

Planning Commission Staff Report

November 13, 2013
Item 5.a.

- SUBJECT:** Vesting Tentative Subdivision Map 8159
- APPLICANT:** Ponderosa Homes
- PROPERTY OWNER:** Thrivent Financial Bank
- PURPOSE:** Application for Vesting Tentative Map approval to subdivide an approximately 1.89-acre parcel located at 4202 Stanley Avenue into 12 single-family residential parcels (approved under PUD-97).
- LOCATION:** 4202 Stanley Boulevard
- GENERAL PLAN:** Medium Density Residential – 2 to 8 dwelling units per gross developable acre, Public Health and Safety with Wildland Overlay
- SPECIFIC PLAN:** Downtown Specific Plan – Medium Density Residential and Open Space
- ZONING:** PUD-MDR/OS-PH&S/WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health & Safety/Wildland Overlay) District
- EXHIBITS:**
- A. Draft Conditions of Approval
 - B. Vesting Tentative Subdivision Map 8159 with Title Sheet, Existing Conditions Plan, Preliminary Lotting Plan, Preliminary Grading and Utility Plan, Preliminary Stormwater Treatment Plan, and Section and Details Plan dated “Received October 18, 2013”
 - C. Approved PUD Development Plan for PUD-97
 - D. Ordinance No. 2077, with conditions of approval, for PUD-97
 - E. Planning Commission Staff Report for PUD-97, without attachments, dated July 10, 2013
 - F. Planning Commission Meeting Minutes Excerpt, dated July 10, 2013
 - G. City Council Staff Report for PUD-97, without attachments, dated August 20, 2013
 - H. City Council Meeting Minutes Excerpt, dated August 20, 2013
 - I. Parcel Map 10180 dated “Received September 3, 2013”
 - J. Parcel Map 10180 Conditions of Approval
 - K. Location and Noticing Maps
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BACKGROUND

PUD Rezoning and Development Plan Approval

At its public hearing held on August 20, 2013, the City Council introduced Ordinance No. 2077 for PUD-97, the Planned Unit Development (PUD) rezoning and development plan approval to retain the existing residence, remove the 32 mobile home spaces and related accessory structures, and to construct 12 detached single-family homes located at 4202 Stanley Boulevard. Please refer to Exhibit C for a copy of the approved PUD development plan and Exhibit D for Ordinance No. 2077, with conditions of approval, for PUD-97. Staff has also included the Planning Commission and City Council staff reports and meeting minute excerpts as Exhibits E-H for the Commission's reference.

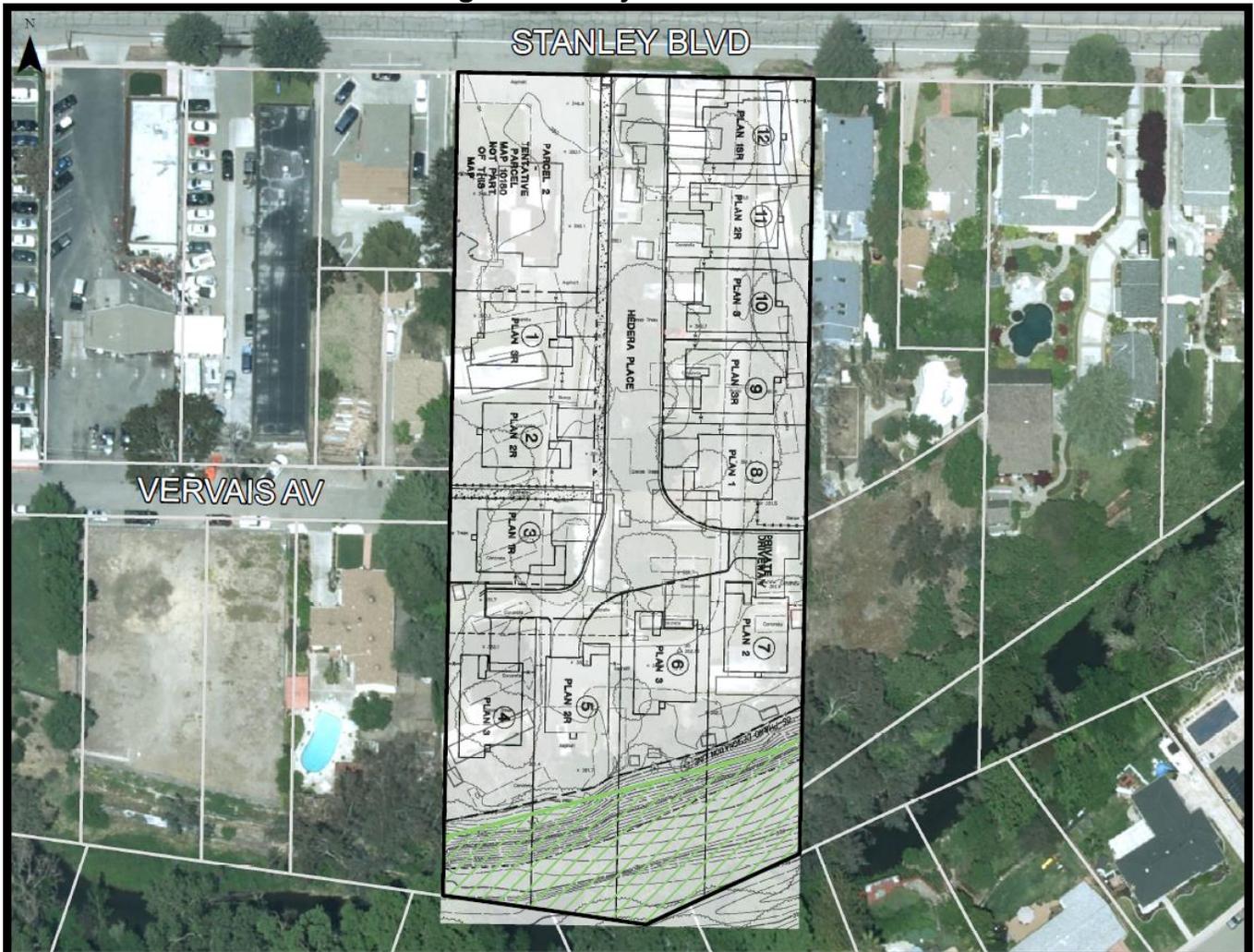
Minor Subdivision Approval

At a public hearing held on October 24, 2013, the Zoning Administrator approved Ponderosa's Minor Subdivision application to subdivide the approximately 2.1-acre property into two parcels. Parcel 2 of that application, filed under Case No. P13-2077 attached as Exhibit I for reference, created an approximately 0.2-acre lot for the existing home. As approved in the PUD development plan, a portion of the development's bio-retention area was designed on Parcel 2. Since the existing home (Parcel 2) was subdivided from the property/development, a condition was added that required the applicant to record a deed restriction on Parcel 2 that prohibits the owner of Parcel 2 from removing, altering and/or fencing off the bio-retention area located on the east side of Parcel 2. Please refer to condition No. 5 in Exhibit J. Parcel 1 of the applicant's Minor Subdivision application is now before the Planning Commission for consideration and action as Vesting Tentative Map 8159 to subdivide the remaining land into 12 single-family residential parcels.

