

## Planning Commission Staff Report

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October 27, 2010  
Item 5.d.

**SUBJECT:** PTR-8020, Vesting Tentative Map Tract Map 8020

**APPLICANT:** Alameda County Surplus Property Authority (ACSPA)

**PROPERTY OWNERS:** ACSPA

**PURPOSE:** Consideration of PTR-8020, an application by the Alameda County Surplus Property Authority for a 22-lot subdivision of approximately 124 acres (Staples Ranch).

**GENERAL PLAN:** *Alameda County General Plan – Mixed-Use/Business Park*  
  
*City of Pleasanton General Plan – Medium Density Residential (2 to 8 dwelling units per gross acre) and High Density Residential (greater than 8 dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices*

**SPECIFIC PLAN:** Stoneridge Drive Specific Plan Amendment/Staples Ranch

**ZONING:** 122.5 acres of the project site are in unincorporated Alameda County and are currently zoned Agriculture by Alameda County. City of Pleasanton pre-zoning for the property is PUD-C (Planned Unit Development – Commercial), for the portion of the project site with the proposed Health Center, and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial) for the remainder of the senior continuing care community site, PUD-P (Planned Unit Development – Park) for the two park sites, and PUD-C (Planned Unit Development – Commercial) for the auto mall site and the commercial site. An approximately 1.5-acre site already within the City of Pleasanton is zoned PUD-MDR (Planned Unit Development – Medium Density Residential), PUD-C

(Planned Unit Development – Commercial), and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial).

**LOCATION:** Southwest of the intersection of I-580 and El Charro Road (Staples Ranch)

**EXHIBITS:**

- A. Draft Conditions of Approval
- B. Draft Vesting Tentative Tract Map 8020
- C. Water Supply Assessment Update
- D. Public Comments from Zone 7 and DSRSD

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## **BACKGROUND**

On August 24, 2010 and September 7, 2010 the City Council certified the Stoneridge Drive Specific Plan Amendment Staples Ranch EIR and related environmental documents, approved various agreements related to Staples Ranch and introduced ordinances approving the Development Agreement for Staples Ranch and the Planned Unit Development Plans for PUD-57 (Hendrick Automotive Group), PUD-68 (Continuing Life Communities), and PUD-80 (Neighborhood Park). On September 21, 2010 the City Council adopted the Staples Ranch Development Agreement and the above-mentioned PUDs.

The remaining steps to actual construction of the subdivision improvements include approval of a tentative map, approval and recordation of a final map, approval of the subdivision improvement plans, and annexation. Vesting tentative maps are reviewed in the same manner as regular tentative maps, with the Planning Commission being the sole reviewing body (unless appealed). Staff has found the vesting tentative map application complete and is forwarding it to the Planning Commission for its review.

The Development Agreement for Staples Ranch provides that if annexation of the Staples Ranch project is not complete within one year of the effective date of the agreement, then the approval of the tentative map by City shall be null and void unless SPA at its sole discretion agrees to an extension. Annexation of Staples Ranch property is anticipated to occur in January 2011, which is well within the timeframe established by the Development Agreement.

## **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 by I-580, and on the east by El Charro Road, and to the south by the Arroyo Mocho. The Conceptual Site Plan in Figure 1 (below) shows the project's location.

**FIGURE 1**  
**Conceptual Site Plan**



## PROJECT DESCRIPTION

The applicant, ACSPA, is requesting the vesting tentative map to subdivide an approximately 124-acre site into 22 lots. The details are summarized below:

- Lots 1-7 would be on approximately 122.5 acres of the Staples Ranch site and are sized to accommodate the following projects:
  - Lot 1 – 37.2± acre auto mall site
  - Lot 2 – 11.5± acre commercial/retail site
  - Lot 3 – 17.0± acre community park site
  - Lot 4 – 4.8± acre neighborhood park site
  - Lots 5,6,7 – 45.5± acre continuing care community site

- Lots A-O (15 lots) totaling approximately .35± acres. The lots are adjacent to 15 existing lots on Vermont Place and are 19± feet wide. As proposed, after the final map is recorded these lots will be transferred to 15 existing Vermont Place lots (either via separate lot merges or lot line adjustment processes) by Continuing Life Communities. The Vermont Place residents requested the transfer, and the transfer is consistent with the Stoneridge Drive Specific Plan Amendment/Staples Ranch.

The proposed vesting tentative map lot layout is shown in Exhibit B.

## **DISCUSSION**

No significant substantive issues have arisen since the City Council's review of the Stoneridge Drive Specific Plan Amendment/Staples Ranch project in August and September of 2010. Review of a tentative subdivision map requires review of its consistency with the approved PUD development plan and compliance with State mandated findings. As conditioned by staff, the tentative map would be consistent with PUD-57, PUD-68, and PUD-80.

