEAD CT
04/05/16	2385	Hampton Road
04/04/16	1137	Hansen Road
04/27/16	1024	Hansen Road
08/18/16	985	Hansen Road
2/1/2017	3062	Hansen Road
2014	2414	HAREWOOD DR
2014	2428	HAREWOOD DR
2014	2464	HAREWOOD DR
2014	2478	HAREWOOD DR
2014	2492	HAREWOOD DR
2014	2591	HAREWOOD DR
2014	798	HATTAN DR
09/02/14	833	Hazel Street
2014	1253	HEATHER LN
2014	1277	HEATHER LN
2014	1339	HEATHER LN
2014	1373	HEATHER LN
2014	1447	HEATHER LN
2014	1532	HEATHER LN
2014	1236	HIBISCUS WY
2014	1278	HIBISCUS WY
2014	1316	HIBISCUS WY
2014	1369	HIBISCUS WY
2014	549	HIGHLAND ST
2014	866	HIGHLAND ST
2014		HIGHLAND ST
02/09/16	602	Highland Street

08/12/16		Highland Street north of Hillside Court
05/27/15		Hillcrest Ave (east side) north of East Ave
06/13/14	258	Hillcrest Avenue
07/07/15	467	Hillcrest Avenue
08/15/16	474	Hillcrest Avenue
2014	3701	HILLSIDE AV
2014	3834	HILLSIDE AV
2014	3852	HILLSIDE AV
2014	3896	HILLSIDE AV
2014	3931	HILLSIDE AV
2014	3973	HILLSIDE AV
2014	1033	HOLLYHOCK ST
2014	1524	HOLLYHOCK ST
2014	1548	HOLLYHOCK ST
2014	1564	HOLLYHOCK ST
2014	1572	HOLLYHOCK ST
2014	1580	HOLLYHOCK ST
2014	1630	HOLLYHOCK ST
2014	1692	HOLLYHOCK ST
2014	1734	HOLLYHOCK ST
2014	1780	HONETSUCKLE RD
2014	1548	HONEYSUCKLE RD
02/26/15	1301	Hudson Way
02/26/15	1361	Hudson Way
02/26/15	1373	Hudson Way
2014	402	HUMMINGBIRD LN
2014	416	HUMMINGBIRD LN
2014	423	HUMMINGBIRD LN
2014	424	HUMMINGBIRD LN
2014	5504	IDLEWILD AV
2014	5637	IDLEWILD AV
2014	5725	IDLEWILD AV
2014	5810	IDLEWILD AV
2014	5853	IDLEWILD AV
2014	5947	IDLEWILD AV
2014	5956	IDLEWILD AV
08/18/14	5924	Idlewild Avenue
05/11/15	1114	Innsbruck Street
2014	5381	IRIS WY
02/25/15		Jack London Blvd e/o Curlew north side
10/15/15	685	Jack London Blvd wo Murrieta
10/28/14	621	Jade Place

12/29/15	323	James Street
12/11/14	1213	Jessica Drive
2014	467	JUNCTION AV
2014	564	JUNCTION AV
2014	433-439	JUNCTION AV
3/15/2017		Junction Ave at Dolan Park
09/14/16	210	K Street
09/23/16	228	K Street
7/24/2017	2185	Kara Place
04/22/16	777	Katrina Street
11/10/16	2546	Kellogg Loop
6/14/2017	2582	Kellogg Loop
2014	2522	KELLY ST
2014	2567	KELLY ST
2014	2612	KELLY ST
2014	2652	KENNEDY ST
2014	2665	KENNEDY ST
2014	2668	KENNEDY ST
2014	2673	KENNEDY ST
2014	2676	KENNEDY ST
2014	2684	KENNEDY ST
2014	2708	KENNEDY ST
2014	2720	KENNEDY ST
2014	2765	KENNEDY ST
2014	2768	KENNEDY ST
2014	2777	KENNEDY ST
2014	2780	KENNEDY ST
2014	2792	KENNEDY ST
2014	2818	KENNEDY ST
2014	2830	KENNEDY ST
2014	2833	KENNEDY ST
2014	2854	KENNEDY ST
2014	2857	KENNEDY ST
2014	2866	KENNEDY ST
2014	2869	KENNEDY ST
2014	2881	KENNEDY ST
2014	2890	KENNEDY ST
2014	2893	KENNEDY ST
2014	2916	KENNEDY ST
2014	2955	KENNEDY ST
2014	2964	KENNEDY ST
2014	2988	KENNEDY ST
2014	3021	KENNEDY ST
2014	3041	KENNEDY ST
2014	3055	KENNEDY ST
2014	3076	KENNEDY ST

2014	3125	KENNEDY ST
2014	3140	KENNEDY ST
2014	3145	KENNEDY ST
2014	3160	KENNEDY ST
2014	3008-3016	KENNEDY ST
2014	459	KINGLET RD
2014	485	KINGLET RD
2014	506	KINGLET RD
2014	524	KINGLET RD
2014	538	KINGLET RD
2014	563	KINGLET RD
2014	566	KINGLET RD
2014	625	KINGLET RD
2014	412	KNOTTINGHAM CI
11/05/14	2442	Kobio Street
2014	2907-2921	LADD AV
2014	2937-2949	LADD AV
10/20/15	846	Laguna Street
10/23/15	864	Laguna Street
08/25/16	889	Laguna Street
5/8/2017	827	Laguna Street
5/8/2017	851	Laguna Street
5/30/2017	846	Laguna Street
2014	6856	LAKE CT
2014	4739	LANTANA AV
2014	4774	LANTANA AV
2014	1149	LARKSPUR DR
8/9/2017	1116	Larkspur Drive
2014	2222	LAS POSITAS RD
2014	2500	LAS POSITAS RD
2014	2700	LAS POSITAS RD
2014	4300	LAS POSITAS RD
2014	4514-4526	LAS POSITAS RD
02/08/16	4514	Las Positas Road
05/31/16		Laughlin Road near 6987 Deerwood Court
2014	356	LEE AV
2014	359	LEE AV
2014	385	LEE AV
2014	135	LEE AV
2014	136	LEE AV
2014	141	LEE AV
2014	175	LEE AV
2014	183	LEE AV
2014	207	LEE AV
2014	214	LEE AV
2014	215	LEE AV

