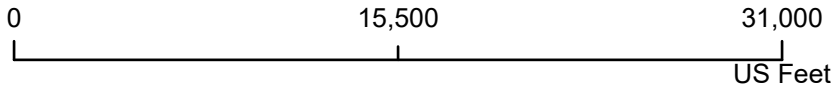
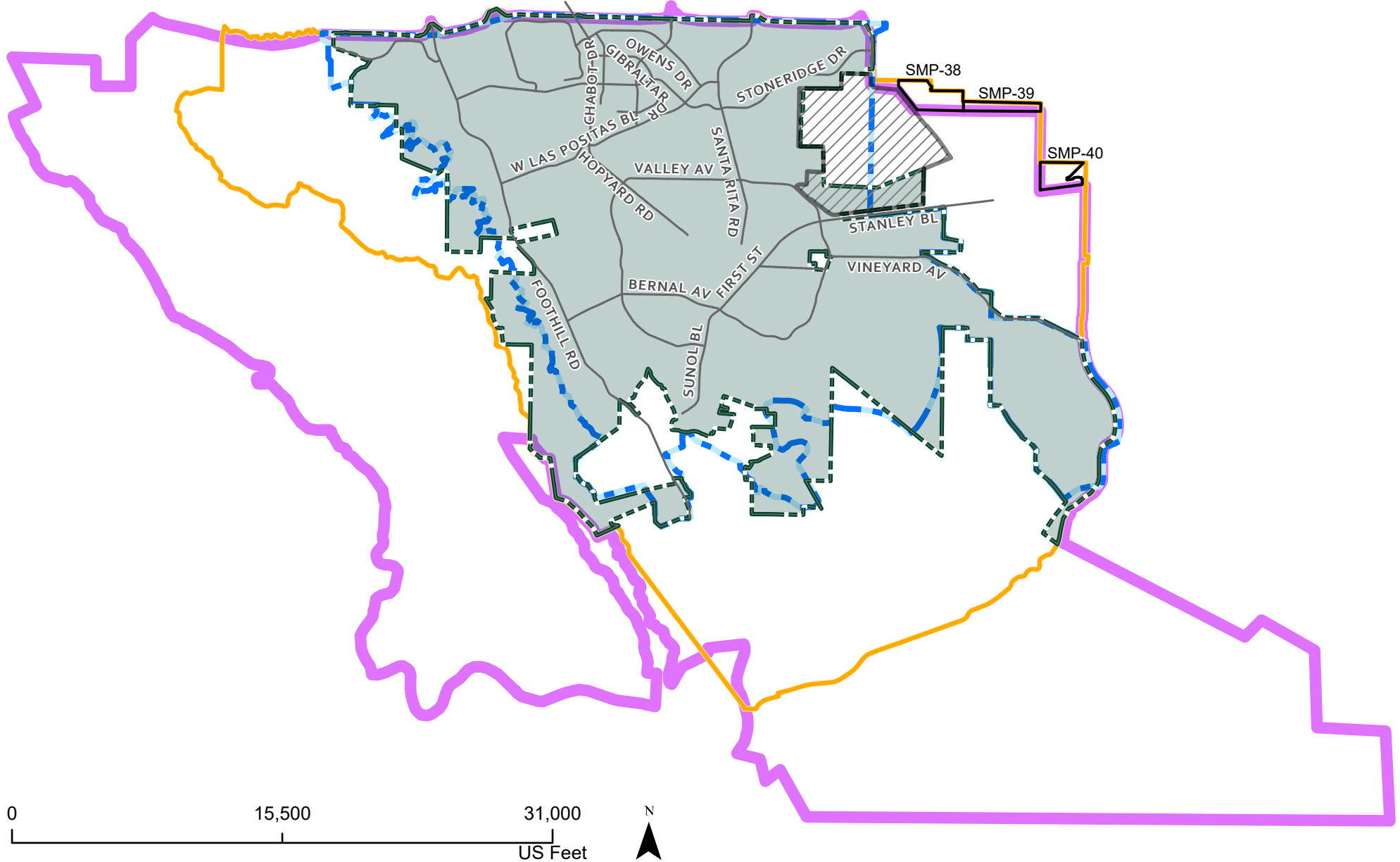


