

**Planning Commission  
Staff Report**

September 11, 2013  
Item 5.a.

- SUBJECT:** Vesting Tentative Subdivision Map 8147
- APPLICANT:** Pleasanton Gateway, L.L.C. (Scott Trobbe)
- PROPERTY OWNER:** Pleasanton Gateway, L.L.C. (Scott Trobbe)
- PURPOSE:** Application for a Vesting Tentative Subdivision Map to subdivide an approximately 26.7-acre property into 98 residential lots and 19 common area and private street parcels.
- GENERAL PLAN:** Medium Density Residential (2 to 8 dwelling units per acre) on 19.72 acres and High Density Residential (minimum density of 30.0 dwelling units per acre) on 7.0 acres.
- SPECIFIC PLAN:** Bernal Property Specific Plan – Medium Density Residential (2 to 8 dwelling units per acre) on 19.72 acres and High Density Residential (minimum density of 30.0 dwelling units per acre) on 7.0 acres.
- ZONING:** PUD-HDR and MDR (Planned Unit Development-High Density Residential and Medium Density Residential) District.
- LOCATION:** 1600 Valley Avenue (south side of the Pleasanton Gateway Shopping Center).
- EXHIBITS:**
- A. Draft Conditions of Approval, dated September 11, 2013.
  - B. Vesting Tentative Subdivision Map 8147, dated "Received, August 30, 2013."
  - C. City Council Staff Report for PUD-96.
  - D. Ordinance approving PUD-96.
  - E. Location Map and Noticing Area

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**I. BACKGROUND**

At its public hearing held on September 3, 2013, the City Council introduced the ordinances approving PUD-96, the PUD Development Plan for the 307-unit development

of the subject 26.7-acre property, and P13-1928, the Development Agreement for PUD-96. The City Council also adopted the resolutions approving the Affordable Housing Agreement and Growth Management Agreement for PUD-96. The ordinances for the PUD development plan and for the Development Agreement will become effective on October 18, 2013.

The project site is located at 1600 Valley Avenue (south side of the Pleasanton Gateway Shopping Center). Figure 1, below, is the aerial photograph of the approved project with the surrounding streets and intersections, driveway entrances, and land uses including the Pleasanton Gateway shopping center under construction when the photograph was taken.



**Figure 1: 2010 Aerial Photograph of the Commons at Gateway Property with Surrounding Land Uses**

## **II. PROJECT DESCRIPTION**

Vesting Tentative Subdivision Map 8147 would subdivide the 26.7-acre property in compliance with the approved PUD Development Plan and conditions of approval. The proposed subdivision map will create 97 lots for the 97 single-family homes, 1 lot for the 9 apartment buildings and manager's/leasing office building, and 19 parcels for common areas and amenities, such as the recreation area and the public trail along the west side of the site, private streets, courts, and guest parking spaces, and for utilities and storm water treatment areas.

Figure 2, below, is a copy of the proposed subdivision map with the lotting diagrams. The proposed subdivision map with supporting information such as grading and street sections was part of Exhibit B, the PUD Development Plan, reviewed by the Planning Commission at its public hearing held on August 14, 2013.

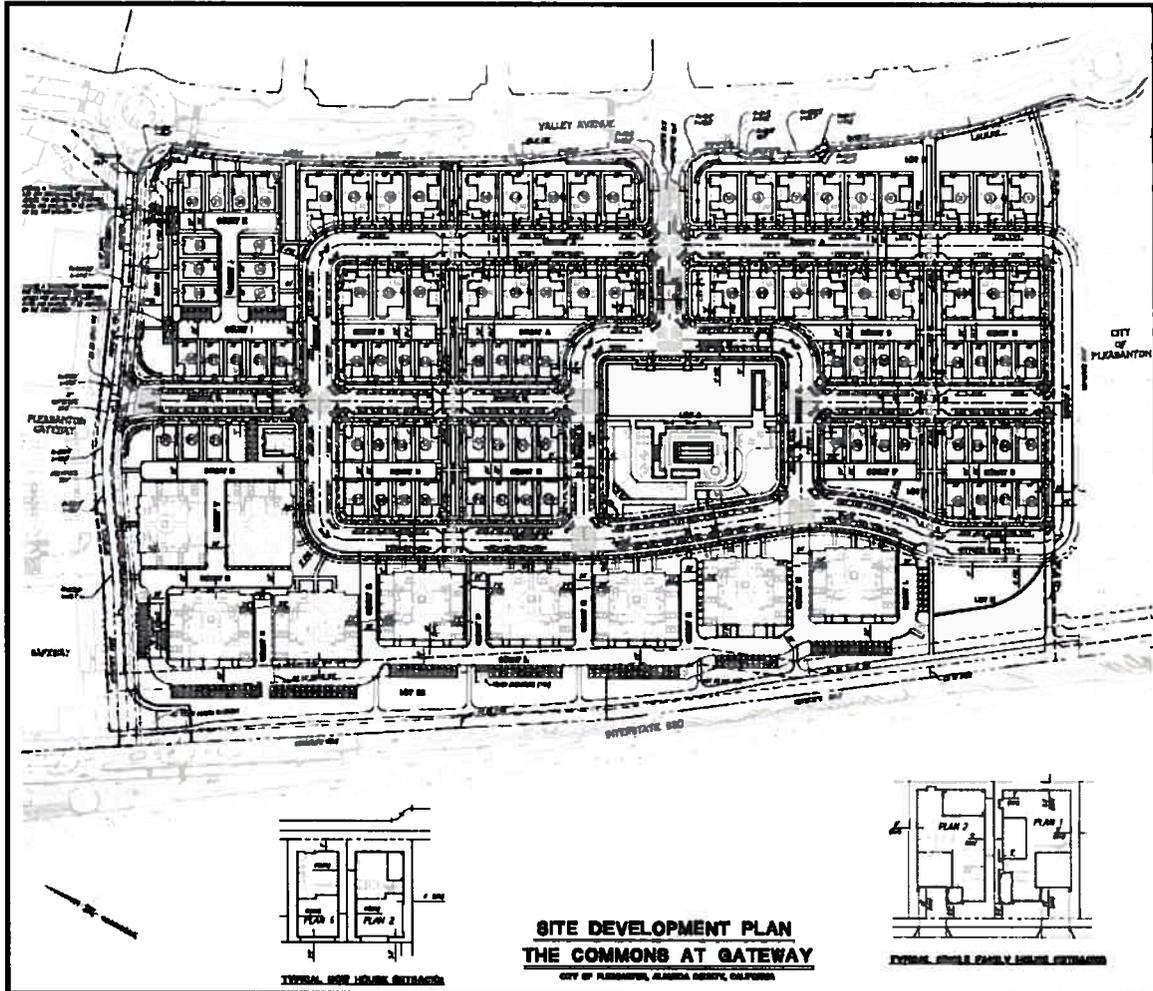


Figure 2: Vesting Tentative Map 8147

This development will include construction of frontage improvements along the Valley Avenue project frontage, vegetative storm water treatment areas, and utilities to provide services to the lots within this site.