2014	229	LEE AV
2014	253	LEE AV
2014	274	LEE AV
2014	297	LEE AV
2014	310	LEE AV
2014	2530	LEEDS CT
2014	2556	LEEDS CT
3/27/2017	444	Leona Drive
3/27/2017	445	Leona Drive
3/27/2017	466	Leona Drive
10/27/16	2431	Lexington Place
11/9/17		Lexington Way northside west of Holmes St
1/26/2018	1274	Lillian St
09/10/14	1377, 1391 & 1413	Lillian Street
2014	2218	LINDEN ST
2014	2250	LINDEN ST
2014	2276	LINDEN ST
2014	2207-2211	LINDEN ST
2014	2243-2247	LINDEN ST
2014	2259-2263	LINDEN ST
2014	2281-2285	LINDEN ST
11/02/15	2041	Linden Street
9/29/2017	39	Livermore Ave (South)
11/07/14	1315	Lobelia Court
2014	3816	LOCH LOMOND WY
2014	3954	LOCH LOMOND WY
2014	4006	LOCH LOMOND WY
2014	4014	LOCH LOMOND WY
2014	4047	LOCH LOMOND WY
2014	4111	LOCH LOMOND WY
2014	4144	LOCH LOMOND WY
2014		LOCH LOMOND WY
09/03/14	2011	Locust Street
12/16/15	1879	Locust Street
2014	1078	LOMITAS AV
04/17/18	3001	Lusitana Drive
07/25/16	1009	Lynn Street
11/15/16	1090	Madison Avenue
02/22/16	186	Maple Street
12/12/17	186	Maple Street
2014	1036	MARIGOLD RD
2014	1085	MARIGOLD RD
2014	1154	MARIGOLD RD
2014	1197	MARIGOLD RD
2014	1527	MARIGOLD RD

2014	1535	MARIGOLD RD
11/12/14	1592	Marigold Road
2014	112	MARTIN AV
2014	186	MARTIN AV
2014	221	MARTIN AV
2014	236	MARTIN AV
2014	243	MARTIN AV
2014	248	MARTIN AV
2014	251	MARTIN AV
2014	264	MARTIN AV
2014	307	MARTIN AV
2014	318	MARTIN AV
2014	344	MARTIN AV
2014	365	MARTIN AV
2014	366	MARTIN AV
2014	378	MARTIN AV
2014	382	MARTIN AV
2014	383	MARTIN AV
06/10/14	118	Martin Avenue
04/18/16	5785	Mary Lou Way
2014	553	MAYTEN DR
2014	672	MAYTEN DR
2014	684	MAYTEN DR
04/04/16	713	McLeod Street
2014	1186	MEADOW DR
2014	1201	MEADOW DR
2014	1821	MEADOW GLEN DR
2014	1944	MEADOW GLEN DR
03/02/16	1061	Megan Road
08/18/16	332	Michell Court
08/30/16	326	Michell Court
7/3/2017	326	Michell Court
7/3/2017	332	Michell Court
2014	312	MICHELL CT
2014	314	MICHELL CT
2014	322	MICHELL CT
2014	330	MICHELL CT
2014	286	MICHELL ST
2014	309	MICHELL ST
2014	321	MICHELL ST
2014	359	MICHELL ST
2014	365	MICHELL ST
2014	387	MICHELL ST
3/22/2017	306	Michell Street
01/12/17	4271	Milton Way
2014	4109	MILTON WY
2014	4135	MILTON WY

2014	4150	MILTON WY
2014	4173	MILTON WY
2014	4260	MILTON WY
2014	4294	MILTON WY
9/28/2017	338	Miramonte Lane
2014	352	MIRAMONTE LN
8/8/2017	2814	Mission Lane
10/12/17	1407	Momosa Street
2014	3619	MONT ROSE PL
08/13/15	3627	Montrose Place
07/09/14	1635	Morning Glory Road
2014	27	MOSSWOOD CT
07/23/15	1377	Murdell Lane
5/11/2017	2016	Murdell Lane
2014	3512	MURPHY ST
11/10/16	1018	Murrieta Blvd
7/24/2017		Murrieta Blvd Eastside bet Olivina and Railroad
05/30/14		Murrieta Blvd north & south of Cedar
2/1/2017	1134	Murrieta Boulevard
2014	284	N I ST
2014	353	N I ST
2014	376	N I ST
2014	398	N I ST
2014	442	N I ST
2014	305-311	N I ST
2014	375-377	N I ST
2014	521-523	N I ST
2014	814	N LIVERMORE AV
2014	942	N LIVERMORE AV
2014	1018	N LIVERMORE AV
2014	1164	N LIVERMORE AV
2014	1216	N LIVERMORE AV
2014	2301	N LIVERMORE AV
2014	362	N LIVERMORE ST
2014	460	N LIVERMORE ST
2014	492	N LIVERMORE ST
2014	577	N LIVERMORE ST
2014	630	N LIVERMORE ST
2014	640	N LIVERMORE ST
2014	660	N LIVERMORE ST
2014	552-556	N LIVERMORE ST
2014	578-580	N LIVERMORE ST
2014	3605	N MINES RD
2014	3643	N MINES RD