# ATTACHMENT 1

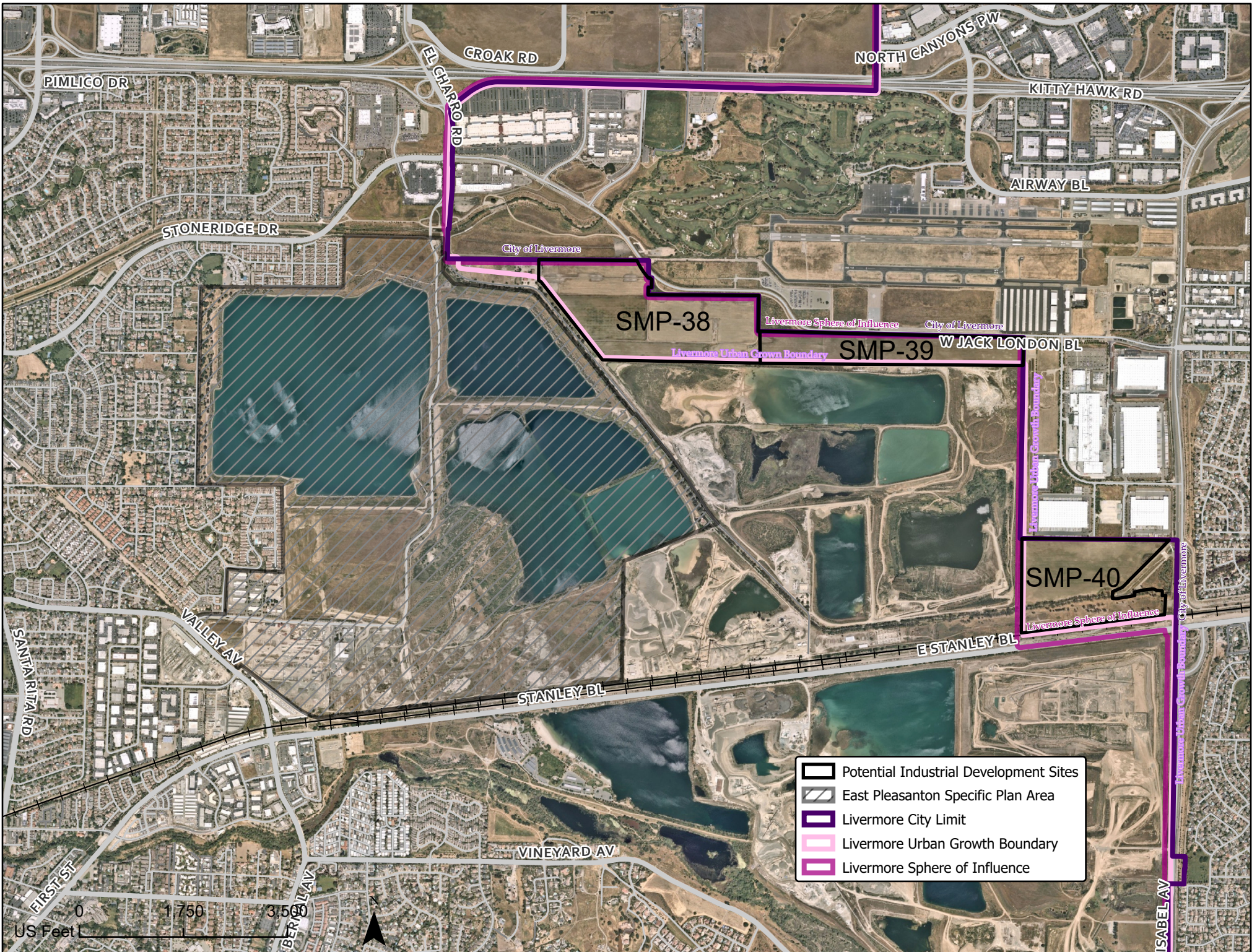
