

From: [Bridgit Koller](#)
To: [Planning Commission](#); [Liam Downey](#); [Joe Mueller \(Verizon\)](#); [Pat Toombs 2](#); [John McKay \(Yahoo\)](#); [Wayne Tanda \(Charter\)](#)
Cc: [Gina Paolini](#); [Ross Doyle - RJA, South Bay \(RDoyle@rja-gps.com\)](#); [Scott Kramer \(Scottrkramer@yahoo.com\)](#)
Subject: RE: RDCS Narrative and Preliminary Scoring - RDCS 2016 - 0013 Cochrane Response
Date: Friday, November 04, 2016 1:07:58 PM
Attachments: [RDCS 0013 Response to PC 11.08.16.pdf](#)

Commissioners –

Please find attached CalAtlantic's clarifying information.

We would like to revisit **Safe Route to Schools**, specifically concerns about right of way, safety, and storm drainage and **Circulation Efficiency – short block**, specifically the exception for site entries.

Have a wonderful weekend.

Respectfully,

BRIDGIT KOLLER

Vice President Forward Planning

CalAtlantic Homes

Continuing the legacies of Ryland and Standard Pacific

4750 Willow Road, Ste 150, Pleasanton, CA 94588

direct: (925) 730-1339 | mobile: (925) 315-0366

bridgit.koller@calatl.com

calatlantichomes.com

NYSE: CAA

[Bay Area](#)

From: Bridgit Koller

Sent: Monday, October 24, 2016 6:06 AM

To: 'Planning_Commission@morganhill.ca.gov' <Planning_Commission@morganhill.ca.gov>;

'liam.downey@myredstonegroup.com' <liam.downey@myredstonegroup.com>;

'JoeMueller@verizon.net' <JoeMueller@verizon.net>

Cc: 'Gina Paolini' <Gina.Paolini@morganhill.ca.gov>; Ross Doyle - RJA, South Bay (RDoyle@rja-gps.com) <RDoyle@rja-gps.com>; Scott Kramer (Scottrkramer@yahoo.com) <Scottrkramer@yahoo.com>

Subject: RDCS Narrative and Preliminary Scoring - RDCS 2016 - 0013 Cochrane Response

Planning Commissioners –

Please find attached CalAtlantic's response to the staff evaluation. It is our hope that these points and facts will help you to restore the points requested.

Respectfully,

BRIDGIT KOLLER

Vice President Forward Planning

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calatlantichomes.com

NYSE: CAA

[Bay Area](#)



Nov 11, 2016

RE: RDCS2016-0013 COCHRANE – CALATLANTIC- REEVALUATION OF SCORING

Dear Planning Commissioners,

We would like to thank you for your time on October 25 for your careful review and consideration of the CalAtlantic (CA) Cochrane Rd project. We would like to ask that Planning Commission re-review a few of the points which CA originally applied for. Additionally I would like to provide a quick status update on the project.

Project Status:

Currently the whole site (135 lots) is graded, all underground utilities are mostly installed, 21 building permits have been pulled including the models and the first two phases of permits. Models are well underway and expect to be complete in January. We expect to open for sale in Dec. To date we have received 83 of the 135 allocations needed for this project. Despite some location challenges, we would like to be the highest scoring project to demonstrate to this Commission that we are worthy of the allocations we are requesting.

The Points for consideration are:

18.78.210 SCHOOLS 3d – Project within 1.5 mi to lineal walking distance to high school – 2 pts

18.78.300 CIRCULATION EFFICIENCY 1d – Short Block – 1 pt

15.78.335 LIVABLE COMMUNITIES – 1b Superior Project – 2 pts

The reason we are requesting the above modifications are as follows:

18.78.210 SCHOOLS 3d – Project within 1.5 mi to lineal walking distance to high school p 11 – 2 pts

There is public right of way on the west side of Mission View Drive and Live Oak High School is within 1.5 miles from the Cochrane Rd Project. The CA has offered to construct temporary paving on the west side which would provide a safe route along a paved sidewalk to Live Oak High. The narrative response indicates that there is not an approved right of way. Find attached the record of survey which demonstrates the right of way for the path proposed. Staff has suggested that an Easterly pathway would be preferred. As of this writing that right of way is in County property and is significantly overgrown with little or no travel path for students walking to school. This path currently forces students to walk in the vehicular travel lanes or to cross over to the west side. The path we are offering is an improved condition to what is existing and would offer a significant safety upgrade. Our narrative includes the offer, we have demonstrated the pathway and are happy to work with Public Works staff to address safety and drainage concerns expressed by Staff. We would respectfully request the reassignment of these two (2) points.

18.78.300 CIRCULATION EFFICIENCY 1d – Short Block p 53– 1 pt

The nature of this site is long and narrow. CA worked with Staff and Planning Commission to gain approval of the current configuration while still meeting previous RDCS obligations. To the extent



practical short blocks were avoided given the narrow nature of the site. There are several blocks which are less than 252'. All are project entries or allow for the development of a future project which will result in ultimately longer streets. The RDCS narrative specifically makes an exception for short streets which are for projects entries. Staff has indicated that this is only for public to private streets, but this is not explicitly stated in the narrative. The narrative makes exceptions for entries. For this reason we would respectfully request the reassignment of the one (1) point requested.

