

Planning Commission Staff Report

November 5, 2009
Item 6.b.

- SUBJECT:** PUD-80
- APPLICANT:** City of Pleasanton
- PROPERTY OWNERS:** Alameda County Surplus Property Authority (ACSPA)
- PURPOSE:** Application for Planned Unit Development approval to establish allowed uses and the construction of neighborhood-park-related improvements including a storm water detention basin on approximately five acres.
- It is anticipated that when the City Council considers this application, Council will have considered an Environmental Impact Report Supplement, a draft of which has been released. Nothing in that draft Supplement directly bears on this application.
- GENERAL PLAN:** *Alameda County General Plan – Mixed-Use/Business Park*
- City of Pleasanton General Plan – Medium Density Residential (two to eight dwelling units per gross acre) and High Density Residential (greater than eight dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices*
- SPECIFIC PLAN:** Stoneridge Drive Specific Plan, as amended
- ZONING:** *Alameda County – Agriculture*
- City of Pleasanton – Pre-zoning for the property is PUD-P (Planned Unit Development – Park)*
- The project site is currently located in unincorporated Alameda County.
- LOCATION:** Southwest of the intersection of I-580 and El Charro Road (Staples Ranch)

ATTACHMENTS:

1. Exhibit A, Recommended PUD Conditions of Approval
 2. Exhibit B, Development Plans, Project Narrative, Bay-Friendly Scorecard, LEED Project Checklist, Preliminary Hydrology Information, Restroom Plan and Elevations, and Tennis Court Lighting Specifications dated “Received October 6, 2009”
 3. Exhibit C, Illustrative Site Plan from the Staples Ranch Neighborhood Park Master Plan dated “August 27, 2009”
 4. Exhibit D, Parks and Recreation Commission Staff Report and Meeting Minutes dated “August 27, 2009”
 5. Exhibit E, Stoneridge Drive Specific Plan Amendment/ Staples Ranch (available at www.staplesranch.org)
 6. Exhibit F, Stoneridge Drive Specific Plan Amendment/ Staples Ranch Environmental Impact Report (available at www.staplesranch.org)
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BACKGROUND

In November 2007, the City Council directed staff to initiate a master plan process for the proposed 17-acre Staples Ranch Community Park, consistent with a Joint Policy Statement developed by Friends of Pleasanton and Pleasanton First, two local advocacy groups. The process contemplated a number of public workshops designed to solicit broad community input concerning the overall appearance and suggested amenities for the park. Three workshops were conducted, and a master plan for the park, including an initial concept plan for the Staples Ranch Neighborhood Park Master Plan was approved by the Parks and Recreation Commission in April 2008. On May 14, 2009, the Parks and Recreation Commission approved a Staples Ranch Neighborhood Park Master Plan process with a goal of further refining the design concepts and amenities for the Neighborhood Park. The Staples Ranch Neighborhood Park was approved by the Parks and Recreation Commission on August 27, 2009. The illustrative site plan from the Staples Ranch Neighborhood Park Master Plan, and the Parks and Recreation Commission staff report of August 27, 2009, and Parks and Recreation Commission meeting minutes of August 27, 2009 are attached (please see Exhibits C and D).

The Parks and Recreation Commission will review the final plans and details for the Neighborhood Park before it is constructed. The plans before the Planning Commission are conceptual.

Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR

On February 24, 2009, the City Council certified the Final Environmental Impact Report for the Staples Ranch Project.

Stoneridge Drive Specific Plan Amendment/Staples Ranch

On February 24, 2009, the City Council approved a Stoneridge Drive Specific Plan Amendment (Specific Plan Amendment) for the Staples Ranch project. The Specific Plan Amendment includes an extension of Stoneridge Drive to El Charro Road contingent upon the adoption of a regional traffic policy statement. The City Council also adopted the Ice Center Alternative, including the four-rink ice-skating center as part of the Staples Ranch Community Park.

Staples Ranch Rezoning and Prezoning

On March 3, 2009, the City Council adopted the rezoning and prezoning for the Staples Ranch project, including the PUD-P (Planned Unit Development-Park) prezoning for the Staples Ranch Neighborhood Park Site.

Legal Challenge to Project Approvals

On March 27, 2009, a petition and complaint was filed in state court by Safe Streets Pleasanton, Center for Biological Diversity, Alameda Creek Alliance, Mark Emerson, and Matt Morrison challenging the adequacy of the EIR, namely, (1) the review process for the Stoneridge Drive extension; and (2) the disclosure/analysis/mitigation of the following:

- cumulative noise impacts,
- impacts to sensitive species,
- impacts on climate change, and
- dust and traffic impacts associated with nearby surface mining operations.

The petition and complaint also sought to set aside all of the relevant project approvals; nevertheless, the lawsuit did not prohibit the Planning Commission's review of the Staples Ranch Planned Unit Developments (PUDs).

This lawsuit was recently settled. The settlement agreement allows the Planning Commission to continue to review PUD development plans for the site.

Supplemental Environmental Impact Report

Recently, the City Council authorized preparation of a Environmental Impact Report Supplement (SEIR) to consider the environmental impacts, if any, of a two-lane Stoneridge Drive extension as compared to the four-lane roadway extension included in the Specific Plan Amendment, and of the following: (1) Updated biological surveys; (2) Updated analysis of potential impacts to the environment resulting from the production of greenhouse gas emissions; and (3) The Proposed Project's contribution to cumulative biological resources impacts, cumulative noise impacts, and cumulative impacts in conjunction with nearby quarry operations.

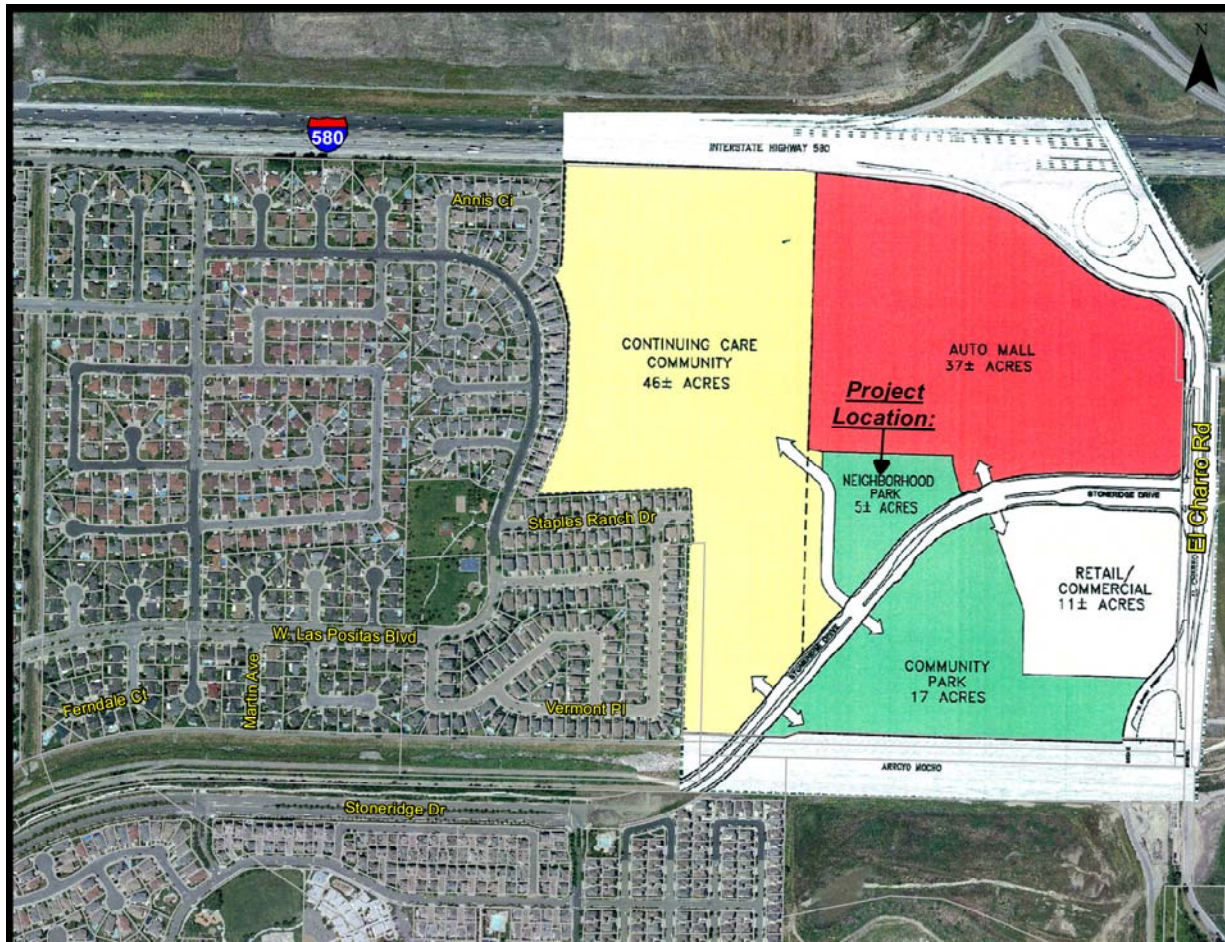
The Draft SEIR has been released. It will have a 45-day public review period. A Planning Commission hearing to hear comments on the Draft SEIR has been tentatively scheduled for December 9, 2009.

Staff does not believe the SEIR will change the mitigations related to the Neighborhood Park and hence believes the Commission has sufficient and adequate environmental information to make a recommendation on this PUD development plan to the City Council.

SITE DESCRIPTION

The project site is vacant and is within Pleasanton's Sphere of Influence and Urban Growth Boundary. The development site is bounded on the north and east by vacant land planned to be an auto mall by Hendrick Automotive Group, to the west by vacant land planned to be a senior continuing care community by Continuing Life Communities (CLC), and to the south by vacant land planned to be a Community Park with an ice-skating center. Figure 1 (below) shows the project location.

FIGURE 1
Project Location



PROJECT DESCRIPTION

The PUD development plan, in conjunction with the conditions of approval, will establish the allowed uses, structures, and site improvements for the project site. The entitlements required for this project include a development agreement, tentative subdivision map approval, final map approval, and building permits.

The project site will need to be annexed into Pleasanton.