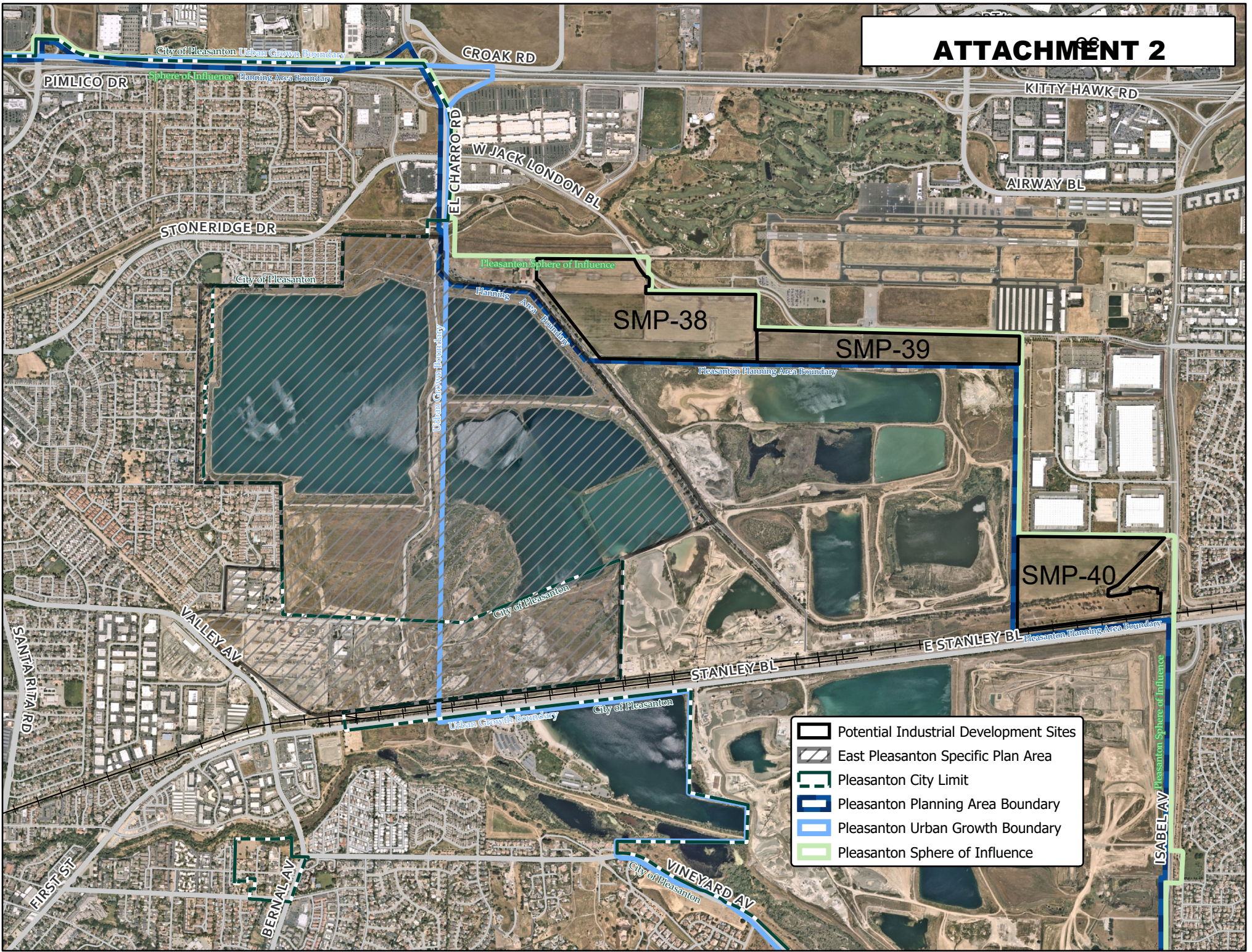
# Citywide Map



