



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, March 11, 2026
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers: Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the City Council
2. Approve the minutes of February 25, 2026
3. **P23-0480 & Tract 8680, Seefried Industrial Properties, 3300 Busch Road** - Street Names for P23-0480 and Amendment to Vesting Tentative Subdivision Map 8680 located at 3300 Busch Road (APNs 946-1251-7-4, 946-1251-33 and 946-1251-8-9). Environmental review was conducted for the Villages at the Quarry residential development, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tenant Subdivision Map 8680 to include street names is within the scope of the previously analyzed project, and no further CEQA review is required.
4. **Vesting Tentative Subdivision Map 8616, John Spotorno/AVS Ranch, LLC, 1000 Minnie Drive (APN 949-16-6)** - Request for Time Extension of the approved Vesting Tentative Subdivision Map 8616, a subdivision of an existing approximately 112-acre site into 25 parcels, including 22 single-family residential parcels, two common parcels, and one agriculture/open space parcel, known as Spotorno Ranch, located at 1000 Minnie Drive. Environmental review was conducted for Spotorno Ranch residential development in the form of a Consistency Checklist under Sections 15182 and 15183 of the California Environmental Quality Act (CEQA). The requested time extension for the Vesting Tenant Subdivision Map 8616 does not include changes to the original approval.

MEETING OPEN TO THE PUBLIC

5. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

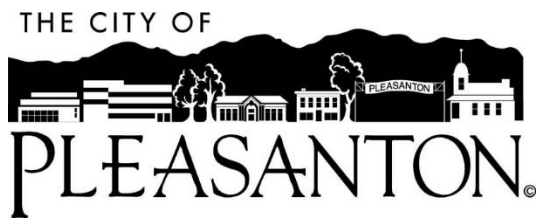
6. **This item is continued to March 25, 2026. P26-0123, Wireless Telecommunications Facilities, City of Pleasanton** – Consider and provide a recommendation to City Council to approve proposed amendments to Chapter 18.110 of the Pleasanton Municipal Code and adoption of new policies related to applications for wireless facilities (macro towers, small cells, and modifications to existing towers). The proposed amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

7. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



Planning Commission Agenda Report

March 11, 2026

Item 1

SUBJECT: Actions of the City Council

March 3, 2026

No items to report.

Wednesday, February 25, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace called the regular meeting of the Planning Commission to order at 7:00 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Morgan led the Pledge of Allegiance.

Present: Commissioners Anurag Jain, Ken Morgan, Stephanie Wedge, and Chair Brandon Pace

Absent: Commissioners Dave Jagoe and Vivek Mohan

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of February 11, 2026

Recommendation: Approve the meeting minutes.

3. **P25-0671 and P25-0672, Harvest Valley Church, 1252 Quarry Lane, Suite A** Application for Conditional Use Permit and Design Review approval to operate a religious facility with up to 200 people on-site at any one time, and related site and building improvements. The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

Recommendation: Adopt Resolution PC-2026-02 approving the application.

Chair Pace opened the public comment. There being no speakers, Chair Pace closed the public comment.

MOTION: It was m/s by Jain/Morgan to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jain, Morgan, Wedge and Chair Pace
Noes: None
Abstain: None
Absent: Commissioners Jagoe and Mohan

MEETING OPEN TO THE PUBLIC

4. Public comment regarding items not listed on the agenda.

Chair Pace opened the public comment. There being no speakers, Chair Pace closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

None.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

6. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

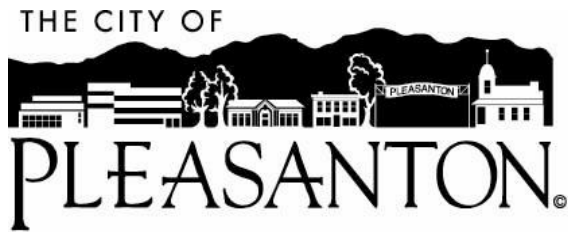
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 7:07 p.m.

Araceli Garcia, Recording Secretary



Planning Commission Agenda Report

March 11, 2026
Item 3

- SUBJECT:** P23-0480 & Tract 8680
- APPLICANT:** Seefried Industrial Properties
- PROPERTY OWNER:** Square Mile Pleasanton, LLC
- PURPOSE:** Proposed Street Names and Amendment to Vesting Tentative Subdivision Map 8680 for the Villages at the Quarry housing development located at 3300 Busch Road (APNs 946-1251-7-4, 946-1251-33 and 946-1251-8-9). Environmental review was conducted in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed street names and amendment to Vesting Tentative Subdivision Map 8680 is within the scope of the previously analyzed project, and no further CEQA review is required.
- LOCATION:** 3300 Busch Road
- GENERAL PLAN:** Housing Element Site Overlay
- ZONING:** Housing Opportunity Zone/I-G-40,000 District
- EXHIBITS:**
- A. Draft Resolution
 - B. Location and Notification Map

EXECUTIVE SUMMARY

On April 23, 2025, the Planning Commission approved applications for Housing Site Compliance Review (Case No. P23-0480) and Vesting Tentative Subdivision Map 8680 approval pursuant to Senate Bill 330 (SB 330) for the construction of: a) 310 detached two-story single-family residential homes with 62 junior accessory dwelling units (JADU); b) 102 multiple-family rental units in four, three-story buildings plus an amenity building, which include 101 affordable housing units and one manager's unit; c) an approximately 2-acre park owned/maintained by the development's Homeowners Association (HOA) with access for the general public; d) and on- and off-site improvements. As the original approval did not include street names, an amendment to the Vesting Tentative Subdivision Map is proposed for Planning Commission review and approval. The proposed street names have been reviewed and approved by life-safety responders and City staff for their suitability in accordance with established policies.

BACKGROUND AND DISCUSSION

The approved project creates a total of seven internal streets in a hierarchy of streets, lanes, and loops. Boulder Street is the primary internal street connecting Valley Avenue and Busch Road. Given that the residential community is named Villages at the Quarry, the proposed theme-appropriate street names are: Riverbed, Gemstone, Rimrock, Pebble, Rockscape, Grindstone and Rock Garden.

New streets must be named to facilitate addressing and easy identification by first responders and others. New street names are reviewed internally by life-safety responders (i.e., Pleasanton Police Department, Livermore-Pleasanton Fire Department and the Alameda County Fire Department dispatch unit), the US Post Office, and other City divisions/departments to ensure the proposed name(s) will not create delays in life-safety response times and/or conflict with existing street names within Pleasanton or adjoining jurisdictions. Once a street name is internally approved, the name is reflected on the Vesting Tentative Subdivision Map recorded for the project.

The names of the new streets were unknown except for Boulder Street at the time the Planning Commission took action on the applications. Therefore, a proposed Vesting Tentative Subdivision Map amendment to reflect the proposed new street names is before the Planning Commission for consideration. The proposed street names have been reviewed and found to be acceptable for use by the appropriate life-safety responders and City staff. Further, staff finds that the requested amendment to Vesting Tentative Subdivision Map 8680 is made to correct an omission of street names under the Subdivision Map Act and does not affect any property rights.

PUBLIC NOTICE / PUBLIC COMMENT

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and notification map as Exhibit B for reference. At the time this report was published, staff had received no comments.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the amendment to Vesting Tentative Subdivision Map 8680 to include the street names as set forth in Exhibit A, for the approved housing development, Villages at the Quarry.

ENVIRONMENTAL ASSESSMENT

Environmental review was conducted for the Villages at the Quarry residential development, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tentative Subdivision Map 8680 to include street names is within the scope of the project previously analyzed, and no further CEQA review is required.

Primary Author: Jenny Soo, Associate Planner, jsoo@cityofpleasantonca.gov.

Reviewed/Approved By:

Derek Farmer, Assistant Director of Community and Economic Development, Planning Manager
Julie Harryman, Assistant City Attorney

RESOLUTION NO. PC-2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING AN AMENDMENT TO VESTING TENTATIVE SUBDIVISION MAP 8680 TO INCLUDE STREET NAMES FOR AN APPROVED HOUSING DEVELOPMENT AT 3300 BUSCH ROAD [CASE NOS. P23-0480 AND VTM 8680]

WHEREAS, Seefried Industrial Properties applied for amendments to Vesting Tentative Subdivision Map 8680 located at 3300 Busch Road (APNs 946-1251-7-4, 946-1251-33 and 946-1251-8-9) for the construction of a total of 412 residential units, an approximately 2-acre park and on- and off-site improvements; and

WHEREAS, the project site has a General Plan land use designation of Housing Element Site Overlay; and

WHEREAS, the project site is zoned Housing Opportunity Zone/I-G-40,000 District; and

WHEREAS, at its duly noticed public hearing of April 23, 2025, the Planning Commission found the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; and

WHEREAS, at its duly noticed public hearing of April 23, 2025, the Planning Commission considered all public testimony, relevant exhibits, and adopted Resolution No. PC-2025-09 thereby approving the CEQA Guidelines Section 15183 Consistency Checklist, Housing Site Compliance Review of Villages at the Quarry residential development as filed under P23-0480 and Vesting Tentative Subdivision Map 8680; and

WHEREAS, on May 28, 2025, Seefried Industrial Properties proposed street names for Vesting Tentative Subdivision Map 8680; and

WHEREAS, at its duly noticed public hearing of March 11, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this request.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, that prior to taking action of the Project, and at a properly noticed public meeting, the Planning Commission reviewed oral staff reports, took testimony and received into the record all pertinent documents related to the Project (collectively the "Record Evidence"). The

Planning Commission's determination is based on the Record Evidence, which is incorporated into this resolution by reference.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Pleasanton:

Section 1. The proposed amendment to Vesting Tentative Subdivision Map 8680 to include street names is within the scope of the Section 15183 Consistency Checklist prepared under the California Environmental Quality Act (CEQA) for Housing Site Compliance Review (filed under case No. P23-0480 and Vesting Tentative Subdivision Map 8680), and therefore, no additional environmental review is required. The requested amendment is also not considered a project under CEQA.

Section 2. The Planning Commission finds that the minor amendment to Vesting Tentative Subdivision Map 8680 is made to correct an omission of street names under the Subdivision Map Act and does not affect any property rights.

Section 3. Based on the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission hereby approves a minor amendment to Vesting Tentative Subdivision Map 8680 to include the street names of "Riverbed, Gemstone, Rimrock, Pebble, Rockscape, Grindstone and Rock Garden" as set forth in Attachment 1 to this Resolution. Other than the inclusion of street names to Vesting Tentative Subdivision Map 8680, Vesting Tentative Subdivision Map 8680 remains unchanged.

Section 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on March 11, 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

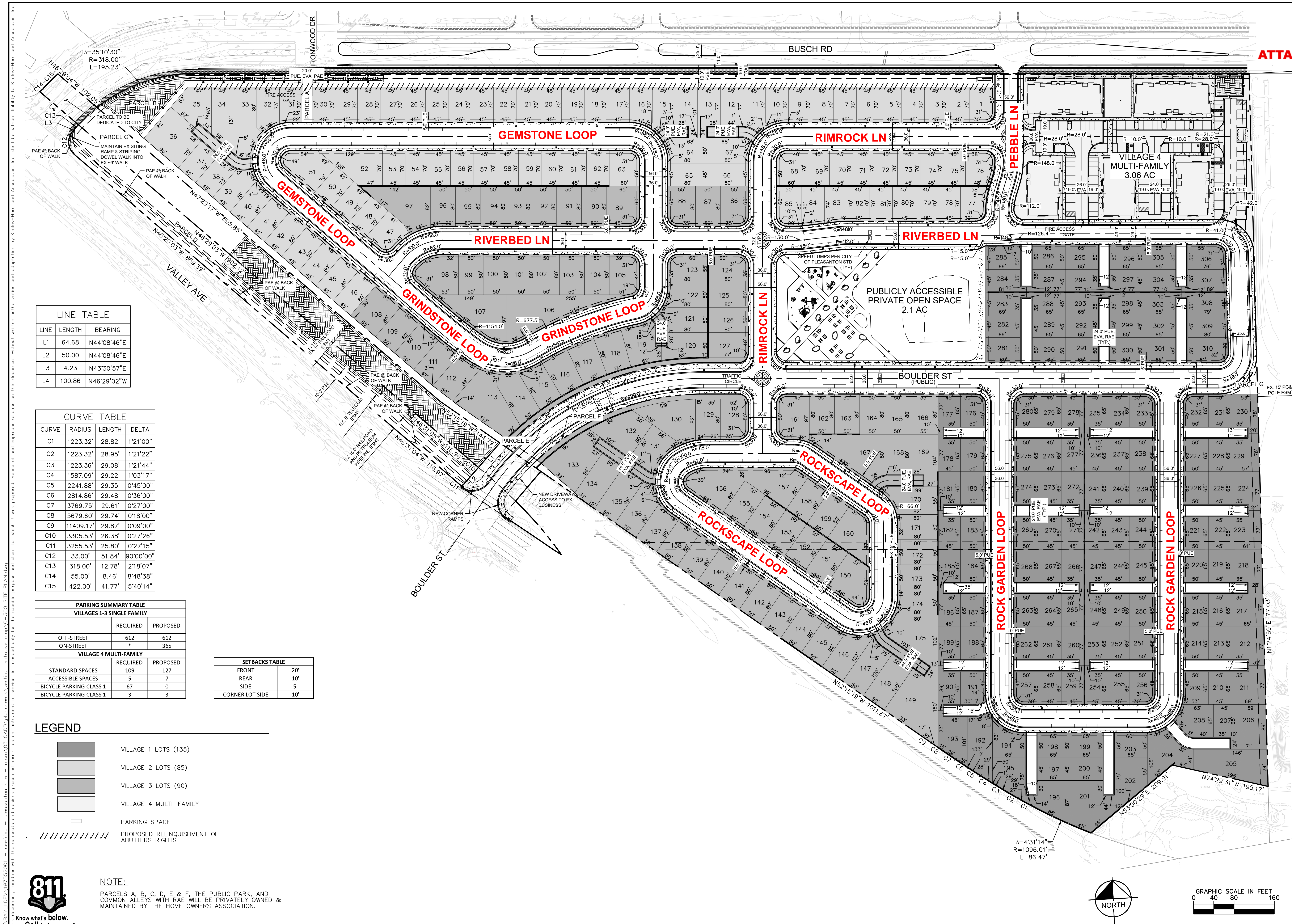
Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

DRAFT



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 64.68 | N44°08'46"E |
| L2 | 50.00 | N44°08'46"E |
| L3 | 4.23 | N43°30'57"E |
| L4 | 100.86 | N46°29'02"W |

CURVE TABLE

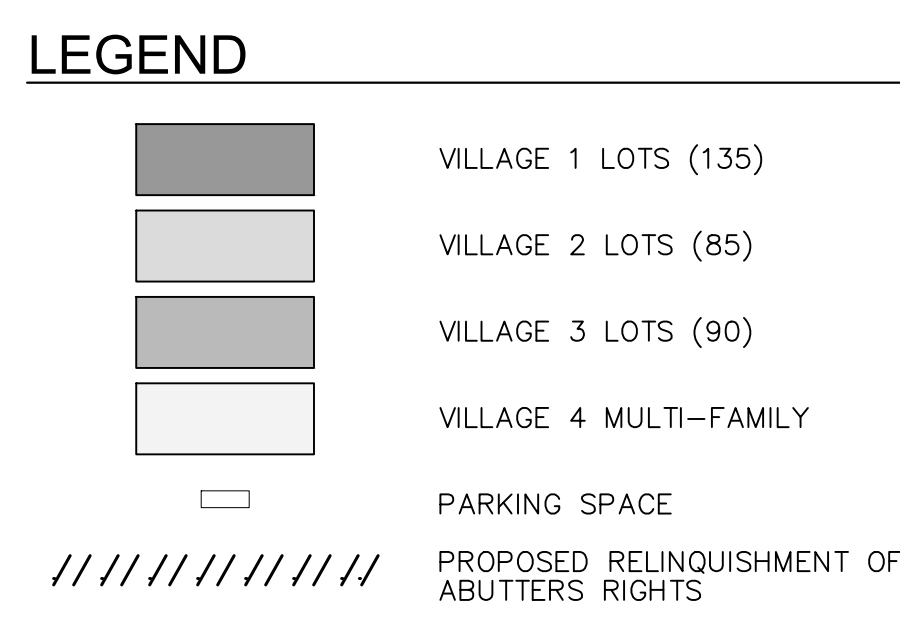
| CURVE | RADIUS | LENGTH | DELTA |
|-------|-----------|--------|-----------|
| C1 | 1223.32' | 28.82' | 1°21'00" |
| C2 | 1223.32' | 28.95' | 1°21'22" |
| C3 | 1223.36' | 29.08' | 1°21'44" |
| C4 | 1587.09' | 29.22' | 1°03'17" |
| C5 | 2241.88' | 29.35' | 0°45'00" |
| C6 | 2814.86' | 29.48' | 0°36'00" |
| C7 | 3769.75' | 29.61' | 0°27'00" |
| C8 | 5679.60' | 29.74' | 0°18'00" |
| C9 | 11409.17' | 29.87' | 0°09'00" |
| C10 | 3305.53' | 26.38' | 0°27'26" |
| C11 | 3255.53' | 25.80' | 0°27'15" |
| C12 | 33.00' | 51.84' | 90°00'00" |
| C13 | 318.00' | 12.78' | 2°18'07" |
| C14 | 55.00' | 8.46' | 8°48'38" |
| C15 | 422.00' | 41.77' | 5°40'14" |

PARKING SUMMARY TABLE

| VILLAGES 1-3 SINGLE FAMILY | | |
|----------------------------|----------|----------|
| | REQUIRED | PROPOSED |
| OFF-STREET | 612 | 612 |
| ON-STREET | * | 365 |
| VILLAGE 4 MULTI-FAMILY | | |
| | REQUIRED | PROPOSED |
| STANDARD SPACES | 109 | 127 |
| ACCESSIBLE SPACES | 5 | 7 |
| BICYCLE PARKING CLASS 1 | 67 | 0 |
| BICYCLE PARKING CLASS 1 | 3 | 3 |

SETBACKS TABLE

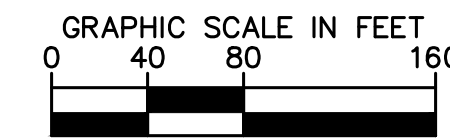
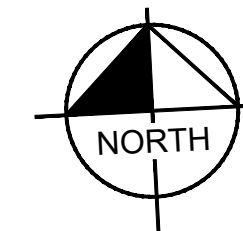
| | |
|-----------------|-----|
| FRONT | 20' |
| REAR | 10' |
| SIDE | 5' |
| CORNER LOT SIDE | 10' |



NOTE:
PARCELS A, B, C, D, E & F, THE PUBLIC PARK, AND COMMON ALLEYS WITH RAE WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION.

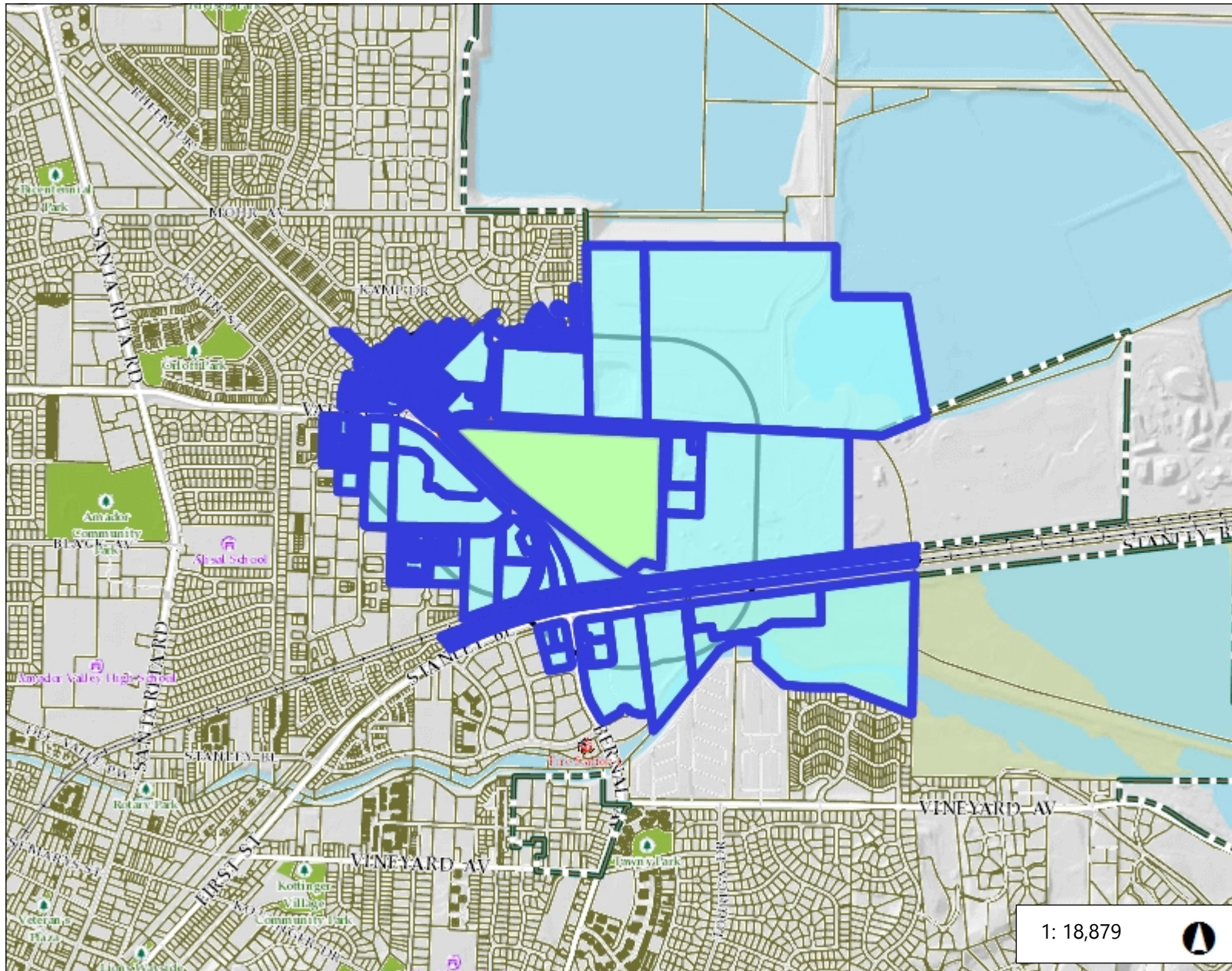


Know what's below. Call before you dig.