15.78.335 LIVABLE COMMUNITIES – 1b Superior Project p 71 – 2 pts

Applicant respectfully requests the superior project allocation of two points granted by Planning Commission by a supermajority vote. In the 2015 RDCS completion the project was awarded one point based on the redesign of the two original projects while still maintaining all previous RDCS commitments, retaining product segmentation, retaining a large central park area and adding a Central Green/walking corridor. During the Initial Planning Commission review and approval, Planning Commission requested that the Central Green/walking corridor have view fencing to provide an “eyes on” safety factor which the applicant agreed to. While this detail was incorporated, it was not specifically called out in the 2015 narrative, the Commissioner who would have made the supermajority vote stated that this missing detail was the cause for a one point vs two point allocation. This year’s 2016 narrative includes this reference in several locations. It is the request of the applicant that PC will vote a two (2) point award for Superior Project this 2016 RDCS competition.

Thank you for your time and consideration of the facts above. It is our hope that the Planning Commission will find agreement with the logic above and restore the points originally claimed by the applicant.

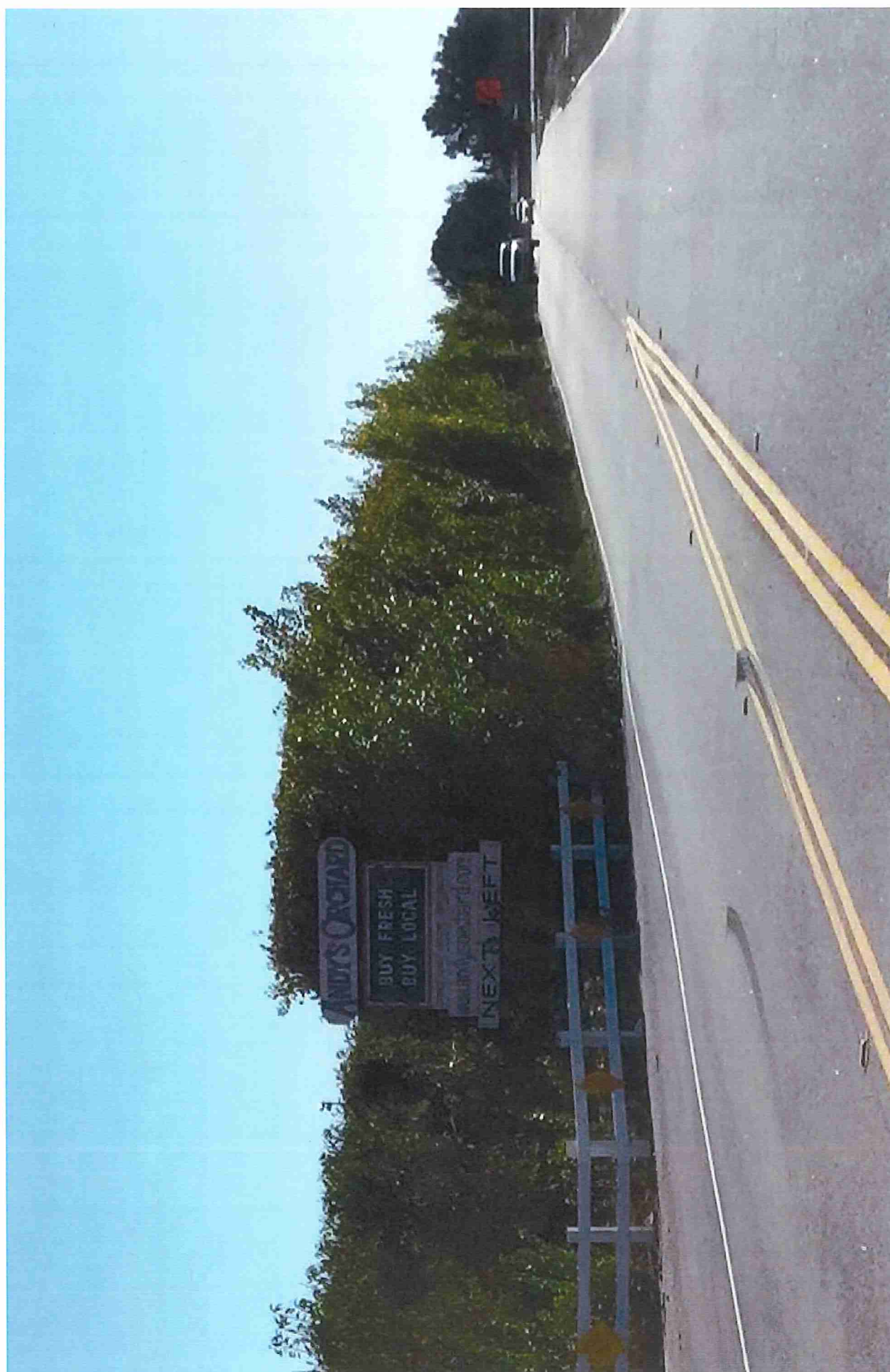
Respectfully,

A handwritten signature in blue ink, appearing to read 'Bridgit Koller', written over the printed name.