Planning Area Boundary	Urban Growth Boundary	East Pleasanton Specific Plan Area
Sphere of Influence	City Limit	Potential Industrial Development Sites

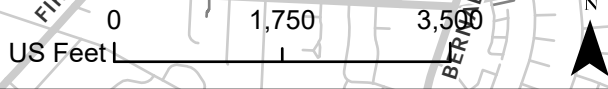
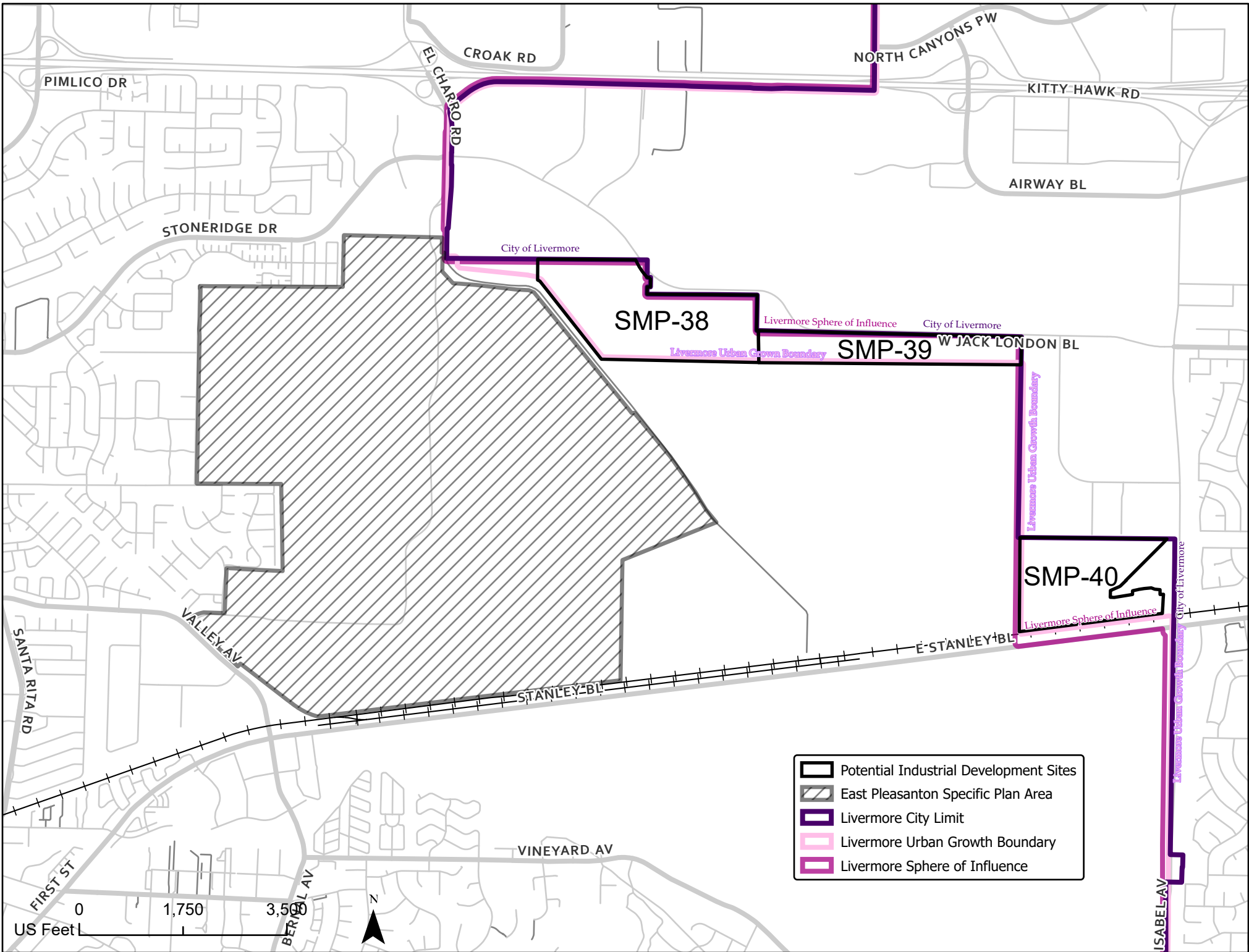
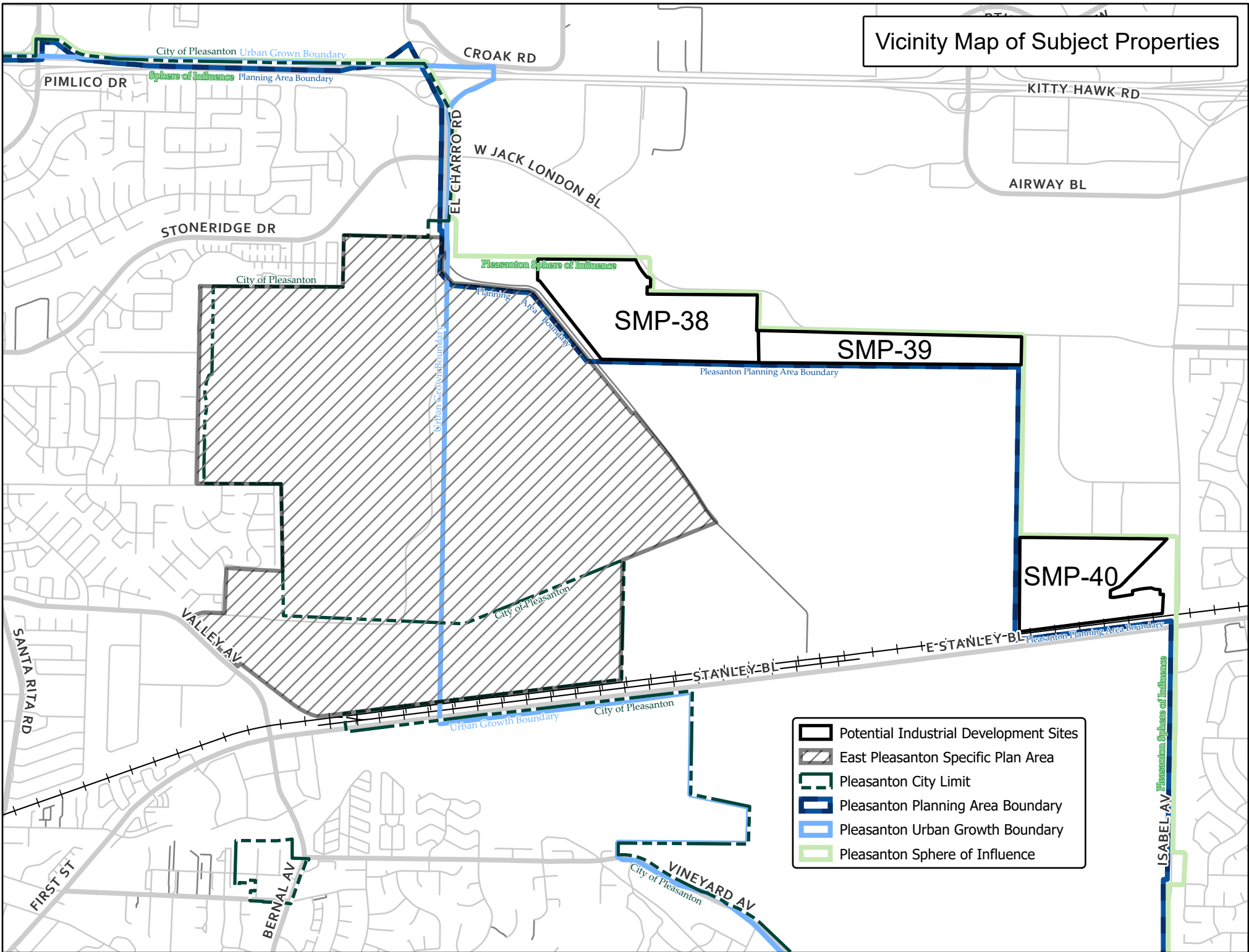