FIGURE 2
Neighborhood Park Site



Project features include the following:

- A floor area ratio of less than one percent
- A landscaped storm water detention basin (basin) which will be approximately 15 feet deep
- Drainage swales in the basin to provide more visual interest in dryer months
- A weir (which is an overflow structure tied directly into a drainage pipe to the Arroyo Mocho) in the event of a clog in the basin's primary drain
- A four-foot tall black vinyl-coated chain-link fence near the basin's top of bank

- A future boardwalk (for observation/picnic) in the basin
- A pedestrian loop around the park, including a separated sidewalk by Stoneridge Drive, a sidewalk by the proposed on-street parking, and a two-foot wide decomposed granite walking/jogging path by the proposed sidewalks
- Observation benches adjacent to the basin
- Over 100 new trees – there are currently no trees on the site
- Lighted tennis courts
- Shade structure with picnic tables
- A bike rack
- Low stone walls for visual interest
- A public restroom, with restroom doors facing east
- Green screens with vines to soften the appearance of the public restroom
- A bus stop and bus shelter with seating, lighting, and wheelchair access, which is proposed to be funded by the auto mall developer (Hendrick Automotive Group), as part of its PUD (PUD-57)
- Ten parking spaces, including one ADA space
- A standard City of Pleasanton park sign

The recommended conditions of approval will allow the following as a permitted use:

- Parks, playgrounds, open space, and related uses
- Storm water detention basin and related uses
- All permitted uses of the Public and Institutional district of the Pleasanton Municipal Code
- Dry land hay farming until commencement of grading for the storm water detention basin

The recommended conditions of approval require the following:

- Bay-Friendly landscaping which is less water and maintenance needy
- Wildflower hydroseeding in a portion of the basin to provide visual interest
- Some large boulders in the basin and by the tennis courts to provide visual interest
- One more stretch of waterway (running north) to be added in the basin to provide more visual interest
- The additional stretch of waterway to be landscaped in a manner similar to the other waterways in the basin
- The weir to be faced with a natural color of rip rap (which is stone)
- Plant species from the Forage and Shelter Plant List (for the Community Park, PUD-70) to be planted at the Neighborhood park
- The trees in the northern buffer by Hendrick Automotive Group to be evergreen trees, but may be other than fruit trees (additional discussion with Hendrick Automotive Group will be required to find a tree species which works for both the City and the auto mall developer in this area)
- The landscape buffer and pedestrian paths on the northern and eastern sides of the basin to be a minimum of eight feet in width unless otherwise determined by the City Engineer

- A seven-foot tall stucco wall north and east of the basin to be completely screened with landscaping to deter graffiti tagging
- One tree (by the on-street parking) to be relocated such that it will not create a line of sight obstruction
- The women's and men's restrooms to each have more than one stall
- Photovoltaic panels may be flat mounted on the roof of the restroom without additional Planning Division review
- The restroom and any pathway lighting to adhere to Energy Star standards
- The decomposed granite trail to be a light sand color, to help reduce the sun's heating of the site
- Low-flow toilets and automatic shut off valves on the restroom faucets to be installed as part of the project
- The parallel parking spaces to be 23 feet in length, unless otherwise determined by the City Traffic Engineer (it is anticipated that a shorter length will be allowed, since extra space is proposed for maneuverability)
- The City of Pleasanton may consider adding a stop sign at the end of the parking aisle
- The tennis court lighting levels to be reduced to approximately 40 foot-candles, similar to the lighting level of the courts at the Pleasanton Tennis and Community Park

Storm Drainage and Utilities

Storm water treatment on the site will be provided via a series of bioswales. Treated storm water will be transported to the basin. Storm water from the surrounding Staples Ranch sites will be treated and will also be transported to the proposed basin. Final utility plans will be subject to the review and approval of the City Engineer.

Green Building

The project will achieve a minimum of 26 green building points (equivalent to a LEED-certified rating level), and efforts will be made to try and achieve a minimum of 33 points (equivalent to a LEED silver rating).

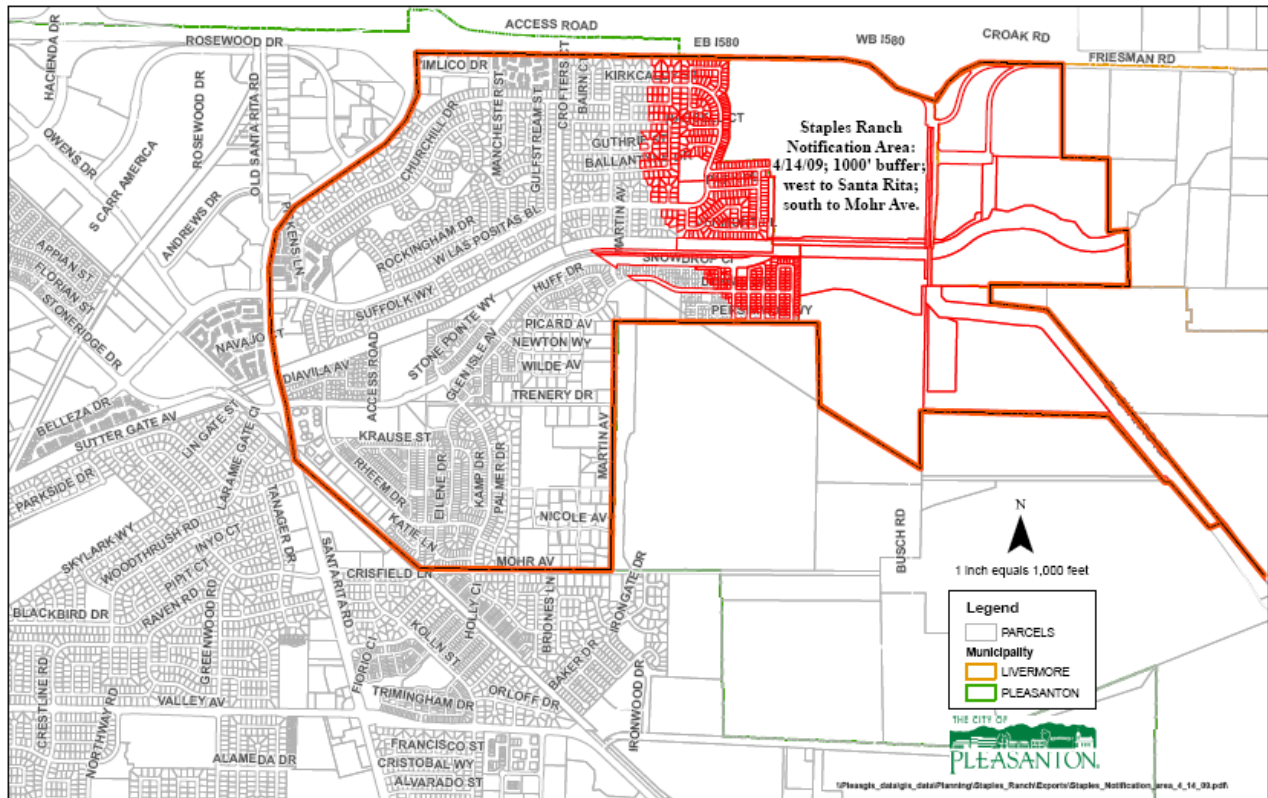
ANALYSIS

Staff believes all outstanding issues have been addressed.

PUBLIC NOTICE

Public notices were sent to all property owners and residents as shown in Figure 3 below. The noticing area is greater than the standard 1,000-foot radius noticing distance. At the time this report was written, no comments had been received specifically related to the PUD application.

FIGURE 3
Noticing Area



Note: The properties within 1,000 feet of the project site are shown in red. The project noticing area is substantially greater than the standard 1,000-foot radius noticing area.

PUD CONSIDERATIONS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development District and “considerations” the Planning Commission and City Council should consider when reviewing a PUD development plan. These considerations are typically used as PUD findings. The considerations and staff’s response are below.

1. Is the plan in the best interests of the public health, safety, and general welfare?

The project will adhere to all applicable City standards concerning public health, safety, and welfare. The subject development will include the installation of all required on site utilities with connections to municipal systems in order to serve the project. The structures will be designed to meet the requirements of the Uniform Building Code and Fire Code. As described in consideration number 3 (below), staff believes the proposed development, as conditioned, is compatible with adjacent uses.

Staff’s analysis indicates the project, as conditioned, is in the best interest of the public health, safety, and general welfare.

2. Is the plan consistent with the City's General Plan and any applicable specific plan?

The site's General Plan Land Use designation Medium Density Residential (two to eight dwelling units per gross acre) and High Density Residential (greater than eight dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices allows for a mix of uses on the Staples Ranch site including a Neighborhood Park.

Development of the proposed project will further the implementation of the Stoneridge Drive Specific Plan Amendment, as approved by the City Council on February 24, 2009. The Stoneridge Drive Specific Plan Amendment anticipates an approximately five-acre Neighborhood Park with a storm water detention basin on the project site. In the Specific Plan Amendment, the overall design standard for the Neighborhood Park states:

- Incorporate a storm water flow control basin into the Neighborhood Park design to provide adequate storage for the entire Staples Ranch development to meet hydromodification requirements. Design the basin so that it can be used for passive, casual recreational uses during dry weather periods, to the extent feasible.
- Provide other recreational facilities outside of the basin area, such as tennis courts, bocce ball, dog park facilities, or other uses as determined by the Pleasanton City Council.

Staff believes the project adheres to the Specific Plan Amendment. The Park will provide for a stormwater flow-control basin which will have public access and an accessible boardwalk in dry weather periods. Tennis courts will be provided outside the basin. In staff's opinion the site has been well designed.

Likewise, staff believes the project will adhere to the General Plan. Staples Ranch is planned to have a public park in the Specific Plan Amendment, and this is noted in the General Plan. Several conditions of approval have been added to the project to address the new greenhouse gas best management practices in the General Plan.

Staff believes the project, as conditioned, is consistent with the City's General Plan and Stoneridge Drive Specific Plan Amendment.

3. Is the plan compatible with previously developed properties in the vicinity and the natural, topographic features of the site?

The project site and surrounding land are currently vacant. The City Council approved the Stoneridge Drive Specific Plan Amendment which allows for a senior continuing care community west of the project site, an auto mall north and east of the project site,

and a community park south of the site. As conditioned, the project will be designed to minimize impacts on surrounding uses.

For example, to minimize impacts the project features, as conditioned, will include:

- Over 100 trees to soften the appearance of the site
- A weir, which is a secondary safety drain for the basin
- On-street parking, sufficient to accommodate the proposed uses based on staff's experience
- The tennis court lighting fixtures which are downward facing and shielded
- The tennis court lighting levels reduced to approximately 40 foot-candles
- No truck deliveries, parking lot sweeping, or leaf blowing between the hours of 8:00 p.m. and 8:00 a.m.

The site is predominately flat and approximately 350 feet in elevation at all points. Soil removed to construct the basin will be used as fill on the Staples Ranch sites.

Staff's analysis indicates the project, as conditioned, is compatible with previously developed properties in the vicinity and adjacent proposed projects, and the natural, topographic features of the site.

4. Does grading take into account environmental characteristics and is it designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible?

The natural topography of the site is relatively flat. Minus the grading for the basin, minimal changes in grades are proposed. Relatively steep slope banks (2:1) are proposed in the basin. Additional slope stability information will be subject to the review and approval of the City Engineer prior to construction. As conditioned, the basin's slope banks will be revised to have a 3:1 slope, unless otherwise determined by the City Engineer. Based on basin modeling information provided to date, the City Engineer believes the entire basin can have a 3:1 slope, which is gentler than the 2:1 slope proposed for portions of the basin.

The site is not located within an Alquist-Priolo Earthquake Fault Zone.

The proposed project will require the construction of storm water detention facilities to contain the 100-year flood. An EIR mitigation measure for the project requires the site to be removed from the flood hazard area prior to occupancy. However, this is a City park and the Engineering Division will require this to be completed prior to the issuance of a building permit. Engineering modeling indicates that implementation of the Livermore flood protection improvements, as part of Livermore's approved El Charro Specific Plan, will provide sufficient detention to prevent inundation of the Staples Ranch site for the 100-year storm event. It is anticipated that Livermore will begin the construction of these improvements next year.

To help prevent the erosion and pollution of the Arroyo Mocho, on-site storm water will be treated on site for contaminants and directed into the basin, before being released into the Arroyo Mocho.

On-site erosion control and dust suppression measures will be documented in the improvement plans and inspected by the Building and Safety Division during construction.

Staff's analysis indicates the grading, as conditioned, takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

5. Have the streets and buildings been designed and located to complement the natural terrain and landscape?

As stated above, minus grading for the basin, minimal changes to the natural grade elevations are proposed.

There are no trees on site. Over 100 new trees are proposed to be planted as part of the project. Shrubs and ground cover, including native California species, will also be planted. As conditioned, the project will adhere to Alameda County Waste Management Authority's Bay-Friendly Landscape Guidelines, and landscaping species from the proposed forage and shelter plant list (from PUD-70, Staples Ranch Community Park) will be incorporated into the final plans.

Staff's analysis indicates the project, as conditioned, has been designed and located to complement the natural terrain and landscape.

6. Have adequate public safety measures been incorporated into the design of the plan?

The project, as conditioned, will be consistent with City safety standards. The project contains a loop trail around the site which can also be used for emergency vehicle access. The project will be required to comply with all Building and Fire code requirements.

Staff's analysis indicates the project, as conditioned, will include adequate public safety measures.

7. Does the plan conform to the purposes of the PUD District?

Table 1 (below) shows the purposes of the PUD District.