2014	3704	N MINES RD
2014	3710	N MINES RD
2014	3940	N MINES RD
2014	3962	N MINES RD
2014	4120	N MINES RD
2014	4136	N MINES RD
2014	723	NEWBURY ST
2014	761	NEWBURY ST
2014	782	NEWBURY ST
2014	4032	NEWBURY ST
02/26/16	908	Norfolk Road
07/13/16	2247	Normandy Circle
06/12/15	1753	Normandy Way
01/06/15	327	North I Street
7/13/2017	643	North L Street
01/28/16	531	North Livermore Avenue
10/07/14	1050	North P Street
11/03/14		North side of Old Oak Road between Lakeside Cir
2014	5563	OAKMOND CI
2014	5621	OAKMOND CI
2014	5643	OAKMOND CI
2014	5647	OAKMOND CI
2014	5685	OAKMOND CI
2014	5690	OAKMOND CI
2014	5692	OAKMOND CI
2014	5697	OAKMOND CI
10/13/17	5571	Oakmont Circle
2014	2680	OLD FIRST ST
2014	2730	OLD FIRST ST
11/18/16	2653	Old First Street
2014	4261	OLEANDER ST
09/11/14	1126	Onyx Road
11/17/14	1389	Onyx Road
02/11/15	623	Orange Way
07/29/14	749	Orion Way
2/1/2017		Pacific Ave wo Dolores St
06/20/16	3700	Pacific Avenue
08/06/15		Pacific Avenue behind Council Chambers
2014	2145	PALOMINO RD
2014	2158	PALOMINO RD
2014	2162	PALOMINO RD
2014	2320	PALOMINO RD
2014	2356	PALOMINO RD

2014	2247	PARK ST
2014	2240-2242	PARK ST
2014	2251-2253	PARK ST
2014	2272-2276	PARK ST
2014	2275-2279	PARK ST
11/03/14	2046	Park Street
03/07/18		Patterson Pass Rd south side west of Shelly St
07/19/15	249	Pearl Drive
08/18/15	1093	Pearl Drive
5/30/2017	1093	Peary Court
2014	633	PELICAN CT
2014	5222	PEONY DR
2014	5254	PEONY DR
2014	2142	PERCHERON RD
2014	2150	PERCHERON RD
2014	2186	PERCHERON RD
2014	2192	PERCHERON RD
2014	2606	PICKFAIR LN
2014	2615	PICKFAIR LN
2014	2624	PICKFAIR LN
2014	2640	PICKFAIR LN
2014	2659	PICKFAIR LN
2014	2668	PICKFAIR LN
2014	2677	PICKFAIR LN
2014	2682	PICKFAIR LN
2014	2691	PICKFAIR LN
2014	2703	PICKFAIR LN
2014	2727	PICKFAIR LN
2014	2750	PICKFAIR LN
2014	2765	PICKFAIR LN
2014	2774	PICKFAIR LN
2014	2797	PICKFAIR LN
01/13/15	753	Pine Street
7/17/2017	1787	Pine Street
	1818	Pine Street
10/15/15	4132	Pinon Way
06/14/18	1622	Placer Circle
02/16/16	2129	Ponderosa Drive
08/24/16	2186	Ponderosa Drive
2014	395	PORTOLA AV
2014	2211	PORTOLA AV
2014	2307	PORTOLA AV
2014	2315	PORTOLA AV
2014	2363	PORTOLA AV
2014	2399	PORTOLA AV

2014	2423	PORTOLA AV
2014	2431	PORTOLA AV
2014	2437	PORTOLA AV
2014	2451	PORTOLA AV
2014	2458	PORTOLA AV
2014	2507	PORTOLA AV
2014	2542	PORTOLA AV
2014	2665	PORTOLA AV
2014	2761	PORTOLA AV
2014	2845	PORTOLA AV
2014	3883	PORTOLA AV
2014	3990	PORTOLA AV
2014		PORTOLA AV
10/16/15		Portola Avenue 200' west Blackwood Com
12/10/14		Portola Avenue east of Livermore Ave
08/11/16		Portola Avenue Northside bet Royal & Yorkshire
11/25/15	3966	Princeton Way
10/26/15	2268	Pyramid Street
2014	5793	RAINFLOWER DR
05/08/15	51	Rainier Avenue
04/11/18	954	Redondo Way
08/11/15	2413	Rees Circle
2014	1316	RHODODENDRON DR
2014	1473	RHODODENDRON DR
2014	1588	RHODODENDRON DR
2014	1664	RHODODENDRON DR
2014	1699	RHODODENDRON DR
07/15/16	1246	Rolling Hills Court
07/08/15	1437	Rosselli Drive
03/19/15	932 & 956	Roxanne Street
5/30/2017	1184	Roxanne Street
2014	5713	RUNNING HILLS AV
07/26/16	5945	Running Hills Avenue
2014	62-90	S L ST
2014	21-25	S LIVERMORE AV
06/18/18	729	S O Street
11/6/17		S. Livermore Ave adjacent to Library
03/04/16	672	S. Livermore Avenue
03/04/16	609	S. Livermore Avenue
12/15/15		S/W corner of Lobelia Way at Central Ave
11/28/17	788	Saddleback Circle
06/02/15	1317	Saint Mary Drive