# ATTACHMENT 2





# Vicinity Map of Subject Properties




June 29, 2020

Nelson Fialho, City Manager  
City of Pleasanton  
123 Main Street  
PO Box 520  
Pleasanton, CA 94566

RE: Disposition of SMP 38, 39 and 40

Dear Mr. Fialho:

 Thank you for speaking with me last week regarding several of the quarry properties located between our two cities. The City of Livermore has been approached by Doug Jamieson of Pleasanton Gravel Co., who is exploring options for his property including potential development. The parcels in question are shown on the attached map and labeled by each parcel's Surface Mining Permit (SMP) numbers.

SMP 40 is located south of the Oaks Business Park, west of Isabel Avenue and North of Stanley Boulevard. This property is located within Livermore's Urban Growth Boundary (UGB) and Sphere of Influence. SMP 38 and 39 are located south of West Jack London Boulevard and east of El Charro Road. These parcels are located in Alameda County and are within Livermore's UGB but are within Pleasanton's Sphere of Influence. However, in terms of access to utilities and proximity to other developed uses, Mr. Jamieson has pointed out that these parcels would be more logically served by the City of Livermore.

Due to synergies with the Oaks Business Park, the Livermore Airport and our efforts to support an innovation driven economy, we are interested in pursuing the annexation and development of these three parcels. Based on our analysis, SMP 40 could be appropriately developed with uses consistent with the Oaks Business Park, which includes a range of light industrial, research and development, office, and warehouse uses. SMP 38 and 39 are also seen as appropriate for industrial development. These parcels are to the south of our airport and would have an appealing connection to other industrial and research and development uses in the northwest corner of the City, which support the provision of high quality jobs

Since SMP 39 and 40 are both located adjacent to the Oaks Business Park, we would propose to pursue their annexation together. We are contemplating a Low Intensity Industrial General Plan designation and incorporation into the Oaks Business Park's



Mr. Fialho  
June 29, 2020  
Page 2 of 2

existing Planned Development zoning (PD-I 01-003). While SMP 40 would utilize the existing PD-I standards, more detailed amendments would be incorporated for SMP 39 to limit uses to research and development, manufacturing, testing laboratories, innovation centers, offices, and other similar high end industrial uses. Warehouse and distribution facilities and similar uses generating significant vehicular traffic would not be permitted.

While we are also interested in annexation of SMP 38 and would expect it to be ultimately developed with similar industrial uses to SMP 39 and 40, I would suggest we delay this parcel to a later phase to provide opportunity for more detailed discussions between our cities.

We understand that traffic generation is an area of special concern and would like to work cooperatively with both Dublin and Pleasanton to discuss traffic modeling in the area and how we might cooperatively accomplish any needed improvements to the El Charro interchange. We agree to work cooperatively with you on this issue and on your planning for the development of the East Pleasanton Specific Plan to ensure that the uses in the area support each other and that traffic impacts are appropriately mitigated.

You also noted that Pleasanton is interested in having Livermore maintain the portion its UGB that is adjacent to Pleasanton's Sphere in the current configuration. We currently have no plans to adjust the UGB in this area and are willing to discuss how we could provide long term stability to the UGB in this area.

I would like to set up a call or virtual meeting with you and your staff at your convenience to discuss this proposal and how we might work together to identify a mutually beneficial outcome.