### III. CITY COUNCIL ACTION ON PUD-96

Exhibit C is a copy of the City Council staff report for PUD-96. Exhibit D is a copy of the Ordinance approving PUD-96. The City Council approved the PUD Development Plan as recommended by the Planning Commission with the requirement that the applicant provide a second pedestrian access from the proposed development to the Bernal Property on the south side of the project site. This revision would not affect the proposed subdivision map.

#### **IV. ANALYSIS**

The design of the proposed subdivision including lot pattern, internal street alignment, sidewalk placement along the Valley Avenue street frontage, public and private street sections, and storm water retention/treatment measures match the approved PUD Development Plan.

##### **Expiration Date of the Tentative Subdivision Map**

Normally, a tentative subdivision map will expire two years from the effective date of its approval by the Planning Commission unless a final subdivision map is recorded or an extension of the Planning Commission's approval is approved by the City. The expiration date for the proposed subdivision map, however, is conditioned to concur with the expiration date of the Commons at Gateway Development Agreement, which is scheduled to occur ten years after the effective date of the City Council's adoption of the ordinance approving the Development Agreement.

##### **Public Street and Private Names**

The tentative subdivision map includes the proposed names for the public streets and private courts of the development. The names have been reviewed and supported by the applicable departments and divisions of the City of Pleasanton and Alameda County.

##### **PUD Development Plan Requirements**

As required by the PUD Development Plan, disclosures and CC&R's will be reviewed and recorded with the first final subdivision map. Requirements of the PUD Development Plan pertaining to grading and drainage, public and private street designs, and urban storm water runoff treatment measures will be implemented with the improvement plans submitted with the first final subdivision map.

##### **Easements**

###### San Francisco Public Utilities Commission

The San Francisco Public Utilities Commission (SFPUC) owns an existing 25-foot wide easement along the west side of the project site and owns and maintains an 18-inch diameter water line within the easement. The SFPUC uses this water line to transport water from its wells located in the Bernal Business Park to the Castlewood golf course, country club, and homes. The water line and easement are shown on the tentative subdivision map with all buildings and deep-rooted landscaping, such as trees, located so as not to encroach upon the easement. The easement and water line may not be modified without SFPUC approval.

###### Shared Access Easements

The project site is accessed from Valley Avenue and from Bernal Avenue by the driveway aisles shared with the Pleasanton Gateway shopping center. The subject property retains ingress/egress easements, plus shared maintenance responsibilities, over the shared driveways and entrances to/from Bernal Avenue and Valley Avenue. These rights and responsibilities would be transferred to the proposed development upon recordation of the first Final Subdivision Map.

### Public Trail Easement

A public trail easement over the trail shown on the west side of the subdivision (Lot 98 and Lot B) by I-680 is required to be dedicated to the City with the first final subdivision map. The final location of the trail easement and connection shall be subject to the review and approval by the Director of Community Development. The project applicant/developer concurs with this requirement.

### City Storm Drain Easement

As shown on the subdivision map, the existing 15-foot wide storm drain easement with a 48-inch diameter pipe runs westerly from Valley Avenue towards I-680 and would be located on the south sides of Lots 50 and 51 and 85 and 86. A draft condition of approval requires the easement and pipe to be abandoned with the first final subdivision map and then moved to Brookline Loop with construction of the subdivision. At the southwest corner of Brookline Loop and Brookline Loop, the pipe and easement will be moved from Lot B to the adjoining City property where it will connect to the existing 54-inch diameter storm line, which conveys storm water runoff from the subdivision and from the shopping center to the City's storm water retention/treatment ponds. The project applicant/developer concurs with these requirements.

### Cross-Access Easements Between Adjacent Single-Family Lots

All of the single-family lots of the proposed subdivision will have a minimum 5-foot wide side yard. Cross-access easements are required with the final subdivision map and with the property deeds and CC&R's over the adjacent 5-foot wide side yard to create a 10-foot wide yard area for the use of the property designated on the deed. The project applicant/developer concurs with this requirement.

## **V. PUBLIC COMMENT**

Public notices were sent to the property owners, business owners, and business tenants within a 1,000-foot radius for the property and to residents in portions of the Laguna Oaks development and the Bernal Specific Plan area. Exhibit E is the noticing area. Staff has not received any public comment as of the writing of the Planning Commission staff report. Any comments received by staff will be forwarded to the Planning Commission.

## **VI. VESTING TENTATIVE SUBDIVISION MAP FINDINGS**

State law and the Zoning Ordinance of the Pleasanton Municipal Code set forth the purposes and the "considerations" to be addressed in reviewing Vesting Tentative Subdivision Map (VTSM) 8147. The Planning Commission must make the following findings that the proposed tentative subdivision map conforms to the purposes of the Pleasanton Municipal Code, before making its action.

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

The vesting tentative subdivision map and improvements follow the design of the PUD Development Plan and conditions of PUD-96.

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

The north/south alignment of the site enables some, but not all of the apartment units and the single-family homes to have an east/west alignment for some southern exposure. The apartments and homes themselves in this development will incorporate a number of "Green Building" measures into the project, providing approximately 136 points for the apartment buildings, 126 points for the row house units, and 127 points for the single-family homes, which exceed the 50-point minimum for residential projects. The project will also provide for the future addition of photovoltaic electrical panels and solar water heating; will provide charging stations for electrical vehicles and the provision for charging stations in the units.

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

The PUD Development Plan (PUD-96) was found to be consistent with the Pleasanton General Plan – VTSM 8147 is based on the approved development plan. The proposed subdivision and its improvements are compatible with the objectives, policies, land uses, and programs specified in the General Plan.

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

The project site slopes downward north to south from the shopping center to the future Bernal Park property. Subdivision grading generally reflects site topography and will create the buildable sites for the future apartment buildings, single-family homes, private streets, and the proper function of utilities. The proposed subdivision will be graded and constructed to drain its storm water runoff to the City's storm water treatment/detention ponds before discharge to the Arroyo de la Laguna. The site is not located in an Alquist-Priolo Earthquake Fault Zone. No drainage courses exist on the site. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone.

**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.**

There are no wetlands, streams, or other sensitive areas on the site. The site is not habitat for nesting raptors or burrowing owls. Urban stormwater treatment measures are incorporated in the design of the subdivision in compliance with the NPDES (National Pollution Discharge Elimination System) standards of the San Francisco Regional Water Quality Control Board (RWQCB) to filter contaminants and capture litter before entering the City's storm water treatment/detention ponds. PUD-96 requires best management

practices that will be incorporated before and during the construction of the subdivision to minimize impacts.

**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, geologic hazards, flood hazards, noise hazards, etc.). All public safety measures are addressed through the design and conditions of approval for PUD-96 and the vesting tentative subdivision map. The public and private street connections to Valley Avenue are satisfactory and can be negotiated by fire and other emergency vehicles. The site is free from toxic or hazardous materials. No earthquake, landslide, flooding, or other natural hazards exist at this site at a level deemed to be "unacceptable" by the Pleasanton General Plan.