PROJECT DESCRIPTION

Vesting Tentative Subdivision Map 8159 would subdivide the existing parcel, Parcel 1 of Parcel Map 10180, in compliance with the approved PUD development plan (PUD-97). Please refer to Figure 1 on page 3 of this report for the project location. The proposed subdivision map will create 12 new parcels and a private street (Hedera Place) for the development of 12 new single-family homes. Each lot will have private front, side and rear yard areas with private driveways. In addition to the deed restriction on Parcel 2 for the bio-retention area, Lots 4, 8 and 12 will have bio-retention areas for the development's stormwater treatment. Lot 3 will have a seven foot trail easement for the private pedestrian pathway that will connect the development to Vervais Avenue and Lots 4-7 will have an easement for a potential public trail along the Arroyo del Valle. The applicant will be responsible for paying its pro-rate share or posting a bond for the City's Stanley Boulevard improvements and undergrounding of the utility lines along the project frontage. Staff notes that the applicant would be responsible for the improvements from the farthest eastern point of Lot 12 to the eastern point of the driveway of the adjacent property at 4224 Stanley Boulevard. Staff notes that these frontage improvements are not shown on the Vesting Tentative Subdivision Map (Exhibit B).

Figure 1: Project Location



CITY COUNCIL ACTION ON PUD-97

Review of a tentative subdivision map requires review of its consistency with the approved PUD development plan (including review of any issues expressly deferred to the map review) and compliance with State-mandated findings. As described above, the vesting tentative map closely follows the PUD development plan.

ANALYSIS

The design of the proposed vesting tentative map lot pattern, private street, private pedestrian pathway and public trail easement match the approved PUD development plan approved under PUD-97.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners within a 1,000-foot radius of the site. The location and noticing maps are included as Exhibit K. At the time this report was published, staff had not received any public comments.

VESTING TENTATIVE SUBDIVISION MAP FINDINGS

State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the purposes and the considerations to be addressed in reviewing a Vesting Tentative Subdivision Map. The Planning Commission must make the following findings that Vesting Tentative Subdivision Map 8159 conforms to the purposes of the PMC, before making its action.

1. The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.

The vesting subdivision map and improvements follow the design of the PUD development plan and conditions of Ordinance 2077.

2. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

The homes will comply with the City's residential Green Building Ordinance, which requires that each home achieve a "Green Home" rating on the "Single-Family Green Building Rating System." The homes in the development will incorporate a number of green building measures into the project, providing a minimum of 50-points, and will be constructed to accommodate photovoltaic panels.

3. The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.

PUD-97 was found to be consistent with the Pleasanton General Plan and with the Pleasanton Downtown Specific Plan and Vesting Tentative Subdivision Map 8159 is based on the approved development plan (please refer to the Land Use section on page 13 of the attached Planning Commission staff report in Exhibit E). The proposed subdivision and its improvements are compatible with the objectives, policies, land uses, and programs specified in the General Plan and the Specific Plan.

4. The subdivision site is physically suitable for this type and density of development.

The property is not in a flood zone or earthquake fault zone. The site is relatively flat with the exception of the rear portion of Lots 4-7, an area of approximately 12,516 total square-foot (0.287-acres), which has a moderate to steep downward slope into the Arroyo del Valle. Project construction would involve minimal site grading and alteration of existing topography and the rear portions of Lots 4-7 will remain untouched until such time that the City constructs a public trail along the Arroyo del Valle.

5. The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.

PUD-97 includes conditions that require best management practices be incorporated before and during construction to minimize impacts and improvements will not be allowed

near the Arroyo del Valle or beyond the Open Space-Public Health and Safety/Wildland Overlay portion of the site.

6. The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.

The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., adequate public utilities and services, private road design and traffic safety, fire hazards, noise hazards, etc.). All public safety measures are addressed through the design and conditions of approval for PUD-97 and the vesting tentative subdivision map. The private street connection to Stanley Boulevard is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be equipped with automatic residential fire sprinklers and will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

7. The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The vesting tentative subdivision map establishes easements for the private street, bio-retention areas on Lots 3, 8, 12 and Parcel 2 of Parcel Map 10180, private pedestrian pathway on Lot 3, and a future public trail along the Arroyo del Valle as required in the PUD development plan conditions of approval.

8. The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.

The site is not covered by a land conservation contract.

9. The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).

No violation currently exists and capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage. Urban stormwater runoff is required to meet the City's RWQCB (Regional Water Quality Control Board) permit requirements for urban development.

ENVIRONMENTAL ASSESSMENT

The subject property was one of the 21 potential housing sites analyzed in the City's certified Supplemental Environmental Impact Report (SEIR). Environmental review for PUD-97 and Vesting Tentative Subdivision Map 8159 are covered by the City's certified Supplemental Environmental Impact Report (SEIR) and adopted CEQA (California Environmental Quality Act) Findings and Statement of Overriding Considerations for the Housing Element update and

Climate Action Plan General Plan Amendment and Rezonings (please refer to the Environmental Assessment section on page 31 of the attached Planning Commission staff report in Exhibit E). For this reason, no separate environmental document accompanies this staff report for this item.

CONCLUSION

The proposed subdivision is well designed and is in keeping with the previously approved PUD development plan and requirements of the PUD approval (PUD-97). Therefore, Vesting Tentative Subdivision Map 8159 warrants approval by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Vesting Tentative Subdivision Map 8159 by taking the following actions:

1. Make the finding that the physical environment has not significantly changed since the time that the City certified the Supplemental Environmental Impact Report (SEIR) and adopted the CEQA (California Environmental Quality Act) Findings and Statement of Overriding Considerations for the Housing Element update and Climate Action Plan General Plan Amendment and Rezonings and that no newer information or changed circumstances require additional CEQA review;
2. Make the finding that Vesting Tentative Subdivision Map 8159 is consistent with the Pleasanton General Plan;
3. Make the subdivision map findings as stated in this Planning Commission staff report; and,
4. Approve Vesting Tentative Subdivision Map 8159 subject to the draft conditions of approval stated in Exhibit A.