3300 BUSCH ROAD

EXHIBIT B



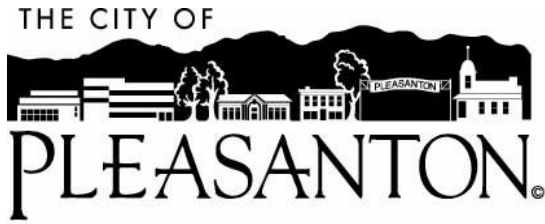
Legend

-  Fire Station
-  School
-  Park
-  Parcels

Notes

Notes

3,146.6 0 1,573.28 3,146.6 Feet



Planning Commission Agenda Report

March 11, 2026
Item 4

- SUBJECT:** Vesting Tentative Subdivision Map 8616
- APPLICANT/
PROPERTY OWNER:** John Spotorno/AVS Ranch, LLC
- PURPOSE:** Request for Time Extension of the approved Vesting Tentative Subdivision Map 8616, a subdivision of an existing approximately 112-acre site into 25 parcels, including 22 single-family residential parcels, two common parcels, and one agriculture/open space parcel, known as Spotorno Ranch.
- LOCATION:** 1000 Minnie Drive (APN 949-16-6)
- GENERAL PLAN:** Low-Density Residential and Open Space – Public Health and Safety
- SPECIFIC PLAN:** Happy Valley Specific Plan
- ZONING:** Planned Unit Development – Semi-Rural Density Residential (PUD-SRDR), Planned Unit Development – Agriculture/Open Space (PUD-A/OS) Districts
- EXHIBITS:**
- A. Draft Resolution Approving the Requested Time Extension
 - B. Vesting Tentative Subdivision Map 8616
 - C. 1st Time Extension Approval
 - D. Location and Notification Map

STAFF RECOMMENDATION AND SUMMARY

The City Council, at its meeting on February 22, 2022, introduced Ordinance No. 2234 and approved Spotorno Ranch residential Development (PUD-138) and Vesting Tentative Subdivision Map 8616.

Section 19.20.130 of the Pleasanton Municipal Code (PMC) states that tentative map approval shall expire 24 months after approval or conditional approval of the tentative map, or such longer time as mandated by the Subdivision Map Act. §19.20.140 of the PMC allows time extension of the approval if the applicant requests such prior to the expiration of the original approval. The PMC allows a total of four extension requests with a cumulative total of six years of extensions. The first request may be for an extension of up to 24 months.

On February 16, 2024, at the applicant's request, a time extension was granted administratively for an additional 24 months, which set the tentative map to expire on March 30, 2026.

On March 13, 2026, the applicant requested additional time be allotted on the tentative subdivision map approval. As no changes are being proposed to the original approval, the staff recommends that the Planning Commission approve the requested time extension.

DISCUSSION

Applicant and its civil engineering team have been working with staff to complete the on- and off-site improvement plans for the subdivision. Given the extent of the work, including the off-site Alisal Trail plan and on-site geotechnical remedial plans, the developer team finds that additional time is warranted to complete the extensive construction plans.

Upon review and internal discussion, the staff finds that the request could be supported, as there are no changes to the original approval.

§19.20.140 of the PMC states the following:

§ 19.20.140. Time extension.

Upon written application of the subdivider made prior to the expiration of the tentative map, the subdivider may apply for an extension.

- A. The first application may be for an extension of up to 24 months.
- B. Up to four subsequent applications may be made for extensions of 12 months each.
- C. A cumulative total of six years of extensions may be granted as provided in subsections A and B, above.
- D. Extensions granted pursuant to this section similarly extend any city legislative, administrative or other approval that pertains to a development project included in the tentative map if such approval has not expired when a complete application for extension was submitted.

This is the second time requesting an extension. If approved, it would extend the map approval for 12 months, or until March 30, 2027.

In addition, Condition No.24 of the City Council Ordinance No. 2234 approving Spotorno Ranch residential development states:

2. **EXPIRATION:** The PUD development plan shall lapse two years from the effective date of this ordinance unless a final map, as applicable, is approved. If a final map is approved, the PUD development plan approval shall lapse when the final map approval expires. If the map is recorded before the final map expires, then the PUD development approval shall not lapse.

With the approval of the requested time extension, the approval of the PUD development plan (PUD-138) would also be extended.

PUBLIC NOTICE

Notices for this hearing were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit D for reference. The public notice was also published in *The Valley Times*. At the time this report was prepared, no comments were received.

ENVIRONMENTAL ASSESSMENT

An environmental review for the Spotorno Ranch residential development was conducted as a Consistency Checklist under Sections 15182 and 15183 of the California Environmental Quality Act (CEQA). The requested time extension for the Vesting Tenant Subdivision Map 8616 does not include changes to the original approval. The request is within the scope of the previously analyzed project. Thus, no further CEQA review is required.

CONCLUSION

The request is for a time extension of the original approval to provide additional time for the applicant and its design team to prepare the required plans and documents. Since no changes are proposed to the project and other associated circumstances remain unchanged, staff supports the requested extension.

Primary Author: Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov.

Reviewed/Approved By:

Derek Farmer, Planning Manager/Deputy Director of the Community and Economic Development Department
Julie Harryman, Assistant City Attorney

RESOLUTION NO. PC-2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING A TIME EXTENSION OF TWELVE MONTHS ENDING ON MARCH 30, 2027 FOR VESTING TENTATIVE SUBDIVISION MAP 8616 FOR THE SPOTORNO RANCH DEVELOPMENT

WHEREAS, Vesting Tentative Subdivision Map 8616 and associated PUD-138 is for a 25-lot residential development, herein referred as “Project,” is located on a vacant lot near 1000 Minnie Drive, (APN 946-16-6); and

WHEREAS, on February 15, 2022, the City Council adopted Ordinance No. 2234 determining that the Project is consistent with the 1998 Happy Valley Specific Plan (HVSP) and its Final Environmental Impact Report (FEIR) (State Clearinghouse No. 97032034, certified June 16, 1998) and will not have a significant effect on the environment and therefore adopting the Initial Study/Consistency Checklist prepared for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15183 and require the Project to comply with the mitigation measures listed therein, and the Project is consistent with the General Plan, HVSP, the purposes of the Planned Unit Development (PUD) ordinance, and Subdivision Map Act; and

WHEREAS, Section 19.20.130 of the Pleasanton Municipal Code (PMC) states that a tentative map shall expire 24 months after approval or conditional approval; and

WHEREAS, on February 16, 2024, the City administratively granted a 24-month extension to Vesting Tentative Subdivision Map 8616 as the requested time extension did not include any changes to the original approval; and

WHEREAS, on February 13, 2026, AVS Ranch LLC, requested a second time extension to Vesting Tentative Subdivision Map 8616 without any changes to the original approval; and

WHEREAS, Section 19.20.140.B of the PMC allows for four additional extensions of 12 months each; and

WHEREAS, per Section 19.20.140.D of the PMC, approval of a tentative map extension also extends legislative, administrative and other approvals pertaining to the development project, which would include PUD-138; and

WHEREAS, at its duly noticed public hearing of March 11, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this request; and

WHEREAS, the Planning Commission makes the required findings as stated in Ordinance No. 2234, as there have been no changes in circumstances.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. The Planning Commission finds that the extension of Vesting Tentative Subdivision Act Map 8616 is consistent with the 1998 Happy Valley Specific Plan and its Final Environmental Impact Report (FEIR) and will not have a significant effect on the environment per the initial Study/Consistency Checklist prepared for the Project pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15183. The Project will continue be required to comply with the mitigation measures listed therein, and the Project is consistent with the General Plan, Happy Valley Specific Plan, the purposes of the PUD ordinance, and Subdivision Map Act and recommending to the City Council that the Project be approved; and require the Project to comply with the mitigation measures listed therein.

Section 2. Extends Vesting Tentative Subdivision Map 8616 approval for 12 months from March 30, 2026 to March 30, 2027.

Section 3. All conditions of approval stated in the City Council Ordinance No. 2234 remain in full force and effect except for the changes in Section 2 above.

Section 4. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on March 11, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chairperson

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

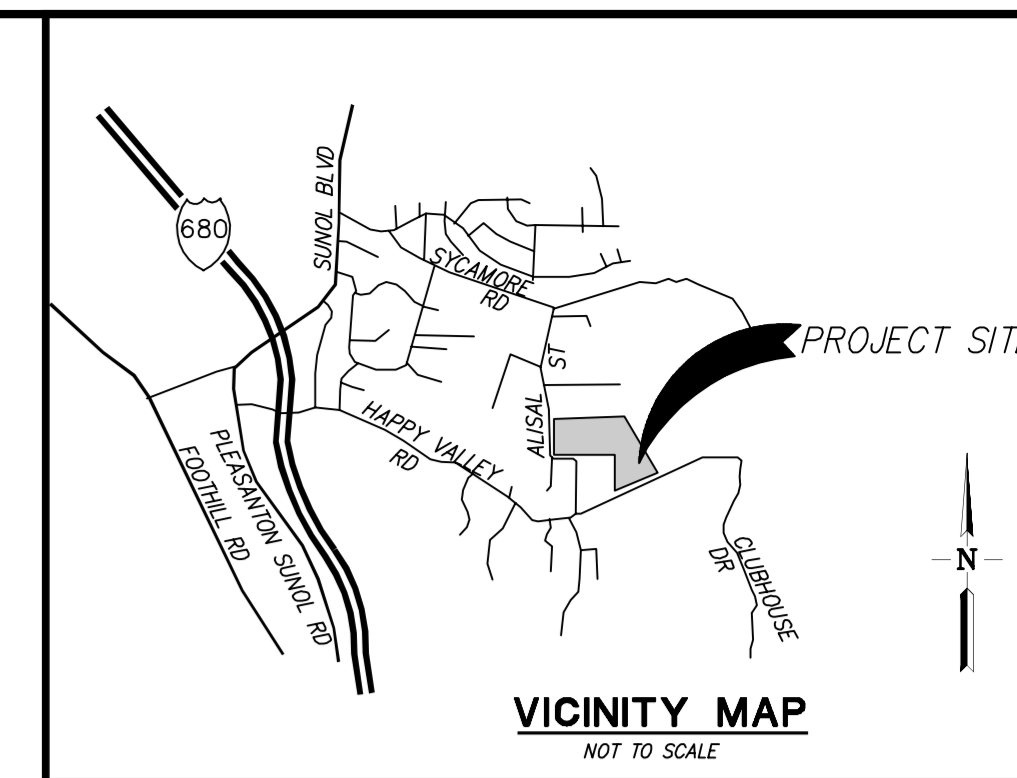
PLANNED UNIT DEVELOPMENT

TRACT 8616 - SPOTORNO RANCH

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: AVS RANCH LLC

EXHIBIT B



| PROPOSED | DESCRIPTION | EXISTING |
|----------|--|----------|
| | TRACT BOUNDARY | |
| | LOT LINE | |
| | RIGHT OF WAY | |
| | CENTER LINE | |
| | RETAINING WALL | |
| | EASEMENT LINE | |
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | WATER | |
| | CURB & GUTTER | |
| | SIDEWALK | |
| | OVERHEAD UTILITIES | |
| | JOINT POLE | |
| | EARTH OR GRASS SWALE | |
| | CONCRETE DITCH | |
| | EXISTING UTILITY TO BE REMOVED/ABANDONED, AS NOTED | |
| | STORM WATER INLET | |
| | FIELD INLET | |
| | AREA DRAIN | |
| | MANHOLE | |
| | FIRE HYDRANT | |
| | BLOW OFF | |
| | SANITARY SEWER CLEAN OUT | |
| | WATER VALVE | |
| | STREET LIGHT MONUMENT | |
| | TRAFFIC SIGN | |
| | STREET NAME SIGN | |
| | FENCE | |
| | BARRICADE | |
| | SLOPE | |
| | HANDICAP RAMP | |
| | CONTOUR ELEVATIONS | |
| | SPOT ELEVATION | |
| | ASPHALT PAVEMENT | |
| | BIORETENTION AREA | |

| ABBREVIATIONS | | | |
|---------------|-----------------------------------|------|--------------------------------|
| AB | AGGREGATE BASE | ME | MAINTENANCE EASEMENT |
| AC | ASPHALT CONCRETE | MH | MANHOLE |
| AD | AREA DRAIN | OH | OVERHEAD UTILITIES |
| BC | BEGINNING OF CURVE | PAE | PRIVATE ACCESS EASEMENT |
| BVC | BEGIN VERTICAL CURVE | PCC | POINT OF COMPOUND CURVE |
| BO | BLOW OFF | PL | PROPERTY LINE |
| BW | BOTTOM OF WALL | PRC | POINT OF REVERSE CURVE |
| CL | CENTER LINE | PSDE | PRIVATE STORM DRAIN EASEMENT |
| CMP | CORRUGATED METAL PIPE | PSE | PUBLIC SERVICE EASEMENT |
| CP | CENTER POINT | PVC | POLYVINYL CHLORIDE PIPE |
| DWY | DRIVEWAY | PVI | POINT OF VERTICAL INTERSECTION |
| DIP | DUCTILE IRON PIPE | RCP | REINFORCED CONCRETE PIPE |
| EC | END OF CURVE | RET | CURB RETURN |
| ESMT | EASEMENT | RW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SDE | STORM DRAIN EASEMENT (PUBLIC) |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT | SNS | STREET NAME SIGN |
| EX | EXISTING | SO | SIDE OPENING INVERT |
| FC | FACE OF CURB | SSCO | SANITARY SEWER CLEAN OUT |
| FG | FINISHED GRADE | SSE | SANITARY SEWER EASEMENT |
| FH | FIRE HYDRANT | STA | STATION |
| FI | FIELD INLET | SW | STORM WATER INLET |
| FL | FLOW LINE | SWK | SIDEWALK |
| GB | GRADE BREAK | TC | TOP OF CURB |
| GR | GRATE | TW | TOP OF WALL |
| HP | HIGH POINT | UGB | URBAN GROWTH BOUNDARY |
| HVSP | HAPPY VALLEY SPECIFIC PLAN | VC | VERTICAL CURVE |
| INV | INVERT ELEVATION | VCP | VITRIFIED CLAY PIPE |
| JP | JOINT POLE | WM | WATER METER |
| LE | LANDSCAPE EASEMENT | | |
| LP | LOW POINT | | |



LOCATION MAP
SCALE: 1"=100'

SHEET INDEX

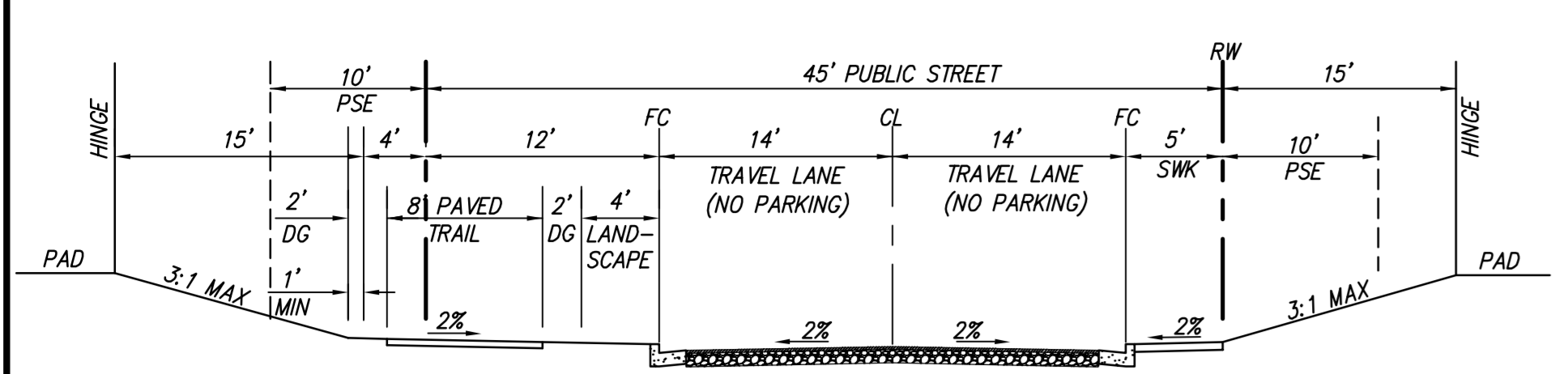
| SHEET NO. | DESCRIPTION |
|-----------|--|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS |
| C-3 | OVERALL SITE PLAN |
| C-4 | PRELIMINARY SITE DEVELOPMENT PLAN |
| C-5 | PRELIMINARY GRADING & UTILITY PLAN |
| C-6 | PRELIMINARY STORM WATER TREATMENT PLAN |
| C-7 | SLOPE CLASSIFICATION MAP |

PROJECT TEAM

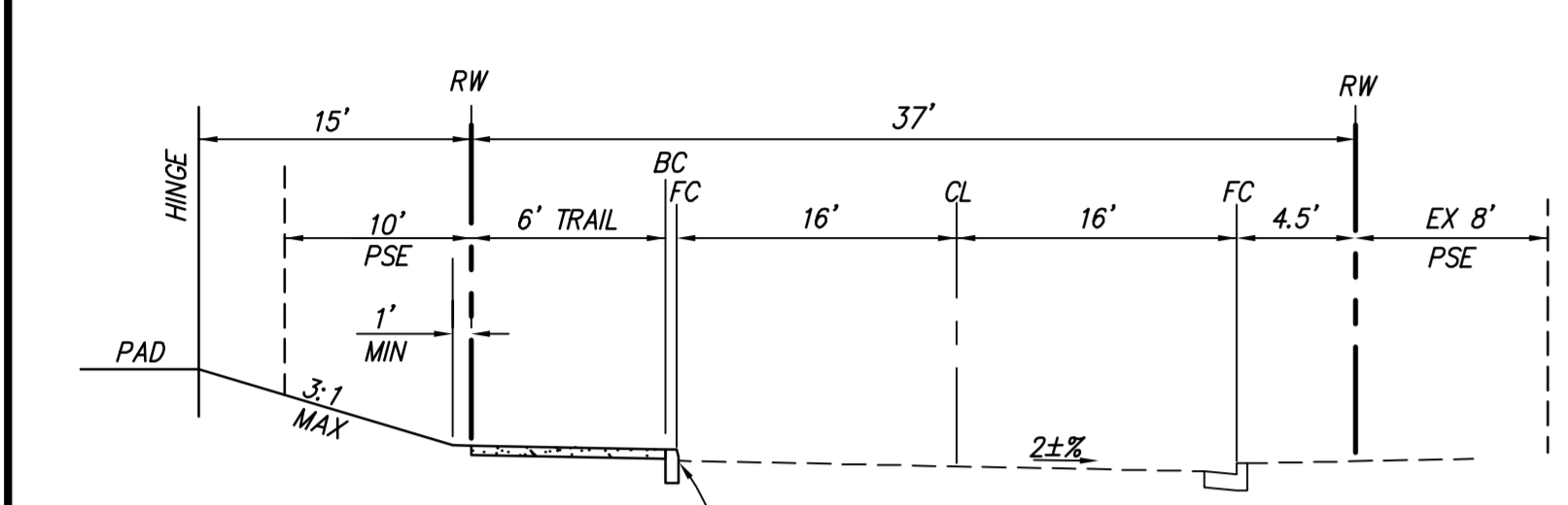
| | |
|---|---|
| <p>Civil Engineering & Planning Ruggeri-Jensen-Azar 4690 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Kirk Myers (925) 227-9100</p> | <p>Landscape Architecture Ripley Design Group 1615 Bonanza Street, Suite 314 Walnut Creek, CA 94596 Contact: Annika Carpenter (925) 938-7377</p> |
| <p>Applicant AVS RANCH LLC PO BOX 487 Pleasanton, CA 94566 Representative: Martin Inderbitzen (925) 876-2091</p> | <p>Architect John Spotorno 1028 Harrison Ave Redwood City, CA 94062 (650) 303-6292</p> |



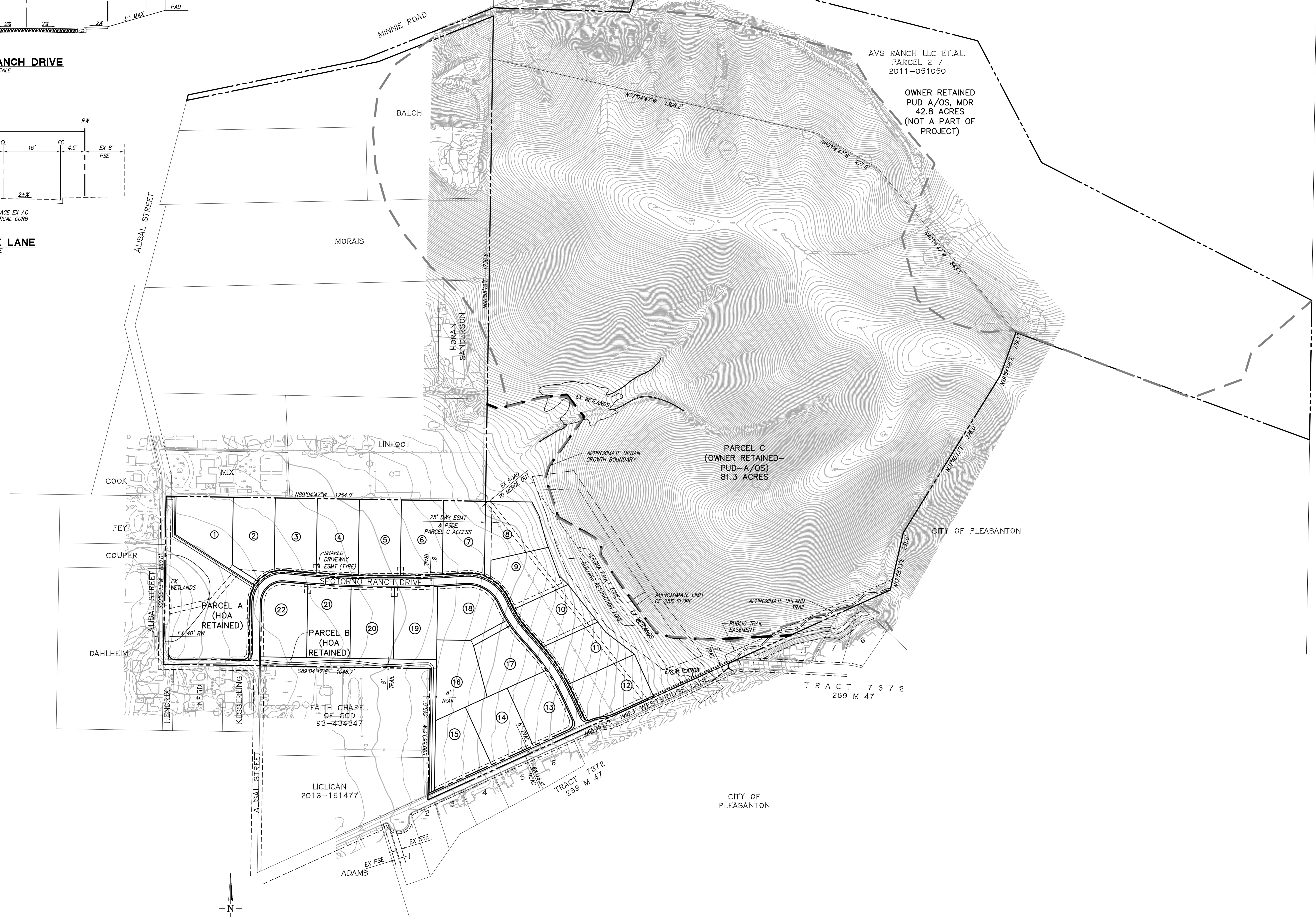
G:\Users\jensen\OneDrive\CAD FILES\2021-Pleasanton\8616-SPOTORNO RANCH\8616-SPOTORNO RANCH.dwg 11/4/2021 10:52:24 AM user: jensen