**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 existing easements belonging to the San Francisco Public Utilities Commission (SFPUC) for its water line will be maintained and not affected by this subdivision. The existing 15-foot wide storm drain easement and pipe will be relocated to Brookline Loop of this subdivision and to the adjacent City property or will be maintained in its present location. The subject property retains an ingress/egress easement, plus shared maintenance responsibility, over the shared driveways and entrances to/from Bernal Avenue and Valley Avenue, which will be transferred to the proposed subdivision upon recordation of the first final subdivision map. A public trail easement over the trail on the west side of the subdivision will be dedicated to the City with the first final subdivision map. Cross-access easements are required over the adjacent 5-foot wide side yards of adjoining single-family lots to create a 10-foot wide yard area for the use by the designated property owner.

**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 at the wastewater treatment plant. 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 permit requirements for urban development.

## **VII. ENVIRONMENTAL ASSESSMENT**

Environmental review for Vesting Tentative Subdivision Map 8147 is covered by the Supplemental Environmental Impact Report (SEIR) for the Housing Element update and Climate Action Plan General Plan Amendment and Rezoning, certified by the City Council on January 4, 2012, and by the Addendum to the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezoning Supplemental Environmental Impact Report for the Commons at Gateway, approved by the City Council on September 3, 2013. The addendum to the SEIR determined that the proposed project will not trigger any new or more severe significant environmental impacts as compared to those previously analyzed in the SEIR.

## **VIII. CONCLUSION**

The proposed subdivision is designed in keeping with the PUD development Plan and requirements of the PUD approval. The proposal, therefore, merits a favorable action by the Planning Commission.

## **IX. STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve Vesting Tentative Subdivision Map 8147 by taking the following actions:

1. Make the finding that the physical environment has not significantly changed since the time that the Supplemental Environmental Impact Report (SEIR) for the Housing Element update and Climate Action Plan General Plan Amendment and Rezoning and the Addendum to the SEIR for the Commons at Gateway were approved and that no newer information or changed circumstances which require additional CEQA review;
2. Make the finding that Vesting Tentative Subdivision Map 8147 is consistent with the Pleasanton General Plan and the Bernal Property Specific Plan;
3. Make the subdivision map findings as stated in the Planning Commission staff report; and,
4. Approve Vesting Tentative Subdivision Map 8147 subject to the draft conditions of approval stated in Exhibit A.

**Staff Planner:** *Marion Pavan, Associate Planner, (925) 931-5610, [mpavan@ci.pleasanton.ca.us](mailto:mpavan@ci.pleasanton.ca.us)*

**Exhibit A, Draft Conditions of Approval  
Vesting Tentative Subdivision Map 8147**

**1600 Valley Avenue  
September 11, 2013**

**STANDARD CONDITIONS OF APPROVAL  
Planning**

1. The subdivision covered by Vesting Tentative Map 8147 shall be subdivided and constructed in substantial conformance to Exhibit B, dated "Received, August 2, 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.
2. This Vesting Tentative Subdivision Map 8147 shall incorporate by reference all applicable conditions and requirements of PUD-96, the PUD Development Plan, and P13-1928, the Development Agreement, as approved by the City Council.
3. 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.
4. Planning Division approval is required before any changes are implemented in the design, grading, drainage, etc., of the subdivision map.
5. 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.

**SPECIAL CONDITIONS OF APPROVAL  
Planning**

6. The expiration date for Vesting Tentative Map 8147 shall coincide with the expiration date of the Commons at Gateway Development Agreement, dated August 14, 2013.

**SPECIAL CONDITIONS OF APPROVAL**  
**Engineering**

7. If any work is to be done on an adjoining property not covered by this tentative subdivision map approval, this project developer shall acquire written permission from the property owner for the work to be done. Proof of such permission shall be provided to the City Engineer prior to the issuance of a grading permit.
8. A public trail easement over the trail shown on the west side of the subdivision (Lot 98 and Lot B) by I-680 is required to be dedicated to the City with the first final subdivision map. The public trail shall have a connection to the City owned parcel to the south (Parcel C, Tract 7255). The final location of the trail easement and connection shall be subject to the review and approval by the Director of Community Development. As required by PUD-96, the public trail shall be maintained by the homeowners association.
9. The existing public service easement (PSE) along Valley Avenue shall be adjusted to include the 6-foot wide sidewalk and the 5-foot wide (net) landscape area between the curb and sidewalk.
10. The project applicant/developer shall abandon the existing 15-foot wide storm drain easement and 48-inch diameter pipe with the first final subdivision map and moved to Brookline Loop. At the southwest corner of Brookline Loop with Brookline Loop, the pipe and easement shall be moved from Lot B to the adjoining City property where it will connect to the existing 54-inch diameter storm line.

**STANDARD CONDITIONS OF APPROVAL**  
**Engineering**

11. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
12. The tentative map shall contain a brief legal description of any parcel being re-subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
13. Any dedications, open offers of dedication, or grants of easements to the City may be dedicated and accepted on the face of the Final Map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
14. Prior to approval of the Final Map, the project applicant/developer shall comply with all applicable conditions of outside agencies having jurisdiction.
15. The project developer shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.

The easements shall be shown on the Final Subdivision Map to the satisfaction of the City Engineer.

16. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
17. A sanitary sewer lateral with two-way cleanout located at the back of the sidewalk or curb, whichever is applicable, shall be provided to each lot of record.
18. 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.
19. At the time that the project applicant/developer submits the fee for the consultant map review, the project applicant/developer shall also submit the following information to the City Engineer for review and approval:
  - a) Two prints of the final subdivision 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 Record of Survey used to prepare the Final Subdivision Map.

20. When the final map is submitted for the City Engineer's signature, the project applicant/developer shall provide the City with an electronic copy of the Final Map in AutoCAD format for the City's GIS Division.
21. The project applicant's/developer's title company shall record the Final Map with the Alameda County Recorder's Office. The project applicant/developer shall provide the City with a bond copy of the recorded map with all recording data shown.
22. The Final Map submittal shall include the Planning Division number under which the tentative map application was approved and the Assessor's Parcel Number(s) for the original parcel(s) prior to this Subdivision.
23. The applicant/developer's title company shall record the Final Subdivision Map, CC&R's, Storm Water Operations and Maintenance Agreement, any grant deeds or easements, and any other required documents concurrently with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy.
24. The project developer shall provide the City with a reproducible Mylar copy of the recorded map with all recording data shown.
25. The project developer shall deposit a bond with the City to ensure completion of any required 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. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.