Staff Planner: Natalie Amos, Associate Planner, 925.931.5613, namos@cityofpleasantonca.gov

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**Vesting Tentative Subdivision Map 8159
4202 Stanley Boulevard**

NOVEMBER 13, 2013

PROJECT SPECIFIC CONDITIONS

Engineering Division

1. The applicant shall pay its pro-rata share of the City's Capital Improvement Project (CIP) to reconstruct Stanley Boulevard along the project frontage at the rate of \$838.07 per linear foot. The project frontage is defined as the farthest northeastern point of Parcel 1 extending to the farthest northwestern point of Parcel 2 of Parcel Map 10180,. Based upon the linear feet of project frontage, the total amount due is \$167,614. If the applicant can demonstrate to the satisfaction of the City Engineer that public improvements constructed as part of the development project can be incorporated into the street improvement project, credit for those improvements will be allowed based upon their value - as determined by the City Engineer. The applicant shall be responsible for paying the pro-rata share prior to the recording of Final Map 8159.
2. The applicant shall pay its pro-rata share of a City project to underground the overhead utility lines within Stanley Boulevard along the project frontage at the rate of \$1,065.34 per linear foot. The project frontage is defined as the farthest northeastern point of Parcel 1 extending the farthest northwestern point of Parcel 2 of Parcel Map 10180. Based upon the linear feet of project frontage, the amount due is \$213,068. If the applicant can demonstrate to the satisfaction of the City Engineer that public improvements constructed as part of the development project can be incorporated into the utility undergrounding project, credit for those improvements will be allowed based upon their value - as determined by the City Engineer. The applicant shall be responsible for paying the pro-rata share prior to the recording of Final Map 8159.

STANDARD CONDITIONS

Planning

3. Vesting Tentative Map 8159 shall be in substantial conformance to Exhibit B, dated "Received October 18, 2013" on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
4. Vesting Tentative Subdivision Map 8159 shall lapse two years from the effective date of this approval unless a final subdivision map is recorded or an extension is approved by the City.

5. Vesting Tentative Subdivision Map 8159 shall incorporate by reference all applicable conditions and requirements of PUD-97, the PUD Development Plan covering this subdivision, as approved by the City Council.
6. Planning Division approval is required before any changes are implemented in the design, grading, drainage, etc., of the subdivision map.
7. The Final Subdivision Map plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the resolution unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal.
8. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

STANDARD CONDITIONS

Engineering

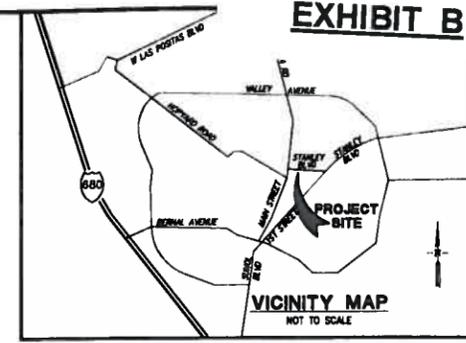
9. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
10. The tentative map shall contain a brief legal description of any parcel being subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
11. A final map shall be required to subdivide the property into 12 lots. With the map, the project developer shall set forth the maintenance areas of the proposed development and maintenance responsibilities. The project developer shall record CC&R's at the time of recordation of the map which shall create a Homeowners Association for the development. The CC&R's shall be subject to the review and approval of the City Attorney, Director of Community Development and the Utility Engineer prior to recordation of the map. The Homeowners Association shall be responsible for the maintenance of the private street, private utilities, storm water treatment areas within the tract boundary and the storm water treatment area within the PSDE (Private Storm Drain Easement) on the adjacent property (Parcel 2 of Parcel Map 10180), and other common

areas not within the area of a dedicated public street and facilities on the site. The project CC&R's shall include an exhibit showing the location of all the common private improvements to be maintained by the Homeowners Association. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the property owners association.

12. The project developer shall create private storm drainage easements, as necessary, across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.
13. The applicant shall post with the City, prior to approval of the final map, a separate labor and material bond, performance bond and maintenance bond for the full value of all subdivision improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer.
14. Any dedications, open offers of dedication, or grants of easements to the city may be dedicated and accepted on the face of the map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
15. The in-lieu park dedication fees shall be paid to the City prior to approval of the map, at the rate then in effect, for the total number of buildable lots on the map, unless this requirement has been otherwise satisfied.
16. Prior to approval of the Final Map, the applicant developer shall comply with all applicable conditions of outside agencies having jurisdiction.
17. Prior to the first plan check, the applicant's engineer/surveyor shall submit a preliminary copy of the Final Map along with a preliminary copy of the title report and a copy of the adjoining deeds and/or recorded maps to the City. The City will forward these documents to its consultant who will estimate the cost for examining the map and certifying that the map is technically correct and in accordance with Section 66442 of the California Subdivision Map Act. After the consultant has provided a cost estimate, the applicant's engineer/surveyor may submit the first plan check along with a deposit for these costs along with all other standard plan check fees. Any unused portion of the estimate will be returned to the applicant after the map is recorded. Similarly, if the applicant withdraws their application in writing prior to the consultant having performed the work, any unused portion of the deposit will be returned to the applicant. Conversely, should consultant's estimate be insufficient to cover all of the consultant's time, the applicant will be required to pay the City the difference between the estimate and the actual cost prior to submittal of the map for the City Engineer's approval.

18. At the time the applicant/responsible party submits the fee for the City's consultant map review, the applicant/responsible party shall also submit the following information to the City Engineer for review and approval:
 - a. Two prints of the Final Map.
 - b. One copy of the preliminary title report.
 - c. One set of the computer closures.
 - d. One legible copy of the latest recorded deed for the property being subdivided.
 - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
 - f. One legible copy of the Recorded Final map, Parcel Map, or Record of Survey used to prepare this Parcel Map.
19. When the map is submitted for the City Engineer's signature, the applicant shall provide the City with an electronic copy of the Final Map in AutoCAD format.
20. The developer's title company shall record the Final Map with the Alameda County Recorder's Office. The project developer shall provide the City with a bond copy of the recorded map with all recording data shown.
21. The developer's title company shall record the CC&R's, Homeowner Association Maintenance Agreement, any grant deeds or easements, and any other required documents concurrently after recordation of the Final Map with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy.
22. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
23. All utility lines shall be installed in conduit. Only PG&E switch enclosures or capacity banks can be installed above ground, facing private street, provided the units are screened with landscaping to the satisfaction of the Director of Community Development.