SPOTORNO RANCH DRIVE
NOT TO SCALE



WESTBRIDGE LANE
NOT TO SCALE

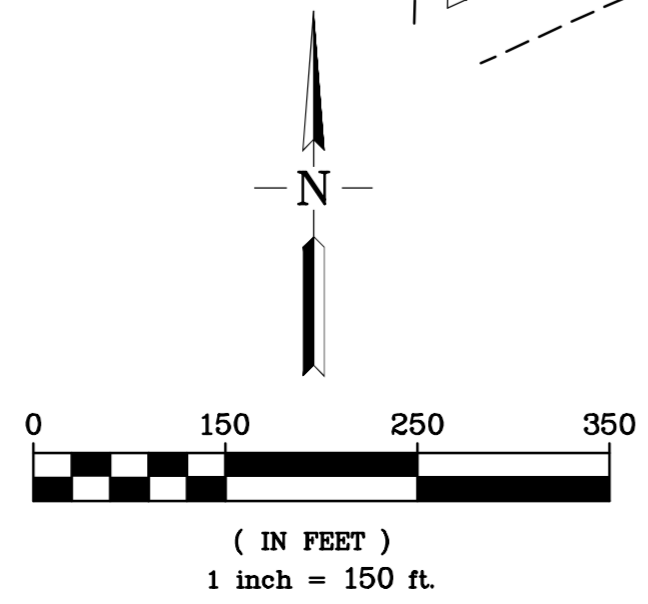


AVS RANCH LLC ET.AL.
PARCEL 2 /
2011-051050

OWNER RETAINED
PUD A/OS, MDR
42.8 ACRES
(NOT A PART OF
PROJECT)

PARCEL C
(OWNER RETAINED-
PUD-A/OS)
81.3 ACRES

TRACT 7372
269 M 47

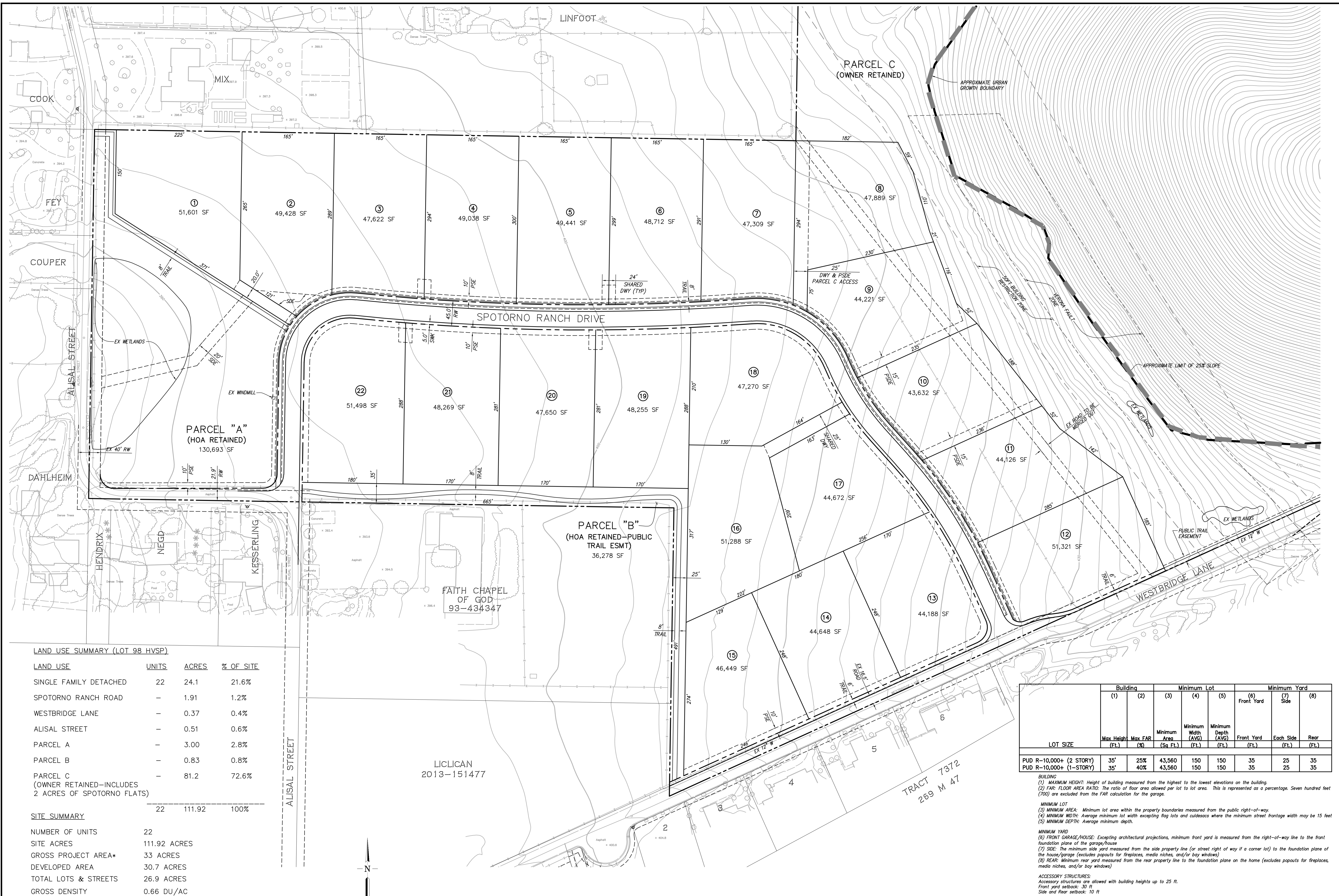


OVERALL SITE PLAN
TRACT 8616 - SPOTORNO RANCH
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: AVS RANCH LLC

PLOTTING NOTE:
SHARED DRIVEWAY LOCATIONS ARE PRELIMINARY IN NATURE AND THE OWNER
RESERVES THE RIGHT TO ADJUST SHARED DRIVEWAY LOCATIONS BASED ON
FINAL ARCHITECTURE AND PLOTTING.
ACCESSORY DWELLING UNIT (ADU) WILL BE PLACED ON NO FEWER THAN 8
LOTS, BUT COULD BE PLACED ON ANY LOT THAT CAN ACCOMMODATE THE
REQUISITE SETBACKS.

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

G:\L262001\201046\CAD_PLEASANTON\201046-PLAN\201046-003P-201046.dwg 11/9/2021 10:42:24 AM JAVANOLA -DCCP



LAND USE SUMMARY (LOT 98 HVSP)

| LAND USE | UNITS | ACRES | % OF SITE |
|--|-----------|---------------|-------------|
| SINGLE FAMILY DETACHED | 22 | 24.1 | 21.6% |
| SPOTORNO RANCH ROAD | - | 1.91 | 1.2% |
| WESTBRIDGE LANE | - | 0.37 | 0.4% |
| ALISAL STREET | - | 0.51 | 0.6% |
| PARCEL A | - | 3.00 | 2.8% |
| PARCEL B | - | 0.83 | 0.8% |
| PARCEL C (OWNER RETAINED-INCLUDES 2 ACRES OF SPOTORNO FLATS) | - | 81.2 | 72.6% |
| SITE SUMMARY | 22 | 111.92 | 100% |

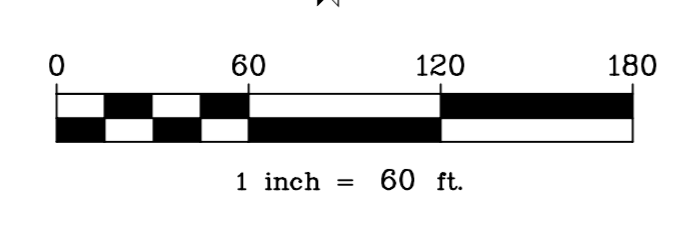
SITE SUMMARY

| | |
|----------------------|--------------|
| NUMBER OF UNITS | 22 |
| SITE ACRES | 111.92 ACRES |
| GROSS PROJECT AREA* | 33 ACRES |
| DEVELOPED AREA | 30.7 ACRES |
| TOTAL LOTS & STREETS | 26.9 ACRES |
| GROSS DENSITY | 0.66 DU/AC |

(LOTS/DEVELOPED AREA)

| | |
|-------------------|-----------|
| SMALLEST LOT SIZE | 43,632 SF |
| LARGEST LOT SIZE | 51,601 SF |
| AVERAGE LOT SIZE | 47,660 SF |

*GROSS PROJECT AREA INCLUDES DEVELOPMENT AREA PLUS APPROXIMATELY 2.3 ACRES OF SPOTORNO FLATS AREA WITHIN PARCEL C



| LOT SIZE | Building | | Minimum Lot | | | Minimum Yard | | |
|-------------------------|----------|-----|-------------|-----|-----|----------------|----------|----------|
| | (1) | (2) | (3) | (4) | (5) | (6) Front Yard | (7) Side | (8) Rear |
| PUD R-10,000+ (2 STORY) | 35' | 25% | 43,560 | 150 | 150 | 35 | 25 | 35 |
| PUD R-10,000+ (1-STORY) | 35' | 40% | 43,560 | 150 | 150 | 35 | 25 | 35 |

BUILDING
 (1) MAXIMUM HEIGHT: Height of building measured from the highest to the lowest elevations on the building.
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage.

MINIMUM LOT
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
 (4) MINIMUM WIDTH: Average minimum lot width excluding flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet
 (5) MINIMUM DEPTH: Average minimum depth.

MINIMUM YARD
 (6) FRONT GARAGE/HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
 (7) SIDE: The minimum side yard measured from the side property line (or street right of way if a corner lot) to the foundation plane of the house/garage (excludes papouts for fireplaces, media niches, and/or bay windows).
 (8) REAR: Minimum rear yard measured from the rear property line to the foundation plane on the home (excludes papouts for fireplaces, media niches, and/or bay windows).

ACCESSORY STRUCTURES:
 Accessory structures are allowed with building heights up to 25 ft.
 Front yard setback: 30 ft.
 Side and Rear setback: 10 ft.

PRELIMINARY SITE DEVELOPMENT PLAN
TRACT 8616 - SPOTORNO RANCH
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: AVS RANCH LLC

PLOTTING NOTE:
 SHARED DRIVEWAY LOCATIONS ARE PRELIMINARY IN NATURE AND THE OWNER RESERVES THE RIGHT TO ADJUST SHARED DRIVEWAY LOCATIONS BASED ON FINAL ARCHITECTURE AND PLOTTING.

ACCESSORY DWELLING UNIT (ADU) WILL BE PLACED ON NO FEWER THAN 8 LOTS, BUT COULD BE PLACED ON ANY LOT THAT CAN ACCOMMODATE THE REQUISITE SETBACKS.

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



ESTIMATED EARTHWORK QUANTITIES

| ITEMS | CUT (C.Y.) | FILL (C.Y.) |
|-------------------------|------------|-------------|
| RESIDENTIAL LOTS | 10,400 | 33,000 |
| NON-RESIDENTIAL PARCELS | 12,000 | 2,000 |
| BIORETENTION SPOIL | 1,500 | 0 |
| STREETS/TRAIL | 2,100 | 400 |
| UTILITY SPOIL | 5,000 | 0 |
| LOT SPOIL (200 CY/LOT) | 4,400 | 0 |
| LANDSLIDE REPAIR | 31,000 | 31,000 |
| TOTAL | 66,400 | 66,400 |

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

STREET UTILITY NOTES:
 ALL STREETS ARE TO BE PUBLIC.
 STORM DRAIN: ALL PROPOSED STORM DRAIN CONDUITS AND INLETS WITHIN ROAD RIGHT OF WAY ARE TO BE PUBLICLY OWNED AND MAINTAINED.
 STORM DRAIN CONDUITS AND INLETS ON PARCEL C AND PRIVATE LOTS ARE PRIVATELY OWNED AND MAINTAINED. BIO-RETENTION TREATMENT AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE HOME OWNER'S ASSOCIATION.
 SANITARY SEWER: ALL PROPOSED SANITARY SEWER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.
 WATER: ALL PROPOSED WATER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED.

PRELIMINARY GRADING AND UTILITY PLAN
TRACT 8616 - SPOTORNO RANCH
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: AVS RANCH LLC


RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300
 DATE: NOVEMBER 4, 2021 JOB NO. 201046 SHEET C-5 OF 7

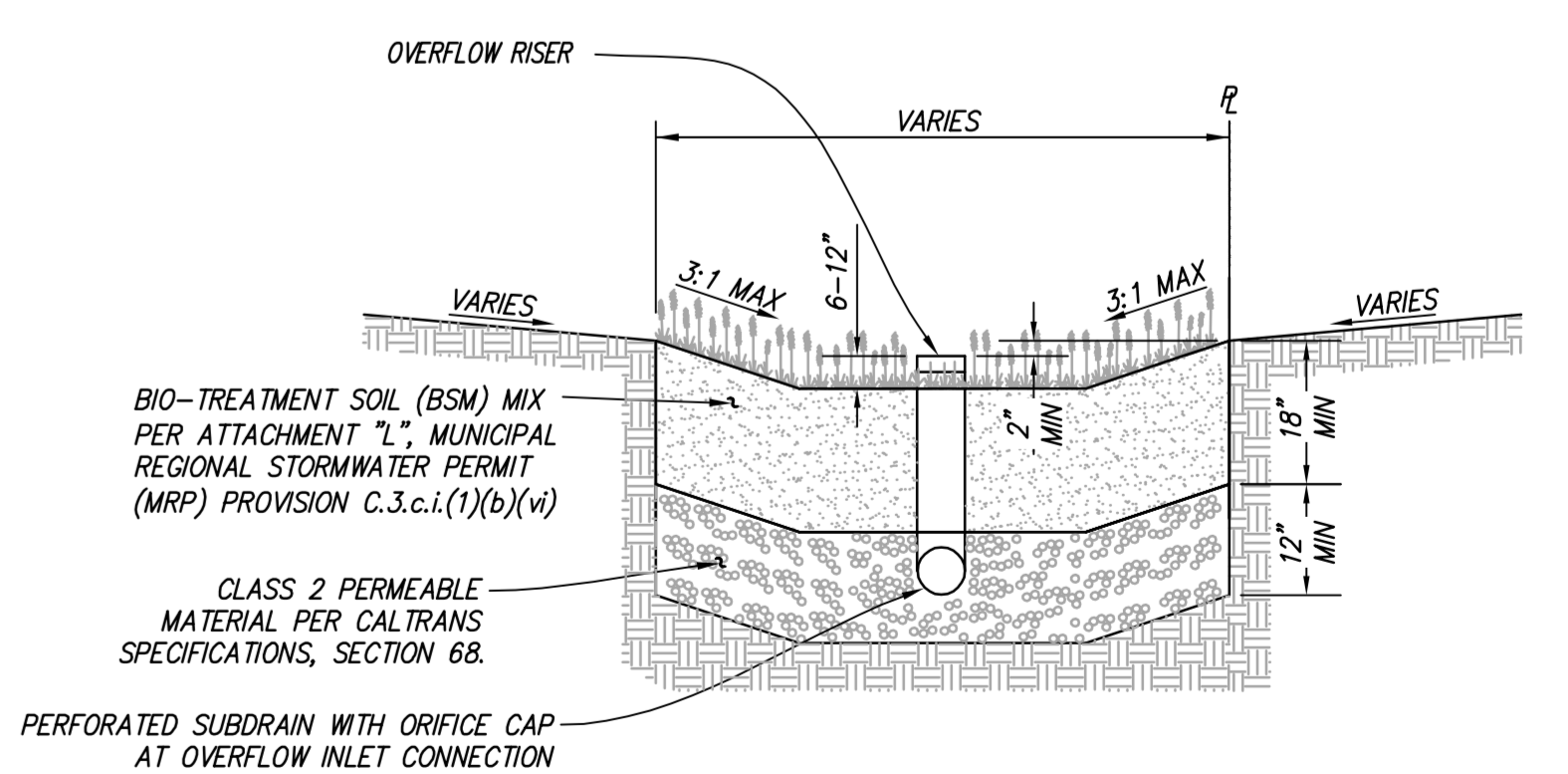


LEGEND

- DRAINAGE AREA BOUNDARY
- BIO-RETENTION AREA
- SELF RETAINING AREA

LICLICAN
2013-151477

| AREA ID | AREA OF ASPHALT (SF) | AREA OF CONCRETE (SF) | AREA OF LANDSCAPING (SF) | AREA OF ROOF (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | 4% SIZING FACTOR (SF) | BIORETENTION AREA PROVIDED | BIORETENTION AREA ID |
|---------|----------------------|-----------------------|--------------------------|-------------------|--------------------------------|-----------------------|----------------------------|----------------------|
| DMA 1 | 15,000 | 111,900 | 15,000 | 41,190 | 1,648 | 1,800 | BMP 1 | |
| DMA 2 | 63,200 | 127,000 | 771,700 | 95,000 | 362,370 | 14,495 | BMP 2 | |



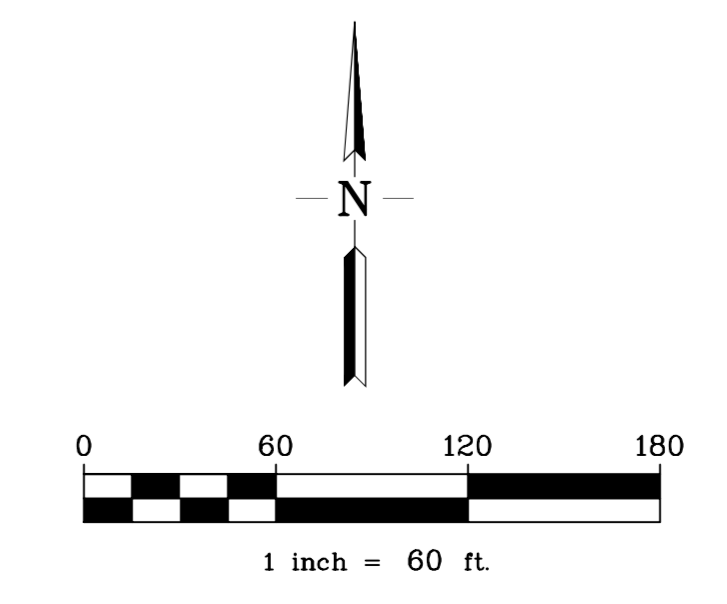
MAINTENANCE NOTE: OPERATION AND MAINTENANCE OF THE PROPOSED BIO-RETENTION AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA) OR SIMILAR BODY. SAID HOA SHALL ENTER INTO AN OPERATION AND MAINTENANCE AGREEMENT WITH THE CITY OF PLEASANTON TO ENSURE OPERATION AND MAINTENANCE OBLIGATIONS ARE MET.