The primary purpose of the district is to allow flexibility in the development of projects that the City determines are in its best interest. Staff believes that the proposed project

implements a key component of the Stoneridge Drive Specific Plan Amendment which was approved by the City Council on February 24, 2009. The project is also consistent with General Plan. The PUD process allows for ample input from the public and for an ultimate decision by the City Council regarding the appropriateness of the development plan.

Staff believes the project, as conditioned, conforms to the purposes of the PUD District.

TABLE 1
Purposes of the PUD District

- To encourage imagination and housing variety in the development of property of varying sizes and topography in order to avoid the monotony and often destructive characteristics of standard residential, commercial and industrial developments
- To provide a development procedure which will insure that the desires of the developer and the community are understood and approved prior to commencement of construction
- To insure that the goals and objectives of the city's general plan are promoted without the discouragement of innovation by application of restrictive developmental standards
- To encourage efficient usage of small, odd-sized or topographically affected parcels difficult for development by themselves
- To accommodate changing market conditions and community desires
- To provide a mechanism whereby the city can designate parcels and areas requiring special consideration regarding the manner in which development occurs
- To encourage the establishment of open areas in residential, commercial and industrial developments and provide a mechanism for insuring that said areas will be beautified and/or maintained;
- To complement the objectives of the hillside planned development district (HPD) in areas

ENVIRONMENTAL ASSESSMENT

The Environmental Impact Report for the Staples Ranch project has been certified by the City Council. As stated above, a Draft SEIR for the Staples Ranch project has been released and will have a 45-day public review period. A Planning Commission hearing to receive comments on the Draft SEIR has been tentatively scheduled for December 9, 2009.

Staff does not believe the proposed mitigations in the SEIR will have an impact on the Neighborhood Park PUD design and hence believes the Commission has sufficient and adequate environmental information to make a recommendation on this PUD development plan to the City Council.

CONCLUSION

Staff believes the project is consistent with the Stoneridge Drive Specific Plan Amendment and the General Plan. Staff has added several conditions of approval which it believes will improve the project. Staff believes the project, as conditioned by staff, is supportable.

STAFF RECOMMENDATION

1. Make the PUD findings (“PUD Considerations”) for the proposed development plan as listed in the staff report;
2. Adopt a resolution recommending approval of Case PUD-80, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

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EXHIBIT B

PUD-80
RECEIVED

OCT 08 2009

**CITY OF PLEASANTON
PLANNING DIVISION**

Staples Ranch Neighborhood Park PUD-80

The concept for the Staples Ranch Neighborhood Park is to seamlessly integrate a storm water detention basin with a community park. The basin is shaped to create a more organic feel than found in most traditional detention areas and creates an area for recreation on the northwest corner of the site. Swales running from the inlet pipes to the outfall within the basin allow for a year round wet zone which has been landscaped to recreate the characteristics of a natural riparian zone. This adds visual interest, expands the variety of plant material within the basin, and creates habitat for birds and wildlife.

A pedestrian trail has been designed to create a loop around the basin for walking and jogging. Two lighted tennis courts provide additional recreational opportunities not offered in the Staple Ranch Community Park to the south. A covered picnic area, benches and a restroom are located near parking and the trail. The use of a consistent palette of site furnishings and a pedestrian connection across Stoneridge Drive will connect the two City parks within the Staples Ranch Master Plan area.

Staples Ranch Neighborhood Park will be designed with sustainable practices as outlined in the Bay-Friendly Landscape Guidelines prepared by Stop Waste.org. Bay-Friendly Landscaping is an approach to design and construction that supports the integrity of the San Francisco Bay watershed. Among the benefits of this type of landscape design is the reduction of waste and recycling materials, reduced fertilizer use, water and energy conservation and the creation of wildlife habitat. Bay-Friendly landscapes can cost less to maintain by consuming fewer resources and support the increasing public desire for environmental awareness.

The City of Pleasanton has made significant efforts in the past several years to produce environmentally-friendly public spaces, recommendations presented in the Bay-Friendly Landscape Guidelines have been incorporated into the design of the park to support the City's desire to move in this direction. Pleasanton has already incorporated many Bay-Friendly maintenance practices into their Parks and Recreation Department and the design and construction of Staples Ranch Neighborhood Park will dovetail with these efforts.

The majority of the plant species used within the Staples Ranch Neighborhood Park are California native varieties. By introducing natives into the landscape we are increasing the food, cover and shelter opportunities for wildlife. The evergreen species will provide year-round shelter for wildlife and the flowering species are attractive to local birds and butterflies. Chipmunks and squirrels consume the seeds of the Aesculus, a variety of wildlife use the Quercus acorns as a food source. In addition, the grasses within the basin will provide cover for small mammals and the creation of wetland swales will create habitat for reptiles.

Leadership in Energy and Environmental Design (LEED) – Although the U.S. Green Building Council does not currently utilize LEED guidelines for newly developed public

parks the developer will strive to meet LEED Silver certification criteria. In the spirit of meeting the City's green building requirements, the developer will submit a LEED green building checklist consistent with the U.S. Green Building Council's LEED for New Construction and Major Renovations guidelines. However, given the small size and lack of building systems within the proposed park structures there is little opportunity to gain LEED points; the following outline some areas where points are gained:

Tennis courts – Black sky light fixtures
Timers on light fixtures
Recycled and local materials
Shade trees to offset heat island

Restrooms – Occupant sensor on faucet and flush units
Occupant sensor on interior lights
Photo cell sensor on exterior lights
Recycled and local materials
High velocity air, low wattage hand dryers (1/2 the watts of heated air dryers)
Large gable vent screening for natural ventilation and light

Parking - Shade trees to offset heat island

Walking Paths – pervious decomposed granite v. poured concrete

Landscape – All landscaping will meet Bay Friendly Guidelines
Recycled water for landscaping when “purple pipes” are installed
Drought tolerant landscape palette
Low water use irrigation
No irrigation in storm water basin
Water runoff from tennis courts and roof will flow to surrounding landscape

Transport – One or more public bus stops are proposed within ¼ mile of the park
Bicycle racks provided

EXHIBIT B

PUD-80
RECEIVED

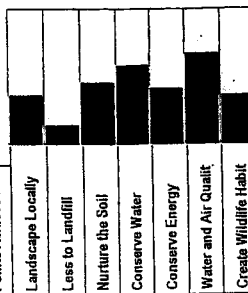
Bay-Friendly Scorecard for Commercial & Civic Landscapes



This scorecard tracks Bay-Friendly features incorporated into the design and construction of new landscapes. The recommended minimum requirements for a Bay-Friendly Landscape are: earn a total of 60 points or more and complete the 9 required practices indicated by the red "R" in the columns labeled "Possible Points".

Date: October 5, 2009

Current Point Total: 93



OCT 06 2009 Print With Comments

CITY OF PLEASANTON
PLANNING DIVISION

Staples Ranch Neighborhood Park

A. SITE PLANNING

Points Achieved	Possible Points	Comments
1. Select and evaluate the site carefully		
<input type="checkbox"/>	a. Submit the completed Bay-Friendly Site Analysis form before 100% design development documents	0 5
<input type="checkbox"/>	b. The site is located within an urban growth boundary and avoids environmentally sensitive sites	0 3
<input type="checkbox"/>	c. The site development results in the clean up of a contaminated site (i.e. Brownfield) or is in a designated redevelopment area	0 3
2. Consider the potential for fire		
<input type="checkbox"/>	a. For sites adjacent to fire sensitive open space or wild lands only: Submit a Fire Mitigation Plan	0 5
3. Keep plant debris on site		
a. Produce mulch from plant debris		
<input type="checkbox"/>	i. Design documents specify areas under tree & shrub canopies and at least 10 feet away from hard surfaces and storm drains, to be used as a leaf repository for mulch	0 1
<input type="checkbox"/>	ii. Construction documents specify that of the trees identified for removal, some are chipped for use as mulch onsite	0 1
b. Produce compost from plant debris		
<input type="checkbox"/>	i. A site for composting is included in landscape plans. Systems for composting up to and including 3 cubic yards at one time	0 1
<input type="checkbox"/>	ii. Systems for composting more than 3 and up to 10 yards at one time (total 2 points)	0 1
<input type="checkbox"/>	iii. Systems 10 cubic yards or larger (total 3 points)	0 1
4. Reduce and recycle waste		
<input checked="" type="checkbox"/>	a. An easily accessible area is dedicated to the collection and storage of materials for recycling	2 2
5. Minimize site disturbance		
<input type="checkbox"/>	a. On Greenfield sites, limit site disturbance to protect topography, vegetation and hydrology (total 3 points)	0 1 1 1
<input type="checkbox"/>	b. On previously developed sites, restore vegetation and hydrology (total 3 points)	0 1 1 1
<input checked="" type="checkbox"/>	6. Provide water and/or shelter for wildlife such as birdhouse, bathhouses, boulders, logs, wood piles, large native shrubs or trees	1 1
7. Conserve or restore natural areas & wildlife corridors		
<input type="checkbox"/>	a. The landscape is designed to preserve 80% of existing mature healthy trees and penalties for destruction of protected trees are included in construction contract	0 2
<input type="checkbox"/>	b. The landscape is designed to increase open space compared to its previous use and/or to connect it to other open space or wildlife corridors	0 2
<input type="checkbox"/>	c. Create or protect a diverse plant buffer of low maintenance vegetation along creeks, shorelines or monocultured landscaped areas	0 2
Site Planning Subtotal, out of possible 33 points:		3

B. STORMWATER AND SITE DRAINAGE

Points Achieved	Possible Points	Comments
1. Minimize impervious surfaces		
a. Permeable paving, gravel or other porous surfaces are installed for		
<input checked="" type="checkbox"/>	i. 25% OR	1 1
<input checked="" type="checkbox"/>	ii. 33% (total 3 points) OR	2 2
<input type="checkbox"/>	iii. 50% of the paved area (total 5 points)	0 2
<input type="checkbox"/>	b. No impervious surfaces directly connect to the storm drain	0 2
2. Design a system to capture and filter storm water		
<input checked="" type="checkbox"/>	a. Capture and filter runoff from parking lots into landscape beds, vegetated swales or other landscape stormwater BMPs	2 2
b. Incorporate landscape measures, including vegetated swales, infiltration planters, detention basins and/or stormwater wetlands, that are designed to capture and filter:		
<input checked="" type="checkbox"/>	i. 85% of average annual stormwater runoff OR	2 2
<input checked="" type="checkbox"/>	ii. 100% of average annual runoff (total 4 points)	2 2
<input checked="" type="checkbox"/>	c. Bioswales specify flat bottoms of at least 18 inches across and/or rock cobble at points of concentrated flow	1 1
<input checked="" type="checkbox"/>	d. Turf is not specified in bioswales	1 1
<input checked="" type="checkbox"/>	e. Direct rain water from all down spouts to planters, swales or landscaped areas	1 1
Stormwater and Site Drainage Subtotal, out of possible 16 points:		12

C. EARTHWORK AND SOIL HEALTH

Points Achieved	Possible Points	Comments
1. Assess the soil and test drainage		
<input checked="" type="checkbox"/>	a. Submit laboratory soil analysis results and recommendations for compost and natural fertilizers (total 3 points)	3 2 1
2. Remove and store topsoil before grading		
<input type="checkbox"/>	a. The removal, temporary storage, and re-spreading of topsoil is specified in the landscape design documents AND specifications include a maximum topsoil pile height of 6 feet, as well as measures to protect the stored topsoil from erosion	0 2
3. Protect soil from compaction		
<input type="checkbox"/>	a. Grading specifications and construction plans call for the installation and maintenance of fencing to prohibit parking or materials staging in areas identified for protection	0 2