END

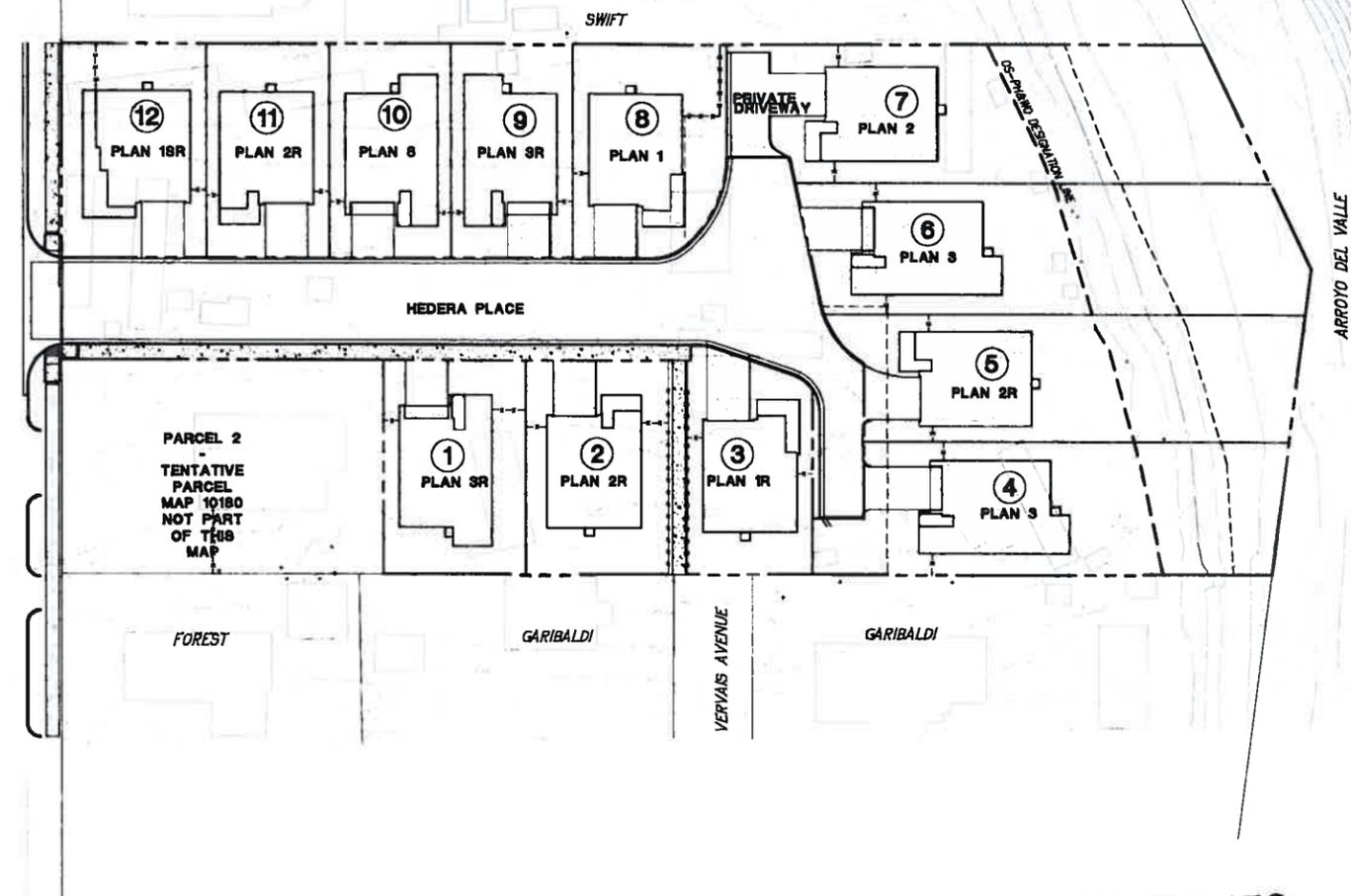


VESTING TENTATIVE MAP

TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

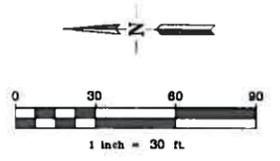
PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 8" SS
---	WATER	EX 8" W
---	RECYCLED WATER	EX 8" RW
---	CURB & GUTTER	EX FC
---	SIDEWALK	---
---	OVERHEAD UTILITIES	---
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	□
---	FIELD INLET	□
---	AREA DRAIN	□
---	DIRECTION OF FLOW	○
---	MANHOLE	○
---	FIRE HYDRANT	○
---	BLOW OFF	○
---	SANITARY SEWER CLEAN OUT	○
---	WATER VALVE	○
---	STREET LIGHT	○
---	MONUMENT	○
---	TRAFFIC SIGN	○
---	STREET NAME SIGN	○
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SAVE TREE	+ 20" OAK (S)
---	REMOVE TREE	X
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	+525.2
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---



- #### GENERAL NOTES
- OWNER: TRIVENT FINANCIAL BANK
C/O PONDEROSA HOMES
6130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL: (925) 460-8900
CONTACT: PAMELA HARDY
 - DEVELOPER: PONDEROSA HOMES II, INC.
6130 STONERIDGE MALL ROAD, #185
PLEASANTON, CA 94588
TEL: (925) 460-8900
CONTACT: PAMELA HARDY
 - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: MARK FALGOUT
 - GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP
2737 N MAIN STREET, SUITE 10
WALNUT CREEK, CA 94597
TEL: (925) 938-9500
CONTACT: JOHN DYE
 - ARCHITECT: WILLIAM HEZMALMACH, INC.
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
TEL: (925) 827-1168
CONTACT: MARK RUTHERFORD
 - LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
TEL: (925) 938-7377
CONTACT: ANIKA CARPENTER
 - PROPERTY DESCRIPTION: LOT 5, OF "MAP OF LIEBENTHALS ADDITION NO. 3 TO THE TOWN OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA, 1937", FILED MARCH 13, 1905, MAP BOOK 20, PAGE 36, ALAMEDA COUNTY RECORDS.
 - ASSESSOR'S PARCEL NUMBER: 946-1691-001-01
 - CURRENT USE: MOBILE HOME PARK
 - PROPOSED USE: SINGLE-FAMILY DETACHED
 - EXISTING ZONING: C-F
 - PROPOSED ZONING: PUD - MDR
 - GROSS SITE AREA: 1.894 ACRES
 - SMALLEST LOT AREA: 3,715 SQUARE FEET
 - TOTAL NUMBER OF PROPOSED LOTS: 12
 - UTILITIES:
 - a. WATER: CITY OF PLEASANTON
 - b. SANITARY SEWER: CITY OF PLEASANTON
 - c. STORM DRAIN: CITY OF PLEASANTON
 - d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
 - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - f. TELEPHONE: AT&T
 - g. CABLE TV: COMCAST
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN JANUARY 2012.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), & ZONE AE (AREAS OF 1% ANNUAL CHANCE FLOOD WITH KNOWN BASE FLOOD ELEVATION) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06010336G, DATED AUGUST 3, 2009.
 - THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