BRIDGIT KOLLER

Vice President Forward Planning

cc Gina Paolini



Bridgit Koller

From: scott kramer <scottrkramer@yahoo.com>
Sent: Wednesday, October 12, 2016 4:24 PM
To: Bridgit Koller; Ross Doyle
Subject: Fw: CalAtlantic Homes in Morgan Hill

see below

----- Forwarded Message -----

From: scott kramer <scottrkramer@yahoo.com>
To: Gdjacoby <gdjacoby@aol.com>
Sent: Friday, September 30, 2016 10:22 AM
Subject: Re: CalAtlantic Homes in Morgan Hill

Thanks so much for the update. I hope the City finally provides the clarity the Marianis need. Let me know how it goes.

Scott Kramer
925-383-4286

From: Gdjacoby <gdjacoby@aol.com>
To: Scott Kramer <scottrkramer@yahoo.com>
Sent: Friday, September 30, 2016 10:16 AM
Subject: Re: CalAtlantic Homes in Morgan Hill

Scott
Thanks for reply. Talked with Marianis and they may be willing if Public Works/Scott help resolve a series of matters on three desired Public works type projects on all three of their property borders. Marianis hate to have the projects piecemealed, particularly when all require loss of Mariani property orchards. I have sent email to Scott and Karl (Scott's boss) asking for help/clarity. Both out of office for next few days.

Will contact you when I learn more. So you know, one of the complexities on your effort is a lack of clear City title (from the Mariani perspective) on the Mariani portion of right-of-way easement. Also the location of the Mission View Drive/Half Road curbs. Would need to be resolved.
Gordon

Sent from my iPhone

On Sep 29, 2016, at 4:58 AM, Scott Kramer <scottrkramer@yahoo.com> wrote:

Sorry Gordon. Been out of town this week. We are definitely still pursuing those points.

Scott Kramer

925-383-4286

Sent from my iPhone

On Sep 26, 2016, at 3:31 PM, Gdjacoby@aol.com wrote:

Scott - I will be meeting with Mariani's this week for a status report. Are you still pursuing those points that require the sidewalk? If so, I will discuss with them.

Gordon Jacoby
5100-339-6367

In a message dated 8/30/2016 11:30:48 A.M. Pacific Daylight Time, gdjacoby@aol.com writes:

Thanks Scott - let's talk briefly first so you can better gauge schedule; property issues. Any time mid-afternoon today? When best?

Gordon Jacoby
510-339-6367

Sent from my iPhone

On Aug 30, 2016, at 11:11 AM, scott kramer <scottrkramer@yahoo.com> wrote:

Gordon - my apologies for the delay in reaching out to you. CalAtlantic has several imminent approvals in the works for architectural master plans and release of model building permits. In addition, we have the RDCS application due this week. I've just been tied up on some other issues. I ran into Scott Creer at the City this morning who informed me you've been trying to get ahold of me. Unfortunately I'm not aware of any messages from you. Sorry. For starters, I am a consultant working for CalAtlantic. CalAtlantic is formerly known as Standard Pacific Homes, but recently changed their name after acquiring Ryland Homes. CalAtlantic has an approved Tentative Map for 135 lots on 40 acres on the north side of Cochrane Road just east of the Target shopping center. The project has been awarded 83 building allocations to date through 5 different RDCS processes. We have a recorded final map and improvement plans for the first 71 lots. The entire site has been mass graded, and we are currently installing underground for the first 71. Model homes will be started in the next couple of weeks.

In recent years RDCS competitions, this project has been at a bit of a disadvantage to other projects in town. There are "proximity to downtown," in-fill and density points available to other projects that we can't capture. We are a low density project on the east side of town. So despite the fact the City has demonstrated they want this project and like this project on numerous occasions, we are fighting for the allocations needed to finish. We've been through 5 different Measure C competitions, and even though we received the most points ever obtained for this project in last years completion, we fell behind others. The result was 12 allocations for a development that at the time needed 64.

In an effort to maximize the RDCS points available to this project, we've been investigating opportunities for a "safe route to school." The City has a desire to

extend the frontage improvements (or at the very least the sidewalk) on the east side of Mission View south to Half Road. Scott Creer has told me that in exchange for your cooperation on the right-of-way necessary to complete the widening, CalAtlantic can use already obligated Measure C funds to complete the improvements with no future obligation to you.

Please let me know if you are interested in a meeting with Scott Creer and I to discuss details. Thanks for your time.