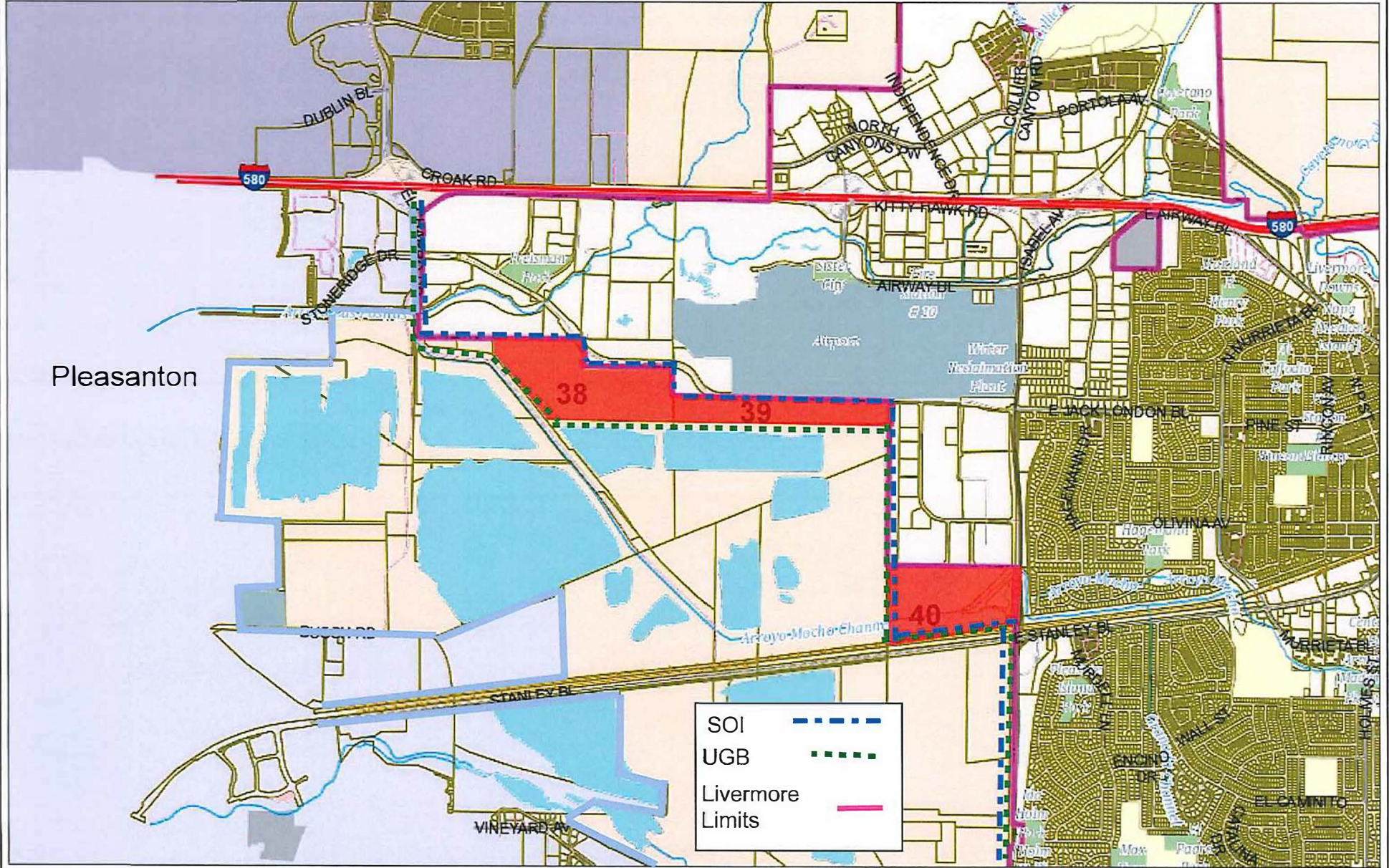
Best Regards,



Marc Roberts  
City Manager  
City of Livermore  
(925) 960-4051

Attachment: Map of SMP 38, 39 and 40





5,451.1 0 2,725.57 5,451.1 Feet

NAD\_1983\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
Livermore IT, GIS Services

Scale:  
1 : 32,707



This map is based on the City of Livermore GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for the contents hereon.