CIVIL SHEET INDEX

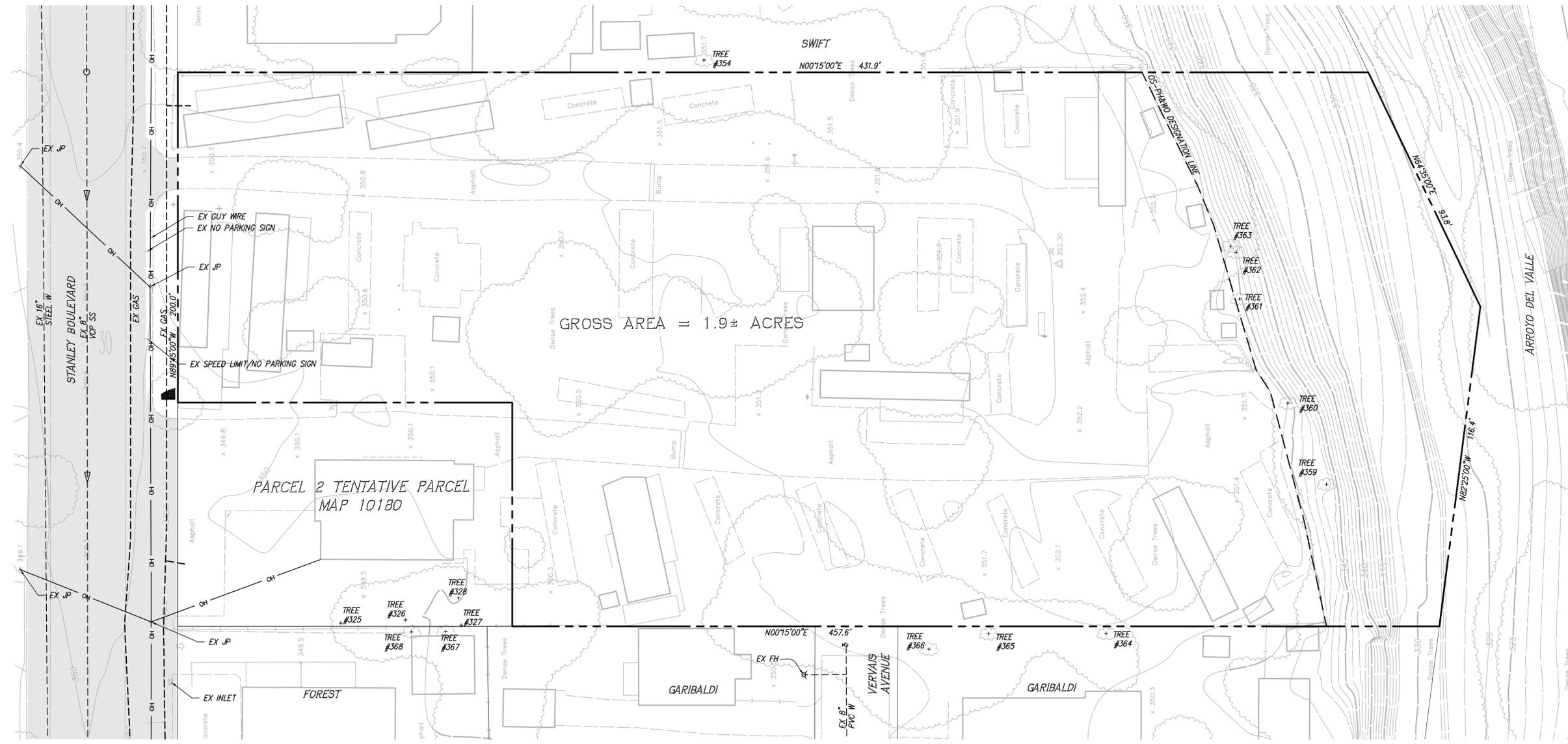
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOTTING PLAN
4	PRELIMINARY GRADING AND UTILITY PLAN
5	PRELIMINARY STORMWATER TREATMENT PLAN
6	SECTIONS AND DETAILS



VTSM 8159
RECEIVED
OCT 13 2013
CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX: (925) 227-9300

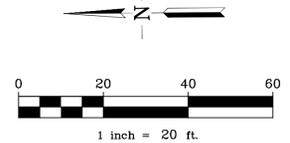


NOTE: ALL TREES TO BE REMOVED WITH THE EXCEPTION OF TREES # 354, 359-363, AND 364-368 PER HORTSCIENCE TREE REPORT DATED APRIL 2013. ALL TREES TO BE SAVED ARE SHOWN HEREON AND HAVE BEEN TAGGED IN THE FIELD. VERIFY TREE NUMBER TO TAG AND PROVIDE PROTECTION PER CITY OF PLEASANTON PRIOR TO BEGINNING DEMOLITION WORK.