Staples Ranch Neighborhood Park

Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
<input type="checkbox"/>	b. Design documents specify that soil is not worked when wet	0		1				
4. Aerate compacted soils								
<input type="checkbox"/>	a. Design documents include specification to alleviate compacted soils to a depth of at least 8 inches, before planting, for all landscaped areas that can not be protected during construction	0		1				
<input type="checkbox"/>	b. Design documents include specification to alleviate compacted soils to a depth of at least 12 inches, before planting, for all landscaped areas that can not be protected during construction (total 2 points)	0		1				
5. Feed soils naturally & avoid synthetic fertilizers								
<input checked="" type="checkbox"/>	a. Fertilizers or soil amendment materials prohibited by Organic Materials Research Institute (OMRI) in its generic materials list are not allowed in the construction of the project	1		1				
6. Mulch								
<input checked="" type="checkbox"/>	a. Required: Planting specifications and plans indicate that after construction, all soil on site is protected with a minimum of 3 inches of mulch			R				
7. Amend the soil with compost before planting								
a. Quality compost is specified as the soil amendment, at the rates indicated by a soil analysis, to bring the soil organic matter content to a minimum of:								
<input checked="" type="checkbox"/>	i. Required: 3.5% by dry weight OR 1 inch of quality compost OR			R				
<input type="checkbox"/>	ii. 5% by dry weight OR (total 2 points)	0		1	1			
<input checked="" type="checkbox"/>	iii. Specify the use of compost from processors that participate in the US Composting Council's Standard Testing Assurance program	1		1				
8. Use IPM design and construction practices to prevent pest problems								
<input checked="" type="checkbox"/>	a. Sheet mulch is specified for weed control (total 3 points)	3		1	2			
<input checked="" type="checkbox"/>	b. Synthetic chemical pre-emergents are prohibited	2			2			
9. Keep soil & organic matter where it belongs								
<input checked="" type="checkbox"/>	a. Compost berms or blankets or socks are specified for controlling erosion (total 2 points)	2		1	1			
Earthwork and Soil Health Subtotal, out of possible 21 points: 12								
D. MATERIALS								
Possible Points								
1. Use salvaged items & recycled content materials								
a. Non-plant landscape materials are salvaged or made from recycled content materials or FSC certified wood								
<input type="checkbox"/>	i. Decking (100% of non structural materials)	0		1				
<input type="checkbox"/>	ii. Fencing (100% of non structural materials)	0		2				
<input type="checkbox"/>	iii. Outdoor furniture such as bike racks, benches, tables and chairs (50% minimum)	0		2				
<input type="checkbox"/>	iv. Planters or retaining walls (100% of either or both)	0		1				
<input type="checkbox"/>	v. Parking stops or lighting/sign posts (100% of either or both)	0		1				
<input type="checkbox"/>	vi. Play structures or surfaces (100% of either or both)	0		2				
<input type="checkbox"/>	vii. Edging or decorative glass mulch (100% of either or both)	0		1				
<input type="checkbox"/>	b. A minimum 25% of recycled aggregate (crushed concrete) is specified for walkway, driveway, roadway base and other uses	0		2				
c. Replace Portland cement in concrete with flyash or slag								
<input type="checkbox"/>	i. 20%	0		1				
<input type="checkbox"/>	ii. 25% (total 2 points)	0		1				
d. Purchased compost and/or mulch is recycled from local, organic materials such as plant or wood waste								
<input checked="" type="checkbox"/>	i. 100% of compost OR 100% of mulch	1		1				
<input type="checkbox"/>	ii. 100% of both (total 2 points)	0		1				
2. Reduce and recycle landscape construction waste								
<input checked="" type="checkbox"/>	a. Required: Divert 50% of landscape construction and demolition waste.			R				
<input type="checkbox"/>	b. Divert 100% of asphalt and concrete and 65% of remaining materials OR	0		2				
<input type="checkbox"/>	c. Divert 100% of asphalt and concrete and 80% of remaining materials (total 4 points)	0		2				
<input type="checkbox"/>	d. Donate unused materials	0		1				
3. Reduce the heat island effect with cool site techniques								
<input type="checkbox"/>	a. at least 50% of the paved site area includes cool site techniques	0			2			
4. Design lighting carefully								
<input checked="" type="checkbox"/>	a. Low energy fixtures are specified for all site lighting	2			2			
b. Photovoltaic is specified for site lighting								
<input type="checkbox"/>	i. all path lighting is solar powered	0			1			
<input type="checkbox"/>	ii. 50% of all other site lighting is solar powered	0			2			
<input type="checkbox"/>	iii. 100% of all other site lighting is solar powered (total 4 points)	0			2			
<input checked="" type="checkbox"/>	c. Reduce light pollution and trespass: exterior luminaires emit no light above horizontal or are Dark Sky certified	1			1			
<input checked="" type="checkbox"/>	d. The site and exterior building lighting does not cast direct beam illumination onto adjacent properties or right of ways	1			1			
5. Choose and maintain equipment for fuel conservation								
<input type="checkbox"/>	a. Specify solar powered pump(s) for water features	0			1			
6. Specify low embodied energy products								
<input checked="" type="checkbox"/>	a. 100% of any stone and non-concrete hardscapes materials are produced within 500 miles of the project site	2			2			
7. Use integrated pest management								
<input checked="" type="checkbox"/>	a. Design documents include construction specifications that require integrated pest management	2			2			
8. Use organic pest management								
<input checked="" type="checkbox"/>	a. Design documents include construction specifications that prohibit the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list (total 4 points)	2			2			
Materials Subtotal, out of possible 39 points: 11								

Staples Ranch Neighborhood Park

Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habitat	Comments
E. PLANTING								
1. Select appropriate plants: choose & locate plants to grow to natural size and avoid shearing								
<input checked="" type="checkbox"/>				R				
<input checked="" type="checkbox"/>	1	1						
2. Select appropriate plants: do not plant invasive species								
<input checked="" type="checkbox"/>				R				
3. Grow drought tolerant CA native, Mediterranean or climate adapted plants								
a. Specify California native, Mediterranean or other climate adapted plants that require occasional, little or no summer water for:								
<input checked="" type="checkbox"/>					R			
<input type="checkbox"/>	0				2			
<input type="checkbox"/>	0				3			
4. Minimize the lawn								
<input checked="" type="checkbox"/>	2			2				
<input checked="" type="checkbox"/>	2			2				
c. Total irrigated area specified as turf is limited to:								
<input checked="" type="checkbox"/>					R			
<input checked="" type="checkbox"/>	2			2				
<input type="checkbox"/>	0			3				
5. Implement hydrozoning								
<input checked="" type="checkbox"/>	2			2				
6. Provide shade to moderate building temperatures								
<input type="checkbox"/>	0				2			
7. Plant trees								
<input checked="" type="checkbox"/>	2			2				
<input checked="" type="checkbox"/>	2			1	1			
8. Diversify								
a. Landscapes less than 20,000 square feet shall have a minimum of:								
<input type="checkbox"/>	0				1			
<input type="checkbox"/>	0				2			
b. Landscapes with 20,000 to 43,560 square feet (1 acre) shall include a minimum of:								
<input type="checkbox"/>	0				1			
<input type="checkbox"/>	0				1			
<input type="checkbox"/>	0				2			
c. Landscapes of greater than 1 acre shall include a minimum of 40 distinct plant species AND								
<input checked="" type="checkbox"/>	2				2			
<input type="checkbox"/>	0				2			
9. Choose California natives first								
<input checked="" type="checkbox"/>	2				2			
Planting Subtotal, out of possible 36 points: 17								
F. IRRIGATION								
1. Design for on-site rainwater collection, recycled water and/or graywater use								
<input type="checkbox"/>	0				3			
<input type="checkbox"/>								
<input type="checkbox"/>	0				3			
<input type="checkbox"/>	0				1			
<input type="checkbox"/>	0				1			
2. Design and Install high efficiency irrigation systems								
<input checked="" type="checkbox"/>					R			
<input checked="" type="checkbox"/>					R			
c. Specify and install irrigation equipment with an operational distribution uniformity of 80% of greater, such as drip or bubblers for:								
<input checked="" type="checkbox"/>	2				2			
<input checked="" type="checkbox"/>	3				3			
<input checked="" type="checkbox"/>	2				2			
<input checked="" type="checkbox"/>	3				3			
3. Install a dedicated meter for landscape water use or install a submeter								
<input checked="" type="checkbox"/>	2				2			
Irrigation Subtotal, out of possible 20 points: 12								
G. MAINTENANCE								
1. Keep plant debris on site								
<input type="checkbox"/>								

Staples Ranch Neighborhood Park

Points Achieved

Landscape Locally

Less to Landfill

Nurture the Soil

Conserve Water

Conserve Energy

Water and Air Quality

Create Wildlife Habit

Comments

- E1a: No Species Will Require Shearing
- E2a: Do Not Plant Invasive Species
- E3a: Grow Drought Tolerant, CA Native, Mediterranean or Climate Adapted Plants
- E4c: Minimize the Lawn
- F2a&b: Specify Weather-Based Irrigation Controllers
- F2b: Spray Heads Are Not Specified For Areas Less Than 8 Feet Wide



LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: Staples Ranch Neighborhood Park and Storm Water Detention Basin

Date: October 2, 2009

12 0 0 Sustainable Sites Possible Points: 26

Y	N	?		Possible Points:
<input checked="" type="checkbox"/>			Prereq 1 Construction Activity Pollution Prevention	
			Credit 1 Site Selection	1
			Credit 2 Development Density and Community Connectivity	5
			Credit 3 Brownfield Redevelopment	1
6			Credit 4.1 Alternative Transportation—Public Transportation Access	6
			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4 Alternative Transportation—Parking Capacity	2
1			Credit 5.1 Site Development—Protect or Restore Habitat	1
1			Credit 5.2 Site Development—Maximize Open Space	1
1			Credit 6.1 Stormwater Design—Quantity Control	1
1			Credit 6.2 Stormwater Design—Quality Control	1
1			Credit 7.1 Heat Island Effect—Non-roof	1
			Credit 7.2 Heat Island Effect—Roof	1
1			Credit 8 Light Pollution Reduction	1

4 0 0 Water Efficiency Possible Points: 10

<input checked="" type="checkbox"/>			Prereq 1 Water Use Reduction—20% Reduction	
2			Credit 1 Water Efficient Landscaping	2 to 4
		<input checked="" type="checkbox"/>	Reduce by 50%	2
		<input type="checkbox"/>	No Potable Water Use or Irrigation	4
			Credit 2 Innovative Wastewater Technologies	2
2			Credit 3 Water Use Reduction	2 to 4
		<input checked="" type="checkbox"/>	Reduce by 30%	2
		<input type="checkbox"/>	Reduce by 35%	3
		<input type="checkbox"/>	Reduce by 40%	4

EXHIBIT B

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**CITY OF PLEASANTON
PLANNING DIVISION**

0 0 0

Energy and Atmosphere

Possible Points: 35

Y

Prereq 1 Fundamental Commissioning of Building Energy Systems

Y

Prereq 2 Minimum Energy Performance

Y

Prereq 3 Fundamental Refrigerant Management

Grid for Credit 1

Credit 1 Optimize Energy Performance

1 to 19

- Improve by 12% for New Buildings or 8% for Existing Building Renovations 1
- Improve by 14% for New Buildings or 10% for Existing Building Renovations 2
- Improve by 16% for New Buildings or 12% for Existing Building Renovations 3
- Improve by 18% for New Buildings or 14% for Existing Building Renovations 4
- Improve by 20% for New Buildings or 16% for Existing Building Renovations 5
- Improve by 22% for New Buildings or 18% for Existing Building Renovations 6
- Improve by 24% for New Buildings or 20% for Existing Building Renovations 7
- Improve by 26% for New Buildings or 22% for Existing Building Renovations 8
- Improve by 28% for New Buildings or 24% for Existing Building Renovations 9
- Improve by 30% for New Buildings or 26% for Existing Building Renovations 10
- Improve by 32% for New Buildings or 28% for Existing Building Renovations 11
- Improve by 34% for New Buildings or 30% for Existing Building Renovations 12
- Improve by 36% for New Buildings or 32% for Existing Building Renovations 13
- Improve by 38% for New Buildings or 34% for Existing Building Renovations 14
- Improve by 40% for New Buildings or 36% for Existing Building Renovations 15
- Improve by 42% for New Buildings or 38% for Existing Building Renovations 16
- Improve by 44% for New Buildings or 40% for Existing Building Renovations 17
- Improve by 46% for New Buildings or 42% for Existing Building Renovations 18
- Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations 19