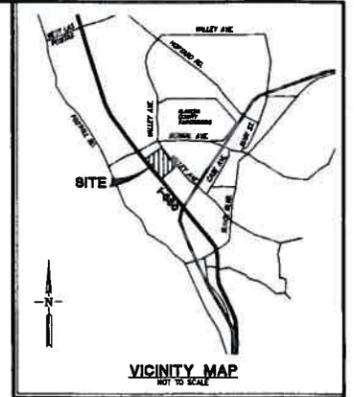
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# VESTING TENTATIVE MAP

## TRACT 8147 - THE COMMONS AT GATEWAY

### CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: PLEASANTON GATEWAY, LLC

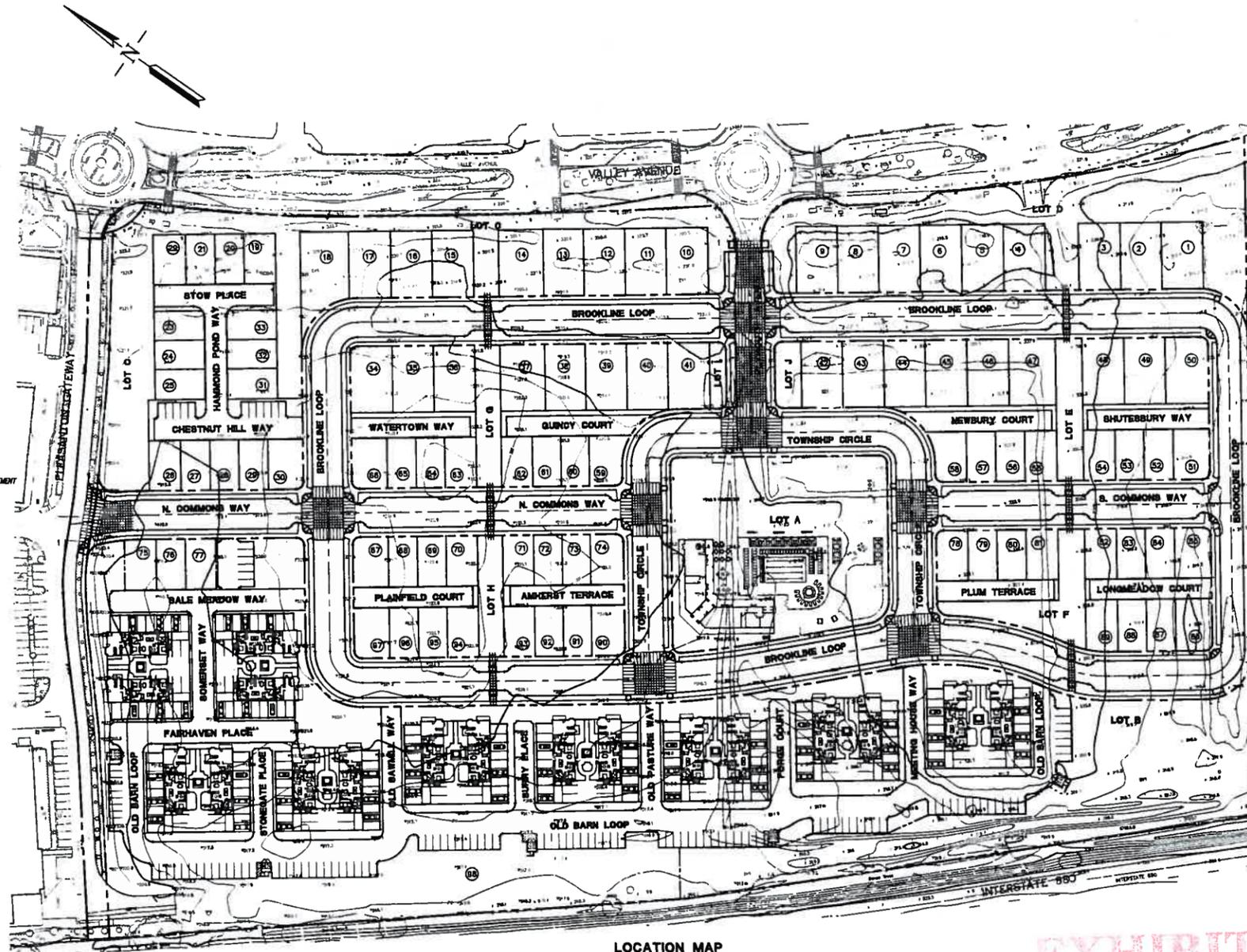


PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
■	STORM WATER INLET	□
■	FIELD INLET	□
■	AREA DRAIN	□
▲	DIRECTION OF FLOW	▲
●	MANHOLE	●
●	FIRE HYDRANT	●
●	GATE VALVE	●
○	CONTOUR ELEVATIONS	○
○	SPOT ELEVATION	○
○	SLOPE	○

ABBREVIATIONS	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BM	BOTTOM OF WALL
COM	COMMUNICATION
EMV	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FRESH FLOOR
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GE	GARAGE ELEVATION
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LL	LOT LINE
ML	MANHOLES/PROPERTY LINE
PAC	PRIVATE ACCESS EASEMENT
PSD	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUM	PRIVATE UTILITY AND MAINTENANCE EASEMENT
RCR	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
SW	STORM WATER INLET
SW	SIDEWALK EASEMENT
SW	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
WLE	WATER LINE EASEMENT

#### CIVIL SHEET INDEX

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



LOCATION MAP  
1" = 80'

#### GENERAL NOTES

- OWNER: PLEASANTON GATEWAY, LLC  
1800 DELL AVENUE  
CHAMPELL, CA 94508  
TEL: (408) 379-0400  
CONTACT: SCOTT TROBBER
  - DEVELOPER: PLEASANTON GATEWAY, LLC  
1800 DELL AVENUE  
CHAMPELL, CA 94508  
TEL: (408) 379-0400  
CONTACT: SCOTT TROBBER
  - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
4850 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
TEL: (925) 227-9100  
CONTACT: EDIE SEU RICE 44189
  - GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP  
1250 DORMEAD PARKWAY  
SUNNYVALE, CA 94089  
TEL: (408) 245-4600  
CONTACT: SCOTT FITTINGHOFF
  - ARCHITECT: KTDY GROUP, INC.  
1733 OCEAN AVENUE, SUITE 250  
SANTA MONICA, CA 90401  
TEL: (310) 364-2833  
CONTACT: ALAN SCALES
  - LANDSCAPE ARCHITECT: SMITH + SMITH  
1501 NORTH POINT STREET  
SAN FRANCISCO, CA 94123  
TEL: (415) 543-0332  
CONTACT: RING LEUNG
- PROPERTY DESCRIPTION: LOT 2 OF PARCEL MAP 9720, FILED DECEMBER 13, 2010, IN BOOK 319 OF PARCEL MAPS AT PAGE 66, ALAMEDA COUNTY RECORDS
- ASSESSOR'S PARCEL NUMBER: 047-000-013
  - CURRENT USE: VACANT
  - PROPOSED USE: SINGLE-FAMILY DETACHED AND APARTMENTS
  - EXISTING ZONING: PLD - MDR AND HDR
  - PROPOSED ZONING: PLD - MDR AND HDR
  - GROSS SITE AREA: 26.76 ACRES
  - SMALLEST LOT AREA: 2,100 SQUARE FEET
  - TOTAL NUMBER OF PROPOSED LOTS: 98 (97 SINGLE FAMILY LOTS AND 1 LOT FOR APARTMENTS) 19 (COMMON AREA AND PRIVATE STREET LOTS)
  - 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 HEREIN IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN DECEMBER 2007 AND FIELD SURVEY BY RJA.
  - THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 000000000, DATED AUGUST 3, 2008.
  - THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