EXISTING CONDITIONS PLAN

TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

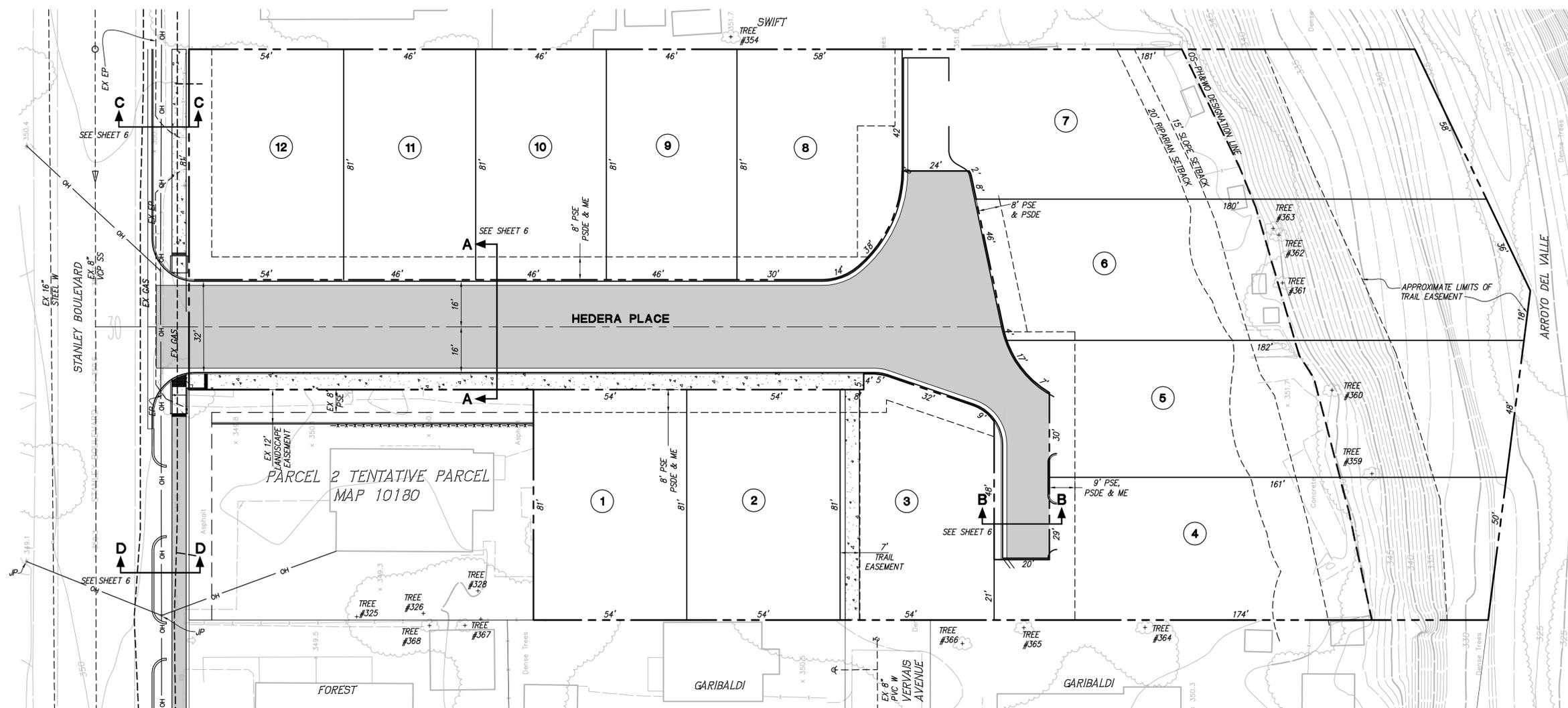


RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

C:\WORK\2012\121001\TRACT 8159 - WAGNER PROPERTY\121001-TR-02.DWG 10/18/2013 11:05:14 AM MARK FALGOUT

SITE SUMMARY

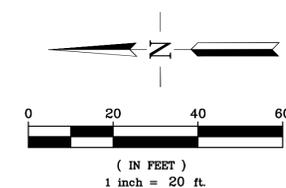
NUMBER OF LOTS: 12
 SITE ACRES: 1.89 ACRES
 PRIVATE STREET AREA: 0.31 ACRES



LOT AREA TABLE

LOT	GROSS LOT SIZE (1)	NET LOT SIZE (2)
1	4,360	4,360
2	4,360	4,360
3	4,358	4,358
4	8,330	5,821
5	8,046	4,750
6	9,136	4,931
7	9,898	5,599
8	4,450	4,450
9	3,715	3,715
10	3,715	3,715
11	3,755	3,755
12	4,401	4,401
13	9,878	9,878

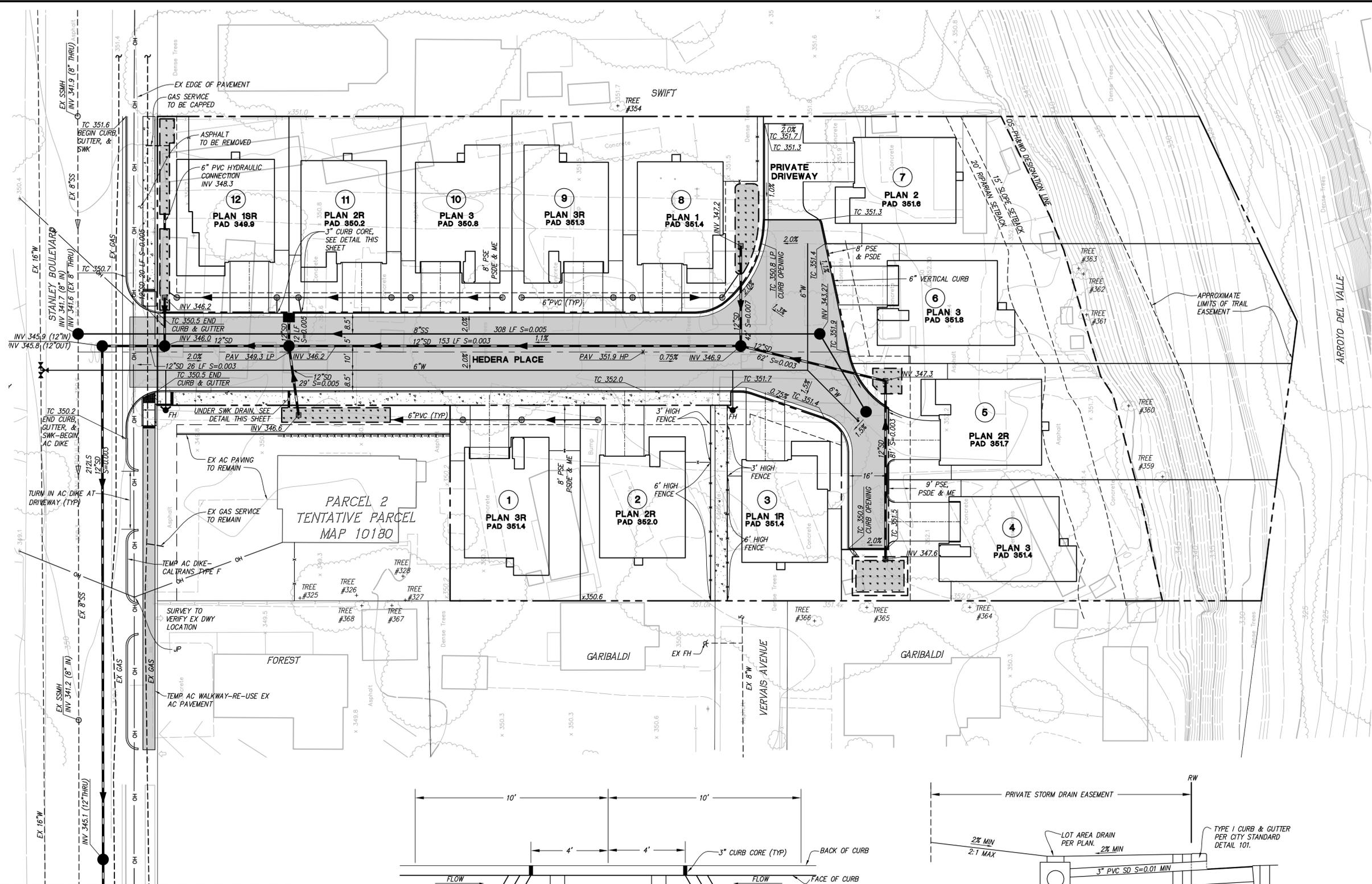
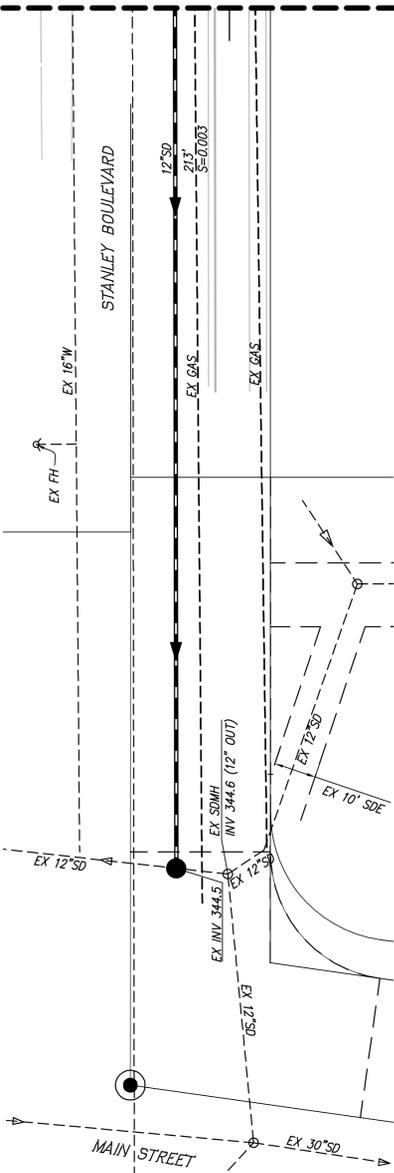
NOTES:
 (1) GROSS LOT SIZE INCLUDES AREA WITHIN THE OS-PH&WO.
 (2) NET LOT SIZE DOES NOT INCLUDE AREAS WITHIN THE OS-PH&WO.