Scott Kramer
925-383-4286

NOTE : THIS RECORD OF SURVEY MAP IS BEING FILED IN CONFORMANCE WITH SECTION 8762 OF THE LAND SURVEYOR'S ACT

LEGEND

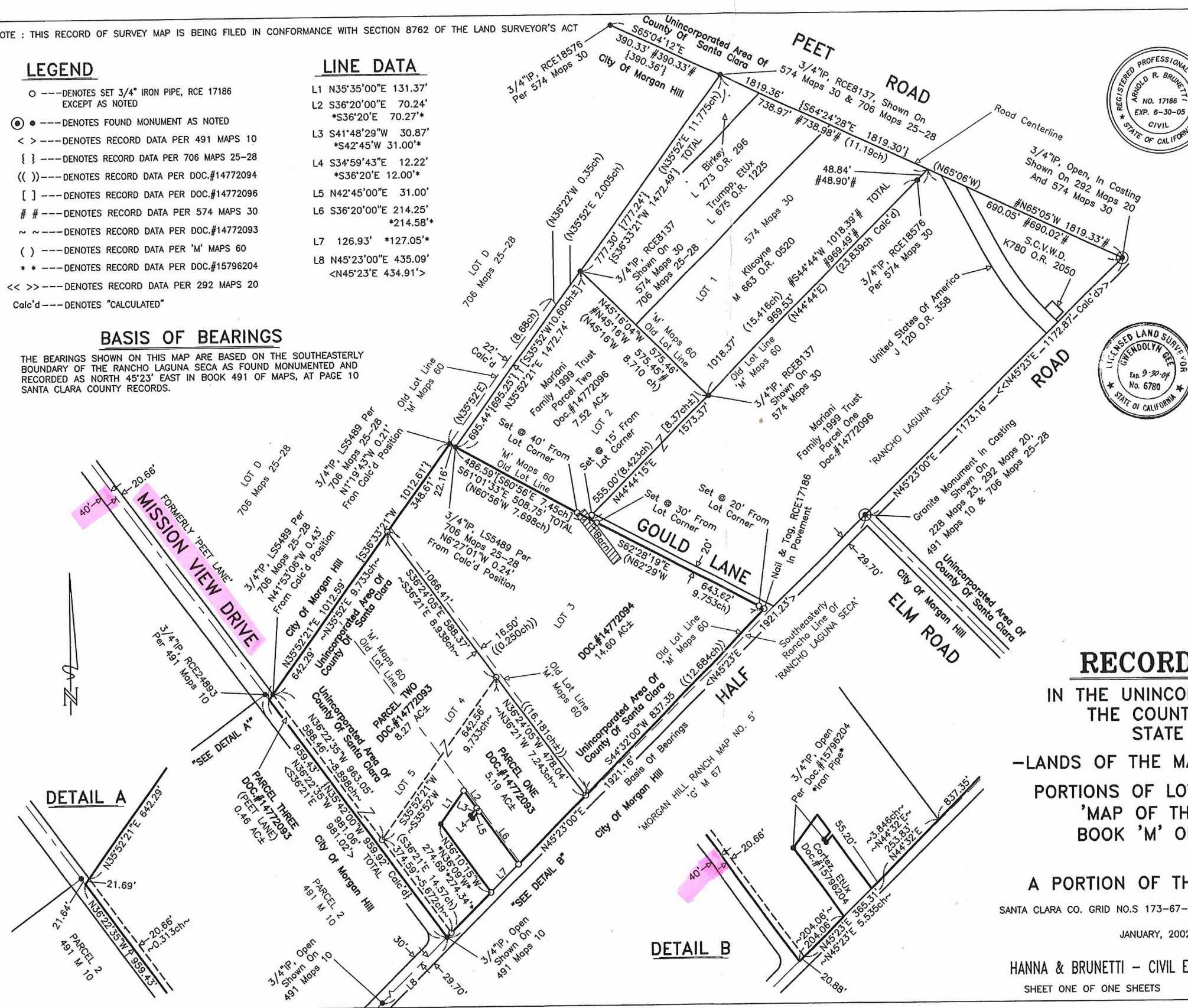
- --- DENOTES SET 3/4" IRON PIPE, RCE 17186 EXCEPT AS NOTED
- --- DENOTES FOUND MONUMENT AS NOTED
- < > --- DENOTES RECORD DATA PER 491 MAPS 10
- { } --- DENOTES RECORD DATA PER 706 MAPS 25-28
- (()) --- DENOTES RECORD DATA PER DOC.#14772094
- [] --- DENOTES RECORD DATA PER DOC.#14772096
- # # --- DENOTES RECORD DATA PER 574 MAPS 30
- ~ ~ --- DENOTES RECORD DATA PER DOC.#14772093
- () --- DENOTES RECORD DATA PER 'M' MAPS 60
- * * --- DENOTES RECORD DATA PER DOC.#15796204
- << >> --- DENOTES RECORD DATA PER 292 MAPS 20
- Calc'd --- DENOTES "CALCULATED"