EXHIBIT B

RECEIVED

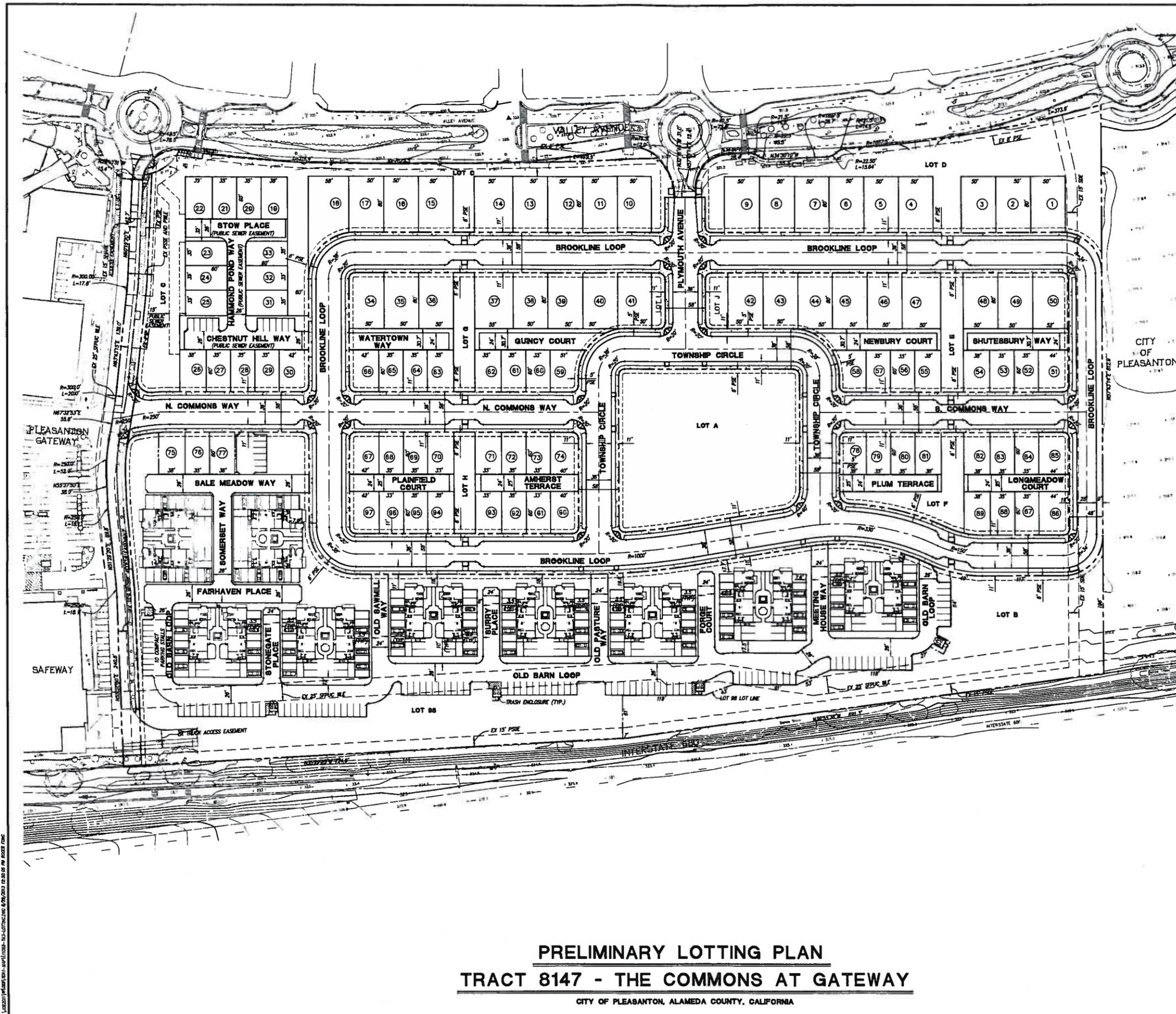
AUG 30 2013

CITY OF PLEASANTON  
PLANNING DIVISION

TRACT 8147

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4850 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588  
PHONE: (925) 217-9100, FAX: (925) 217-0300





**SITE DATA SUMMARY**

A. GROSS AREA	= 26.72± ACRES
B. LOT A	= 1.30± ACRES
C. LOT B	= 1.37± ACRES
D. LOT C	= 1.53± ACRES
E. LOT D	= 0.93± ACRES
F. LOT E	= 0.13± ACRES
G. LOT F	= 0.19± ACRES
H. LOT G	= 0.12± ACRES
I. LOT H	= 0.10± ACRES
J. LOT I	= 0.04± ACRES
K. LOT J	= 0.06± ACRES
L. LOT 98 (INCLUDING COURTS)	= 7.00± ACRES
M. STREETS	= 6.32± ACRES
N. COURTS (NOT INCL. COURTS ON LOT 98)	= 1.18± ACRES
O. LOTS (SINGLE FAMILY AND ROW HOMES)	= 6.45± ACRES
P. TOTAL NUMBER OF UNITS	
1. 2-STORY SINGLE FAMILY DETACHED	= 35
2. 3-STORY SINGLE FAMILY DETACHED	= 62
3. APARTMENTS	= 210
TOTAL NUMBER OF UNITS	= 307

- NOTES:**
- STREETS A, B, C, & D ARE PROPOSED TO BE PUBLIC STREETS.
  - COURTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, & U ARE PROPOSED TO BE PRIVATE STREETS.