BIO-RETENTION AREA
NOT TO SCALE

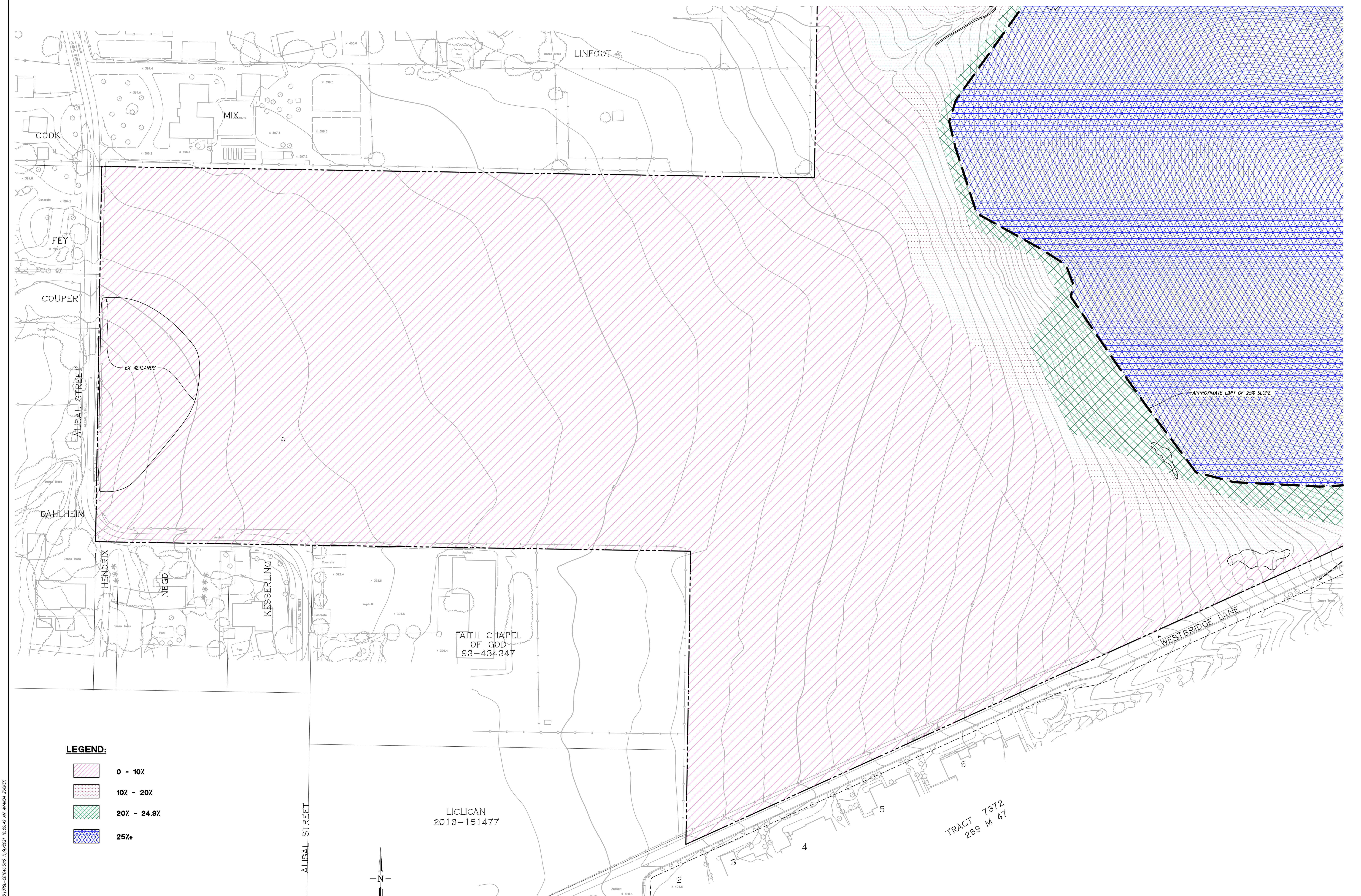
THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 2, 2016, AND THE FOLLOWING CRITERIA:
 a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR.
 d. 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA.

SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 a. SIZING FACTOR = $(0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$
 THE ABOVE CALCULATIONS ASSUME AN AVERAGE OF 10,000 SF OF IMPERVIOUS SURFACE PER LOT
 THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

PRELIMINARY STORMWATER TREATMENT PLAN
TRACT 8616 - SPOTORNO RANCH
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: AVS RANCH LLC

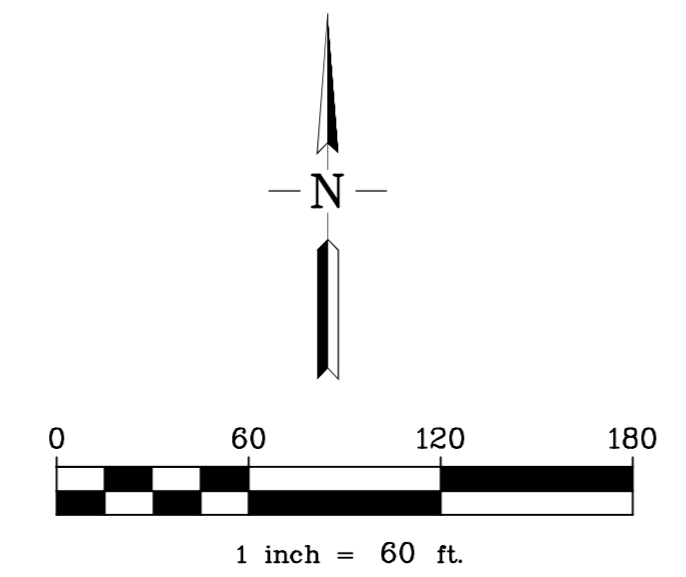


RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300



LEGEND:

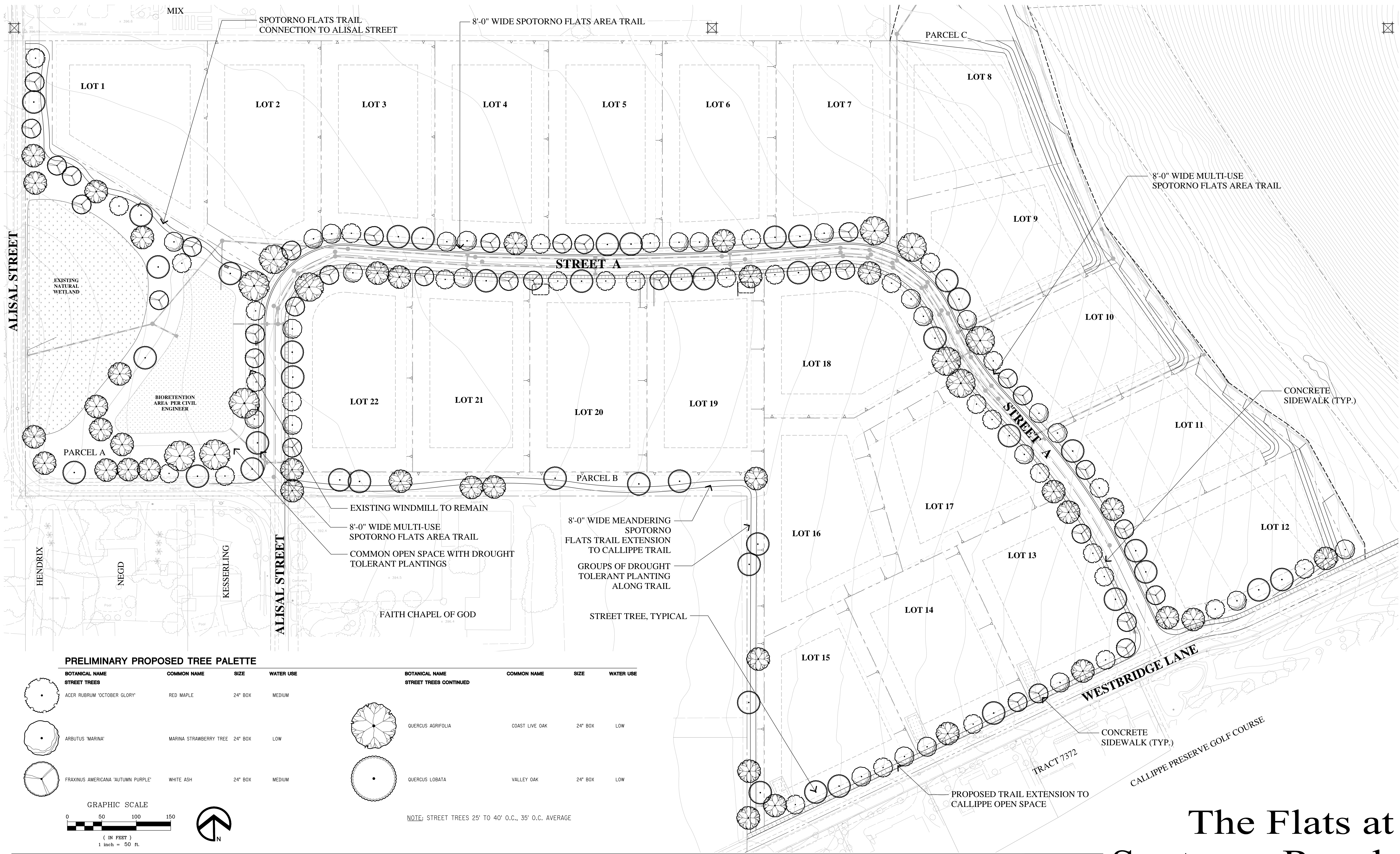
| | |
|--|-------------|
| | 0 - 10% |
| | 10% - 20% |
| | 20% - 24.9% |
| | 25%+ |



SLOPE CLASSIFICATION MAP
TRACT 8616 - SPOTORNO RANCH
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: AVS RANCH LLC

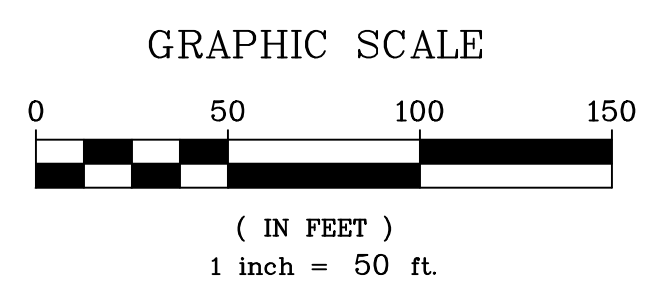
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\1262001\001961\JOB FILES\25-PLAN\101\25-2016\DWG\17_4_2021_10:58:49 AM_AWARDS_210052



PRELIMINARY PROPOSED TREE PALETTE

| BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
|------------------------------------|------------------------|---------|-----------|-------------------------------|----------------|---------|-----------|
| STREET TREES | | | | STREET TREES CONTINUED | | | |
| ACER RUBRUM 'OCTOBER GLORY' | RED MAPLE | 24" BOX | MEDIUM | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX | LOW |
| ARBUTUS 'MARINA' | MARINA STRAWBERRY TREE | 24" BOX | LOW | QUERCUS LOBATA | VALLEY OAK | 24" BOX | LOW |
| FRAXINUS AMERICANA 'AUTUMN PURPLE' | WHITE ASH | 24" BOX | MEDIUM | | | | |



NOTE: STREET TREES 25' TO 40' O.C., 35' O.C. AVERAGE

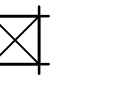
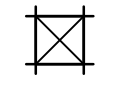
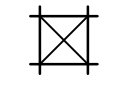
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

AVS RANCH LLC

Preliminary Landscape Plan

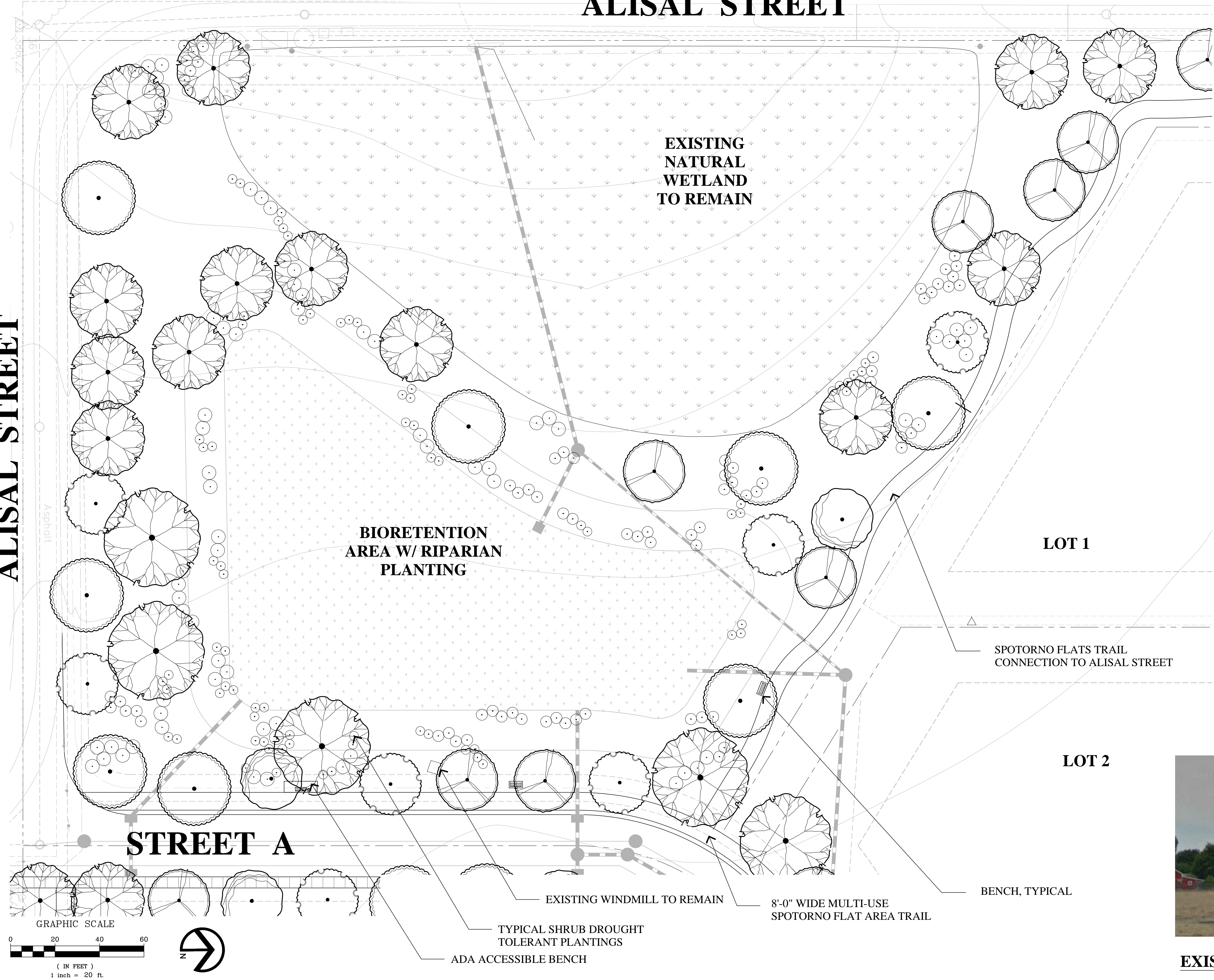
The Flats at Spotorno Ranch
 Pleasanton, California

SEPTEMBER 27, 2021



ALISAL STREET

ALISAL STREET



PRELIMINARY PROPOSED BIORETENTION/WETLAND & PARCEL B RESPITE AREA PLANT PALETTE

| COMMON NAME | COMMON NAME | WATER USE |
|-------------------------------------|----------------------|-----------|
| SHRUBS | | |
| BACCHARIS PILLULARIS 'PIGEON POINT' | DWARF COYOTE BRUSH | LOW |
| HETEROMELES ARBUTIFOLIA | TOYON | LOW |
| JUNCUS PATENS | CALIFORNIA GREY RUSH | LOW |
| MIMULUS GUTTATUS | SEEP MONKEYFLOWER | LOW |
| RHAMNUS CALIFORNICA 'EVE CASE' | COFFEEBERRY | LOW |
| RIBES VIBURNIFOLIUM | EVERGREEN CURRANT | LOW |
| ROSA CALIFORNICA | CALIFORNIA ROSE | LOW |



JUNCUS PATENS 'ELK BLUE'
CALIFORNIA GREY RUSH



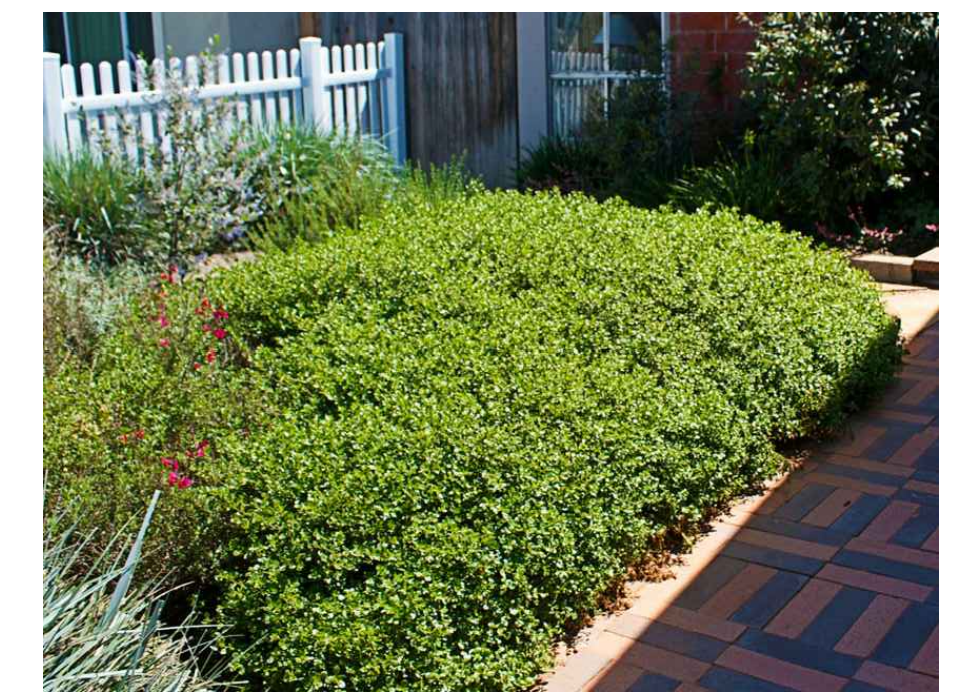
ROSA CALIFORNICA
CALIFORNIA WILD ROSE



RHAMNUS CALIFORNICA 'EVE CASE'
COFFEEBERRY



RIBES VIBURNIFOLIUM
EVERGREEN CURRANT



BACCHARIS PIULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH



HETEROMELES ARBUTIFOLIA
TOYON



MIMULUS GUTTATUS
SEEP MONKEYFLOWER



EXISTING WINDMILL

AVS RANCH LLC

Preliminary Common Open Space Enlargements

The Flats at Spotorno Ranch

Pleasanton, California

SEPTEMBER 27, 2021

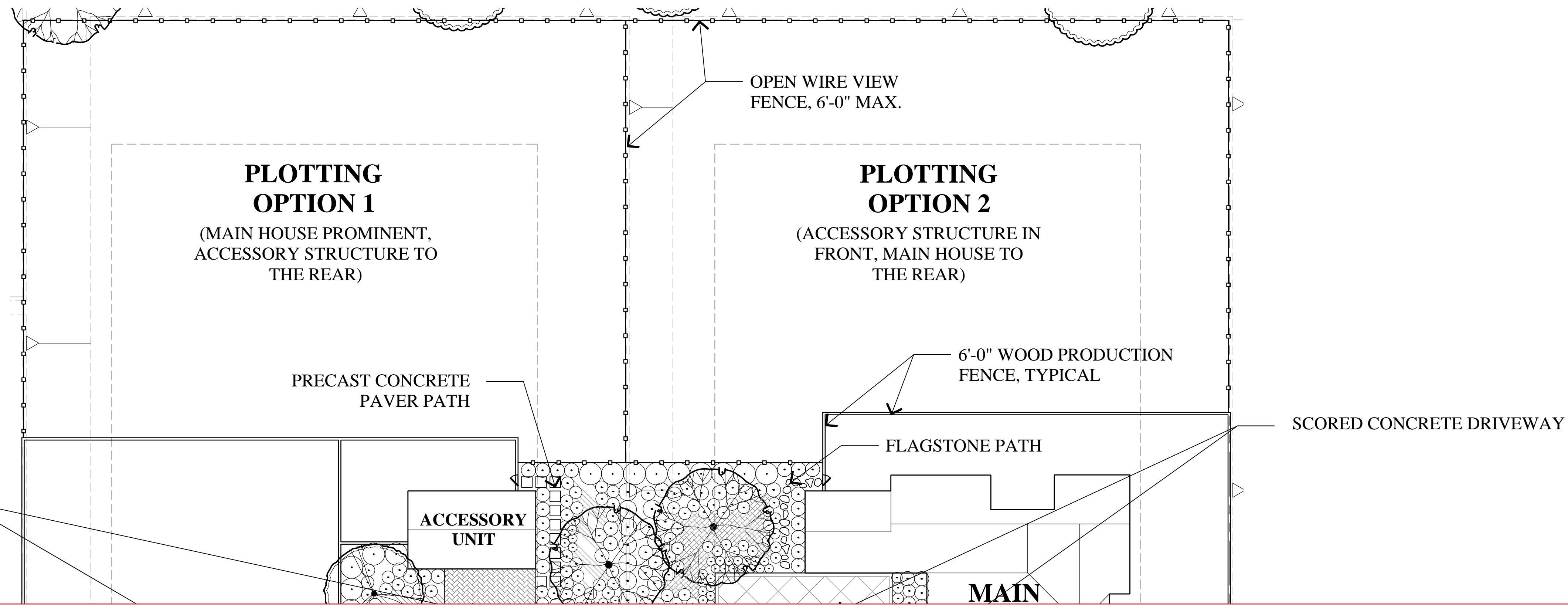
L2

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

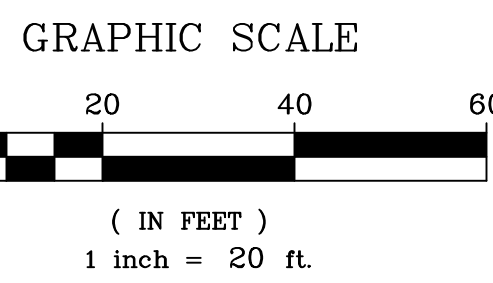
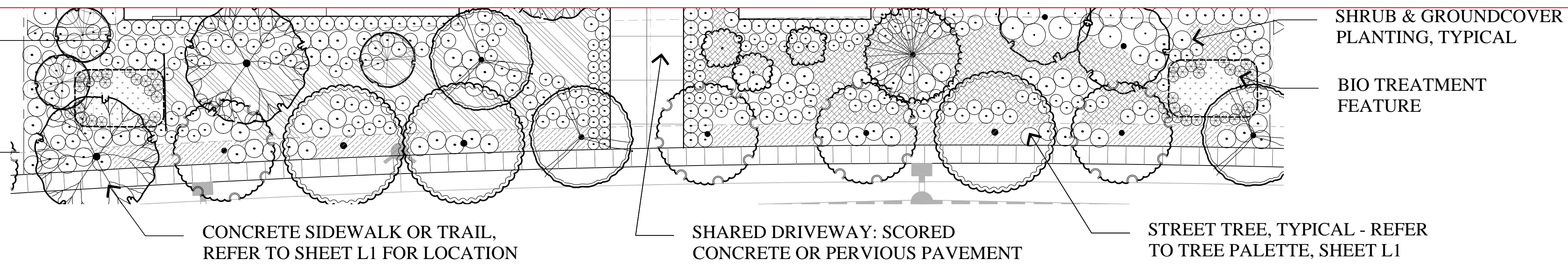


LANDSCAPE DESIGN NOTES:

- 1. ALL LANDSCAPE TO BE CONSISTANT WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE (WELO) AND BAY FRIENDLY BASICS (BFB) REQUIREMENTS.
2. STREET TREES TO BE PLANTED AT 25'-35' O.C. AVERAGE, MAXIMUM 40' O.C.
3. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
4. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
5. DEVELOPMENT SHALL HAVE PEDESTRIAN SCALE LIGHTING WITH 12-14' HIGH FIXTURES TO MEET CITY ILLUMINATION STANDARDS.
6. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
7. SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN OR EQUAL TO 8 FEET WIDE TO PREVENT OVERSPRAY AND RUNOFF.
8. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
9. PLANTING AREAS SHALL RECEIVE ORGANIC COMPOST AS THE SOIL AMENDMENT, AT THE RATES INDICATED BY A SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST.
10. PLANTING SELECTION SHALL BE SPACED IN ACCORDANCE TO THEIR NATURAL SIZE AND SHAPE.
11. PLANTING SELECTION WILL INCLUDE A MINIMUM OF 75% CLIMATE ADAPTED SPECIES THAT REQUIRE LITTLE TO NO SUMMER WATERING ONCE ESTABLISHED.
12. PLANTING SELECTION WILL NOT INC TO THE SAN FRANCISCO BAY AREA.
13. NO MORE THAT 25% OF PLANTING
14. ALL IRRIGATION CONTROLLERS SHAL



NOT PART OF THE PROPOSAL.