Grid for Credit 2

Credit 2 On-Site Renewable Energy

1 to 7

- 1% Renewable Energy 1
- 3% Renewable Energy 2
- 5% Renewable Energy 3
- 7% Renewable Energy 4
- 9% Renewable Energy 5
- 11% Renewable Energy 6
- 13% Renewable Energy 7

Grid for Credit 3

Credit 3 Enhanced Commissioning

2

Grid for Credit 4

Credit 4 Enhanced Refrigerant Management

2

Grid for Credit 5

Credit 5 Measurement and Verification

3

Grid for Credit 6

Credit 6 Green Power

2

5 0 0

Materials and Resources

Possible Points: 14

Y	Prereq 1	Storage and Collection of Recyclables	
	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		<input type="checkbox"/> Reuse 55%	1
		<input type="checkbox"/> Reuse 75%	2
		<input type="checkbox"/> Reuse 95%	3
	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2	Credit 2	Construction Waste Management	1 to 2
		<input type="checkbox"/> 50% Recycled or Salvaged	1
		<input checked="" type="checkbox"/> 75% Recycled or Salvaged	2
	Credit 3	Materials Reuse	1 to 2
		<input type="checkbox"/> Reuse 5%	1
		<input type="checkbox"/> Reuse 10%	2
1	Credit 4	Recycled Content	1 to 2
		<input checked="" type="checkbox"/> 10% of Content	1
		<input type="checkbox"/> 20% of Content	2
2	Credit 5	Regional Materials	1 to 2
		<input type="checkbox"/> 10% of Materials	1
		<input checked="" type="checkbox"/> 20% of Materials	2
	Credit 6	Rapidly Renewable Materials	1
	Credit 7	Certified Wood	1

5 0 0

Indoor Environmental Quality

Possible Points: 15

Y	Prereq 1	Minimum Indoor Air Quality Performance	
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	Credit 1	Outdoor Air Delivery Monitoring	1
1	Credit 2	Increased Ventilation	1
	Credit 3.1	Construction IAQ Management Plan—During Construction	1
	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	Credit 5	Indoor Chemical and Pollutant Source Control	1
1	Credit 6.1	Controllability of Systems—Lighting	1
	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	Credit 7.1	Thermal Comfort—Design	1
	Credit 7.2	Thermal Comfort—Verification	1
1	Credit 8.1	Daylight and Views—Daylight	1
	Credit 8.2	Daylight and Views—Views	1

0	0	0	Innovation and Design Process	Possible Points: 6
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			Credit 1.1 Innovation in Design: Specific Title	1
			Credit 1.2 Innovation in Design: Specific Title	1
			Credit 1.3 Innovation in Design: Specific Title	1
			Credit 1.4 Innovation in Design: Specific Title	1
			Credit 1.5 Innovation in Design: Specific Title	1
			Credit 2 LEED Accredited Professional	1

0	0	0	Regional Priority Credits	Possible Points: 4
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			Credit 1.1 Regional Priority: Specific Credit	1
			Credit 1.2 Regional Priority: Specific Credit	1
			Credit 1.3 Regional Priority: Specific Credit	1
			Credit 1.4 Regional Priority: Specific Credit	1

26	0	0	Total	Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

HYDROLOGY MODEL

EXHIBIT B

PUD-80
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OCT 06 2009

**CITY OF PLEASANTON
PLANNING DIVISION**

Roger Fong

From: Stephanie Conran [sconran@swsv.com]
Sent: Wednesday, July 08, 2009 2:45 PM
To: Eddie Sieu; Roger Fong
Cc: Jim Schaaf
Subject: Staples Ranch Basin
Attachments: Staples_BAHMoutput070709.pdf

Using the impervious areas and the basin plan as provided, the basin is adequate. We did not optimize the outlet or geometry, but using an outlet with an orifice at the lowest point in the pond (335.2) of 5.5" and 24" riser at elevation 342 suffices. With this outlet structure, BAHM shows the hydrographs adequately modified and a total basin volume of approximately 15 ac-ft (el 344.5). This provides 3' of freeboard to the top of slope.

The breakdown of impervious surfaces were estimated and will need more thorough accounting for final design calculation. Volumes were estimated as well using simple calculation based on the supplied autocad drawing. If there are some basin volume calculations already, it would be wise to compare them to what was used in the storage-elevation-discharge curve to ensure that there were no issues with scaling and such.

The BAHM output attached. Please note that the pond used is "SSD Table 1". "Trapezoidal Pond" was used for intermediate calculations and is not connected to the system hydraulically.

Bay Area Hydrology Model
PROJECT REPORT

Project Name: Staples070709
 Site Address:
 City :
 Report Date : 7/8/2009
 Gage : LIVERMORE
 Data Start : 1959/10/01
 Data End : 2004/09/30
 Precip Scale: 1.20
 BAHM Version:

PREDEVELOPED LAND USE

Name : Basin 1
 Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C D, Grass, Flat (0-5%)	122.9

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

Element Flows To:		
Surface	Interflow	Groundwater

Name : Basin 1
 Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C D, Urban, Flat (0-5%)	37.2

<u>Impervious Land Use</u>	<u>Acres</u>		
Roads, Flat (0-5%)	17.4 Area	20.3 , Flat (0-5%)	3.2 , Flat (0-5%)
44.8			

Element Flows To:		
Surface	Interflow	Groundwater
SSD Table 1, SSD Table 1,		

Name : SSD Table 1
 Depth: 347.5ft.

Element Flows To:	
Outlet 1	Outlet 2

SSD Table Hydraulic Table

<u>Stage(ft)</u>	<u>Area(acr)</u>	<u>Volume(acr-ft)</u>	<u>Dschrg(cfs)</u>	<u>Infilt(cfs)</u>
335.2	0.000	0.000	0.000	0.000

337.0	0.420	0.260	1.060	0.000
338.0	1.020	0.980	1.330	0.000
339.0	1.820	2.400	1.550	0.000
340.0	2.110	4.370	1.740	0.000
341.0	2.200	6.570	1.910	0.000
342.0	2.290	8.770	2.150	0.000
344.0	2.480	13.54	58.00	0.000
347.5	2.930	23.30	254.0	0.000

Name : Trapezoidal Pond 1
 Bottom Length: 200ft.
 Bottom Width: 200ft.
 Depth : 12.3ft.
 Volume at riser head : 7.6491ft.
 Side slope 1: 3 To 1
 Side slope 2: 3 To 1
 Side slope 3: 3 To 1
 Side slope 4: 3 To 1
Discharge Structure
 Riser Height: 6.8 ft.
 Riser Diameter: 24 in.
 Orifice 1 Diameter: 5.5 in. Elevation: 0 ft.

Element Flows To:
 Outlet 1 Outlet 2

Pond Hydraulic Table

Stage(ft)	Area(acr)	Volume(acr-ft)	Dschrg(cfs)	Infilt(cfs)
0.000	0.918	0.000	0.000	0.000
0.137	0.926	0.126	0.294	0.000
0.273	0.933	0.253	0.415	0.000
0.410	0.941	0.381	0.509	0.000
0.547	0.949	0.510	0.587	0.000
0.683	0.956	0.640	0.657	0.000
0.820	0.964	0.772	0.719	0.000
0.957	0.972	0.904	0.777	0.000
1.093	0.980	1.037	0.831	0.000
1.230	0.987	1.172	0.881	0.000
1.367	0.995	1.307	0.929	0.000
1.503	1.003	1.444	0.974	0.000
1.640	1.011	1.581	1.017	0.000
1.777	1.019	1.720	1.059	0.000
1.913	1.027	1.860	1.099	0.000
2.050	1.035	2.001	1.138	0.000
2.187	1.043	2.143	1.175	0.000
2.323	1.051	2.286	1.211	0.000
2.460	1.059	2.430	1.246	0.000
2.597	1.067	2.575	1.280	0.000
2.733	1.075	2.721	1.314	0.000
2.870	1.083	2.869	1.346	0.000
3.007	1.091	3.017	1.378	0.000
3.143	1.100	3.167	1.409	0.000
3.280	1.108	3.318	1.439	0.000
3.417	1.116	3.470	1.469	0.000
3.553	1.124	3.623	1.498	0.000
3.690	1.133	3.777	1.526	0.000
3.827	1.141	3.933	1.554	0.000
3.963	1.150	4.089	1.582	0.000
4.100	1.158	4.247	1.609	0.000
4.237	1.167	4.406	1.635	0.000
4.373	1.175	4.566	1.661	0.000
4.510	1.184	4.727	1.687	0.000
4.647	1.192	4.889	1.713	0.000
4.783	1.201	5.053	1.738	0.000
4.920	1.209	5.218	1.762	0.000
5.057	1.218	5.383	1.787	0.000
5.193	1.227	5.550	1.811	0.000
5.330	1.235	5.719	1.834	0.000

5.467	1.244	5.888	1.858	0.000
5.603	1.253	6.059	1.881	0.000
5.740	1.262	6.231	1.903	0.000
5.877	1.271	6.404	1.926	0.000
6.013	1.279	6.578	1.948	0.000
6.150	1.288	6.753	1.970	0.000
6.287	1.297	6.930	1.992	0.000
6.423	1.306	7.108	2.014	0.000
6.560	1.315	7.287	2.035	0.000
6.697	1.324	7.468	2.056	0.000
6.833	1.333	7.649	2.195	0.000
6.970	1.342	7.832	3.463	0.000
7.107	1.352	8.016	5.426	0.000
7.243	1.361	8.201	7.888	0.000
7.380	1.370	8.388	10.76	0.000
7.517	1.379	8.576	14.00	0.000
7.653	1.388	8.765	17.55	0.000
7.790	1.398	8.955	21.40	0.000
7.927	1.407	9.147	25.53	0.000
8.063	1.416	9.340	29.91	0.000
8.200	1.426	9.534	34.54	0.000
8.337	1.435	9.730	39.40	0.000
8.473	1.444	9.926	44.47	0.000
8.610	1.454	10.12	49.76	0.000
8.747	1.463	10.32	55.25	0.000
8.883	1.473	10.52	60.94	0.000
9.020	1.482	10.73	66.81	0.000
9.157	1.492	10.93	72.87	0.000
9.293	1.502	11.13	79.11	0.000
9.430	1.511	11.34	85.52	0.000
9.567	1.521	11.55	92.09	0.000
9.703	1.531	11.76	98.83	0.000
9.840	1.540	11.97	105.7	0.000
9.977	1.550	12.18	112.8	0.000
10.11	1.560	12.39	120.0	0.000
10.25	1.570	12.60	127.4	0.000
10.39	1.580	12.82	134.9	0.000
10.52	1.590	13.04	142.5	0.000
10.66	1.600	13.25	150.3	0.000
10.80	1.609	13.47	158.2	0.000
10.93	1.619	13.69	166.3	0.000
11.07	1.629	13.91	174.5	0.000
11.21	1.640	14.14	182.8	0.000
11.34	1.650	14.36	191.3	0.000
11.48	1.660	14.59	199.9	0.000
11.62	1.670	14.82	208.6	0.000
11.75	1.680	15.05	217.5	0.000
11.89	1.690	15.28	226.4	0.000
12.03	1.700	15.51	235.5	0.000
12.16	1.711	15.74	244.7	0.000
12.30	1.721	15.98	254.0	0.000

MITIGATED LAND USE

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	23.7768
5 year	45.130474
10 year	59.727357
25 year	69.588587

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	20.0767
5 year	37.051439
10 year	47.531413
25 year	56.14777