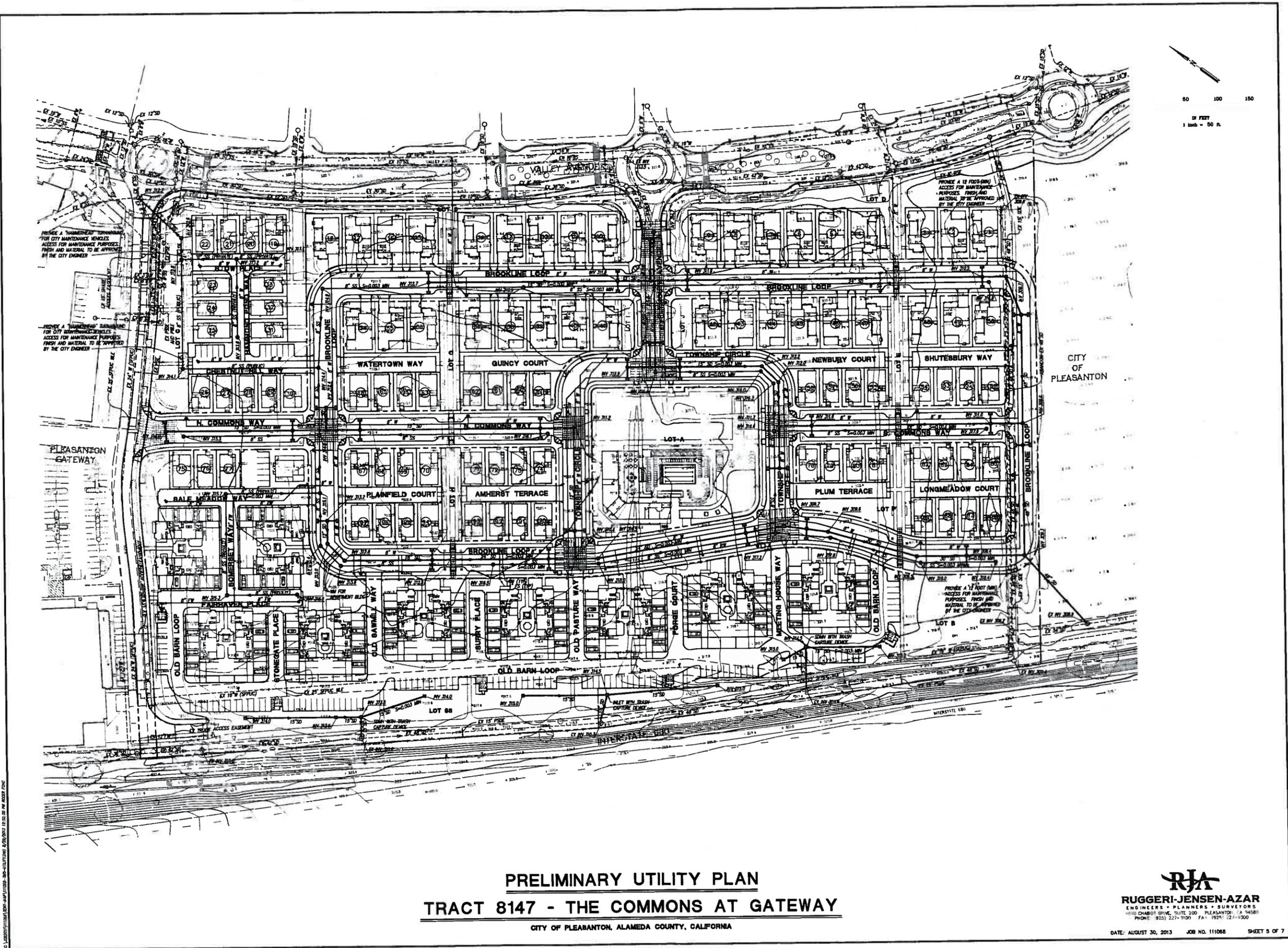
**LOT AREA TABLES**

LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	4,000	34	3,983	67	2,503
2	4,000	35	4,000	68	2,100
3	4,000	36	4,000	69	2,100
4	4,000	37	4,400	70	2,280
5	4,000	38	4,000	71	2,280
6	4,000	39	4,000	72	2,100
7	4,000	40	4,000	73	2,100
8	4,000	41	4,000	74	2,363
9	4,000	42	4,000	75	2,298
10	4,000	43	4,000	76	2,111
11	4,000	44	4,000	77	2,201
12	4,000	45	4,000	78	2,263
13	4,000	46	4,000	79	2,100
14	4,400	47	4,480	80	2,100
15	4,000	48	4,000	81	2,280
16	4,000	49	4,000	82	2,280
17	4,002	50	4,143	83	2,100
18	3,602	51	2,823	84	2,100
19	2,280	52	2,100	85	2,263
20	2,100	53	2,100	86	2,170
21	2,100	54	2,280	87	2,170
22	2,340	55	2,280	88	2,170
23	2,084	56	2,100	89	2,331
24	2,100	57	2,100	90	2,363
25	2,190	58	2,367	91	2,100
26	2,280	59	2,507	92	2,100
27	2,100	60	2,100	93	2,280
28	2,100	61	2,100	94	2,280
29	2,100	62	2,280	95	2,100
30	2,533	63	2,280	96	2,100
31	2,190	64	2,100	97	2,503
32	2,100	65	2,100		
33	2,084	66	2,503		

**PRELIMINARY LOTTING PLAN**  
**TRACT 8147 - THE COMMONS AT GATEWAY**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

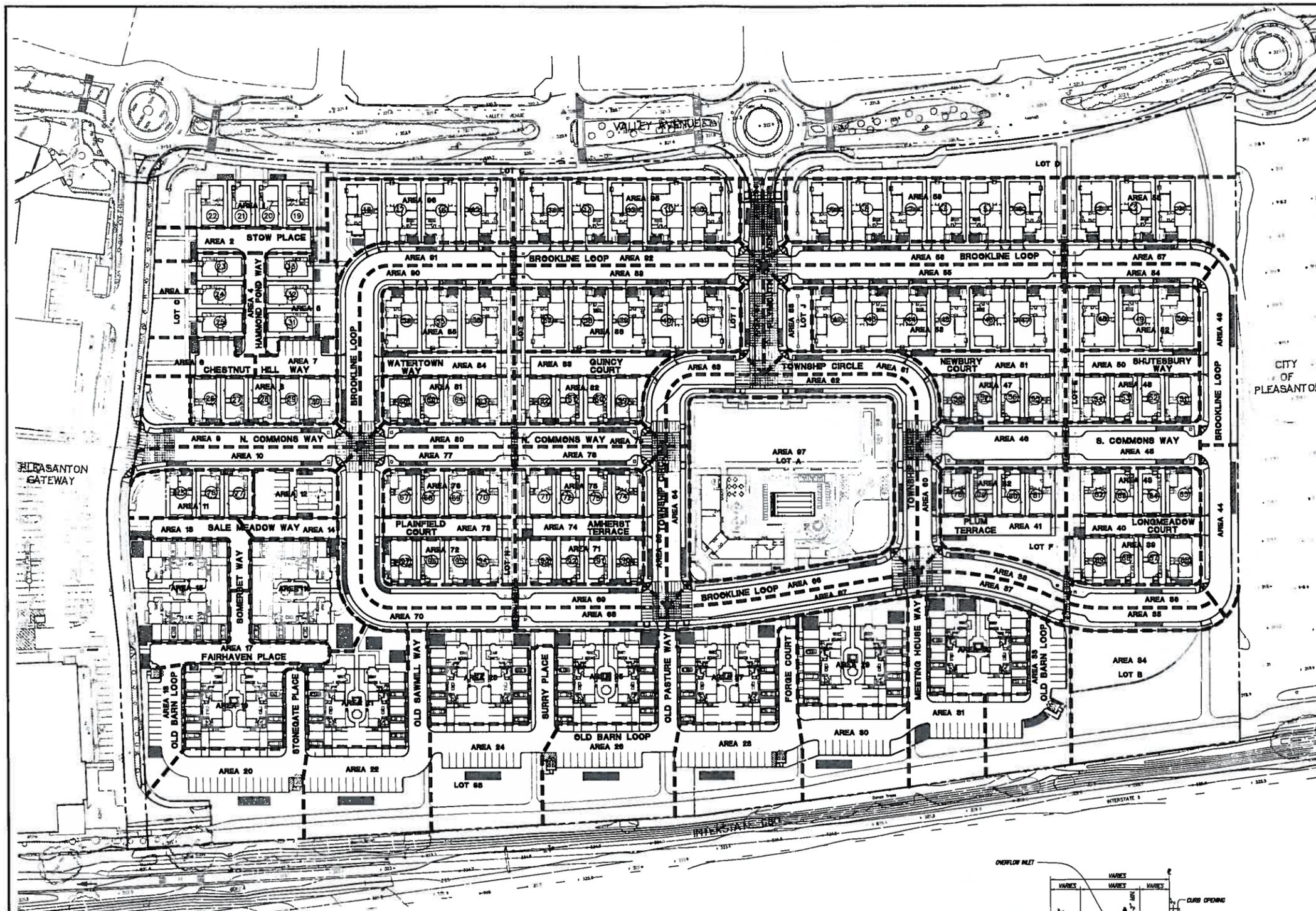
  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4800 LINDSEY DRIVE SUITE 200 PLEASANTON, CA 94588  
 PHONE (925) 217-9100 FAX (925) 217-9300  
 DATE: AUGUST 30, 2013 JOB NO. 111068 SHEET 3 OF 7