PRELIMINARY PROPOSED RESIDENTIAL PLANT PALETTE

Table with 12 columns: Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use, Botanical Name, Common Name, Water Use. Lists various plant species and their characteristics.

The Flats at Spotorno Ranch Pleasanton, California

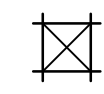
LANDSCAPE ARCHITECTURE LAND PLANNING 1615 BONANZA STREET SUITE 314 WALNUT CREEK, CA 94596 TEL: 925.938.7377 FAX: 925.9387436

AVS RANCH LLC

Preliminary Front Yard Landscape Typicals

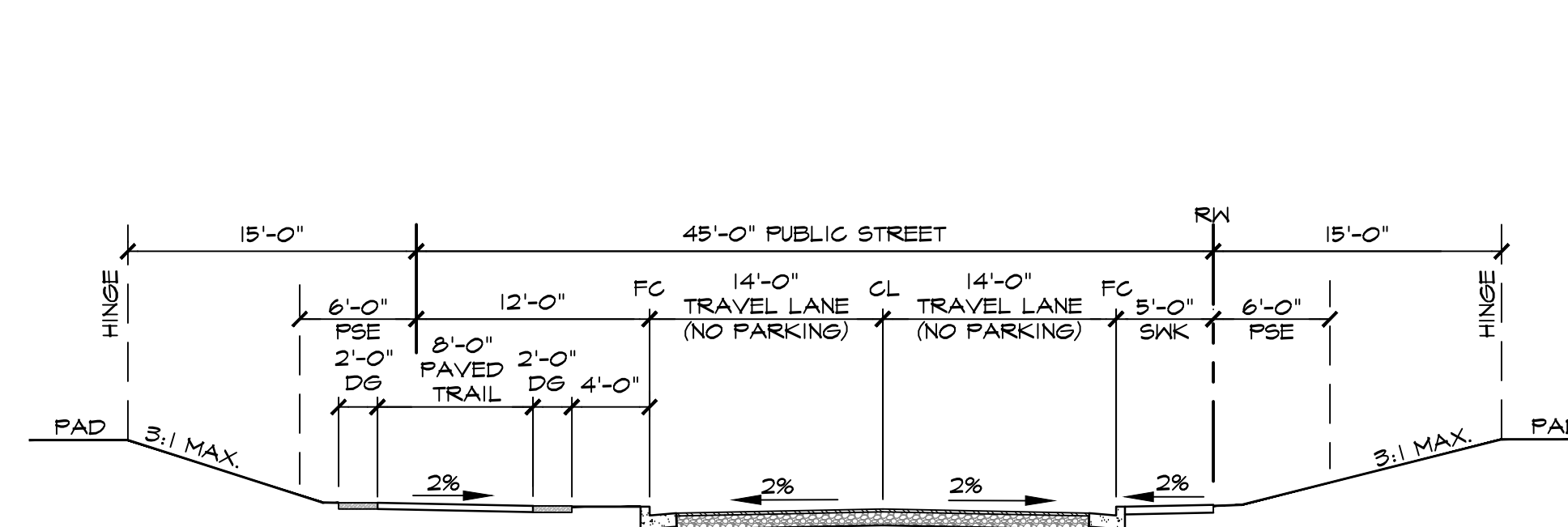
SEPTEMBER 27, 2021

L3

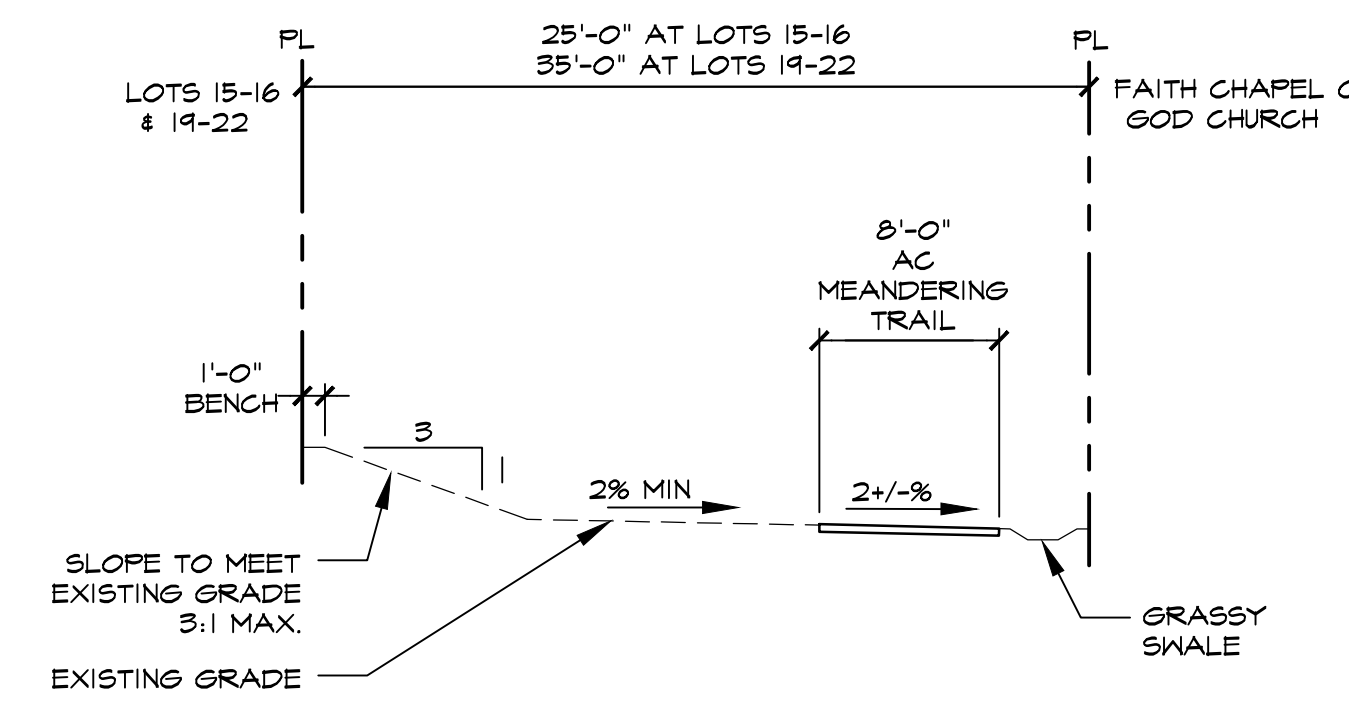


TRAIL LEGEND

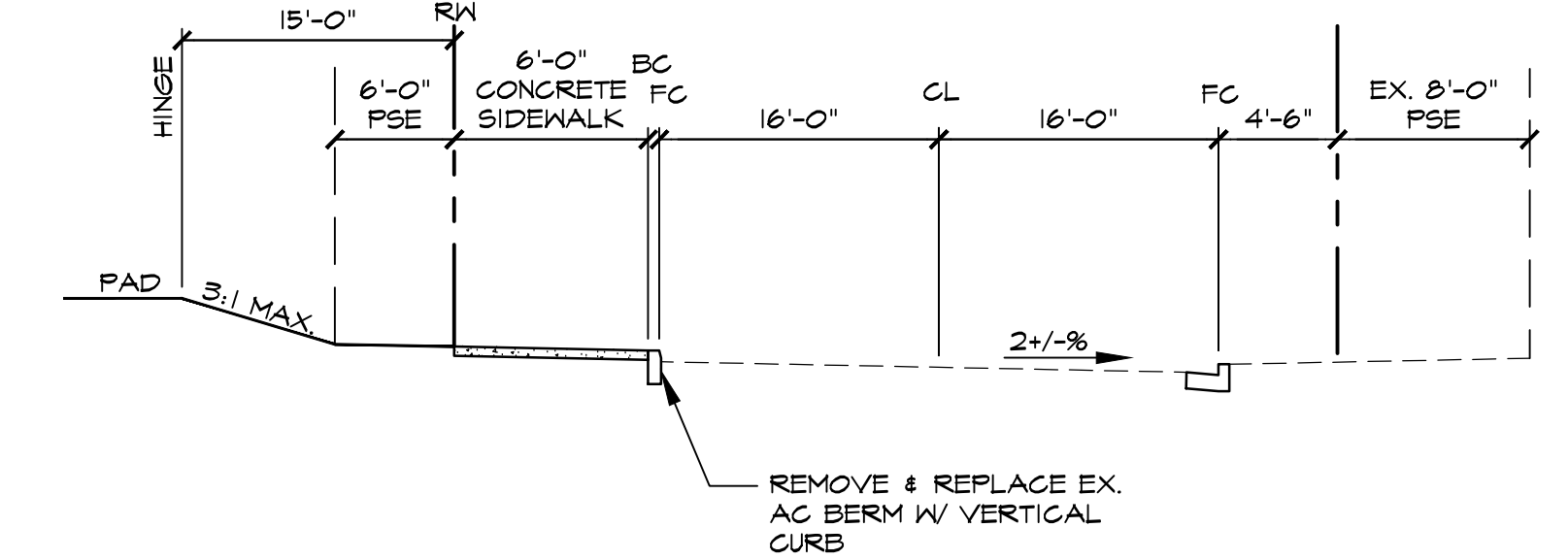
- SPOTORNO FLATS TRAIL
(CONCRETE, 8' WIDE, CITY-MAINTAINED)
- SPOTORNO FLATS TRAIL
(AC PAVED, 8' WIDE, HOA-MAINTAINED)
- CALLIPPE TRAIL EXTENSION
(PROPOSED - PAVED, 6' WIDE MIN.
UNLESS OTHERWISE NOTED)
- CALLIPPE TRAIL EXTENSION
(PROPOSED - NATURAL, 6' WIDE MIN.,
HOA OWNED & MAINTAINED)
- WESTBRIDGE TRAIL EXTENSION BY OTHERS
- FOLEY TRAIL
(NAT., 6' WIDE MIN.)
- CALLIPPE TRAIL EXISTING
- FOLEY TRAIL CONNECTION BY OTHERS
- ALISAL TRAILS BY OTHERS



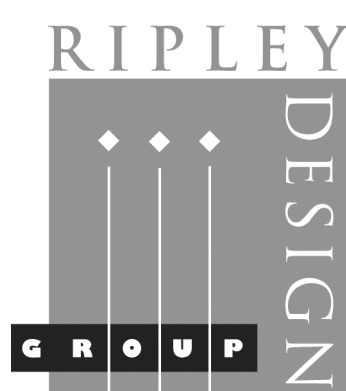
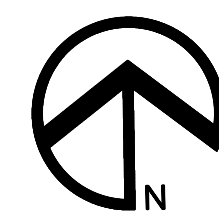
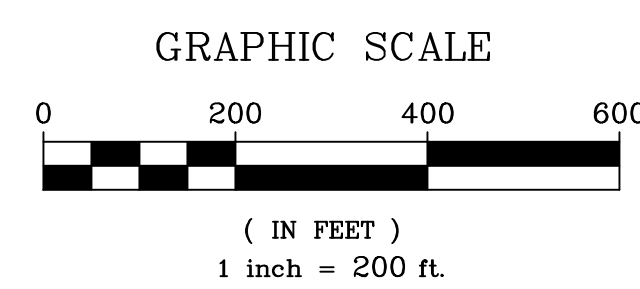
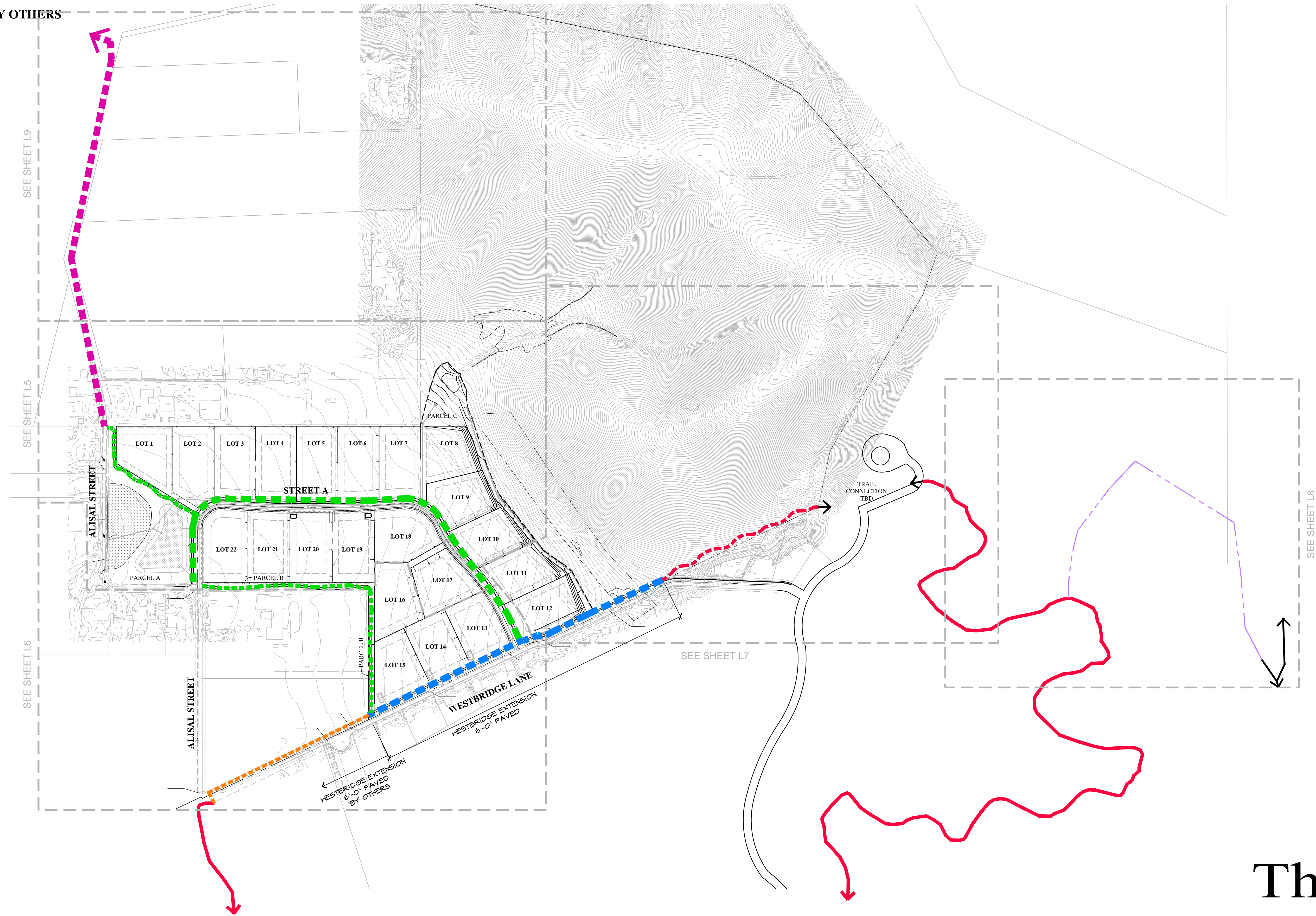
STREET A NOT TO SCALE
02 -



**PARCEL B
(ALONG LOTS 15-16 & 19-22)** NOT TO SCALE
02 -



**WESTBRIDGE LANE
(LOTS 12-15)** NOT TO SCALE
02 -



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

AVS RANCH LLC

Preliminary Master Trail Plan





The Flats at Spotorno Ranch






Pleasanton, California

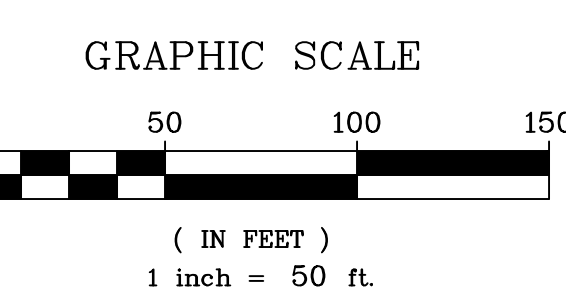
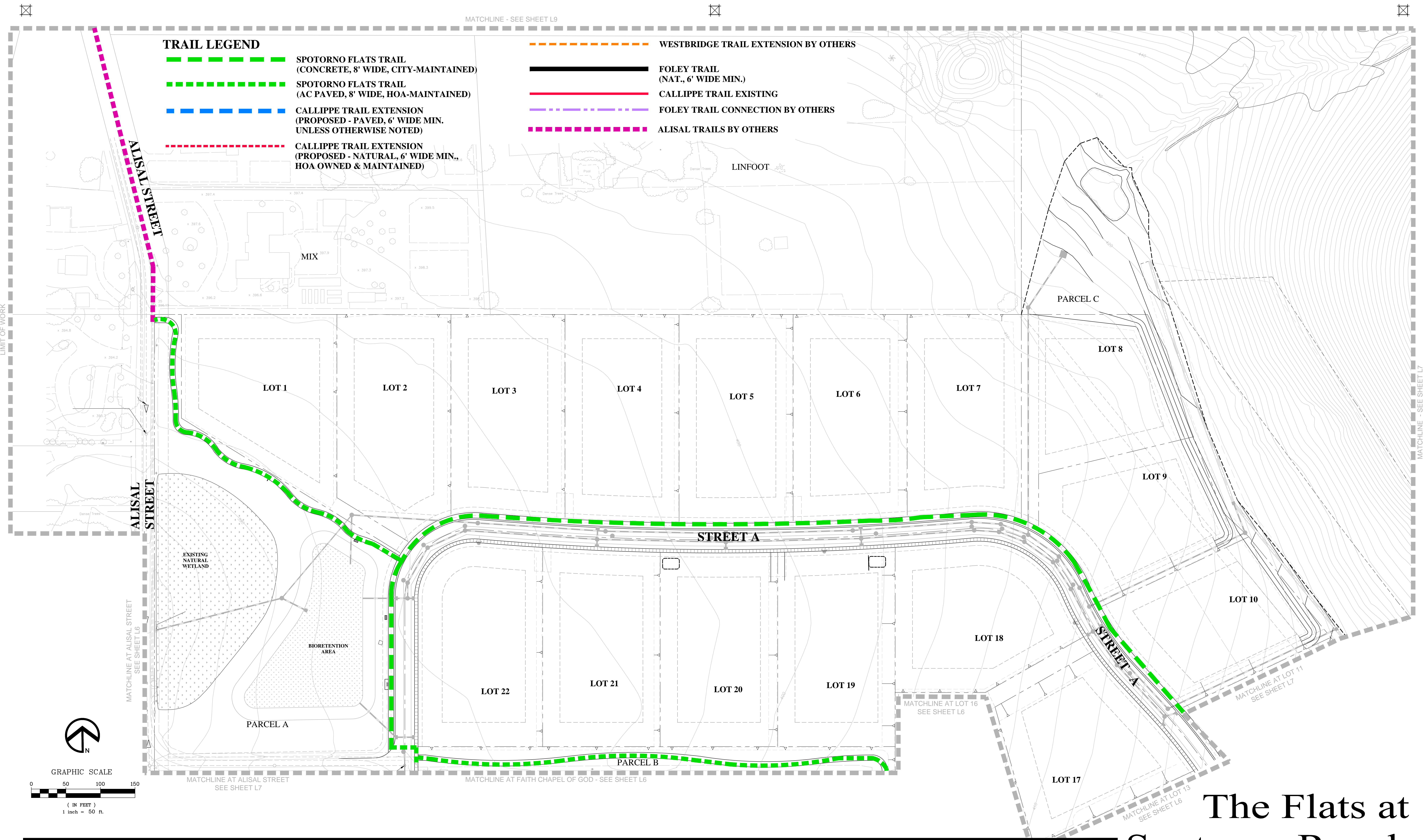
September 27, 2021

L4

TRAIL LEGEND

-  SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
-  SPOTORNO FLATS TRAIL (AC PAVED, 8' WIDE, HOA-MAINTAINED)
-  CALLIPPE TRAIL EXTENSION (PROPOSED - PAVED, 6' WIDE MIN. UNLESS OTHERWISE NOTED)
-  CALLIPPE TRAIL EXTENSION (PROPOSED - NATURAL, 6' WIDE MIN., HOA OWNED & MAINTAINED)

-  WESTBRIDGE TRAIL EXTENSION BY OTHERS
-  FOLEY TRAIL (NAT., 6' WIDE MIN.)
-  CALLIPPE TRAIL EXISTING
-  FOLEY TRAIL CONNECTION BY OTHERS
-  ALISAL TRAILS BY OTHERS



RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

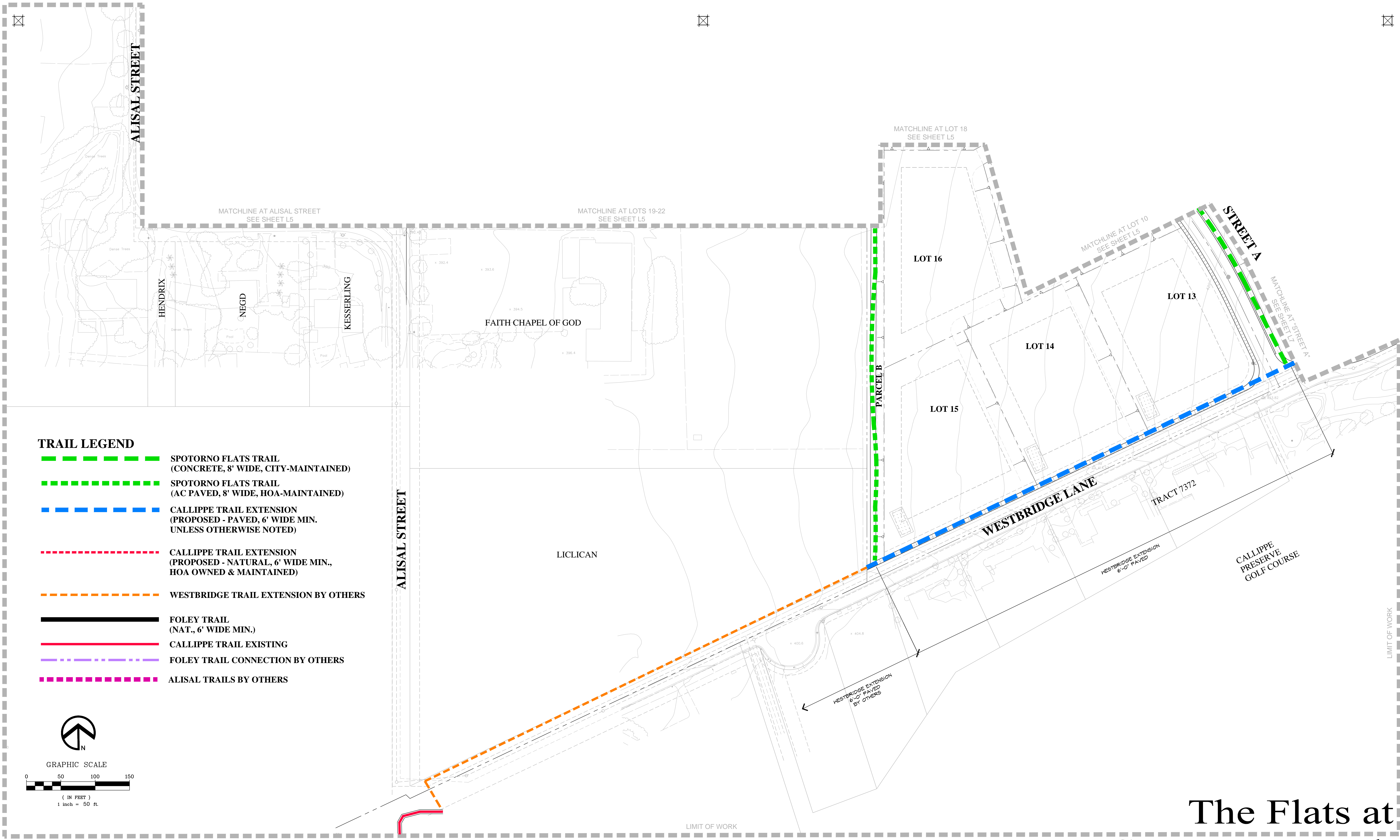
AVS RANCH LLC

Preliminary Trail Plan

The Flats at Spotorno Ranch
Pleasanton, California

SEPTEMBER 27, 2021

L5



AVS RANCH LLC

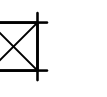
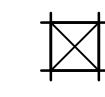
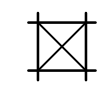
The Flats at Spotorno Ranch

Pleasanton, California

Preliminary Trail Plan

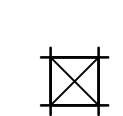
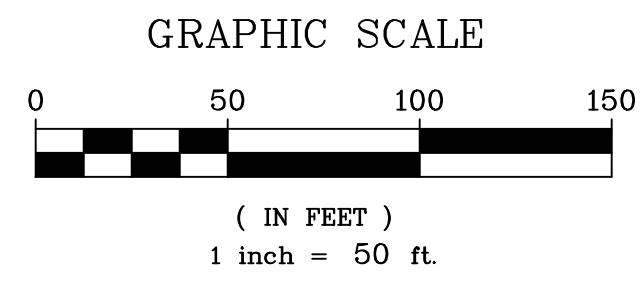
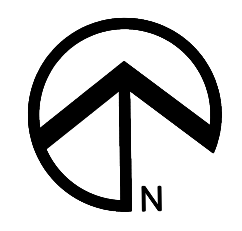
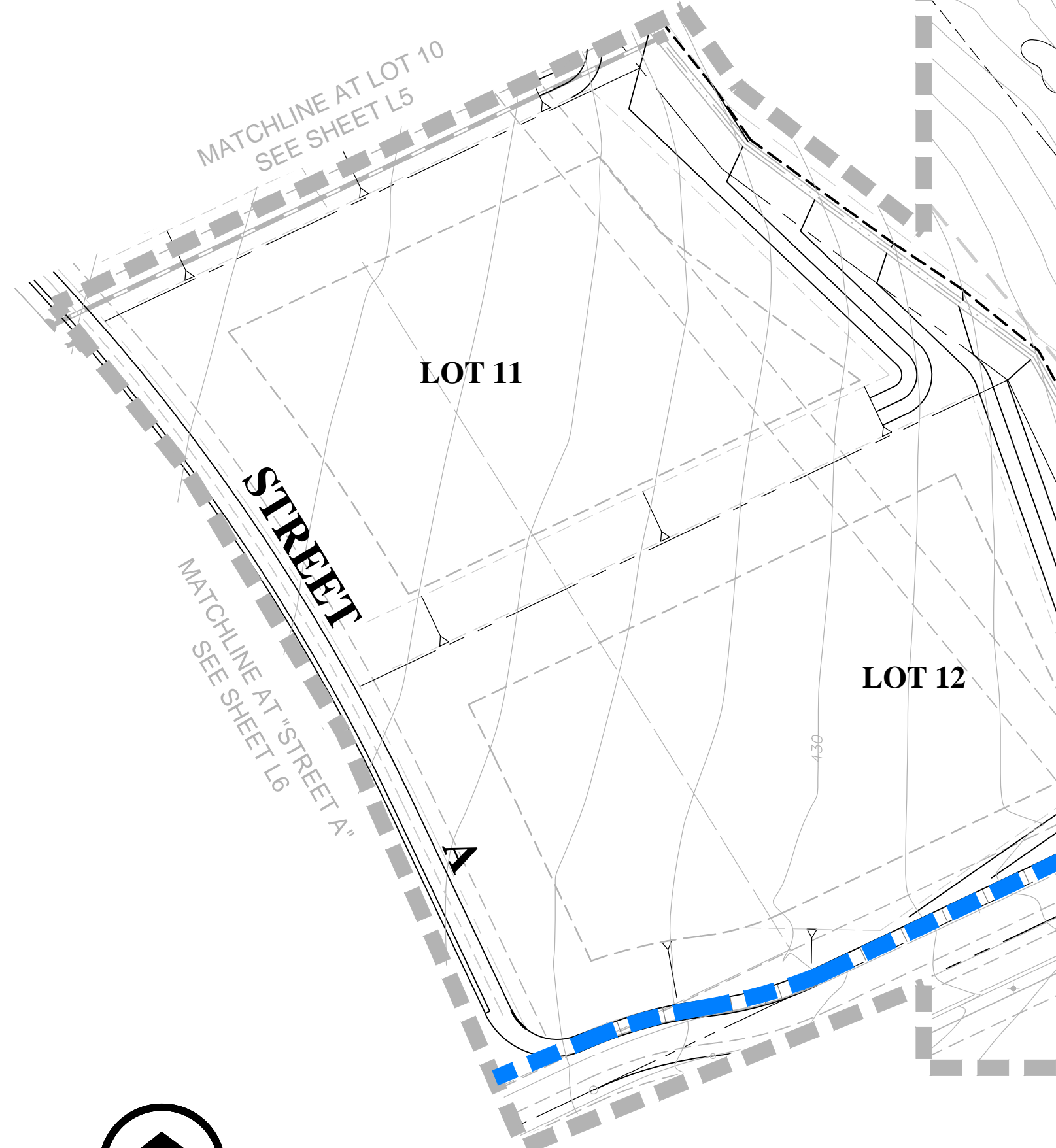
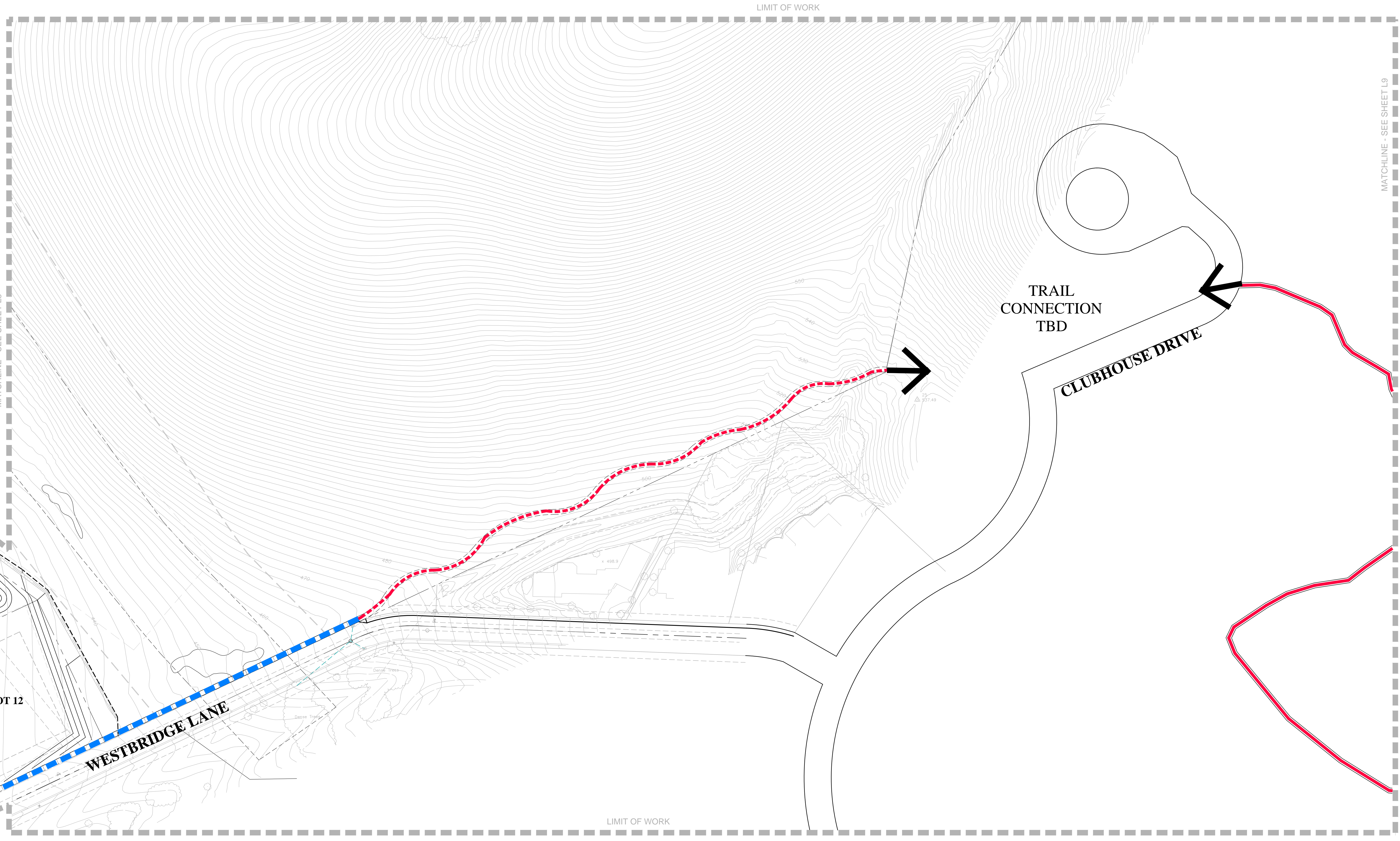
SEPTEMBER 27, 2021

RIPLEY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

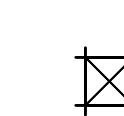


TRAIL LEGEND

- SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
- SPOTORNO FLATS TRAIL (AC PAVED, 8' WIDE, HOA-MAINTAINED)
- CALLIPPE TRAIL EXTENSION (PROPOSED - PAVED, 6' WIDE MIN. UNLESS OTHERWISE NOTED)
- CALLIPPE TRAIL EXTENSION (PROPOSED - NATURAL, 6' WIDE MIN., HOA OWNED & MAINTAINED)
- WESTBRIDGE TRAIL EXTENSION BY OTHERS
- FOLEY TRAIL (NAT., 6' WIDE MIN.)
- CALLIPPE TRAIL EXISTING
- FOLEY TRAIL CONNECTION BY OTHERS
- ALISAL TRAILS BY OTHERS



AVS RANCH LLC



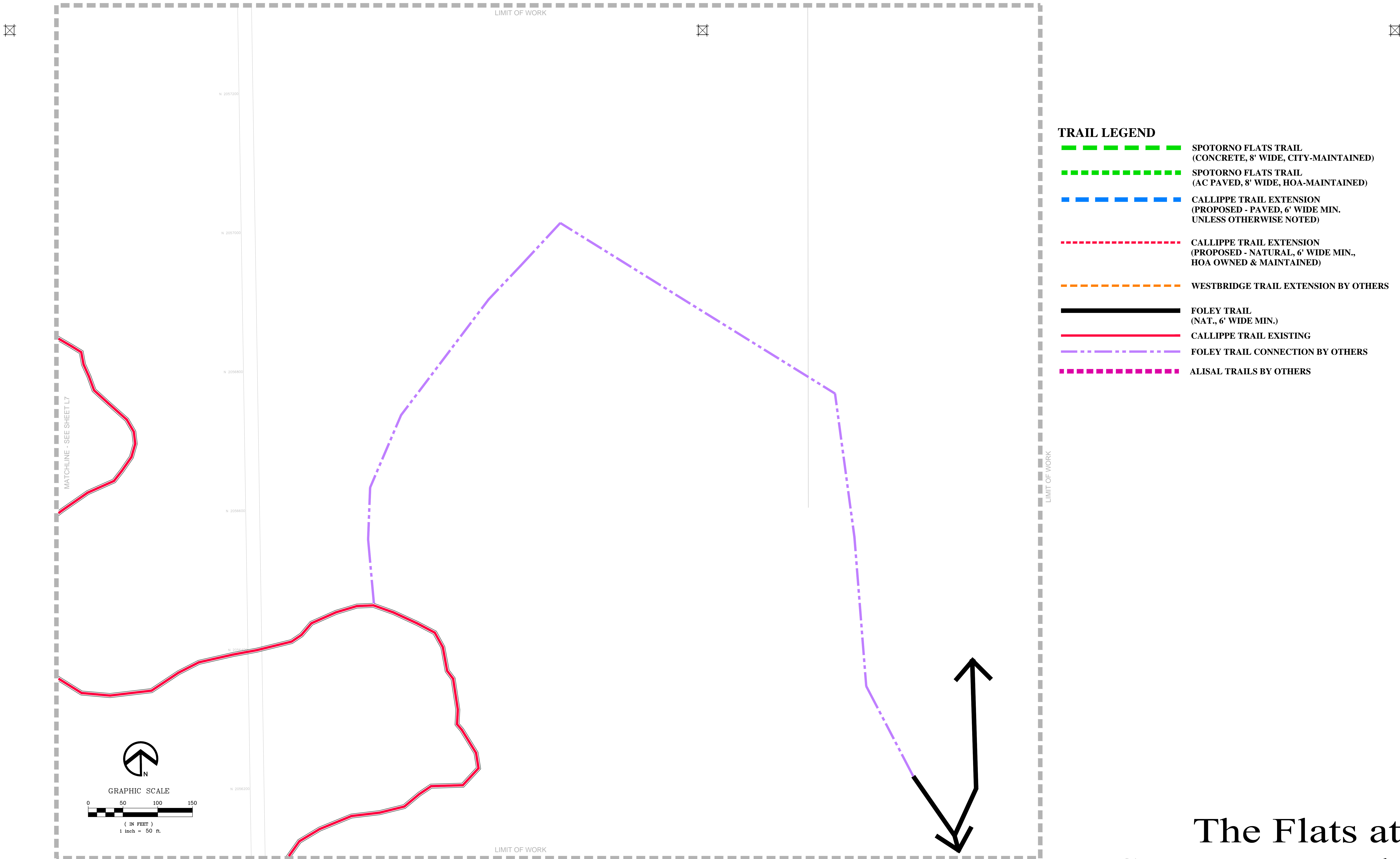
RIPLEY
 DESIGN
 GROUP

LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

Preliminary Trail Plan

The Flats at
Spotorno Ranch
 Pleasanton, California

SEPTEMBER 27, 2021



- TRAIL LEGEND**
- — — — — SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
 - - - - - SPOTORNO FLATS TRAIL (AC PAVED, 8' WIDE, HOA-MAINTAINED)
 - - - - - CALLIPPE TRAIL EXTENSION (PROPOSED - PAVED, 6' WIDE MIN. UNLESS OTHERWISE NOTED)
 - - - - - CALLIPPE TRAIL EXTENSION (PROPOSED - NATURAL, 6' WIDE MIN., HOA OWNED & MAINTAINED)
 - - - - - WESTBRIDGE TRAIL EXTENSION BY OTHERS
 - FOLEY TRAIL (NAT., 6' WIDE MIN.)
 - CALLIPPE TRAIL EXISTING
 - · - · - FOLEY TRAIL CONNECTION BY OTHERS
 - · - · - ALISAL TRAILS BY OTHERS

LIMIT OF WORK

AVS RANCH LLC

The Flats at Spotorno Ranch

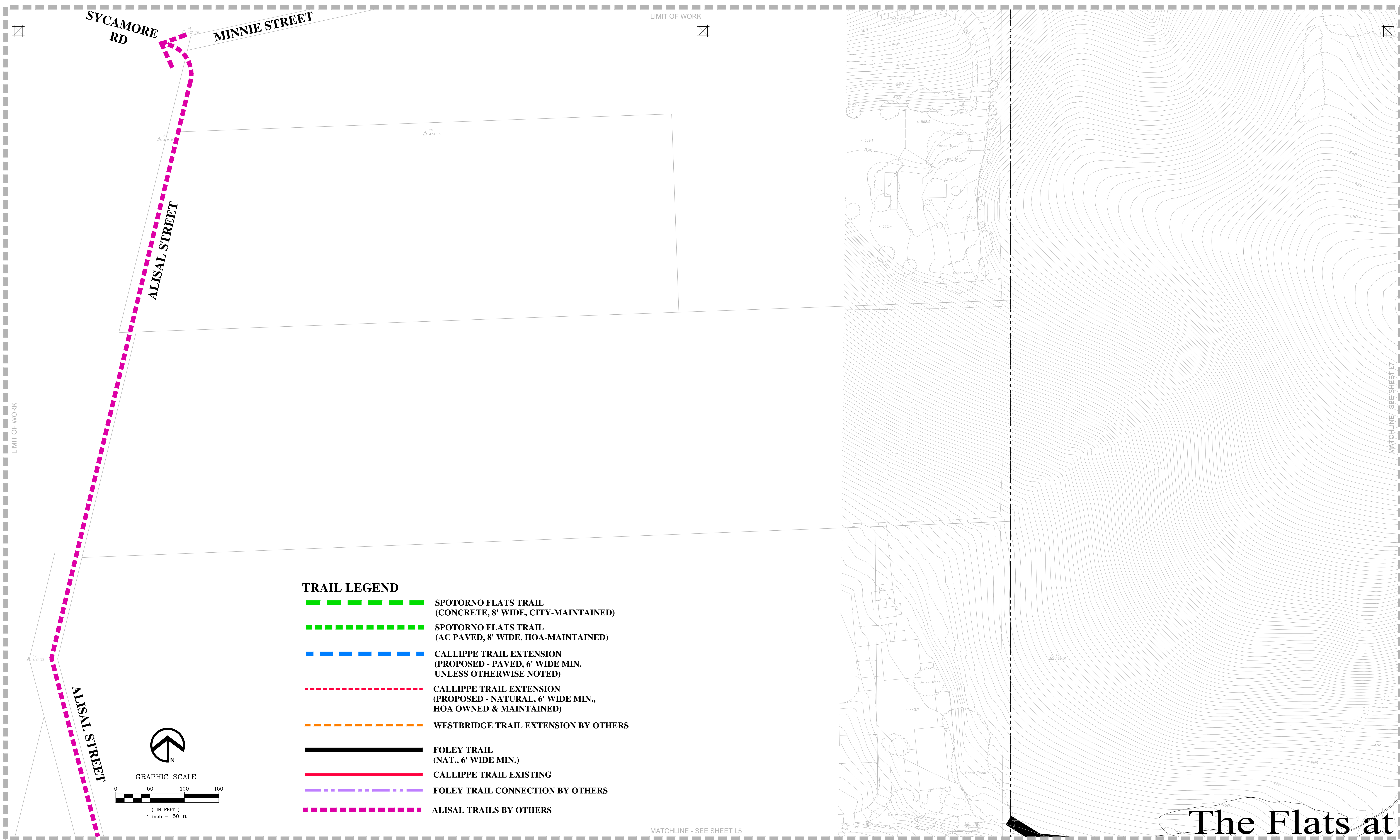
Pleasanton, California

RIPLEY
DESIGN
GROUP

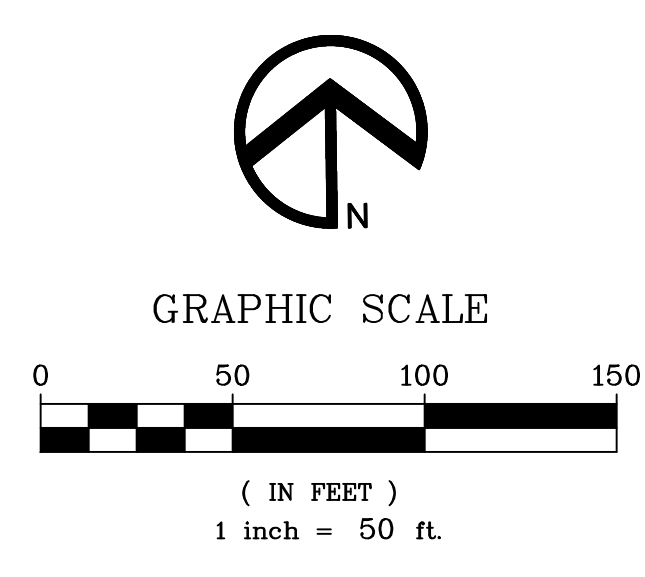
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Trail Plan