LINE DATA

- L1 N35°35'00"E 131.37'
- L2 S36°20'00"E 70.24'
- *S36°20'E 70.27'
- L3 S41°48'29"W 30.87'
- *S42°45'W 31.00'
- L4 S34°59'43"E 12.22'
- *S36°20'E 12.00'
- L5 N42°45'00"E 31.00'
- L6 S36°20'00"E 214.25'
- *214.58'
- L7 126.93' *127.05'
- L8 N45°23'00"E 435.09'
- <N45°23'E 434.91'>

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE SOUTHEASTERLY BOUNDARY OF THE RANCHO LAGUNA SECA AS FOUND MONUMENTED AND RECORDED AS NORTH 45°23' EAST IN BOOK 491 OF MAPS, AT PAGE 10 SANTA CLARA COUNTY RECORDS.



ENGINEER'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF MITCH MARIANI IN JANUARY, 2002

ARNOLD R. BRUNETTI
R.C.E. 17186 - REG. EXP. 6/30/05

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 10TH DAY OF APRIL, 2002.

COUNTY SURVEYOR --- MARTIN D. MARCOTT
P.L.S. 4304
REG. EXP. 6/30/04
BY: [Signature]
Deputy PLS 6780 Exp. 9/30/04

RECORDER'S STATEMENT

FILED THIS 10TH DAY OF APRIL, 2002 AT 2:54 PM. IN BOOK 747 OF MAPS AT PAGE 50 AT THE REQUEST OF HANNA & BRUNETTI FILE NO. 16205320
BRENDA DAVIS
COUNTY RECORDER
FEE: \$8.00 BY: [Signature]
DEPUTY

RECORD OF SURVEY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

-LANDS OF THE MARIANI FAMILY 1999 TRUST-
PORTIONS OF LOTS 2, 3, 4 & 5 OF THE 'MAP OF THE PEET SUBDIVISION' BOOK 'M' OF MAPS, AT PAGE 60 AND
A PORTION OF THE 'RANCHO LAGUNA SECA'

SANTA CLARA CO. GRID NO.S 173-67-41, 173-68-41, 173-69-41, 188-67-40, 188-68-40

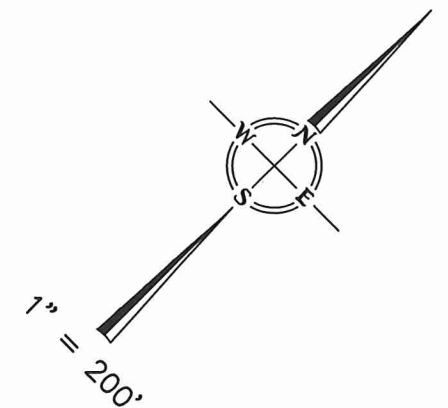
JANUARY, 2002

SCALE 1" = 200'

HANNA & BRUNETTI - CIVIL ENGINEERS & LAND SURVEYORS - GILROY, CA.
SHEET ONE OF ONE SHEETS APN 728-33-005, 008 & 009 JN 01137