06/26/12	1295	Saint Mary Drive
9/28/2017	3020	San Minete Drive
10/17/14	1032	Sapphire Drive
2014	252	SCHERMAN WY
01/30/15	343	Scott Street
2014	243	SCOTTS ST
2014	258	SCOTTS ST
2014	335	SCOTTS ST
2014	346	SCOTTS ST
2014	366	SCOTTS ST
2014	368	SCOTTS ST
2014	385	SCOTTS ST
2014	388	SCOTTS ST
2014	397	SCOTTS ST
07/10/14	1491	Second Street
01/12/15	2164 & 2152	Second Street
5/31/2017	2287	Second Street
9/5/2017	2334	Senger Street
2014	409	SHERIDAN CI
2014	497	SHERIDAN CI
2014	538	SHERIDAN CI
2014	2025	SHETLAND RD
2014	2077	SHETLAND RD
2014	2263	SHETLAND RD
2014	5603	SHOREHAVEN CI
3/23/2017	5869	Singing Hills Avenue
5/15/2017	1919	Sixth Street
2014	1725-1729	SONIC AV
05/08/15	622	Sonoma Court
2014	4959	SOUTH FRONT RD
09/29/14	627	South H Street
07/14/14	701	South L Street
09/30/16	989	South L Street
12/03/15	508	South Livermore Avenue
10/5/2017		South side of Concannon Blvd west of Niagra Dr
6/29/2017	250	South Vasco
07/13/15	1617	Spruce Street
2014	541	ST GEORGE CT
2014	542	ST GEORGE CT
2014	555	ST GEORGE CT
2014	556	ST GEORGE CT
2014	579	ST GEORGE CT
6/19/2017		Staghorn
07/23/15	478	Stanford Court
10/9/2017	4294	Stanford Way

05/08/15		Stanley Blvd (south side) east of S Street at bus stop
2014	525	STARLING AV
2014	634	STARLING AV
2014	657	STARLING AV
2014	XXX	STETSON WY
09/11/15	5485	Stockton Loop
06/15/18	2372	Stonebridge road
2014	4111	SUGAR PINE WY
10/10/16	6955	Sunridge Drive
11/25/14	953	Sunset Drive
01/08/15	961	Sunset Drive
10/30/17	1420	Sunset Drive
10/30/17	1384	Sunset Drive
01/22/16		Superior Drive at Tahoe Drive
2014	465	SWALLOW CT
2014	473	SWALLOW CT
2014	405	SWAN DR
2014	452	SWAN DR
2014	486	SWAN DR
2014	604	SYCAMORE CT
07/08/14	2753	Tahoe Drive
07/19/16	2753	Tahoe Drive
2/16/2017	3041	Talinga Drive
2014	614	TANAGER RD
2014	649	TANAGER RD
2014	682	TANAGER RD
2014	728	TANAGER RD
06/03/14	868	Tanager Road
06/06/14	859	Tanager Road
2014	2545	TAPESTRY DR
9/28/2017	2512	Tapestry Drive
2/17/2017	2578	Tapestry Drive
2014	555	TEAL CT
2014	561	TEAL CT
2014	635	TEAL CT
2014	713	TENNYSON DR
2014	767	TENNYSON DR
2014	866	TETON CT
05/29/14	5373	Theresa Way
03/07/16	5259	Theresa Way
01/17/17	5373	Theresa Way
2014	3604	THORNHILL DR
2014	3634	THORNHILL DR
2014	3639	THORNHILL DR

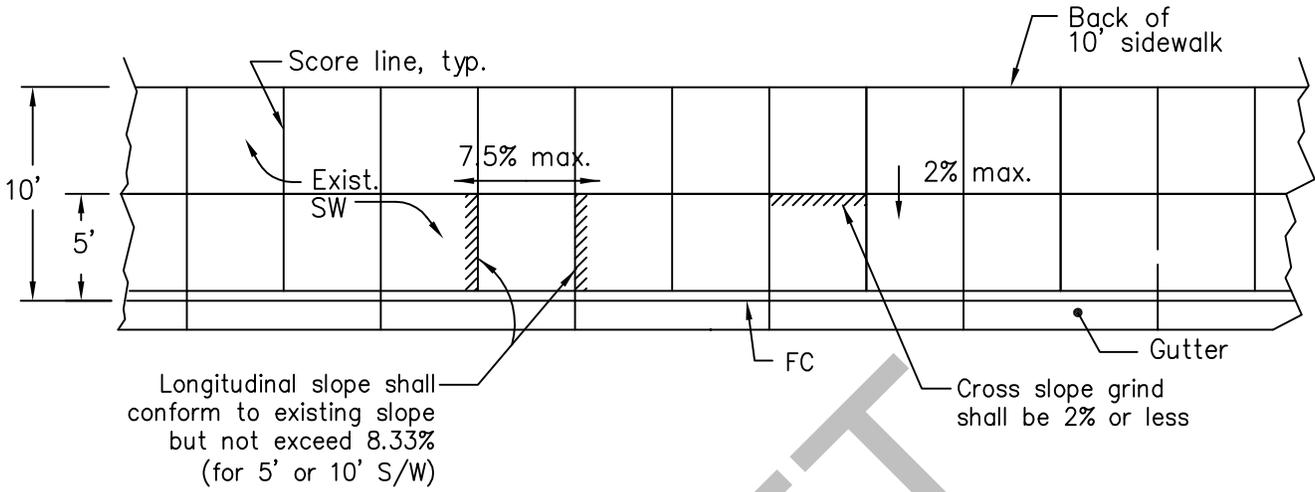
05/05/15	392	Thrasher Road
12/13/17	891	Tolentino Court
8/21/2017	2317/2305	Treadwell Street
10/05/16	1479	Tulip Way
2014	1219	TULIP WY
2014	1281	TULIP WY
2014	1336	TULIP WY
2014	1415	TULIP WY
2014	1484	TULIP WY
2014	415	TURNSTONE CT
2014	242	TURNSTONE DR
2014	274	TURNSTONE DR
2014	348	TURNSTONE DR
05/08/15	939	Turnstone Drive
2014	78	UNDBERGH AV
2014	170	UNDBERGH AV
2014	3704	VALLEY VIEW WY
05/11/15		Vasco Road (east side) south of Preston at Jack in the Box
10/19/15	1222	Village Green
2014	1294	VILLAGE GREEN DR
05/23/16	2889	Vine Court
2014	4873	VIOLET AV
04/08/16	367	Virginia Drive
09/02/14	135	Vista Street
07/22/16	1110	Wagoner Drive
07/01/15		Wall Street across from Granada High
2014	2320	WALNUT ST
2014	2341	WALNUT ST
2014	2359	WALNUT ST
2014	2232-2238	WALNUT ST
2014	2254-2262	WALNUT ST
2014	2271-2275	WALNUT ST
2014	2278-2286	WALNUT ST
2014		WALNUT ST
09/14/15	2090	Walnut Street
2014	2671	WAVERLEY WY
2014	2686	WAVERLEY WY
2014	2689	WAVERLEY WY
2014	2718	WAVERLEY WY
2014	2754	WAVERLEY WY
2014	2790	WAVERLEY WY
2014	2802	WAVERLEY WY
2014	2817	WAVERLEY WY