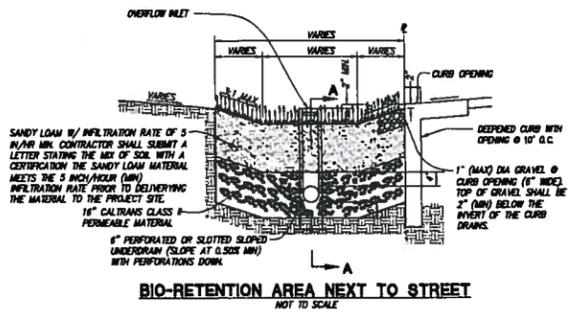
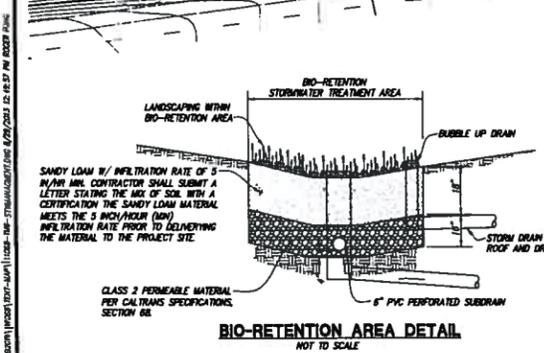
**PRELIMINARY UTILITY PLAN**  
**TRACT 8147 - THE COMMONS AT GATEWAY**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1610 CHAMBERLAIN DRIVE, SUITE 200 • PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300



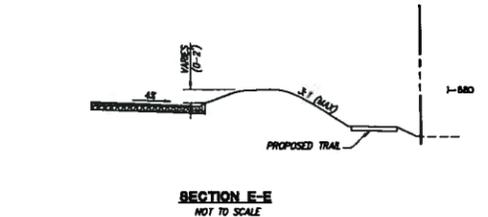
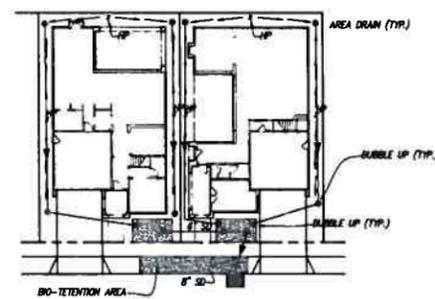
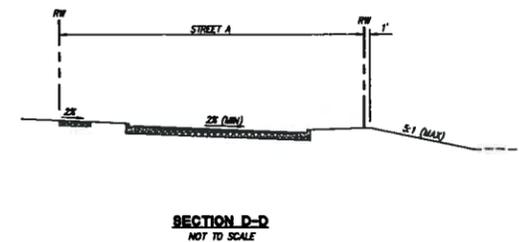
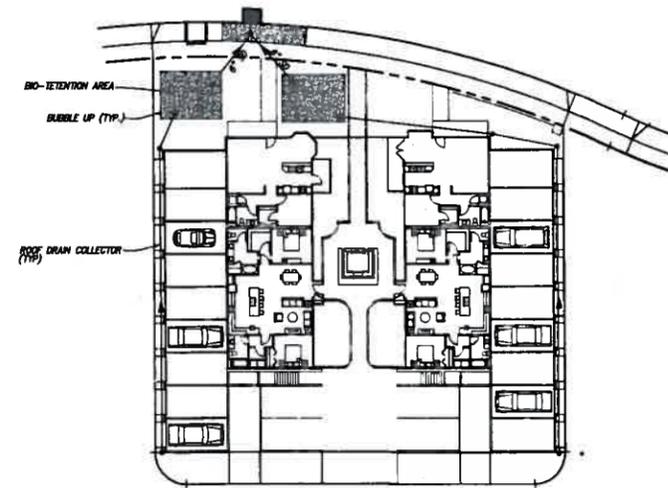
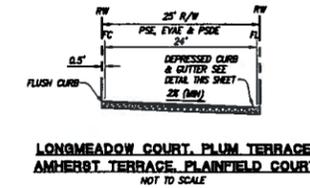
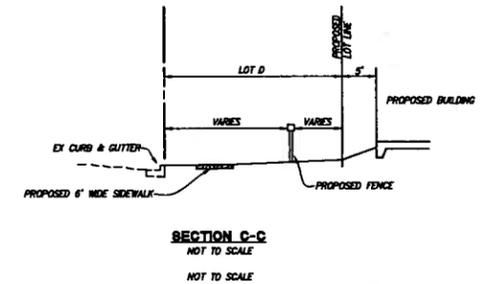
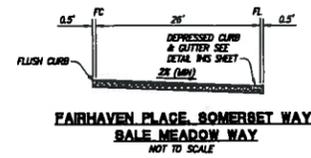
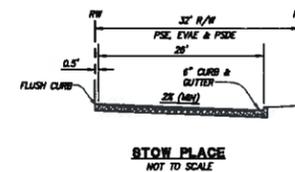
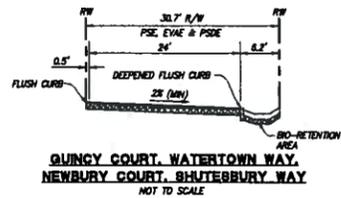
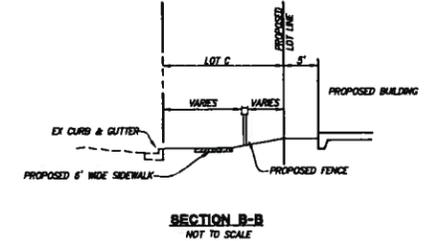
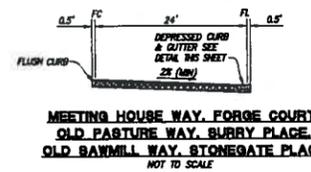
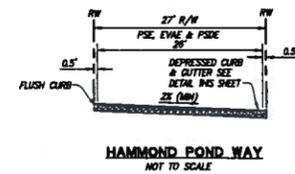
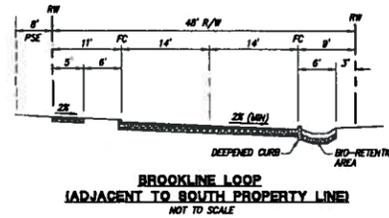
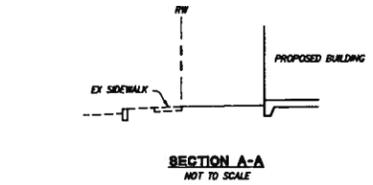
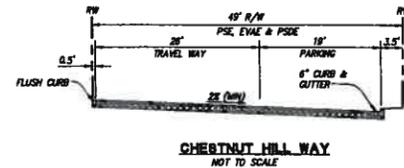
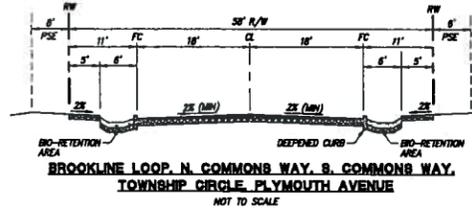
STORM WATER RETENTION CALCULATION