#16205320

pg. 50



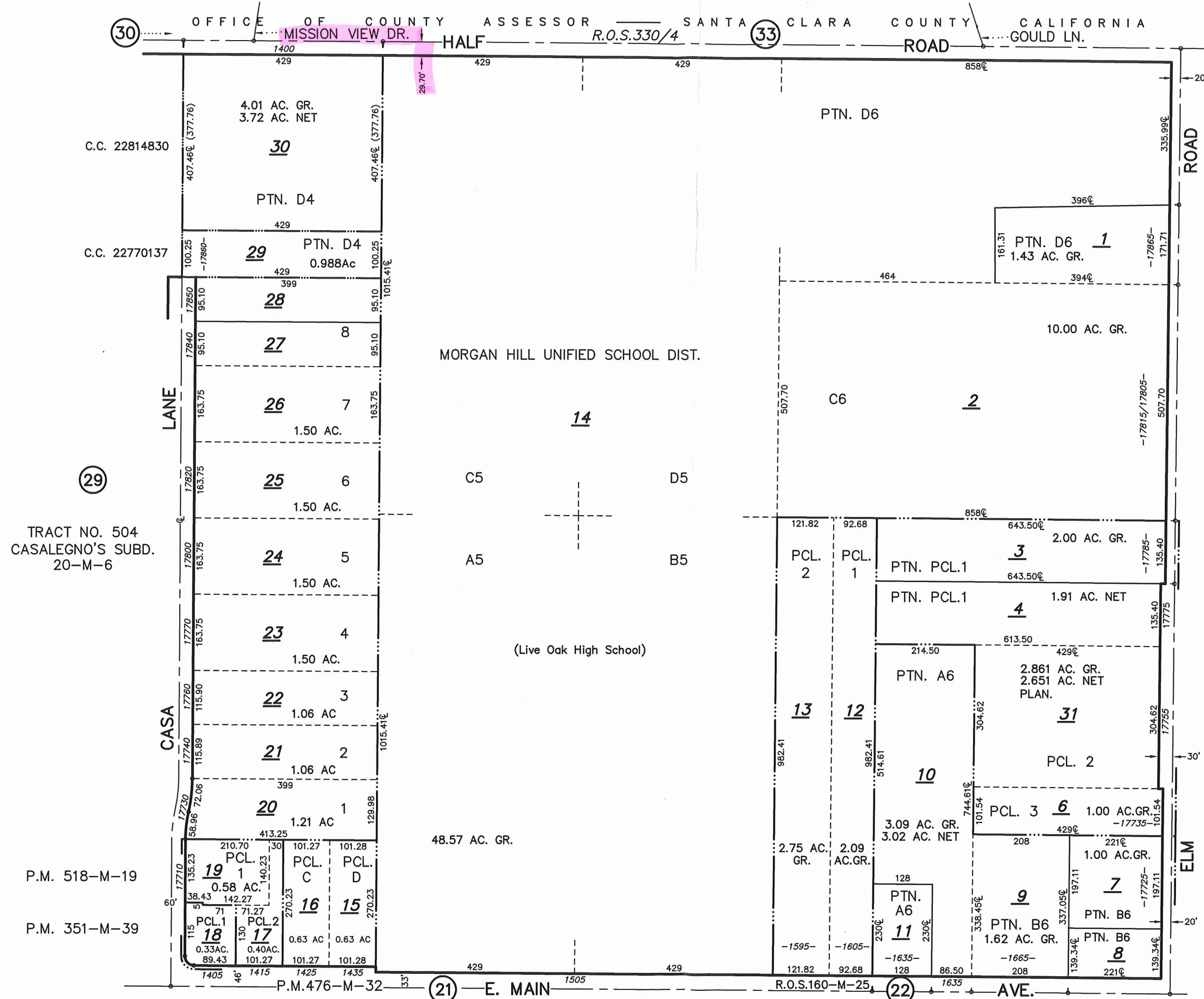
MORGAN HILL RANCH
MAP NO. 5

27

R.O.S. 106-M-14

TRA DET. MAP 262

LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2015–2016



18.78.300 Circulation Efficiency

- A. "Site and architectural design quality as indicated by the arrangement of the site for efficiency of circulation, on-site and off-site traffic safety and privacy.(15 points)"

B. Standards and Criteria

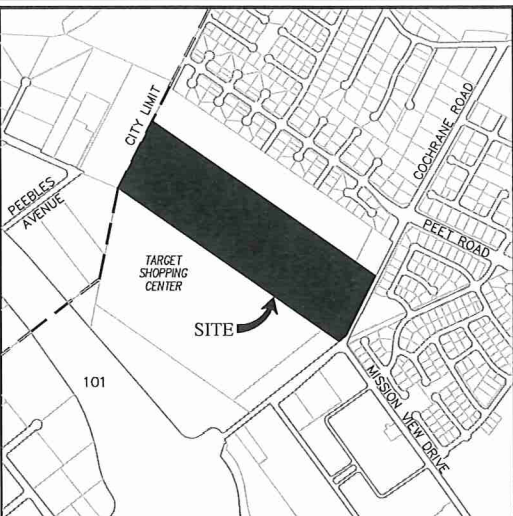
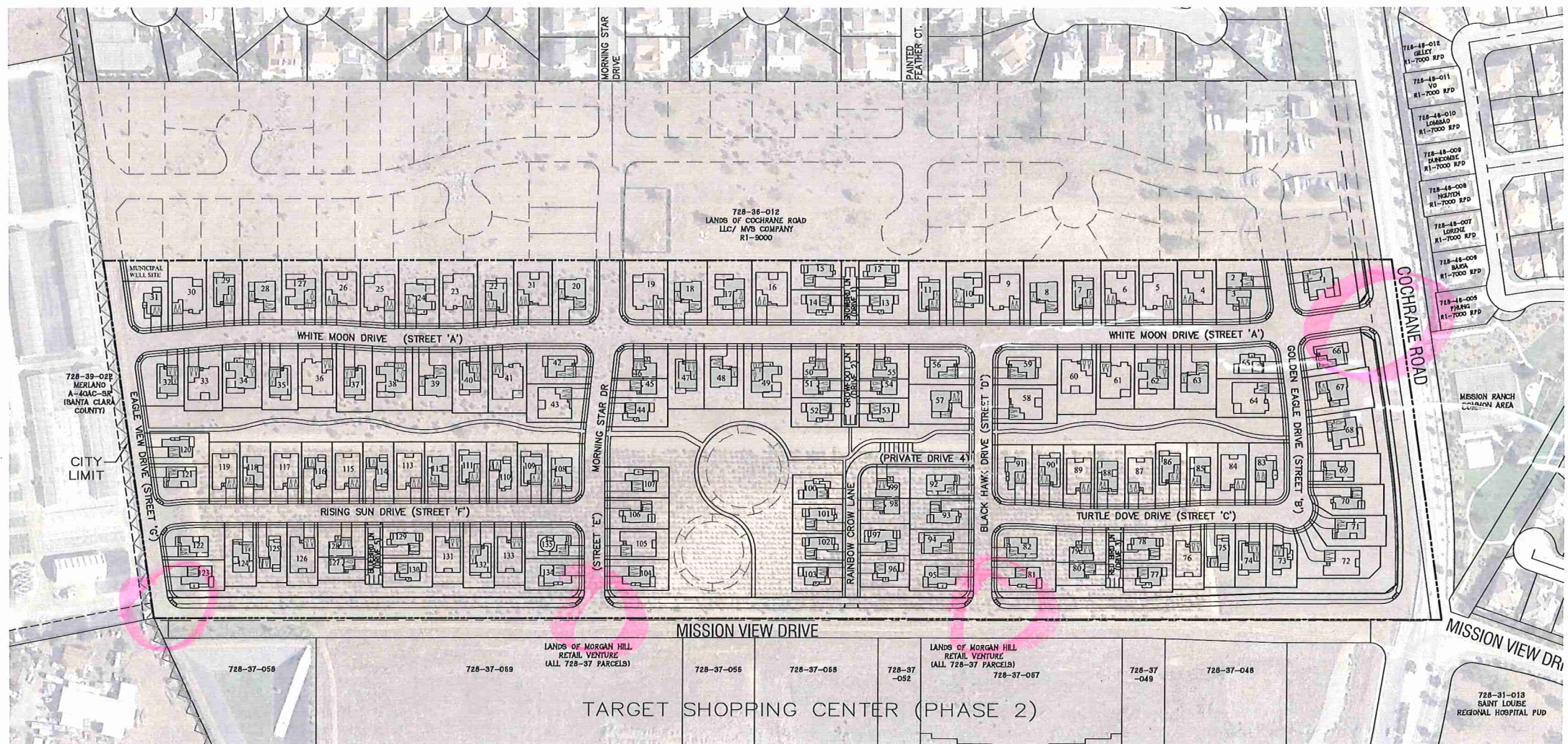
NOTE: Project scoring in this section shall be based on the overall Project Master Plan and shall include improvements completed in previous phases of the same development.