2014	2851	WAVERLEY WY
2014	2862	WAVERLEY WY
2014	XXX	WAVERLEY WY
2014	2408	WELLINGHAM DR
2014	2411	WELLINGHAM DR
2014	2448	WELLINGHAM DR
2014	2451	WELLINGHAM DR
2014	2462	WELLINGHAM DR
2014	2487	WELLINGHAM DR
2014	2499	WELLINGHAM DR
2014	2582	WELLINGHAM DR
2014	2597	WELLINGHAM DR
2014	2626	WELLINGHAM DR
2014	2631	WELLINGHAM DR
2014	2644	WELLINGHAM DR
2014	2658	WELLINGHAM DR
2014	2673	WELLINGHAM DR
2014	2684	WELLINGHAM DR
2014	2781	WELLINGHAM DR
03/12/15	2012	Westbrook Lane
2014	2335	WESTMINSTER WY
2014	2342	WESTMINSTER WY
2014	2347	WESTMINSTER WY
2014	2369	WESTMINSTER WY
2014	2381	WESTMINSTER WY
2014	2437	WESTMINSTER WY
2014	2450	WESTMINSTER WY
2014	2489	WESTMINSTER WY
02/29/16	1783	Whippoorwill Street
7/6/2017	2551	White Crane Circle
02/11/15	272	White Fang Way
05/26/15	291	White Fang Way
2014	822	WHITHORN CT
2014	884	WHITHORN CT
2014	XXX	WHITHORN CT
11/18/14	764	Wimbledon Lane
2014	704	WIMBLEDON LN
2014	705	WIMBLEDON LN
2014	710	WIMBLEDON LN
2014	711	WIMBLEDON LN
2014	714	WIMBLEDON LN
2014	719	WIMBLEDON LN
2014	724	WIMBLEDON LN
2014	731	WIMBLEDON LN
2014	XXX	WIMBLEDON LN
2014	743	WIMBLEDON LN
2014	747	WIMBLEDON LN

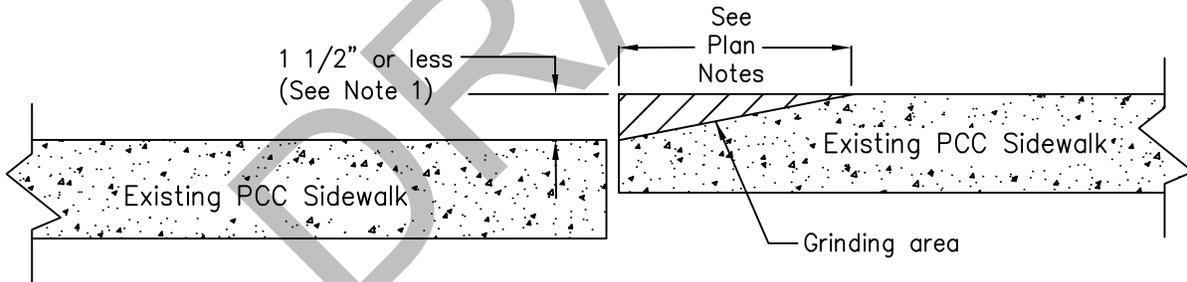
2014	748	WIMBLEDON LN
2014	752	WIMBLEDON LN
2014	755	WIMBLEDON LN
2014	759	WIMBLEDON LN
2014	763	WIMBLEDON LN
2014	771	WIMBLEDON LN
2014	775	WIMBLEDON LN
2014	778	WIMBLEDON LN
2014	426	WINDERMERE CI
2014	5448	WINDFLOWER DR
2014	5498	WINDFLOWER DR
2014	1297	WINDING STREAM CT
2014	1312	WINDING STREAM DR
10/07/14	3987	Yale Way
4/19/2017	3975	Yale Way
2014	29	YELLOWSTONE WY
09/12/16	525	Yorkshire Drive
2014	503	YORKSHIRE WY
2014	533	YORKSHIRE WY
2014	261	YOSEMITE DR
2014	267	YOSEMITE DR
2014	563	YOSEMITE DR
2014	581	YOSEMITE DR
2014	751	YOSEMITE DR
08/15/16	353	Yosemite Drive

DRAFT

Exhibit F



PLAN



TYPICAL SECTION

NOTE:

1. If separation is greater than 1 1/2" then sidewalk is to be removed and replaced per City Standard Detail ST-31.

User note:

These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

ST31.DWG

Date	By	Rev.