Yearly Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1961	22.599	10.634
1962	11.148	2.085
1963	21.624	9.970
1964	32.175	34.235
1965	10.431	28.519
1966	16.802	20.622
1967	15.092	6.468
1968	100.113	81.577
1969	28.244	33.058
1970	43.299	21.894
1971	32.715	14.131
1972	27.025	26.562
1973	0.075	4.118
1974	66.682	44.740
1975	39.927	8.233
1976	23.777	2.053
1977	0.018	1.787
1978	0.021	1.690
1979	31.918	10.286
1980	36.681	12.314
1981	28.699	20.077
1982	7.917	21.493
1983	56.864	50.871
1984	45.639	37.834
1985	20.576	22.976
1986	10.645	4.236
1987	60.771	53.726
1988	14.712	22.674
1989	1.368	1.802
1990	4.908	1.869
1991	18.077	8.508
1992	21.620	19.594
1993	20.052	21.390
1994	29.578	14.083
1995	9.203	2.125
1996	55.858	41.065
1997	60.388	31.650
1998	36.329	28.485
1999	52.164	38.035
2000	26.179	8.013
2001	20.707	26.698
2002	2.528	1.874
2003	9.314	5.798
2004	34.945	45.750
2005	59.375	53.306

Ranked Yearly Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	100.1130	81.5774
2	66.6815	53.7259
3	60.7708	53.3058
4	60.3884	50.8710
5	59.3748	45.7503
6	56.8636	44.7400
7	55.8577	41.0654
8	52.1642	38.0353
9	45.6393	37.8337
10	43.2987	34.2353
11	39.9266	33.0582
12	36.6814	31.6502
13	36.3286	28.5190
14	34.9448	28.4853
15	32.7148	26.6977
16	32.1748	26.5617
17	31.9176	22.9764
18	29.5777	22.6739
19	28.6988	21.8940
20	28.2437	21.4928

21	27.0245	21.3899
22	26.1791	20.6223
23	23.7768	20.0767
24	22.5990	19.5938
	21.6238	14.1305
25	21.6202	14.0826
27	20.7068	12.3140
28	20.5757	10.6336
29	20.0515	10.2855
30	18.0774	9.9700
31	16.8017	8.5079
32	15.0924	8.2329
33	14.7122	8.0126
34	11.1484	6.4681
35	10.6452	5.7980
36	10.4308	4.2359
37	9.3139	4.1181
38	9.2034	2.1246
39	7.9168	2.0851
40	4.9078	2.0530
41	2.5284	1.8735
42	1.3679	1.8688
43	0.0747	1.8017
44	0.0207	1.7873
45	0.0178	1.6903

POC #1
The Facility PASSED

The Facility PASSED.

Flow(CFS)	Predev	Dev	Percentage	Pass/Fail
2.3777	1420	953	67	Pass
2.570	1264	844	66	Pass
3.5363	1110	752	67	Pass
4.1155	985	677	68	Pass
4.6948	886	615	69	Pass
5.2741	818	563	68	Pass
5.8534	755	512	67	Pass
6.4327	697	464	66	Pass
7.0120	641	430	67	Pass
7.5913	590	404	68	Pass
8.1706	535	378	70	Pass
8.7499	492	360	73	Pass
9.3292	460	335	72	Pass
9.9084	428	309	72	Pass
10.4877	398	291	73	Pass
11.0670	367	276	75	Pass
11.6463	339	260	76	Pass
12.2256	319	240	75	Pass
12.8049	297	227	76	Pass
13.3842	276	210	76	Pass
13.9635	256	201	78	Pass
14.5428	237	191	80	Pass
15.1221	222	175	78	Pass
15.7013	207	163	78	Pass
16.2806	192	153	79	Pass
16.8599	177	146	82	Pass
17.4392	168	135	80	Pass
18.0185	152	126	82	Pass
18.5978	143	116	81	Pass
19.1771	131	110	83	Pass
19.7564	120	103	85	Pass
20.3357	110	94	85	Pass
20.9149	104	86	82	Pass
21.4942	102	79	77	Pass
22.0735	99	73	73	Pass
22.6528	93	68	73	Pass
23.2321	90	63	70	Pass
23.8114	84	60	71	Pass
24.3907	77	55	71	Pass

25.5493	67	50	74	Pass
26.1286	63	48	76	Pass
26.7078	60	44	73	Pass
27.2871	58	44	75	Pass
27.8664	57	44	77	Pass
28.4457	52	42	80	Pass
29.0250	50	38	76	Pass
29.6043	49	36	73	Pass
30.1836	49	36	73	Pass
30.7629	49	34	69	Pass
31.3422	47	31	65	Pass
31.9215	39	29	74	Pass
32.5007	38	27	71	Pass
33.0800	35	26	74	Pass
33.6593	34	25	73	Pass
34.2386	33	25	75	Pass
34.8179	32	23	71	Pass
35.3972	30	23	76	Pass
35.9765	30	22	73	Pass
36.5558	29	21	72	Pass
37.1351	28	19	67	Pass
37.7143	27	18	66	Pass
38.2936	27	16	59	Pass
38.8729	24	16	66	Pass
39.4522	23	14	60	Pass
40.0315	22	14	63	Pass
40.6108	22	13	59	Pass
41.1901	22	12	54	Pass
41.7694	21	12	57	Pass
42.3487	20	10	50	Pass
42.9280	20	10	50	Pass
43.5072	19	10	52	Pass
44.0865	18	9	50	Pass
44.6658	17	9	52	Pass
45.2451	17	8	47	Pass
45.8244	16	7	43	Pass
46.4037	16	6	37	Pass
46.9830	16	6	37	Pass
47.5623	16	6	37	Pass
48.1416	15	6	40	Pass
48.7209	13	6	46	Pass
49.3001	13	5	38	Pass
49.8794	12	5	41	Pass
50.4587	12	5	41	Pass
51.0380	12	4	33	Pass
51.6173	12	4	33	Pass
52.1966	11	4	36	Pass
52.7759	11	4	36	Pass
53.3552	11	3	27	Pass
53.9345	9	2	22	Pass
54.5138	9	2	22	Pass
55.0930	9	2	22	Pass
55.6723	9	2	22	Pass
56.2516	8	2	25	Pass
56.8309	7	2	28	Pass
57.4102	6	2	33	Pass
57.9895	6	2	33	Pass
58.5688	6	2	33	Pass
59.1481	6	2	33	Pass
59.7274	5	2	40	Pass

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Staples Ranch Impervious Area

	Site Area (Ac)	Impervious Area (Ac)
Automall (see note 1)	37.2	34.7
The Shop (see note 2)	11.5	9.5
Sharks & Parks (see note 3)	17.0	6.9
Park/basin	4.8	0.1
Stoneridge Creek (see note 4)	45.7	28.0
Stoneridge Drive/Street A	6.7	6.5
Total:	122.9	85.7

Notes:

1. Impervious surface area for Automall is based on the preliminary site plan provided by Kimley-Horn and Association, dated December 2007.
2. Impervious surface area for the Shop is based on the preliminary site plan provided by Craig + Grant Architects, dated February 13, 2009.
3. Impervious surface area for Sharks & Parks is based on the PUD plan prepared by Ruggeri-Jensen-Azar, dated January 30, 2009.
4. Impervious surface area for Stoneridge Creek is based on the PUD plan prepared by Ruggeri-Jensen-Azar, dated January 14, 2009.

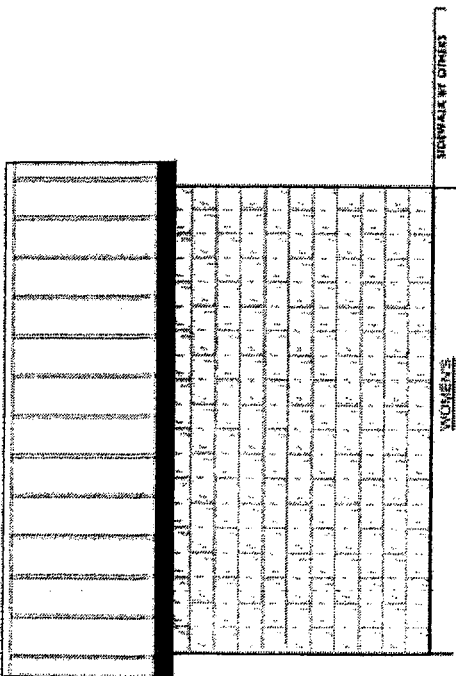
RESTROOM PLAN AND ELEVATIONS

EXHIBIT B

PUD-80
RECEIVED

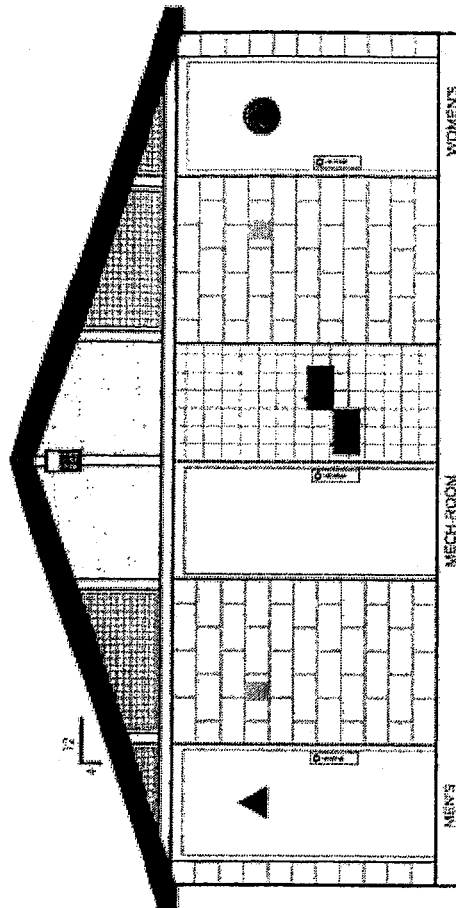
OCT 06 2009

**CITY OF PLEASANTON
PLANNING DIVISION**



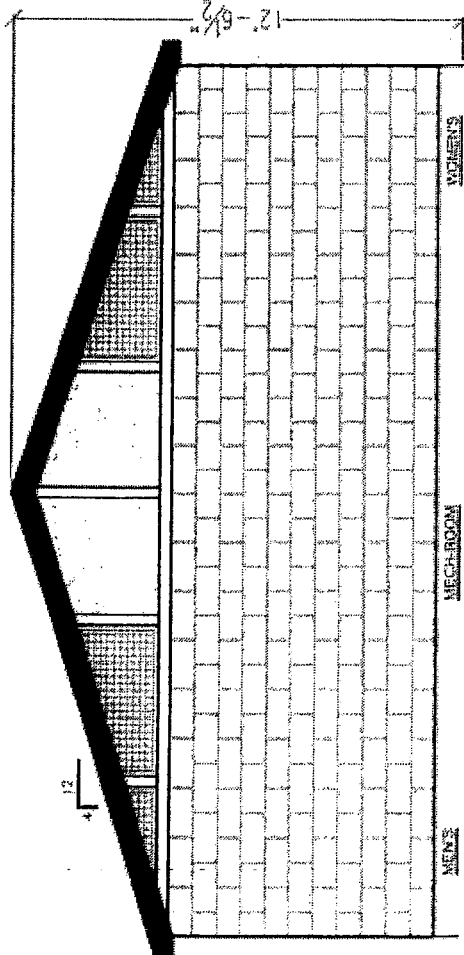
3 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



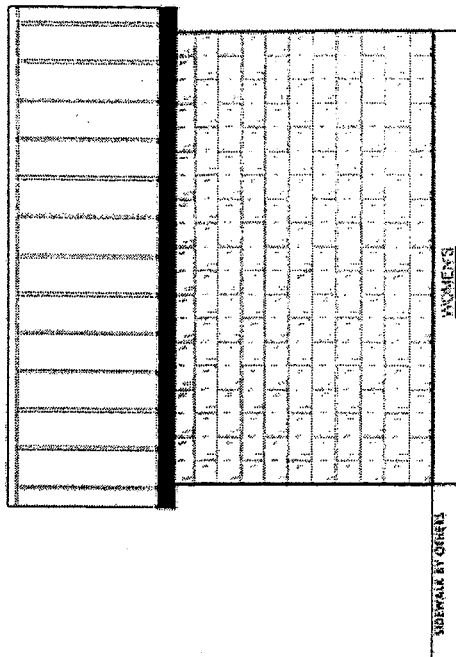
2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



