



# PLANNING COMMISSION AGENDA

**City Council Chamber  
200 Old Bernal Avenue  
Pleasanton, California**

**Wednesday, December 9, 2009  
7:00 p.m.**

\*\*\*\*\*  
**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 make a presentation, 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 five minutes each, with minimum repetition of points made by previous speakers.
- 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.

Because meetings are frequently lengthy, the Planning Commission may enforce such other rules as may further the fair and efficient running of the meeting, allowing all those who wish to do so the opportunity to provide input at a reasonable time for each item on the agenda. Courtesy to all those wishing to testify on all cases can be shown by being quiet while others are speaking and by being as brief as possible in making your testimony.

\*\*\*\*\*

Next Resolution No. is PC-2009-45

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - October 14, 2009
  - October 28, 2009

3. **MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA**
4. **REVISIONS AND OMISSIONS TO THE AGENDA**
5. **CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be enacted, approved, or adopted 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.*

6. **PUBLIC HEARINGS AND OTHER MATTERS**

- a. **Draft Supplement to the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report (SEIR).**

The Proposed Project evaluated in the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report (EIR) assumed modification of the land uses of the Stoneridge Drive Specific Plan for the 124-acre Staples Ranch project site from 100 acres of retail and service commercial uses and a 17-acre community park to a 46-acre senior continuing care community, a 37-acre auto mall, an 11-acre retail/commercial center, a 5-acre neighborhood park and a 17-acre community park (Stoneridge Drive Specific Plan Amendment). The EIR also assessed the effects of a four-rink ice-skating center in the community park, together with the other Proposed Project land uses, as a project alternative (Ice Center Alternative).

This Draft Supplement to the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR (SEIR) reevaluates the Proposed Project to determine whether: 1) Updated surveys for the California tiger salamander, the California red legged frog, the western pond turtle, and the San Joaquin spearscale result in different impacts than described in the EIR; 2) Updated analysis of potential impacts to the environment resulting from the production of greenhouse gas (GHG) emissions are different from those described in the EIR; and 3) The Proposed Project's contribution to cumulative biological resources impacts, cumulative noise impacts and cumulative impacts in conjunction with nearby quarry operations are different from those described in the EIR.

The Stoneridge Drive Specific Plan Amendment for Staples Ranch, adopted by the Pleasanton City Council on February 24, 2009, included a full four-lane extension of Stoneridge Drive to El Charro Road concurrent with development of the Staples Ranch site. The City Council also adopted the Ice Center Alternative, including the four-rink ice-skating center as part of the Staples Ranch land uses. This SEIR reevaluates this approved project as the "Four-Lane Concurrent Extension Alternative." The second alternative evaluated in this SEIR is the same as the "Four-Lane Concurrent Extension Alternative," with the single exception that it would limit the number of traffic lanes over the Arroyo Mocho to two lanes instead of four lanes, but would restripe the bridges to four lanes total at some point in the future. The SEIR identifies this alternative as the "Two-Lane Constrained Extension Alternative."

Significant environmental effects anticipated as a result of the project which cannot be mitigated to a less than significant impact include: (1) Aesthetic and Visual Quality Impacts; (2) Air Quality Impacts (Including Greenhouse Gas Emissions); (3) Transportation Impacts; and (4) Noise Impacts.

- 7. MATTERS INITIATED BY COMMISSION MEMBERS**
- 8. MATTERS FOR COMMISSION'S REVIEW/ACTION**
  - a. Future Planning Calendar**
  - b. Actions of the City Council**
  - c. Actions of the Zoning Administrator**
  - d. Election of Planning Commission Chair and Vice Chair for 2010**
- 9. COMMUNICATIONS**
- 10. REFERRALS**
- 11. MATTERS FOR COMMISSION'S INFORMATION**
- 12. ADJOURNMENT**

**Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division located at 200 Old Bernal Avenue, Pleasanton.**