SIDEWALK
GRINDING/SLICING
REPAIR

CITY OF LIVERMORE
STANDARD DETAIL

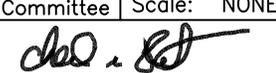
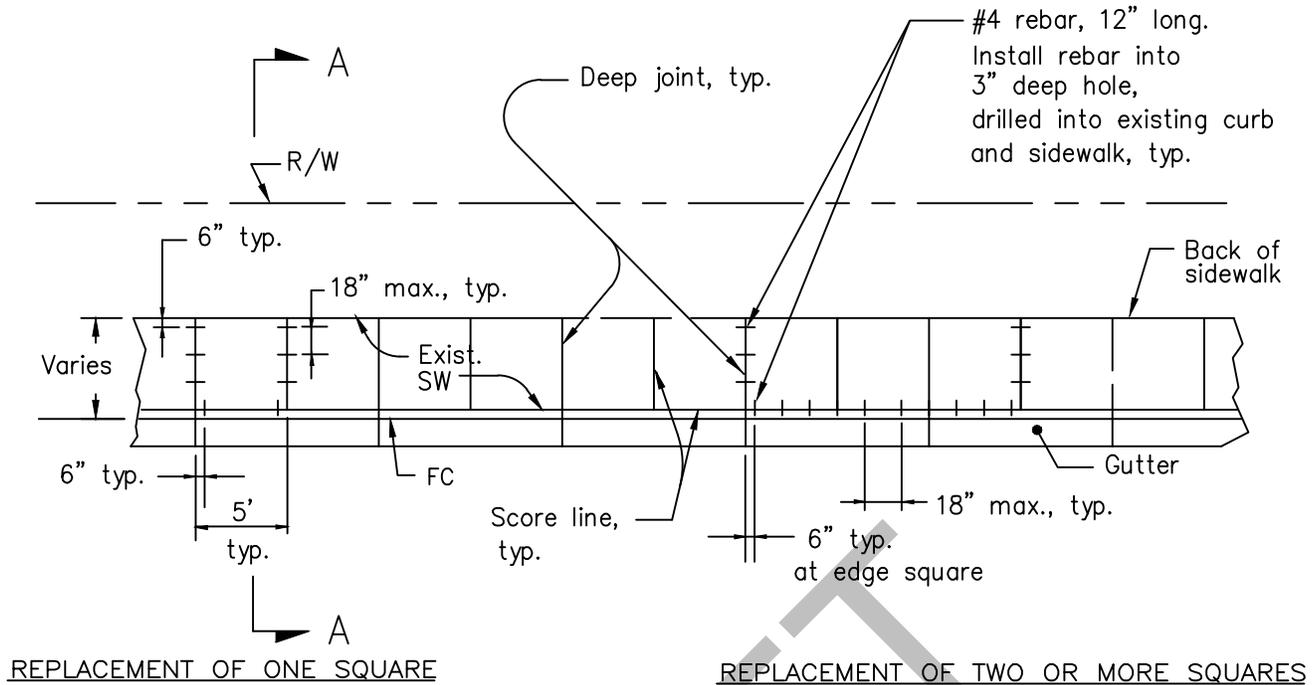
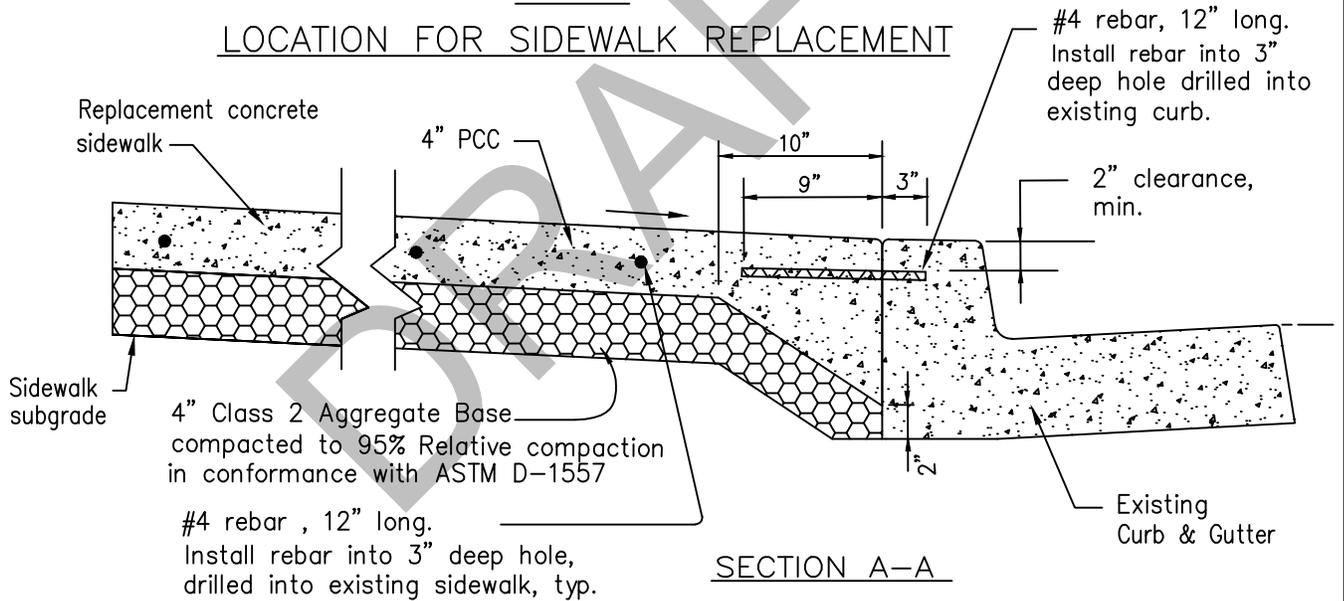
Dwn: MJT	Date: May-13	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		ST-32