4 REAR ELEVATION

SCALE: 3/16" = 1'-0"



5 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

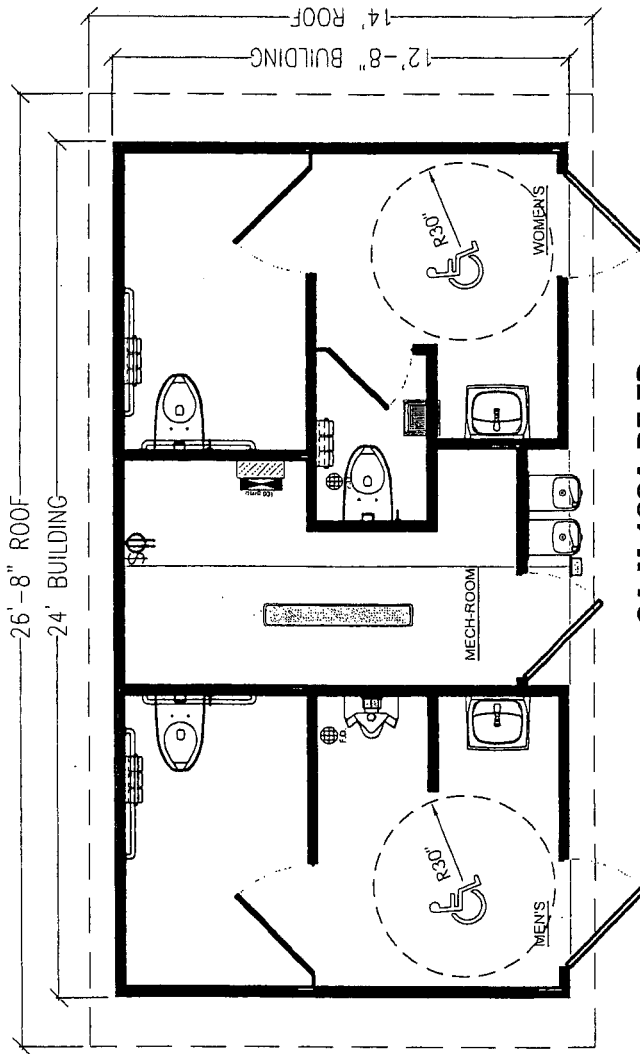
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 (619) 444-1414

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 PROJECT:
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RESTROOM BUILDING
 STAPLES RANCH NEIGHBORHOOD PARK
 PLEASANTON, CA

DATE: 06-26-09
 PROJECT #:
 DRAWN BY: TLJ
 MAXIMUM PERSON AN HOUR: 180

- NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY -



CA-M-132A-DF-FD
FLOOR PLAN

1 SCALE: 3/16" = 1'-0"

DATE: 09-29-09
PROJECT #: 7818
DRAWN BY: T.L.T.
MAXIMUM PERSON AN HOUR: **180**

MODEL #: RESTROOM BUILDING
PROJECT: STAPLES RANCH NEIGHBORHOOD PARK
PLEASANTON, CA

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TENNIS COURT LIGHTING SPECS

EXHIBIT B

PUD-80
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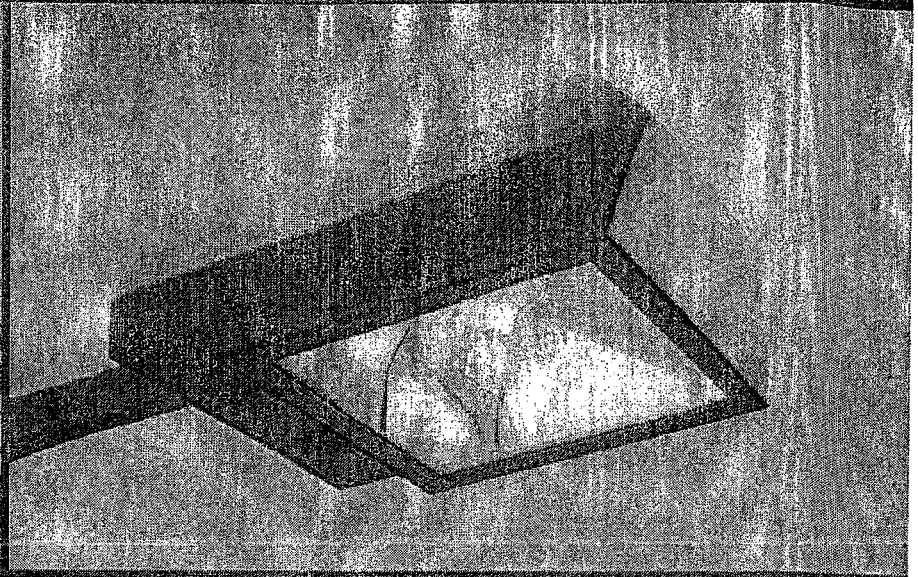
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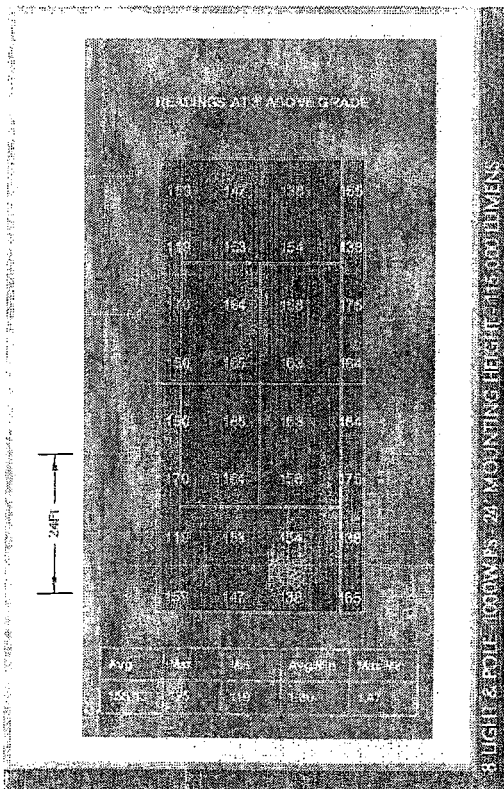
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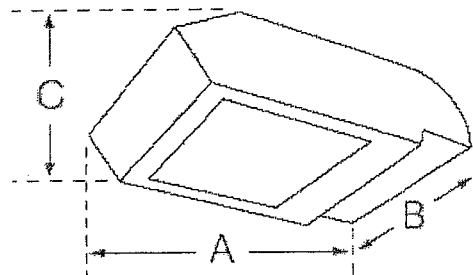
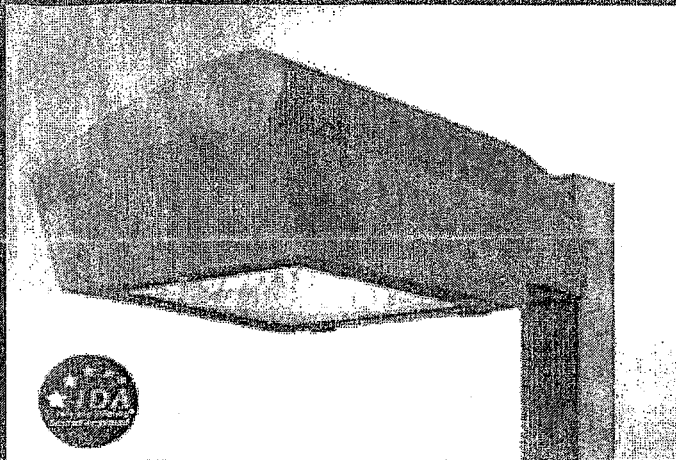
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Dimensional Drawings



*Approx. Size based on finished configuration of mounting arm

Fixture	EPA	A	B	C	Max. Watt	Lbs
ADV-2	2.8	30"	20.5"	11"	1000w	57

The Advantage luminaire features a unique contemporary design inspired by the sleek styling of a European sports car. The new patent-pending Vision™ Tennis Court Reflector System is unlike any other, providing more light per watt than ever before. The flat lens, vertical lamp, IES full cutoff luminaire is Dark Sky certified to restrict light trespass, glare and light pollution for neighborhood friendly outdoor lighting.

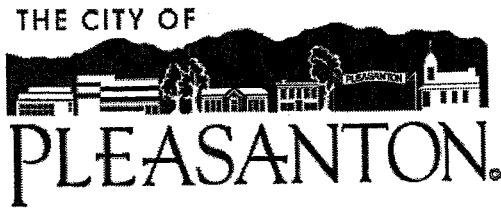
The low profile, aerodynamic-shaped housing is available with several different, unique, mounting arms for tennis applications. A durable polyester powder coat finish in a variety of colors will compliment any sports facility. Computerized precision machinery, quality materials, and silicone gasketing ensure manufacturing to the highest industry standards.

The Advantage fixture's unique, patent-pending Tennis Court reflector is designed specifically for today's levels of play and is the ideal fixture for tennis clubs, public parks, universities, schools, and residential courts. With the option of higher light levels or lower energy costs this industry-leading fixture offers substantial advantages over traditional lighting systems.

The Advantage is available with the new Pulse Start Metal Halide lamp in 1000 or 875 watts; as well as the latest energy saving 750, 450, and 400 watt lamps. Utilizing the latest in technology Pulse Start Metal Halide lamps provide more light per watt over a longer period of time, better color consistency, and smooth, even light for any court facility.

Ordering Guide

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
ADV							
Model	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
<input type="checkbox"/> ADV-2 Flat Glass	<input type="checkbox"/> Tennis (T4T)	<input type="checkbox"/> 400 (400) <input type="checkbox"/> 450 (450) <input type="checkbox"/> 750 (750) <input type="checkbox"/> 875 (875) <input type="checkbox"/> 1000 (1000) <small>*Reduced Envelope Lamp or 1000w</small>	MH, PS (M), (P) <input type="checkbox"/> <input type="checkbox"/> MH - Metal Halide PS - Pulse Start Metal Halide	<input type="checkbox"/> 480 (5) <input type="checkbox"/> M, Tap (6)	<input type="checkbox"/> Slip Fit Arm (SFA) <small>*Consult factory for ball-on and ball-arm</small>	<input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN)	<input type="checkbox"/> Back Shield (BS) <input type="checkbox"/> 4-Sided Shield (4SS)



Parks and Recreation Commission Staff Report

August 27, 2009
Item 5A

SUBJECT: Approval of the Staples Ranch Neighborhood Master Plan (+/- 5-acres)

BACKGROUND

At your meeting of May 14, 2009, the Commission approved a Staples Ranch Neighborhood Park Master Plan (Master Plan) process with the goal of completing a Master Plan for City Council review and approval. The agenda report outlining the Staples Ranch development and the recommended neighborhood park master plan process is included as Attachment 2. As outlined in Attachment 2 and as approved by the Commission, the Staples Ranch Neighborhood Park Master Plan process is comprised of two or three public meetings as follows:

Meeting One (May 14) – Provide direction regarding the Staples Ranch neighborhood park master plan process, approve the park concept and elements for the storm water detention area of the park, and provide any comments regarding the Staples Ranch neighborhood park elements included in the Staples Ranch Community Park Master Plan.

Meeting Two (August 27) – Review the draft neighborhood park master plan and provide feedback regarding design and elements. If appropriate, approve the master plan and recommend City Council approval.

Meeting Three (If needed) – Review changes to the Staples Ranch neighborhood park master plan and if appropriate, approve and recommend City Council approval.