AREA #	SURFACE	IMP. AREA (SF)	IMP. USED	SEIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
AREA 1	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 2	PAVE	8,913	NO RETENTION	0.04	267	244
AREA 3	ROOF	1,600	NO RETENTION	0.04	144	150
AREA 4	PAVE	3,584	NO RETENTION	0.04	143	150
AREA 5	ROOF	1,600	NO RETENTION	0.04	144	150
AREA 6	PAVE	1,150	NO RETENTION	0.04	128	144
AREA 7	ROOF	1,150	NO RETENTION	0.04	128	144
AREA 8	ROOF	8,400	NO RETENTION	0.04	256	300
AREA 9	ROOF	6,910	NO RETENTION	0.04	249	278
AREA 10	ROOF	2,710	NO RETENTION	0.04	249	278
AREA 11	ROOF	1,600	NO RETENTION	0.04	144	150
AREA 12	ROOF/PAY	4,543	NO RETENTION	0.04	183	200
AREA 13	PAVE	4,725	NO RETENTION	0.04	189	200
AREA 14	PAVE	3,910	NO RETENTION	0.04	147	150
AREA 15	ROOF	11,125	NO RETENTION	0.04	325	600
AREA 16	ROOF	11,125	NO RETENTION	0.04	325	600
AREA 17	PAVE	8,710	NO RETENTION	0.04	290	355
AREA 18	PAVE	5,160	NO RETENTION	0.04	218	220
AREA 19	ROOF	13,125	NO RETENTION	0.04	325	600
AREA 20	PAVE	1,850	NO RETENTION	0.04	150	600
AREA 21	ROOF	13,125	NO RETENTION	0.04	325	600
AREA 22	PAVE	10,800	NO RETENTION	0.04	430	450
AREA 23	ROOF	13,125	NO RETENTION	0.04	325	600
AREA 24	PAVE	3,150	NO RETENTION	0.04	258	450
AREA 25	ROOF	11,125	NO RETENTION	0.04	325	600
AREA 26	PAVE	10,180	NO RETENTION	0.04	408	450
AREA 27	ROOF	13,125	NO RETENTION	0.04	325	600
AREA 28	PAVE	10,000	NO RETENTION	0.04	401	450
AREA 29	ROOF	11,125	NO RETENTION	0.04	325	600
AREA 30	PAVE	6,440	NO RETENTION	0.04	258	450
AREA 31	PAVE	6,720	NO RETENTION	0.04	288	370
AREA 32	PAVE	13,125	NO RETENTION	0.04	325	600
AREA 33	PAVE	7,100	NO RETENTION	0.04	284	300
AREA 34	ROOF	2,440	SEIZING FACTOR	0.04	284	300
AREA 35	PAVE	4,080	NO RETENTION	0.04	144	183
AREA 36	PAVE	4,080	NO RETENTION	0.04	144	183
AREA 37	PAVE	3,630	NO RETENTION	0.04	144	188
AREA 38	PAVE	4,140	NO RETENTION	0.04	164	166
AREA 39	ROOF	4,530	NO RETENTION	0.04	164	240
AREA 40	PAVE	1,625	NO RETENTION	0.04	145	150
AREA 41	PAVE	1,625	NO RETENTION	0.04	145	150
AREA 42	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 43	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 44	PAVE	7,200	NO RETENTION	0.04	290	337
AREA 45	PAVE	8,160	NO RETENTION	0.04	328	385
AREA 46	PAVE	8,160	NO RETENTION	0.04	328	385
AREA 47	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 48	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 49	PAVE	7,200	NO RETENTION	0.04	290	337
AREA 50	PAVE	1,620	NO RETENTION	0.04	144	150
AREA 51	PAVE	4,080	NO RETENTION	0.04	180	180
AREA 52	ROOF	8,400	NO RETENTION	0.04	336	338
AREA 53	ROOF	18,000	NO RETENTION	0.04	672	672
AREA 54	PAVE	4,320	NO RETENTION	0.04	173	180
AREA 55	PAVE	8,400	NO RETENTION	0.04	336	333
AREA 56	PAVE	8,400	NO RETENTION	0.04	336	352
AREA 57	PAVE	4,320	NO RETENTION	0.04	173	200
AREA 58	ROOF	8,400	NO RETENTION	0.04	336	338
AREA 59	ROOF	18,000	NO RETENTION	0.04	672	672
AREA 60	PAVE	3,360	NO RETENTION	0.04	134	182
AREA 61	PAVE	4,800	NO RETENTION	0.04	189	182
AREA 62	PAVE	13,680	NO RETENTION	0.04	347	578
AREA 63	PAVE	4,440	NO RETENTION	0.04	173	182
AREA 64	PAVE	4,440	NO RETENTION	0.04	178	182
AREA 65	PAVE	4,440	NO RETENTION	0.04	178	182
AREA 66	PAVE	7,200	NO RETENTION	0.04	288	282
AREA 67	PAVE	7,200	NO RETENTION	0.04	288	282
AREA 68	PAVE	4,320	NO RETENTION	0.04	173	182
AREA 69	PAVE	4,320	NO RETENTION	0.04	173	182
AREA 70	PAVE	8,640	NO RETENTION	0.04	355	357
AREA 71	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 72	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 73	PAVE	3,750	NO RETENTION	0.04	150	150
AREA 74	PAVE	3,750	NO RETENTION	0.04	150	150
AREA 75	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 76	PAVE	12,240	NO RETENTION	0.04	440	530
AREA 77	PAVE	4,080	NO RETENTION	0.04	183	182
AREA 78	PAVE	4,080	NO RETENTION	0.04	183	182
AREA 79	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 80	ROOF	3,200	NO RETENTION	0.04	256	240
AREA 81	PAVE	4,320	NO RETENTION	0.04	173	182
AREA 82	PAVE	4,320	NO RETENTION	0.04	173	182
AREA 83	PAVE	2,880	NO RETENTION	0.04	115	120
AREA 84	PAVE	2,880	NO RETENTION	0.04	115	120
AREA 85	ROOF	14,000	NO RETENTION	0.04	560	350
AREA 86	PAVE	2,880	NO RETENTION	0.04	115	120
AREA 87	ROOF	11,200	NO RETENTION	0.04	448	448
AREA 88	ROOF	6,775	NO RETENTION	0.04	271	380



**PRELIMINARY STORMWATER MANAGEMENT PLAN**  
**TRACT 8147 - THE COMMONS AT GATEWAY**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

NOTES:  
1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM (CJ) STORMWATER TECHNICAL GUIDANCE, DATED MAY 28, 2012, AND THE FOLLOWING CRITERIA:  
a. 0.3 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.  
b. 3.0 IN. FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.  
c. A TREATMENT MEDIUM OF 0.04 SEIZING FACTOR.  
2. SEIZING FACTOR OF 0.04 NOTES ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:  
a. SEIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04



**SECTIONS AND DETAILS**  
**TRACT 8147 - THE COMMONS AT GATEWAY**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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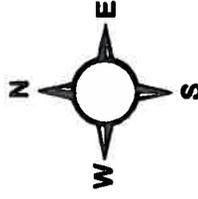
**PUD-96**

**City of Pleasanton**

**GIS**

**Department**

**Notification Area**



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