Exhibit G



PLAN
LOCATION FOR SIDEWALK REPLACEMENT



NOTES:

1. Match width and scoring pattern with adjacent existing sidewalk.
2. Moist undisturbed native subgrade may not need to be compacted as approved by the City.
3. All exposed corners shall have 1/2" radius.
4. Sawcut existing sidewalk at score line or deep joints to conform to existing sidewalk.
5. The concrete shall have a minimum 28 day compressive strength of 3000 psi.
Lampblack shall be added at a rate of 3/4 pound/pint per cubic yard of concrete.

User note:

These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

ST31.DWG

Date	By	Rev.

SIDEWALK REPAIR

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: KY	Date: May-13	NO.
Ckd: Spec. Committee	Scale: NONE	
 City Engineer		ST-31

Item 5.02 – Next Steps for Asset Management

City Council Goals and Priorities Workshop - White Paper



CITY COUNCIL GOALS & PRIORITIES WORKSHOP
WHITE PAPER

3J

DATE: February 19, 2019
TO: Honorable Mayor and City Council
SUBJECT: Asset Management

EXECUTIVE SUMMARY

The City's infrastructure is vital to maintaining community character, ensuring public safety, and encouraging economic vitality. The City of Livermore owns over \$3 billion in assets. While \$1 billion of enterprise infrastructure, such as the water and sewer systems is maintained and replaced through user fees, the remaining \$2 billion of City infrastructure competes for General Fund dollars. Historically, maintenance levels have been established based on available funding levels and priorities have been determined by immediate needs. Due to limited funding, many maintenance tasks and replacement of assets have been deferred.

To address this issue, the City Council adopted Asset Management as a goal in 2015 and 2017. Over the past four years Council and staff have gained a better understanding of the City's infrastructure long-term financial and operational needs. Council has approved various policies and staff has implemented a number of changes that have reduced long-term funding needs by more than 8%. However, the findings of the Asset Management program show that there remains a large gap between needs and resources and that additional policy direction and funding will be required to properly maintain and/or replace the various infrastructure systems.

If this goal is selected, Council will be asked to finalize changes to sidewalk and street tree policies. In addition, Council will be asked to provide policy direction on decorative walls and the City's storm water system. Together, the storm water system and decorative walls represent over 50% of the remaining annual funding gap in resources.

At the same time, staff will begin additional refined analysis of condition assessment, risk assessment, prioritization options, replacement methods, and further analysis of repair and replacement costs of other asset classes. Additionally, staff will conduct a public education and engagement effort to foster a sense of community ownership and shared responsibility for City infrastructure.

BACKGROUND

The City of Livermore owns a large quantity and wide variety of public infrastructure, all of which plays a pivotal role in delivering services to the community. While staff has begun to manage most of the enterprise funded-infrastructure using asset management principles, additional data and Council direction will be necessary to balance the City's actual resources with General Fund asset needs. The General Fund pays for the operations, maintenance, and replacement of the following types of assets: streets, bridges, sidewalks, street lights, traffic signals, parks, landscaped areas, City buildings, trails, storm drains, waterways, and walls.

Since early 2015, Council has completed a number of actions regarding Asset Management, including:

- 2015 - Council directed staff to develop an Asset Management Program (AMP) for General Fund assets; staff completed the Request for Proposal process; and Council approved a contract with Kayuga to evaluate the status of the City's non-enterprise assets and develop financial and operational policy options.
- 2016 - Kayuga and staff created a work plan for the AMP; Council directed future Capital Improvement Program Budgets to include asset management financial information; and Council created the Community Asset Management Program (CAMP) Committee.
- 2016-2017 - Staff, CAMP, and Council completed an initial review of data for the following assets: roadways, buildings, sidewalks and pedestrian access ramps, walls, traffic signals, street lights, and traffic signs, bridges, curbs and gutters, parks and plazas, roadway landscape areas, trails, and storm drains. The initial findings of the AMP indicated a need for financial resources that are significantly higher than currently allocated in the City's budget. Staff identified the need for \$40 million per year in order to replace all of the City's assets on an ongoing basis compared to current spending of about \$10 million per year. Typical spending levels were projected to result in a backlog of \$600 million in deferred repair or replacement projects over the next thirty years.

In 2017, the City Council again chose Asset Management as a goal. Over the past two years, the Council approved various policies, and staff implemented a number of changes that reduce infrastructure funding needs. By implementing the actions described below, the City has been able to reduce annual maintenance funding needs by more than 8%, or approximately \$3.3 million per year.