### Trees

The applicant is proposing to remove 46 trees on Lot 2 (the 11.5±-acre retail/commercial site) as part of the mass grading for Lot 2. Twenty-five of the trees are in fair to good condition. Twenty-one of the trees are heritage trees. The trees are primarily black locust trees which require no water once established, but which have poisonous leaves, bark, and seeds. The applicant is proposing to pay for the value of the trees to be removed (\$26,150) into the City's Urban Forestry Fund. Staff believes this is appropriate. New trees will be planted on the site when the property is developed.

### EIR Mitigations

The Mitigation Monitoring and Reporting Plan for the Stoneridge Drive Specific Plan/Staples Ranch EIR requires: (1) verification that sufficient water supply is available for the project; and (2) review and approval of a master geotechnical report for the project by the City Engineer.

A water supply verification is provided in Exhibit C and staff has added a finding related to the adequacy of the water supply in the Findings section below (see Finding #10).

The City Engineer has reviewed and approved the master geotechnical report for the project.

## **VESTING TENTATIVE SUBDIVISION MAP FINDINGS**

State law and the Pleasanton Municipal Code set forth certain findings which must be made in order to approve a tentative subdivision map:

**1. The proposed map substantially conforms to the zoning regulations/development plan.**

Staff believes that the tentative map's design and improvements closely follow the development plans and conditions of PUD-57, PUD-68, and PUD-80. The required modifications have been made as described above or are addressed in conditions of approval. Therefore, this finding can be made. The map is also consistent with the rezoning and pre-zoning of the property which was adopted by the City Council on September 7, 2010.

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

The projects in this subdivision are required to comply with the City's Green Building Ordinance. Energy efficiency is one of the main components of these requirements. In addition, the projects are subject to the City of Pleasanton's greenhouse gas (GHG) BMPs of the General Plan. Photovoltaic panels will be installed on the Central Plant on the Continuing Care Community site. Passive solar water heating systems (or systems with an equivalent GHG emission level) will be installed at the Senior Continuing Care site. Therefore, this finding can be made.

**3. The subdivision, together with its design and improvement, is consistent with the General Plan.**

The Stoneridge Drive Specific Plan Amendment/Staples Ranch was found to be consistent with the General Plan, and this subdivision is closely based on that plan. As proposed, the subdivision is compatible with the objectives, policies, land uses, and programs specified in both the General Plan and the Stoneridge Drive Specific Plan Amendment/Staples Ranch. Therefore, this finding can be made.

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

The project site and surrounding land is currently vacant. The City Council approved the Stoneridge Drive Specific Plan Amendment which allows for a senior continuing care community, an auto mall, a neighborhood park, a community park, and a retail/commercial site. Conditions have been added to the approved PUDs and mitigation measures are included in the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR Mitigation Monitoring and Reporting Plan to help minimize impacts on surrounding uses.

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.

**5. The design of the subdivision and improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife in their habitat.**

An Environmental Impact Report, including a supplement to the Environmental Impact Report, was prepared for the Stoneridge Drive Specific Plan Amendment/ Staples Ranch and was certified by the City Council on August 24, 2010. A Mitigation Monitoring and Reporting Plan was also approved on August 24, 2010 and will be implemented as part of the project. Therefore, this finding can be made.

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

The subdivision is designed to be served by the City's utilities and Dublin San Ramon Services District (for recycled water). An Environmental Impact Report, including a supplement to the Environmental Impact Report, was certified by the City Council on August 24, 2010 for the Stoneridge Drive Specific Plan Amendment/ Staples Ranch which anticipates the proposed improvements. The improvements are consistent with the Stoneridge Drive Specific Plan Amendment/Staples Ranch project. A Mitigation Monitoring and Reporting Plan was approved by the City Council on August 24, 2010 and will be implemented. Therefore, this finding can be made.

**7. The design of the subdivision or the type of improvements do not conflict with easements for access through or use of the property.**

There are three existing easements on the Staples Ranch Site: (1) an easement for a Zone 7 water line; (2) an easement for a PG&E gas line; and (3) an easement for AT&T cables. A recommended condition of approval has been added requiring verification of grading approval from the easement holders if grading is proposed in any of the easement areas, or near the easements (as determined by the City Engineer). Therefore, this finding can be made.

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

The site is not covered by such a contract. Therefore, this finding can be made.

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

The project will meet all state and local requirements including those of the California Regional Water Quality Control Board. Therefore, this finding can be made.