1. Streets, access ways and parking shall be designed to city standards and shall achieve safe and efficient circulation.
 - a. Provides, if applicable, for the future extension of streets for proper access or circulation to adjacent properties by providing one or more stubs or other improvement internal to the project. The future street extension(s) for arterial or collector streets must be consistent with the General Plan or other adopted circulation plans. This criteria applies to any project adjacent to a vacant or underutilized parcel planned for future development or redevelopment within the City's General Plan and for which it would be consistent with City policies to extend public streets. (up to two points)
 - b. Provides, if applicable, for the future extension of drive aisles, or connections to shared access drives or adjacent parking lots. This criteria applies to any project adjacent to a vacant or underutilized parcel planned for future development or redevelopment within the City's General Plan(not applicable to single family development). (one point)
 - c. Eliminates existing stub or substandard streets, if applicable. Frontage improvements will not apply to this criterion unless the improvements occur along an arterial or the project completes full width street improvements along the project frontage. (up to two points)
 - d. Avoids short blocks between existing and/or proposed streets. A short block is considered to be less than two hundred fifty two feet from centerline to centerline of streets. Within a project, an entry aisle less than two hundred fifty two feet from the entry is acceptable. This criterion is not applicable where a driveway and/or drive aisles and curb cuts are used to provide access to the entire project site. (one point)

NOTE: Should a project propose a short block due to site constraints such as parcel size, the project will need to go through the preliminary RDCS review process prior to the competition and receive written acknowledgement from city staff that the creation of a short block is unavoidable and acceptable. One point may be awarded under this process as an exception.

- e. Provides a minimum 20 foot clear view back-out distance between enclosed garage space the adjacent public street and a minimum three foot distance from a drive aisle or alley way. (one point)

2016 MEASURE C APPLICATION
LANTANA-WISTERIA
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
NO SCALE

SITE DATA

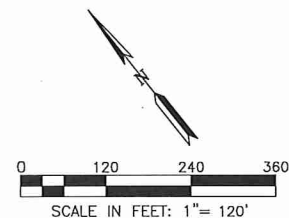
- SUBJECT PARCELS: 728-36-015 & 016
- CURRENT LAND USE: FALLOW
- CURRENT ZONING: R1-9000 PD & R1-7000 PD
- CURRENT GENERAL PLAN: SINGLE FAMILY MEDIUM (3-5 DU/AC)
- PROPOSED LAND USE: 121 SINGLE FAMILY DETACHED RESIDENCES, 14 SINGLE FAMILY ATTACHED RESIDENCES, PUBLIC AND PRIVATE CIRCULATION, PRIVATE OPEN SPACE
- UTILITIES:
 - WATER: CITY OF MORGAN HILL
 - SANITARY SEWER: CITY OF MORGAN HILL
 - STORM DRAIN: CITY OF MORGAN HILL
 - GAS & ELECTRIC: PG&E
 - TELEPHONE: VERIZON
- PRELIMINARY EARTHWORK SUMMARY:
 - CUT: 48,000 CY±
 - FILL: 55,000 CY±
 - NET: 7,000 CY± (IMPORT)