- Council approved a risk-based method for prioritizing the repair and replacement of various City assets. Specifically, Council authorized the City to maintain high-risk roadways which focused repairs on high-risk streets and helped reduce the annual maintenance need from \$8.1 million to \$6.3 million, compared to annual current funding of \$5.8 million. The reprioritization required a reduced service level for lower risk streets.

- The City successfully sought additional pavement maintenance funds through Senate Bill 1. This new funding source increases the City's annual pavement maintenance budget by \$1.5 million. This means the City can repair more than just high-risk roadways.
- By revamping the City's sidewalk repair program and eliminating an inefficient subsidy, the City will reduce the maintenance deficit by approximately \$1.5 million annually. The City will be able to maintain backing lot and City owned property frontage sidewalks with existing annual funding.
- Staff developed a new standard detail for median landscaping which is visually attractive and reduces pruning and other maintenance requirements. It includes plant material that requires less road lane closures to perform maintenance and reduces staff liability working along the roadway.
- Council authorized a swap of assets between the Livermore Area Recreation and Parks District (LARPD) and the City where the Barn was transferred to LARPD and the City accepted responsibility for Robertson Park Road to better align with each agency's core mission. While this asset swap was expenditure neutral for the City and LARPD, the City was previously required to use General Funds to maintain the Barn and can now utilize other dedicated funding sources such as gas tax, Measure B, BB, and others to maintain the roadway.
- Asset management is now considered in all City efforts including Capital Improvement Projects, entitlement projects that will result in new City-owned assets, fleet equipment, facility design and infrastructure, and others. With each new or proposed project staff focuses on alternatives to reduce financial impacts to current or future assets.

POLICY CONSIDERATIONS

If the Council chooses to continue select Asset Management as a priority, the Fiscal Year 2019-2021 work program would include developing and presenting findings, methodologies, and draft policy options on the following:

- Public Outreach – Develop a continual public education and engagement program to foster a sense of ownership and shared responsibility among the residents, businesses, and property owners for the ongoing maintenance, renewal, and replacement of infrastructure. It may also gauge potential interest in new revenue streams and reduced service levels. The public outreach effort will utilize multiple media sources and engagement practices. This effort will include regular meetings with the CAMP committee to obtain input on proposed management strategies, prioritization options, and public outreach efforts.

- **Asset Classes** – Together, walls and the storm water system represent over 50% of the remaining annual gap in resources. Staff will focus efforts to reduce further financial liabilities of walls and the City’s storm water system, in addition to finalizing sidewalk and street tree policies. To do this, staff will collect additional necessary data and develop refined management strategy options to determine if shifting liability, adjusting maintenance responsibilities, reducing maintenance levels of service, divesting, changing development standards, or other options could minimize or limit future financial obligations. In addition, the City Council will need to consider how to use debt in the replacement of long term assets.
- **Data Management** - Identify and implement asset management technology to streamline information processing and increase efficiency. Ideally, technology should include a comprehensive asset management system (AMS) and mobile devices for field staff. The AMS will house the City’s initial asset inventory data and allow integration with work orders and capital improvement projects to track changes to the City’s assets. Mobile devices will significantly improve work order efficiency for maintenance staff and allow real-time data collection. This will allow the AMS to provide continuously up-to-date asset condition assessment, life cycle planning, risk analysis, and capital project prioritization. Additionally, technical support is needed to improve Geographic Information System (GIS) data, access, analysis, and accuracy and to establish the asset data hierarchy, add the initial asset inventory data into the AMS, and perform gap analysis to identify missing and future data needs.
- **Fiscal Sustainability** - Create an Asset Management Fund to meet the program’s financial needs for future asset rehabilitation, replacement, and/or divestment. Initially, Council could consider a limited annual funding mechanism, such as a policy to set aside a percentage of any annual surplus funds into an Asset Management Fund. As the program’s financial requirements are further developed and refined, a more reliable and long-term commitment to asset replacement can be implemented by Council. Although incrementally implemented, a policy which closes the gap needs to be identified and approved to avoid further escalating the backlog. Additionally, the City can seek to develop additional new funding sources in order to preserve current levels of service. Options could include tax measures, bonds, or public/private partnerships such as “Adopt” programs (highway or creek clean-up, etc.).
- **Advocacy** - With the federal government now focused on maintaining public infrastructure, the City will advocate for grants and programs to catch up on the backlog of asset maintenance, repair, and replacement.

COST

Continuation of this goal will continue the current staffing commitment of approximately 1.5 full time equivalents (FTE), including one FTE dedicated to the AMP and .5 FTE comprised of various City staff providing technical support and direction. The AMP will need approximately \$400,000 in consultant services to assist with public outreach, data

collection and integration, and asset management technology. Mobile devices for field staff will require a commitment in the range of approximately \$15,000-\$30,000.

CONCLUSION

Effectively managing resources in order to protect the viability of the City's various infrastructure systems will allow the City to continue to provide necessary services to its residents and businesses. The functionality and quality of the City's assets are critical for the City's economic vitality, allowing the City to continue to attract new and maintain existing businesses as well as provide a high quality of life for residents. Planning, maintenance, and replacement of assets including proper design, materials and methods will ensure that these systems exist to serve the needs of the residents of Livermore for future generations.

It is important to build on the existing momentum and accomplishments, and to deliver a consistent message to City staff and the public focusing on the importance of Asset Management. If Council does not choose this as a goal there will be fewer opportunities to make a significant impact on the \$36.7 million annual funding needs. Additionally, data collection and analysis will proceed at a slower pace. Together, this slower progress in areas related to outreach, analysis, and funding could lead to a larger unfunded infrastructure liability over time.