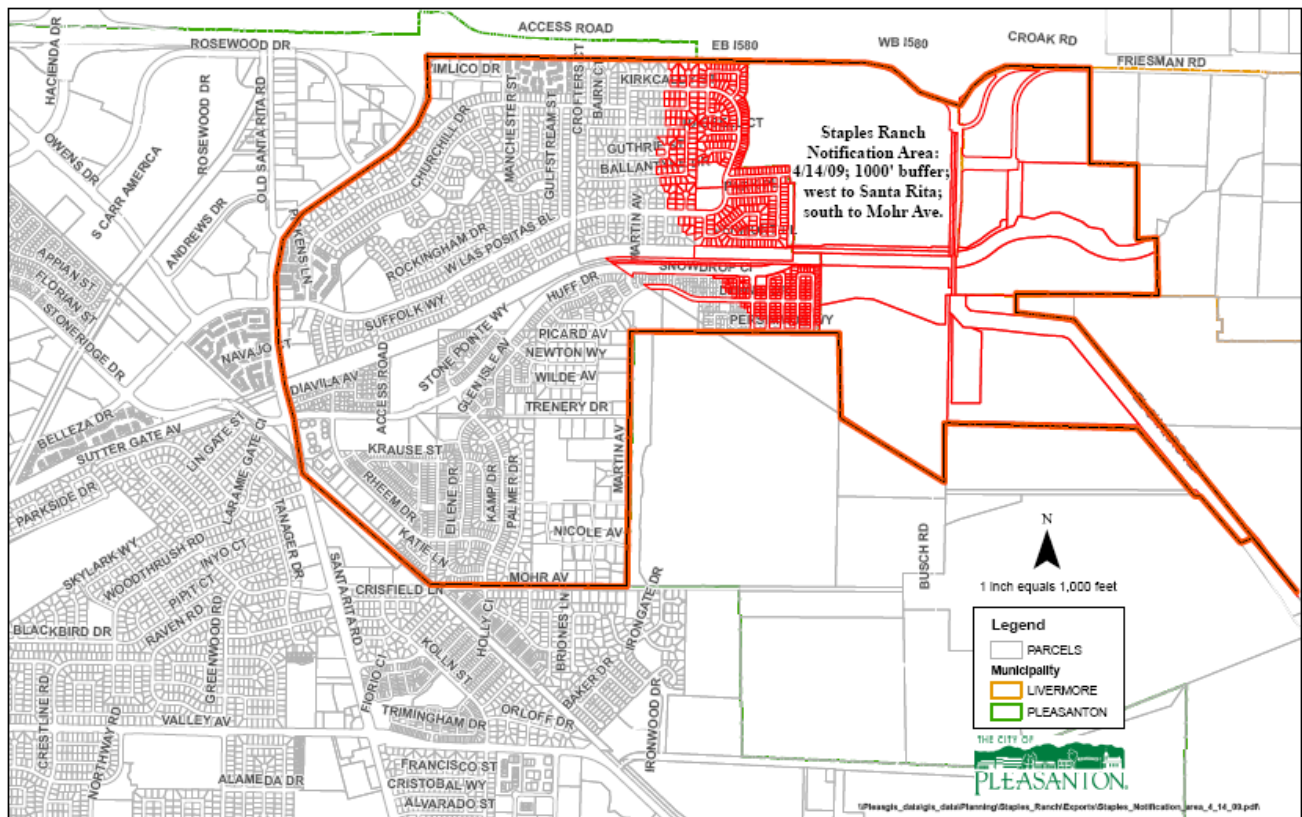
**10. A sufficient water supply shall be available for the project.**

Per the requirements of Section 66473.7 of the Subdivision Map Act, based on the best information available the City of Pleasanton concludes there will be adequate water supply for the project.

**PUBLIC NOTICE**

Public notices were sent to all property owners and residents as shown in Figure 2 below.

**FIGURE 2  
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 noticing area.

The noticing area is greater than the standard 1,000-foot noticing distance. At the time this report was written, staff had received preliminary comments from the Dublin San Ramon Services District, in support of the Tentative Map, and from Zone 7. These comments are attached in Exhibit D for the Commission's information. Staff has worked with Zone 7 to incorporate appropriate conditions of approval related to the Arroyo Mocho and bridge design. Staff has added draft conditions of approval to the project requiring written verification of outside agency approval, as applicable.

Staff also received a voicemail message from Linda Gerard, who stated she has lived in Pleasanton for 30 years and would like open space instead of an auto mall. As stated above, PUD-57 for the auto mall was approved by the City Council in September 2010.

## **ENVIRONMENTAL REVIEW**

On August 24, 2010 an Environmental Impact Report was certified for the Stoneridge Drive Specific Plan Amendment/Staples Ranch project. The California Environmental Quality Act (CEQA) specifies that projects which are prepared pursuant to the requirements of an adopted specific plan, for which an EIR has been prepared and certified, are exempt from additional environmental review. There is not new information or changed circumstances to trigger further environmental review. Therefore, no environmental document accompanies this report.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve Vesting Tentative Tract Map 8020, by taking the following actions:

1. Find that there are no new or changed circumstances which require additional CEQA review of the project;
2. Make the tentative map findings regarding the acceptability/suitability of the project as described above; and
3. Approve Vesting Tentative Tract Map 8020, subject to the conditions attached as Exhibit A.

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