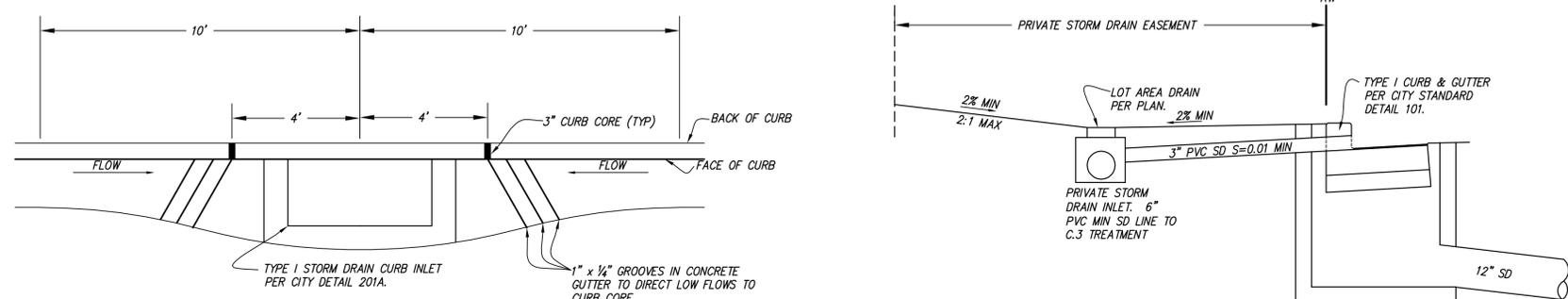
PRELIMINARY LOTTING PLAN
TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

MATCH LINE - STA 17+10.00
SEE RIGHT



MATCH LINE - STA 17+10.00
SEE LEFT

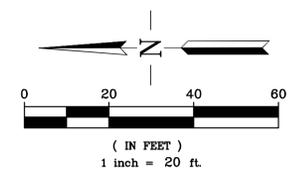


STREET INLET TO C.3 TREATMENT
WITH HIGH FLOW BYPASS
NOT TO SCALE

PRELIMINARY GRADING AND UTILITY PLAN

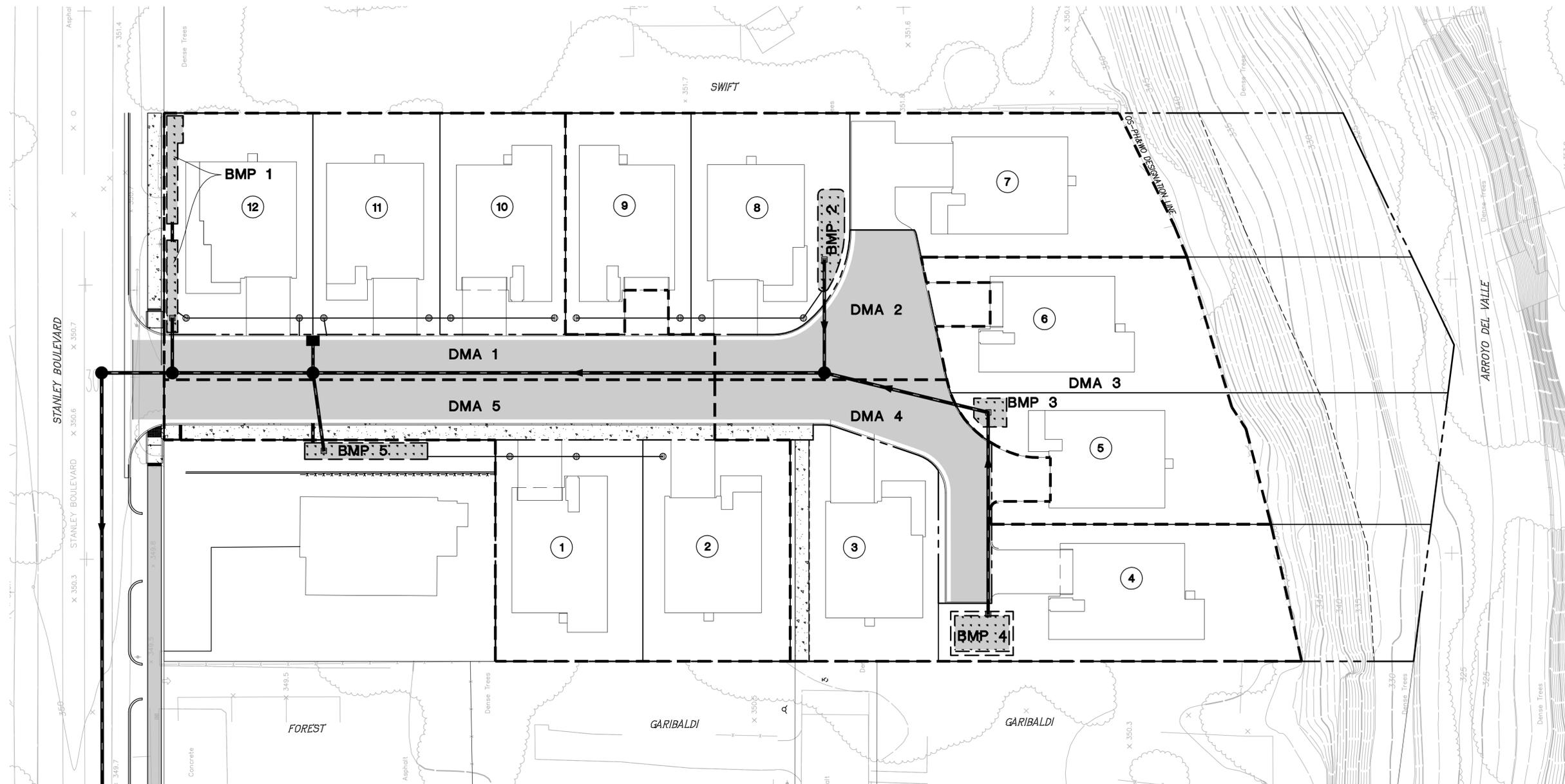
TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