BUILDOUT TABULATION

PUBLIC ROADS	8.5 AC ±
MUNICIPAL WELL SITE	0.1 AC ±
PRIVATE DRIVES	0.8 AC ±
RESIDENTIAL LOTS (1-135)	24.9 AC ±
OPEN SPACE/DETENTION	5.8 AC ±
	40.1 AC ±

GENERAL NOTES

- THE PROJECT LIES WITHIN FLOOD ZONE D: AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE (FIRM MAP NUMBER 06085C042H, EFFECTIVE DATE MAY 18, 2009).
- PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN IN THIS PLAN SET; PROJECT MAY BE PHASED.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
- FINISHED FLOOR ELEVATIONS SHOWN ARE ESTIMATED AND SUBJECT TO CHANGE DURING FINAL DESIGN AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- THE EXISTING TOPOGRAPHY AS SHOWN IS BASED ON AN AERIAL SURVEY DATED MAY 2014, AND SUPPLEMENTED BY FIELD SURVEYS.
- PROPOSED STORM DRAINS AND DETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE REQUIRED FOR HYDROMODIFICATION.
- HOMEOWNERS ASSOCIATION TO MAINTAIN PROJECT COMMON AREAS, OPEN SPACE, AND PRIVATE STREETS.
- LOTS 1, 4-11, 16-30, 32-43, 47-49, 56-64, 66-68 ARE R1-9000 LOTS. LOTS 69-76, 81-95, 104-126, 131-135 ARE R1-7000 LOTS. LOTS 12-15, 31, 44, 52, 53, 65, 77, 78, 96, 97, 100-103, 129 & 130 ARE SINGLE-FAMILY DETACHED AND ARE SUBJECT TO THE CITY'S R1-1.500 ZONING STANDARDS.



O = ENTRY

LOCATION MAP

SCALE: 1"=120'

BUILDING COVERAGE CALCULATION

SITE	40.10 AC ±
SIDEWALKS	2.34 AC ±
DRIVEWAYS	2.07 AC ±
STREETS	7.84 AC ±
NET SITE AREA	27.85 AC ±
TOTAL BUILDING COVERAGE AS A PERCENTAGE	7.15 AC ± 25.7%

SHEET INDEX

Sheet Number	Sheet Title
MC-1	TITLE SHEET
MC-2	EXISTING CONDITIONS
MC-3	COMPREHENSIVE SITE PLAN
MC-4	SITE PLAN - NORTH
MC-5	SITE PLAN-CENTRAL
MC-6	SITE PLAN-SOUTH
MC-7	DETAILS
MC-8	GRADING PLAN - NORTH
MC-9	GRADING PLAN - SOUTH
MC-10	UTILITY PLAN - NORTH
MC-11	UTILITY PLAN - SOUTH
MC-12	SECTIONS
MC-13	SECTIONS
MC-14	USABLE OPEN SPACE
T1-A12.5	ARCHITECTURAL PLANS (58 SHEETS)
L1-L4	LANDSCAPE PLANS (4 SHEETS)

CONTACT INFORMATION

APPLICANT: CALATLANTIC GROUP INC.
4750 WILLOW RD, STE #150
PLEASANTON, CA 94588
CONTACT: BRIDGIT KOLLER / SCOTT KRAMER
(925) 315-0366 / (925) 383-4286

CIVIL ENGINEER: 8055 CAMINO ARROYO
AND PLANNER GILROY, CA 95020
ENGINEER: CALEB LACLAIR, P.E., RCE #75163
PLANNER: ROSS DOYLE
(408) 848-0300

ARCHITECT: 5865 OWENS DRIVE
PLEASANTON, CA 94588
CONTACT: KATHY MILES
(925) 251-7200

LANDSCAPE: 1700 N. BROADWAY, STE 401
ARCHITECT: WALNUT CREEK, CA 94596
CONTACT: SCOTT FEUER
(925) 945-0300

CALATLANTIC
HOMES™

continuing the legacies of Ryland and Standard Pacific

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DAHLIN GROUP
ARCHITECTURE
PLANNING
5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 fax

ENVIRONMENTAL
FORESIGHT INC
SUSTAINABLE ARCHITECTURE

2016 MEASURE C APPLICATION

TITLE SHEET
LANTANA - WISTERIA
MORGAN HILL, CALIFORNIA

SCALE
AS SHOWN

DATE
09/01/2016

BY CK

SHEET REVISIONS

DATE

BY CK

DATE

BY CK

DATE

BY CK

DATE

BY CK

DATE

BY CK

DATE

SHEET
MC-1

OF 76 SHEETS
JOB NO.
132032

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Pleasanton, CA 94588