SEPTEMBER 27, 2021



- TRAIL LEGEND**
- - - - - SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
 - - - - - SPOTORNO FLATS TRAIL (AC PAVED, 8' WIDE, HOA-MAINTAINED)
 - - - - - CALLIPPE TRAIL EXTENSION (PROPOSED - PAVED, 6' WIDE MIN. UNLESS OTHERWISE NOTED)
 - - - - - CALLIPPE TRAIL EXTENSION (PROPOSED - NATURAL, 6' WIDE MIN., HOA OWNED & MAINTAINED)
 - - - - - WESTBRIDGE TRAIL EXTENSION BY OTHERS
 - FOLEY TRAIL (NAT., 6' WIDE MIN.)
 - CALLIPPE TRAIL EXISTING
 - · - · - FOLEY TRAIL CONNECTION BY OTHERS
 - · - · - ALSAL TRAILS BY OTHERS



RIPLEY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

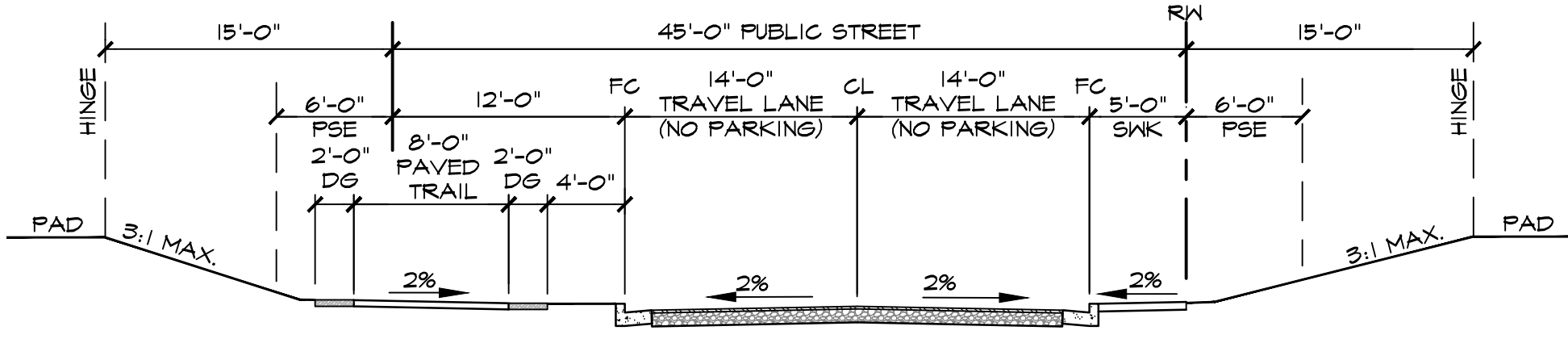
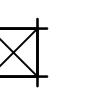
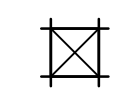
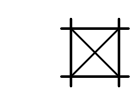
AVS RANCH LLC

Preliminary Trail Plan

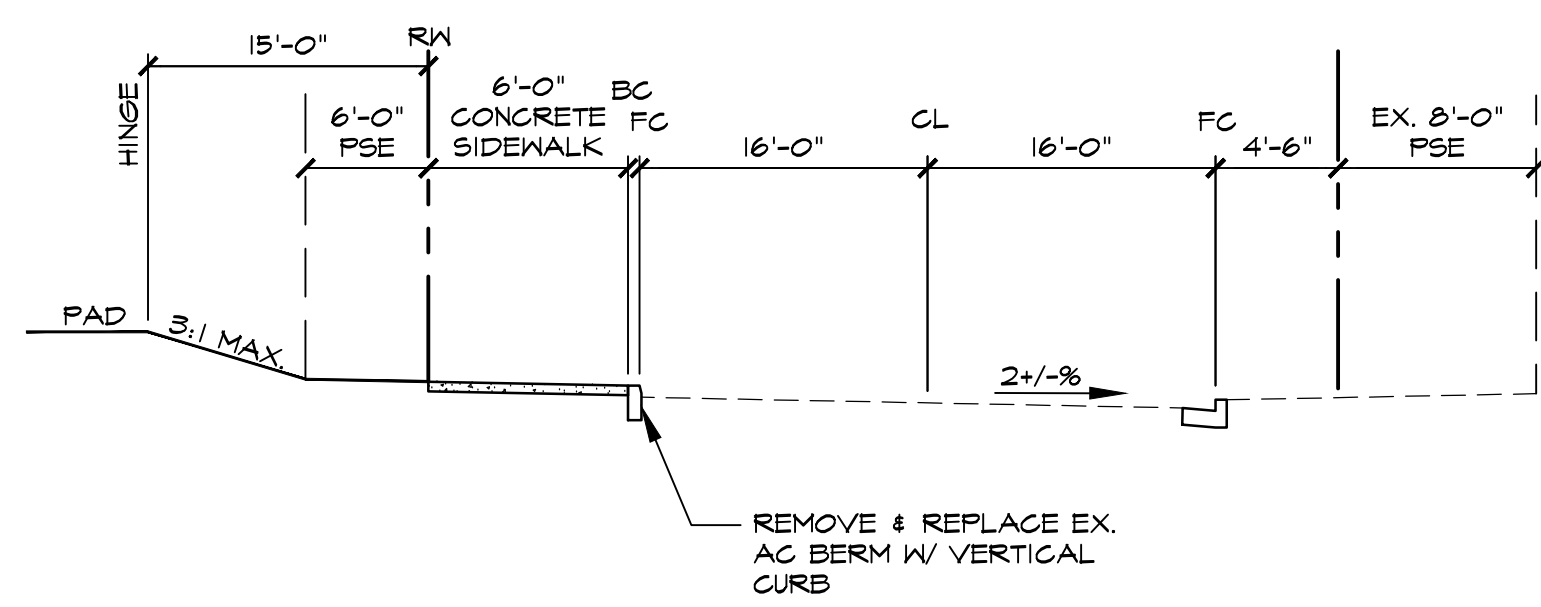
The Flats at
Spotorno Ranch
 Pleasanton, California

SEPTEMBER 27, 2021

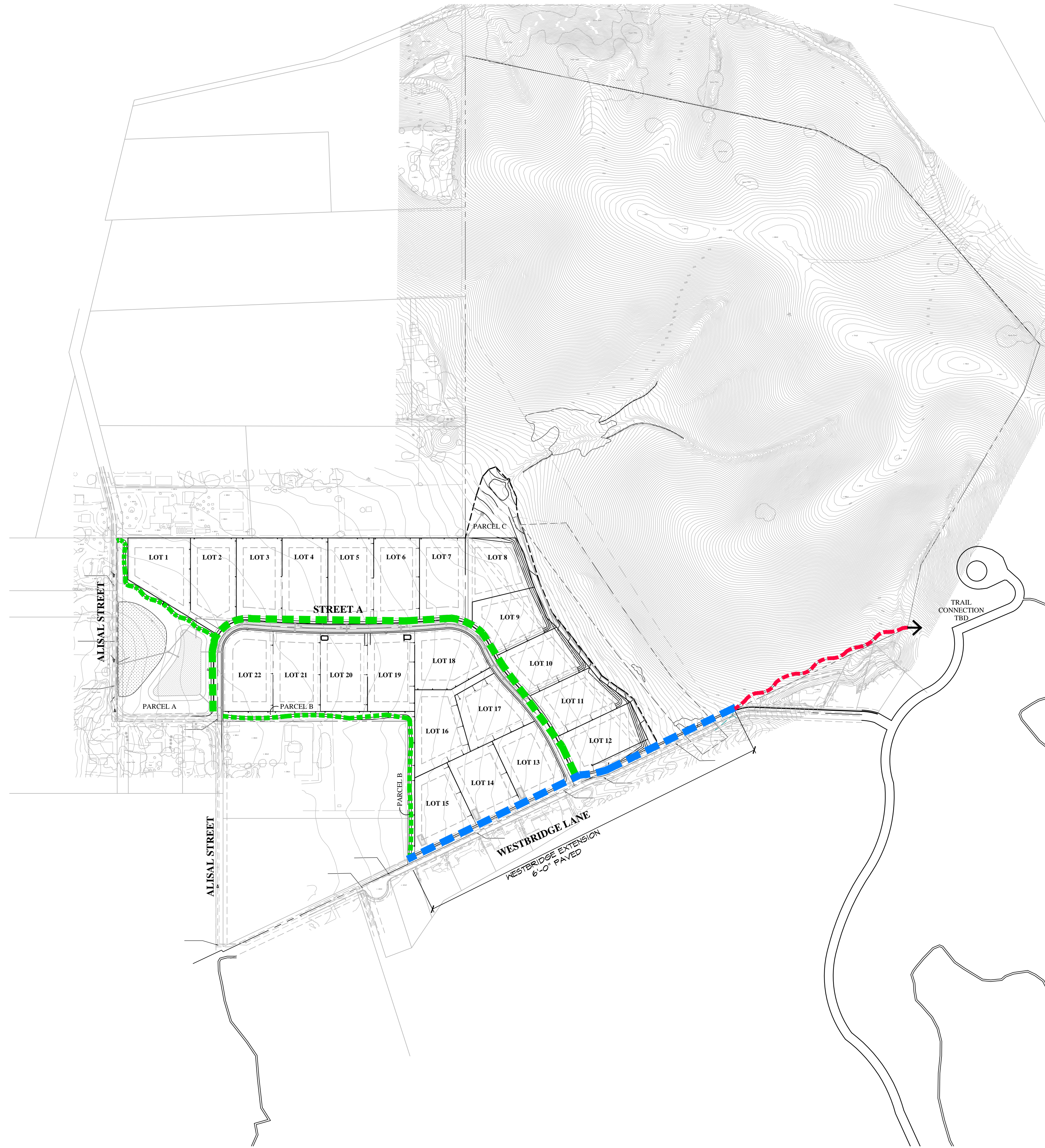
L9



STREET A NOT TO SCALE
 02 -

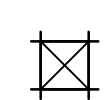
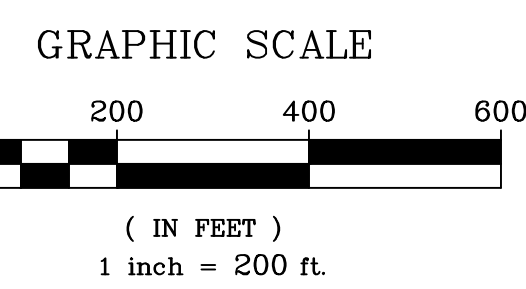
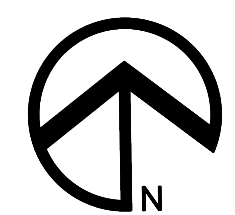


WESTBRIDGE LANE (LOTS 12-16) NOT TO SCALE
 02 -

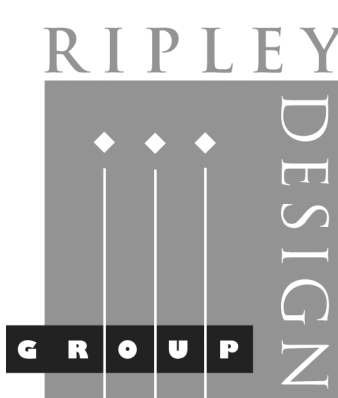
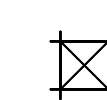


TRAIL LEGEND

- SPOTORNO FLATS TRAIL (CONCRETE, 8' WIDE, CITY-MAINTAINED)
- SPOTORNO FLATS TRAIL (AC PAVED, 8' WIDE, HOA-MAINTAINED)
- CALLIPPE TRAIL EXTENSION (PROPOSED - PAVED, 6' WIDE MIN. UNLESS OTHERWISE NOTED)
- CALLIPPE TRAIL EXTENSION (PROPOSED - NATURAL, 6' WIDE MIN., HOA OWNED & MAINTAINED)



AVS RANCH LLC



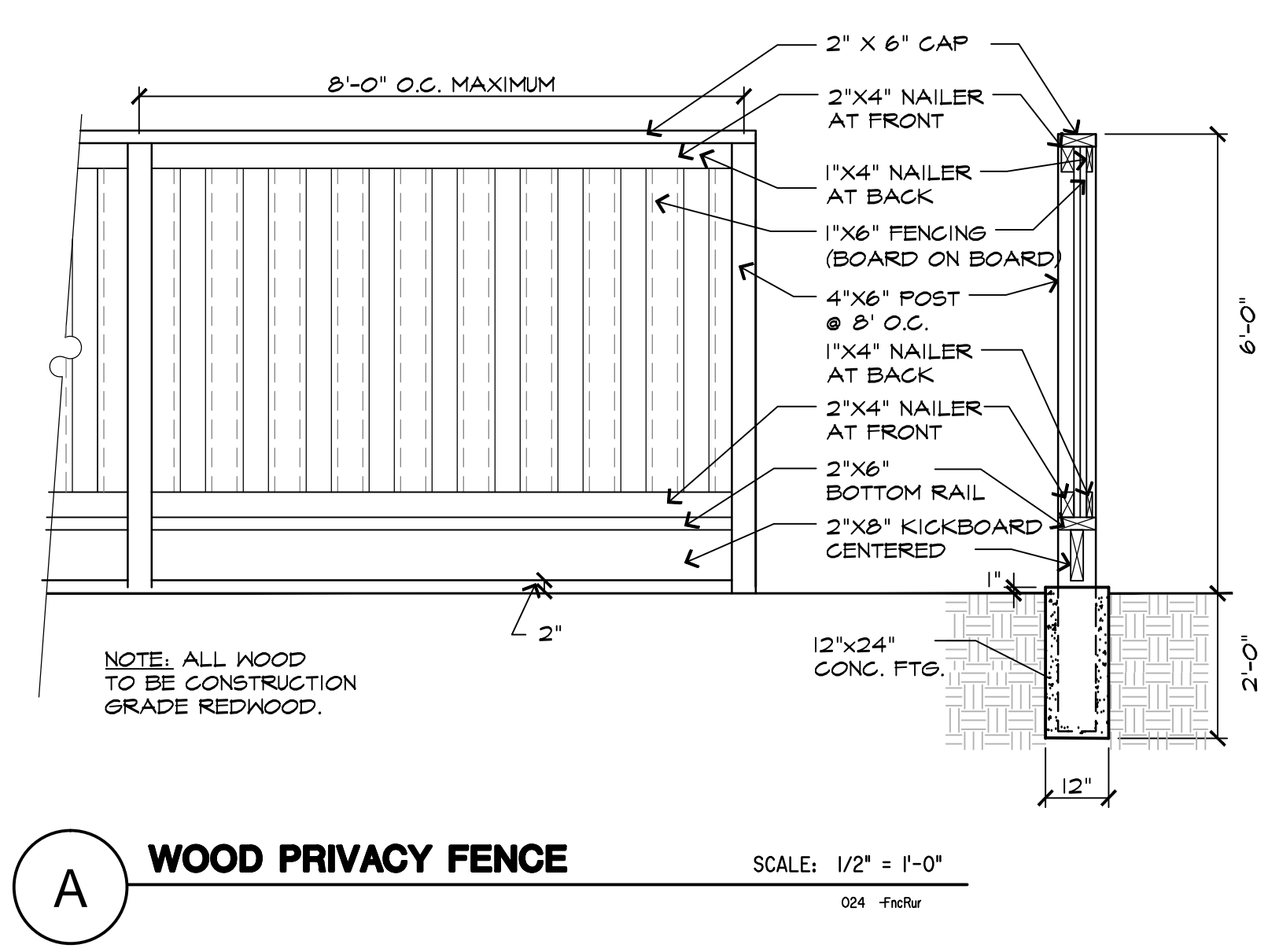
**LANDSCAPE ARCHITECTURE
 LAND PLANNING**
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

Preliminary On Site Trail Plan

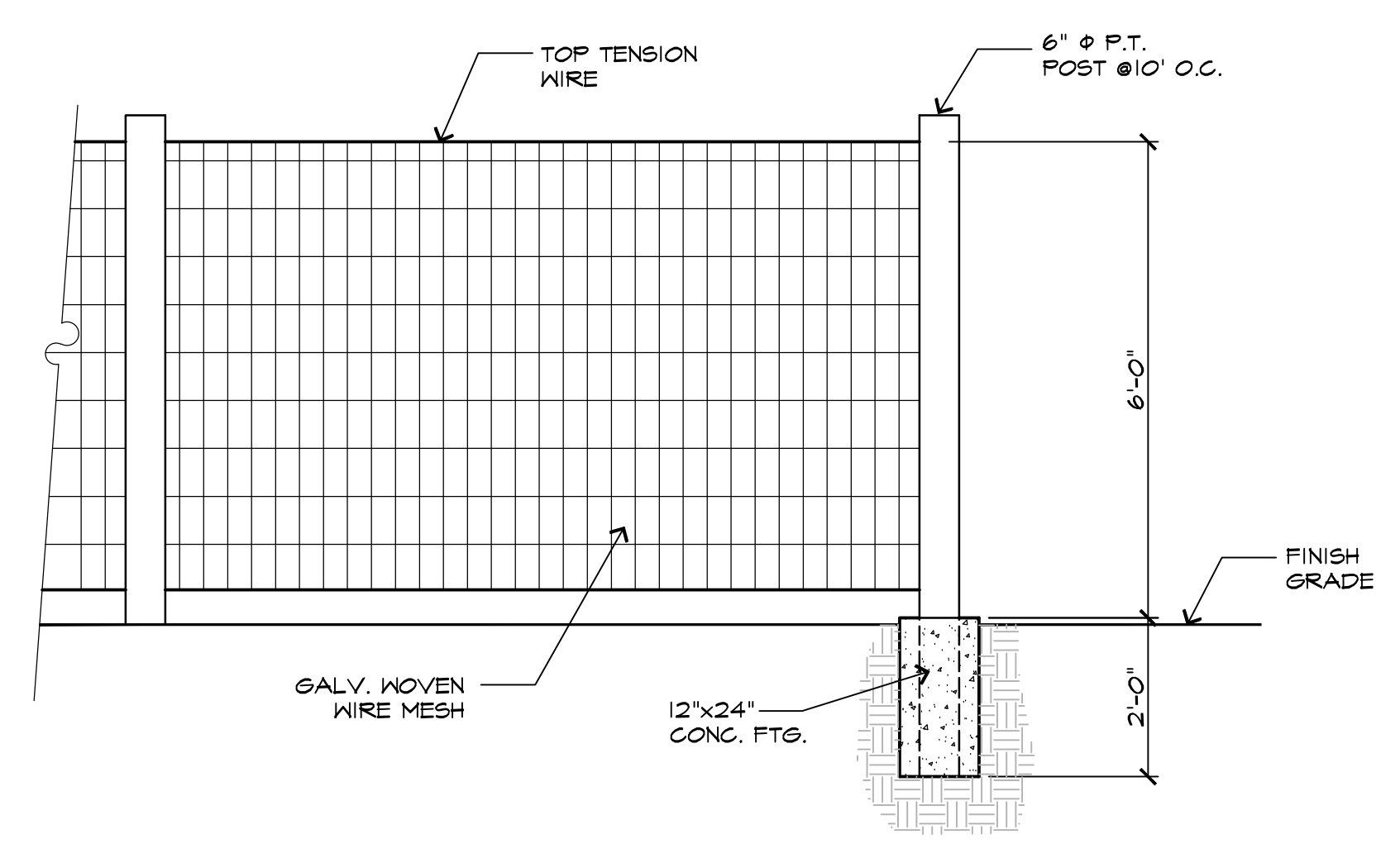
**The Flats at
 Spotorno Ranch**
 Pleasanton, California