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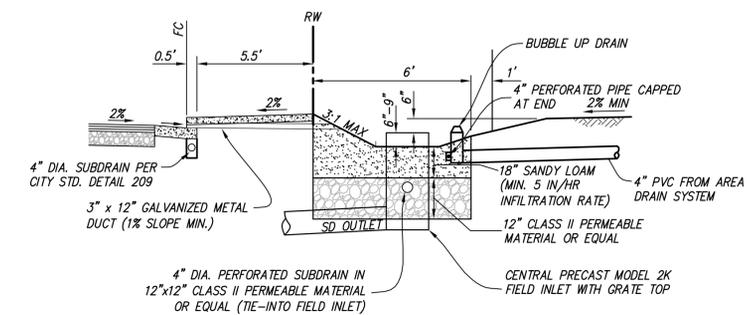
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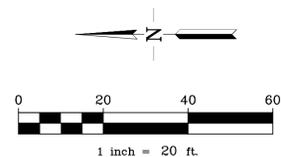
PRELIMINARY STORM WATER TREATMENT CALCULATIONS (COMBINATION METHOD)

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF ROOF (SF)	AREA OF LANDSCAPE (SF)	EFFECTIVE AREA (SF)	BIORETENTION REQUIRED (SF)	BIORETENTION PROVIDED (SF)	BIORETENTION PROVIDED (SF)
						COMBINATION METHOD	3% OF EFFECTIVE AREA	
DMA1	3,296	1,214	5,178	5,769	10,265	273	308	312
DMA2	2,710	1,665	5,024	7,147	10,114	262	303	310
DMA3	0	0	3,391	5,569	3,948	90	118	120
DMA4	2,847	1,835	3,402	5,626	8,647	189	259	260
DMA5	3,228	1,823	3,391	4,716	8,914	239	267	270

NOTE: SIZING FACTORS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA SET FORTH IN THE MAY 29, 2012 ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK. BIORETENTION AREAS HAVE BEEN ESTABLISHED BASED ON PENDING UPDATE TO ALAMEDA COUNTY C.3 GUIDEBOOK REQUIRING A SIZING MINIMUM OF 3% OF THE EFFECTIVE AREA.



BIORETENTION BASIN
NOT TO SCALE

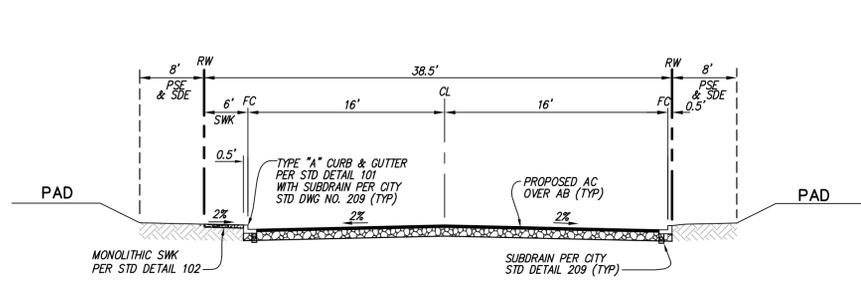


PRELIMINARY STORMWATER TREATMENT PLAN

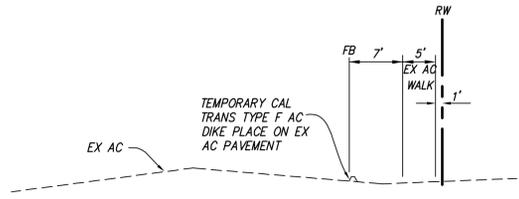
TRACT 8159 - WAGNER PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

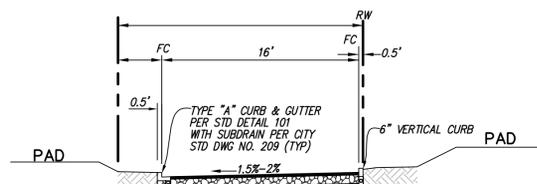
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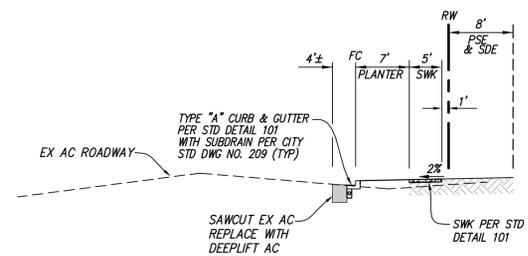
SECTION A-A
PRIVATE STREET
NOT TO SCALE



SECTION D-D
STANLEY BLVD
NOT TO SCALE



SECTION B-B
PRIVATE STREET - DRIVEWAY ACCESS
NOT TO SCALE



SECTION C-C
STANLEY BLVD
NOT TO SCALE

SECTIONS AND DETAILS
TRACT 8159 - WAGNER PROPERTY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



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