Staff worked with project consultants, Gates + Associates, in preparing a Master Plan and it is being presented for Commission review and if appropriate, approval. The Master Plan is included as Attachment 1.

DISCUSSION

Consistent with park elements included in the Staples Ranch Community Park Master Plan for the Staples Ranch Neighborhood Park, and the direction provided at the Commission's May 14 meeting, the proposed Master Plan includes vehicular parking, restroom, pedestrian circulation, pedestrian plaza, picnic table and shade structure, two lighted tennis courts, and a stormwater detention area. The stormwater detention basin, and many other areas of the park, are designed to reflect the qualities of the regional California landscape with natural aesthetics and minimal ongoing maintenance and care. This more natural landscape is consistent with Bay Friendly Landscape guidelines and will represent a unique design for a Pleasanton neighborhood park. In addition, this more natural approach will accent the native grass meadow included in the Staples Ranch Community Park Master Plan. As indicated at the May 14 meeting, the environmental

impact report (EIR) for Staples Ranch provides that stormwater for Staples Ranch developments will be treated at each development after which the treated stormwater will drain to the neighborhood park stormwater detention basin. After the treated stormwater is captured in the detention basin, it will be released to the Arroyo Mocho at a flow rate that minimizes an impact on erosion and wildlife in the Arroyo.

As stated in the Master Plan, the concept for the Staples Ranch Neighborhood Park is to seamlessly integrate a detention basin with a community park. The basin is shaped to create a more organic feel than found in most traditional detention areas and creates for an area for recreation on the northwest corner of the site. Swales running from the inlet pipes to the outfall within the basin allow for a year round wet zone which has been landscaped to recreate the characteristics of a natural riparian zone. This adds visual interest, expands the variety of plant material within the basin, and creates habitat for birds and wildlife.

A pedestrian trail has been designed to create a loop around the basin for walking and jogging. Two lighted tennis courts provide additional recreational opportunities not offered in the Staples Ranch Community Park to the south. A covered picnic area, benches and a restroom are located near parking and the trail. The use of a consistent palette of site furnishings and a pedestrian connection across Stoneridge Drive will connect the two City parks within the Staples Ranch Master Plan area.

The plant palette relies heavily on California natives with very little traditional lawn. This Bay Friendly landscape will be low water use and low maintenance. Signage along the trail will highlight native plants, birds and wildlife.

STAFF RECOMMENDATION

Based on this process and the current state of the proposed Master Plan, staff is recommending the Commission approve the Neighborhood Park Master Plan. If the plan, with minor adjustments, meets the Commission's vision, staff recommends it be approved without additional meetings. If the Master Plan does not meet the Commission's vision, staff recommends the Commission provide direction regarding desired amendments and staff will bring forth a new Master Plan at a future date. Regardless of the Commission's action, the City Council will hold an additional public meeting for the purpose of reviewing and adopting the Master Plan.

Respectfully submitted,

Susan Andrade-Wax
Director of Parks and Community Services

Steven Bocian
Assistant City Manager

Attachments:

1. Staples Ranch Community Park Master Plan Graphic

2. Parks and Recreation Commission Agenda Report from May 14, 2009.

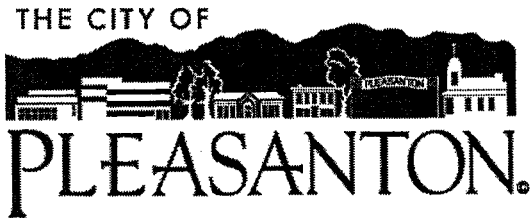


EXHIBIT D

SPECIAL MEETING

Parks and Recreation

Commission Minutes

City Council Chambers – 200 Old Bernal Avenue
August 27, 2009 – 7:00 p.m.

1. **CALL TO ORDER – PLEDGE OF ALLEGIANCE**

Chairperson Dibiase called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the flag was recited.

2. **ROLL CALL**

Commissioners Present: Commissioners Jack Balch, Ted Kinzer, Kurt Kummer, Herb Ritter, Joe Streng, and Chairperson Jim Dibiase.

Commissioners Absent: None.

Staff Present: Steve Bocian, Assistant City Manager; Susan Andrade-Wax, Director of Parks and Community Services, Mike Tassano, City Traffic Engineer; Lisa Hagopian, Parks Maintenance Superintendent; Mike Fulford, City Landscape Architect; and Edith Caponigro, Recording Secretary.

3. **AGENDA AMENDMENTS**

There were none.

4. **MATTERS INITIATED BY MEMBERS OF THE AUDIENCE**

There were none.

5. **MATTERS BEFORE THE COMMISSION**

A. **Approval of the Staples Ranch Neighborhood Park Master Plan**

Ms. Andrade-Wax introduced Assistant City Manager Steve Bocian to the Commission. Mr. Bocian noted that at the May 14, 2009 meeting, the Commission had approved a Staples Ranch Neighborhood Park Master Plan process with the goal of completing a Master Plan for the City Council to review and approve. As approved by the Commission, the Staples Ranch Neighborhood Park Master Plan is comprised of two or three public meetings. Meeting One was held on May 14, 2009, and provided

direction regarding the park Master Plan process, approved the park concept and elements for the storm water detention area, and provided comments regarding neighborhood park elements included in the Staples Ranch Community Park Master Plan.

Mr. Bocian further advised that this meeting was for reviewing the draft neighborhood park Master Plan and providing feedback regarding design and elements, and if appropriate, approving the Master Plan and recommending City Council approval.

The Commission was further informed by Mr. Bocian that in October 1989, the City Council had adopted the Stoneridge Drive Specific Plan (SDSP) for the 293 acres located east of the Pleasanton Meadows subdivision and bordered by Trenery Drive on the south, I-580 on the north, and El Charro Road to the east. All of the SDSP area has been constructed, with the exception of the 124-acre Staples Ranch property that is designated for service commercial and light industrial uses, retail and service commercial uses, and a community park.

In February 2009, the City Council approved the Stoneridge Drive Specific Plan Amendment/Staples Ranch and a Final Environmental Impact Report (FEIR) that included the Environmental Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Plan for the Staples Ranch Development. The Specific Plan includes:

- An auto mall (approximately 37 acres) that will house a relocated Hendrick Automotive Group and Mercedes Benz of Pleasanton.
- A senior continuing care community (approximately 45 acres) being developed by Continuing Life Communities (CLC).
- A retail/office development (approximately 11 acres).
- A City Community park (17 acres) that will potentially include a recreational indoor ice skating facility.
- A City joint neighborhood park/storm water detention basin (+/- 5 acres).
- The extension of Stoneridge Drive from its current terminus to El Charro Road.

Mr. Bocian and Consultant Landscape Architect David Gates of Gates + Associates reviewed with the Commission the illustrative site plan for the Staples Ranch Neighborhood Park. They noted that the concept for this park was to integrate the detention basin and create an area for recreation and other amenities. Inlet pipes to the outfall within the basin will allow for a year-round wet zone, which will be landscaped to recreate the characteristics of a natural riparian zone.

A pedestrian trail has been added to the design that will form a loop around the basin to allow for walking and jogging. Also included are two (2) lighted tennis courts, a covered picnic area, benches, and a restroom. The design of this park will retain conceptual and design elements from the Staples Ranch Community Park design. Parking spaces in the design are minimal, but additional on-street parking will be available. The Commission was also advised that a dog exercise area had been removed from the design because of its proximity to the tennis courts.

Commissioner Ritter was advised that there would not be any gate access to the tennis courts from the auto mall area.

Commissioner Balch discussed road widths and the possibility of adjusting the parking area in order to gain additional parking spaces. He also discussed overgrowth of plants in other parks and the possibility that similar problems could occur in this park. Mr. Gates felt that this would not be a problem in this park because of the wetness of the area. Commissioner Balch also discussed the possibility of including a water fountain in the design and distance markers on the trail.

Commissioner Streng questioned whether transitioning from a decomposed granite to a paved trail might present problems for seniors in the area.

Commissioner Balch discussed the possibility of hiring a "Bay-Friendly" certified contractor for this project, and allergy problems from having so many trees in the park. Mr. Bocian was confident that City staff could oversee any problematic concerns, and Mr. Gates indicated that he would work with Mr. Fulford on any issues relating to trees.

Commissioner Streng stated that he liked the design layout for this park, but was disappointed that a dog exercise area was not included.

Chairperson Dibiase opened the meeting for public comment at 7:40 p.m.

Leonard Cooper, 6923 Larsen Street – was pleased to see that the design included two (2) lighted tennis courts, but was confused by the location of the restrooms. He would also like to see a divider between the tennis courts.

Chairperson Dibiase closed the meeting for public comments at 7:43 p.m.

Commissioner Kummer was disappointed that so little of this park was actually usable, even though so many people had asked for the open space. He was also frustrated at the lack of a dog exercise area and parking spaces, and would like to see 2-3' of decomposed granite by the paved sidewalk.

Commissioner Ritter felt that amenities in this park were being limited because of the water basin and wondered if it was possible to minimize the basin. He also questioned whether grass could be planted around the weir.

Mr. Bocian advised that staff and the consultant had tried to incorporate a dog exercise area, but could not do so because the detention basin drives what this park will ultimately look like.

Commissioner Balch questioned the possibility of increasing the slope area to make a more usable park area. He indicated that he would be interested in learning whether any additional area could be skimmed from the basin to allow for a dog exercise area.

Ms. Andrade-Wax advised that staff understood the concerns of the Commission with regard to a dog exercise area, but that National Standards for off-leash dog areas recommend 1 ½ to 2 acres for such an area. Based on that information, it just was not possible at this site. Mr. Bocian agreed that this area was just too confined to accommodate a dog exercise area, because the entire usable area is only 1.7 acres outside of the basin.

Commissioner Kinzer indicated that he agreed with the comments made by fellow Commissioners.

Chairperson Dibiase discussed the possibility of combining deciduous and non-deciduous trees so that the park did not appear bare during winter months. He also understood the rationale for the plan, but was disappointed that specific items had been lost in the design, i.e. 1) changing the design layout lost the possibility of using the ice rink space for additional parking; and 2) the lack of a dog exercise area that the Commission has been promising to the community. Chairperson Dibiase indicated that he would rather give up other amenities in favor of a dog exercise area.

Commissioner Kummer questioned whether the Commission should request that another design plan be put together that would include a dog exercise area. Chairperson Dibiase felt that staff could be creative and should take another shot at redesigning this park so it included a dog exercise area.

Commissioner Balch discussed the possibility of reshaping the retention basin and the required flow rates.

Ms. Andrade-Wax discussed the possibility of amending the Staples Ranch Community Park design plans to include a dog park. Staff can also provide the Commission with information about parks that might be conducive for a dog exercise area. Chairperson Dibiase confirmed that staff did not believe a dog exercise area could be included in the design plans for the Staples Ranch Neighborhood Park.

Mr. Bocian agreed to express the concerns of the Commission to the City Council and its desire to include a dog exercise area in the community park. He also confirmed that the Commission liked the overall plan for the neighborhood park and that it would like the City Council to consider allowing the Master Plan for the Community Park to be amended.

Commissioner Balch questioned whether the Commission was ready to approve the neighborhood park design presented, or whether the Commission should request it be redesigned.

Commissioner Ritter questioned the possibility of moving the tennis courts to the Community Park so that a dog exercise area could be included in the design of the neighborhood park.

Commissioner Balch asked for information about the process once this Commission approved the design.

A motion was made by Commissioner Kummer, seconded by Commissioner Kinzer, to approve the Staples Ranch Neighborhood Master Plan design with a request that staff attempt to make a change to the decomposed granite path so it follows the sidewalk, that parking be extended to include additional spaces, and that changing the Master Plan for the Staples Ranch Community Park to include a dog exercise area be discussed with the City Council.

ROLL CALL VOTE:

AYES: Commissioners Balch, Kinzer, Kummer, Ritter, and Chairperson Dibiase.
NOES: None
ABSENT: None
ABSTAIN: None