SEPTEMBER 27, 2021

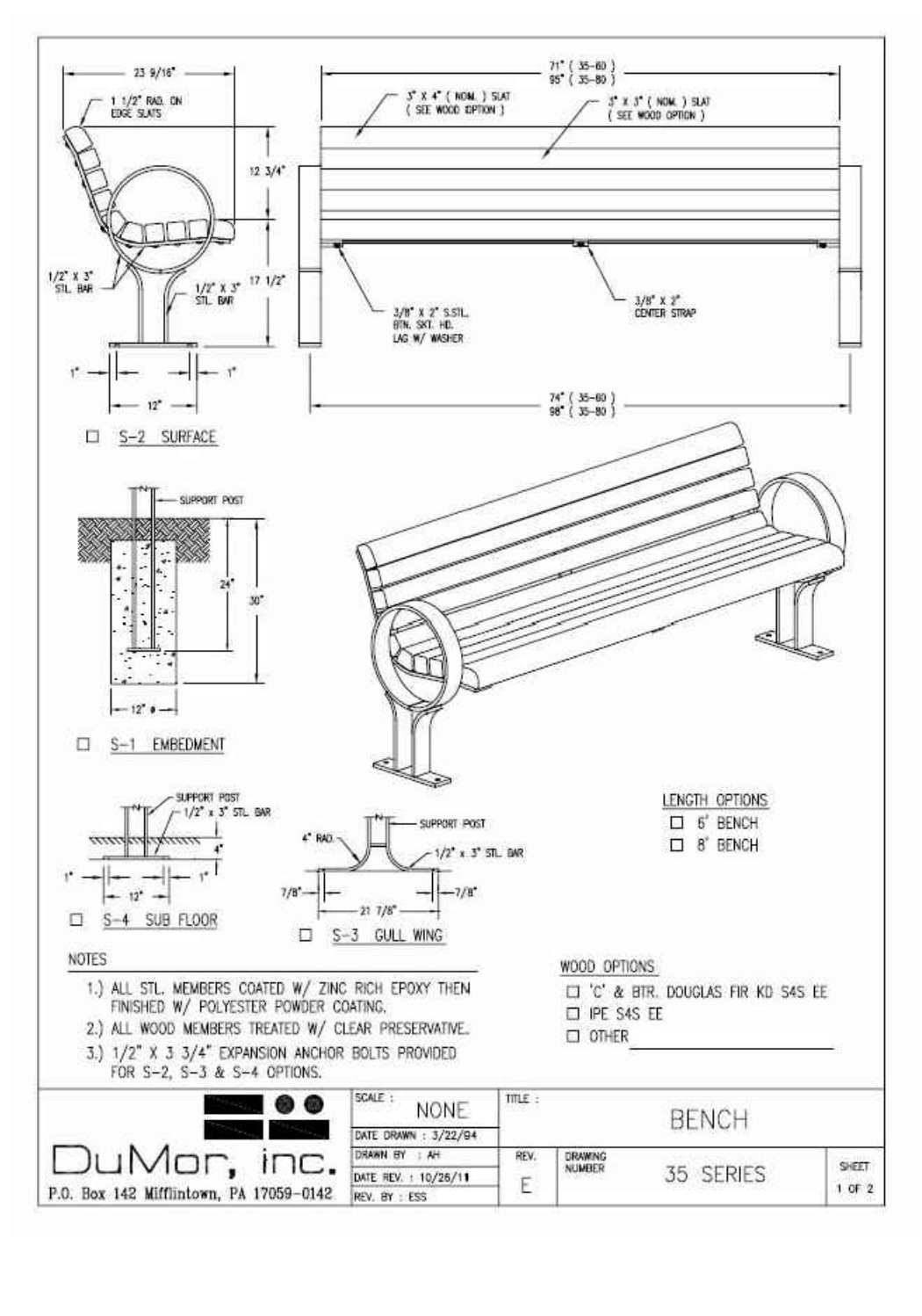
L10



A WOOD PRIVACY FENCE SCALE: 1/2" = 1'-0"
024 - fence

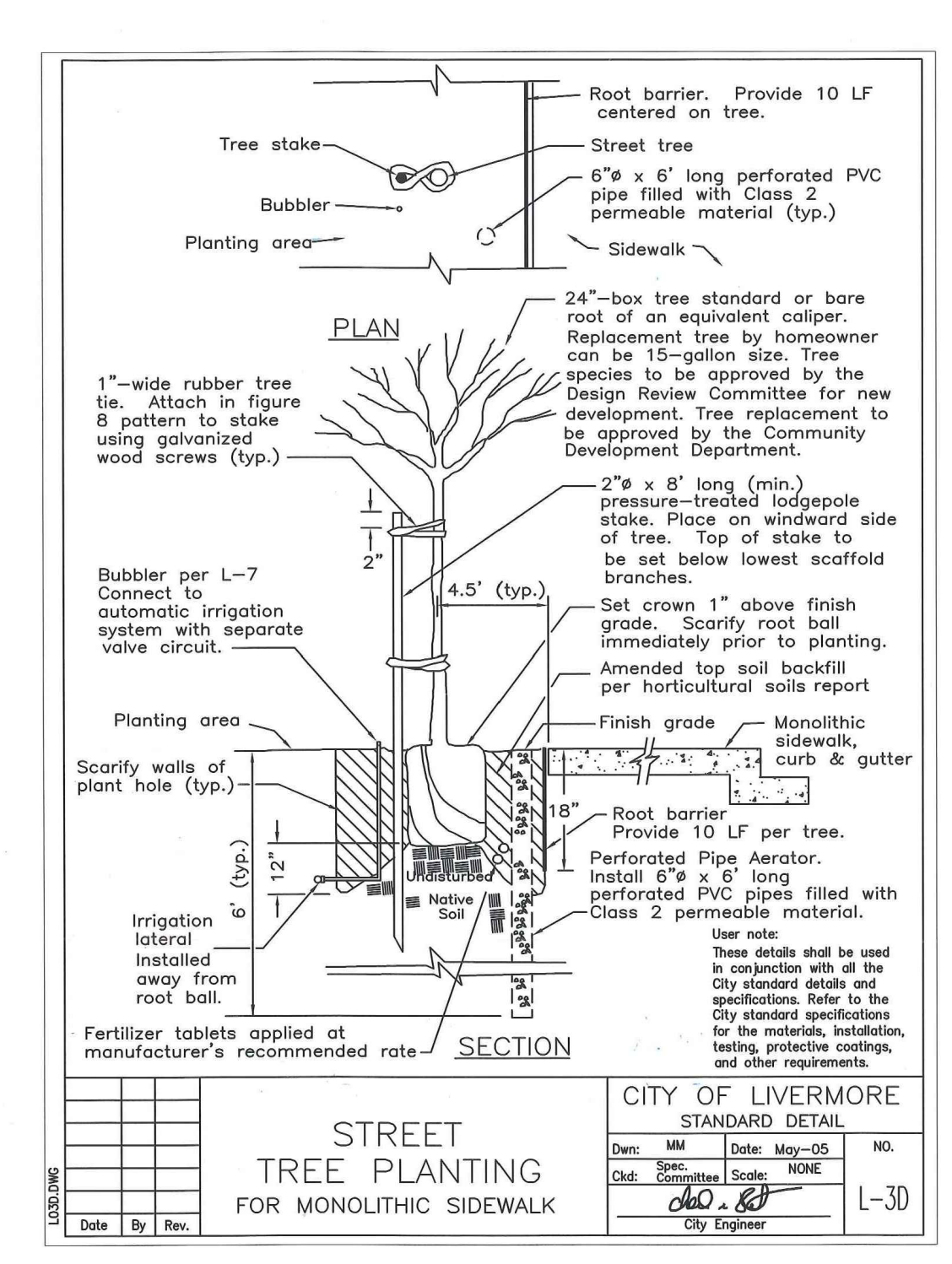


B OPEN WIRE VIEW FENCE SCALE: 1/2" = 1'-0"
024 - OpenWireFence

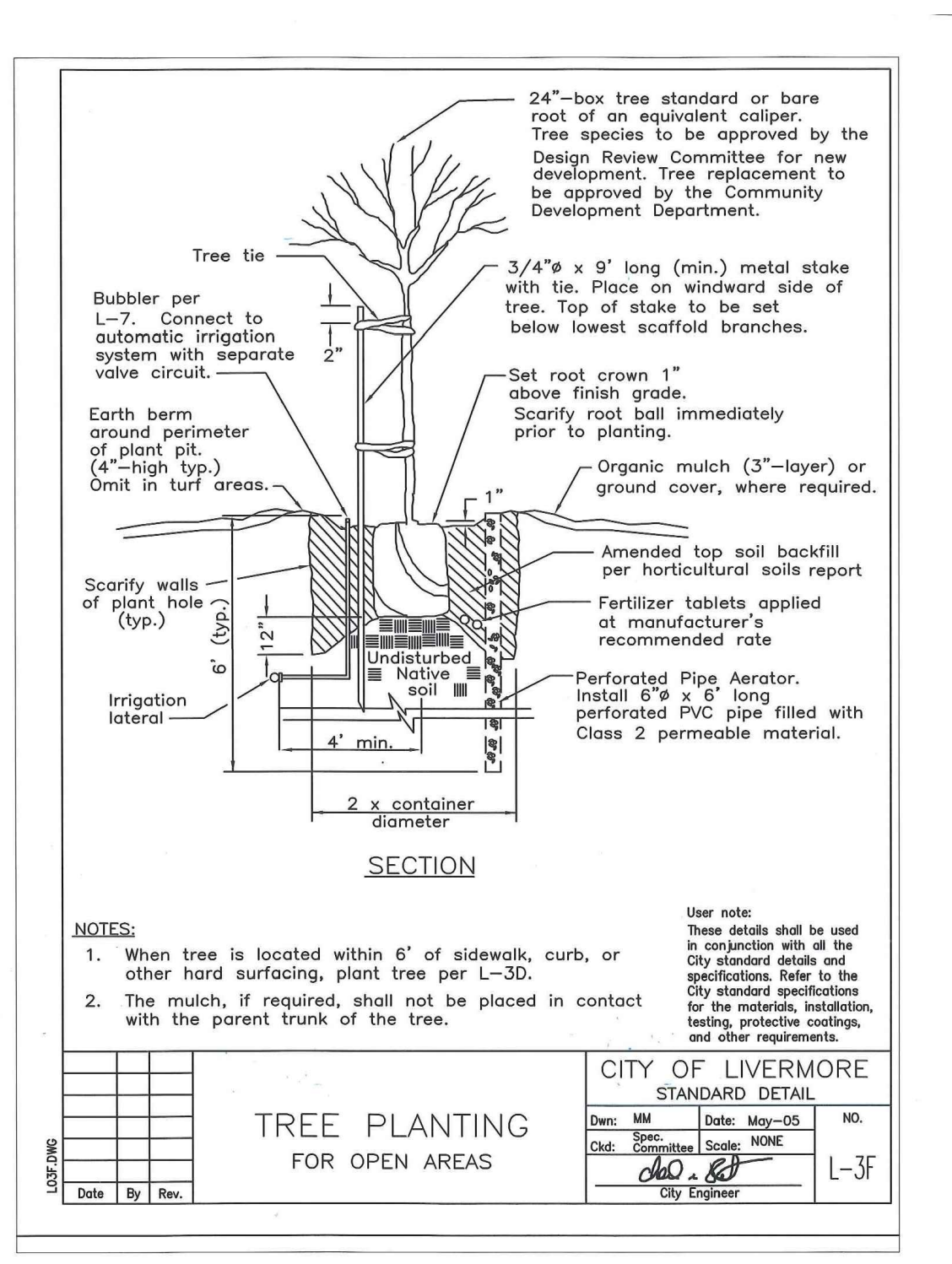


C BENCH MTS-

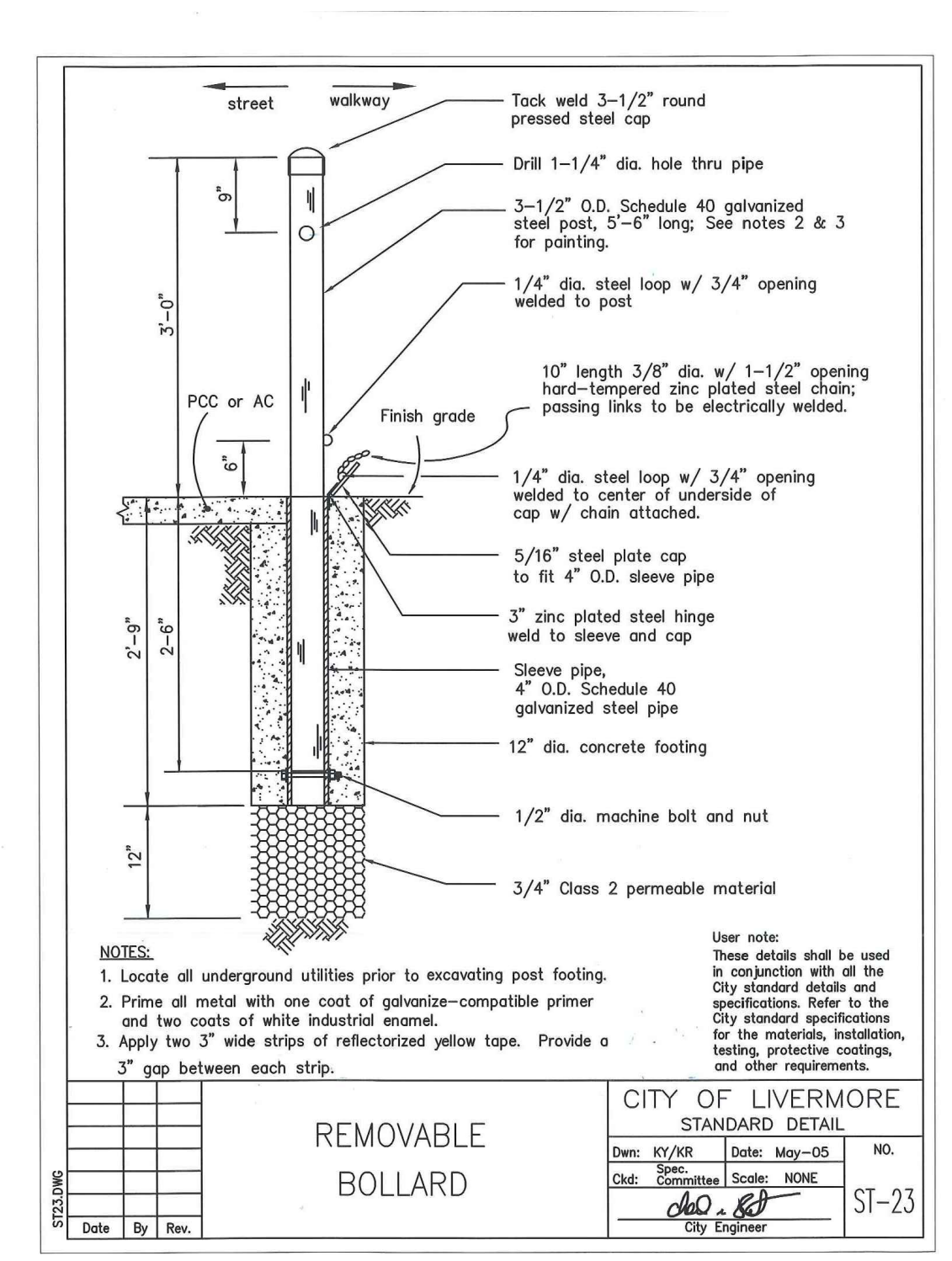
NOTES: BENCH AVAILABLE AT DUMOR OR EQUAL. COLOR TO CARLSBAD. INSTALL PER MANUFACTURER'S INSTRUCTIONS. [HTTP://DUMOR.COM](http://DUMOR.COM) TEL: (800)-548-4018



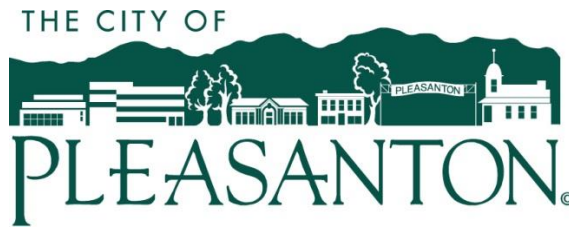
STREET TREE PLANTING FOR MONOLITHIC SIDEWALK CITY OF LIVERMORE STANDARD DETAIL L-30



TREE PLANTING FOR OPEN AREAS CITY OF LIVERMORE STANDARD DETAIL L-31



REMOVABLE BOLLARD CITY OF LIVERMORE STANDARD DETAIL ST-23



Via emails

February 16, 2024

John Spotorno
AVS Ranch LLC
1028 Harrison Avenue
Redwood City, CA 94062

Premdip Dhoot
Haven Development
3223 Crow Canyon Road, Ste. 200
San Ramon, CA 94583

SUBJECT: Time Extension for PUD-138 and Vesting Tentative Subdivision Map 8616 for Spotorno Ranch located at 1000 Minnie Drive (APN 949-16-6)

Dear Messrs. Spotorno and Dhoot,

The City has received your request for an extension of the PUD-138 and VTM 8616 as approved by the City Council Ordinance No. 2234 for development of 22 single-family residential lots with on- and off-site improvements and conservation easement on approximately 112-acre vacant site. The initial approvals of PUD-138 and VTM 8616 expire on March 30, 2024.

It is my determination that the circumstances surrounding the initial approval have not changed. Therefore, in accordance with Section 19.20.140 of the Pleasanton Municipal Code (PMC), I am granting your initial two-year extension of VTM 8616, subject to the conditions of approval as stated in the City Council Ordinance No.2234. In addition, in accordance with Section 19.20.120.D., this approval also extends Planned Unit Development plan PUD-138 by two years. Hence, the approvals of PUD-138 and VTM 8616 shall expire on **March 30, 2026**, unless a Final Map is recorded, or an additional extension is granted.

In accordance with Section 18.144.010 of the Pleasanton Municipal Code, the City Council may elect to review this action within 15 days of the date of approval or at its next regular meeting (March 19, 2024), whichever is later. Therefore, approval of the requested time extension will become effective on **March 20, 2024**, unless appealed prior to that time.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

Melinda Denis
Planning and Permit Center Manager

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

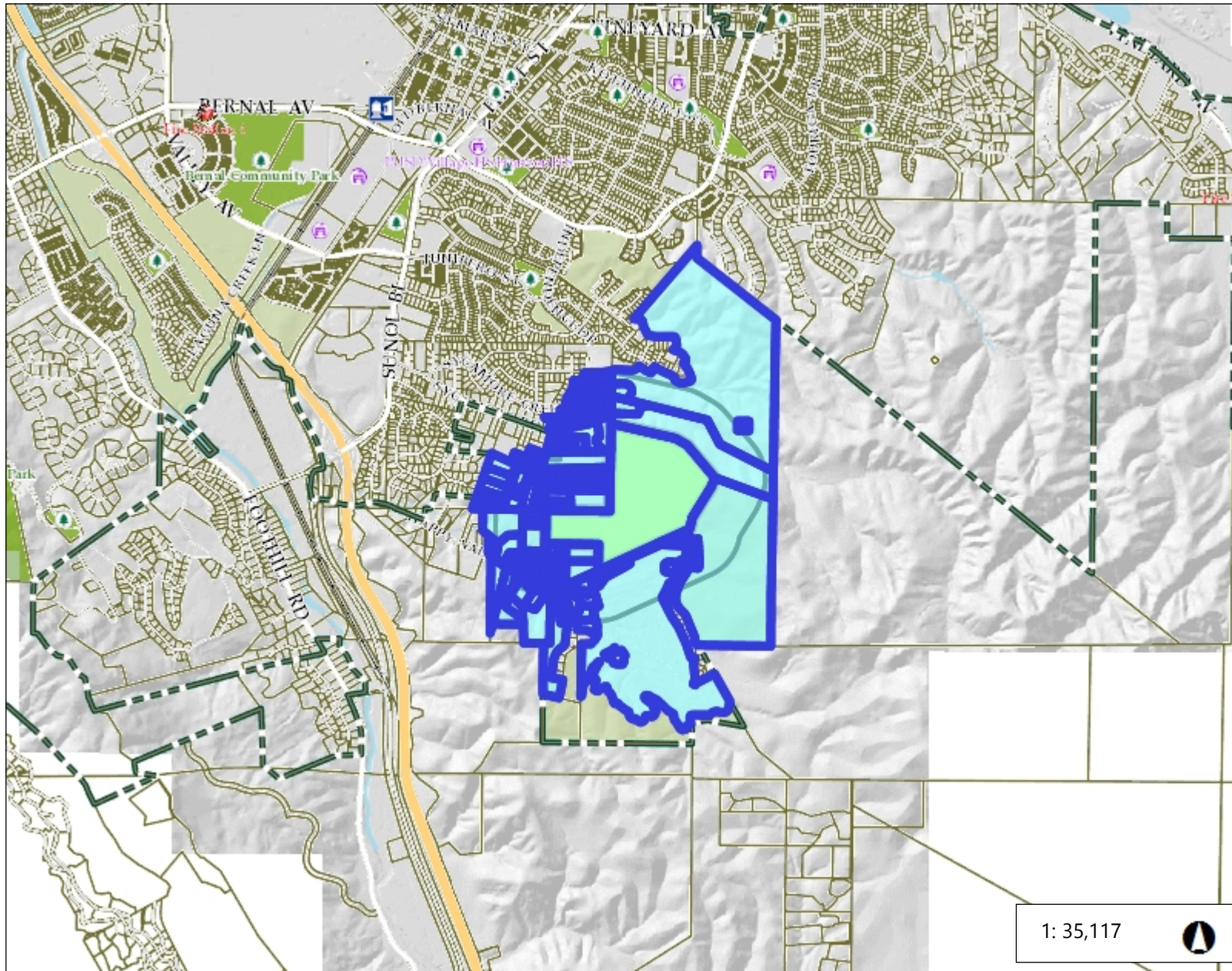
Planning
200 Old Bernal Ave.
(925) 931-5600
Fax: 931-5483

Building & Safety
200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478





Traffic
200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

1000 MINNIE DRIVE

EXHIBIT D



Legend

-  Fire Station
-  School
-  Park
-  Parcels

1: 35,117



5,852.8 0 2,926.39 5,852.8 Feet

Notes

Notes

SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

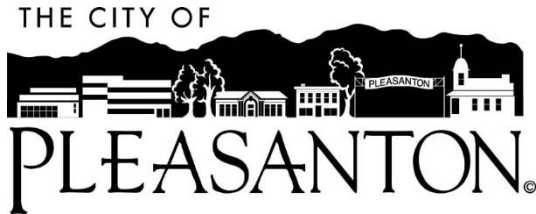
Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Jagoe
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

Make findings of fact upholding, reversing or modifying the director's decision with regard to protected tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioners Mohan and Jagoe
Alternate: Commissioner Wedge
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514



Planning Commission Agenda Report

March 11, 2026
Item 8

SUBJECT: Future Planning Calendar

PUD-25-02M, PUD Modification, Terence Tung, 1011 Vista Oaks Court - Appeal of a Zoning Administrator determination to deny a Planned Unit Development Minor Modification request to reduce the required street-side yard setback from 20 feet to eight feet to accommodate the construction of a detached accessory structure.

P26-0045, Conditional Use Permit, Pleasanton Academy of Music, 3908 Valley Avenue, Suite A - Application for a Conditional Use Permit to operate a music school with a maximum of 25 students and 21 staff members on-site at any given time.

P18-0078/P18-0079/P18-0081/ PUD-130 & Tract Map 8472, Lester Properties: 11021 and 11033 Dublin Canyon Road and the parcel west of 11021 Dublin Canyon Road (APN 941-2500-3), Shriners Property: 10807 Dublin Canyon Road (APN 941-2700-2) - Recommendation to City Council on Final Environmental Impact Report and development applications for various entitlements related to four parcels totaling approximately 128.5 acres, including annexation, General Plan amendments, Planned Unit Development (PUD) rezoning and development plan approval to demolish two homes, construct 30 single-family detached homes with related on- and off-site improvements including public land dedication.