

MEMORANDUM

Date: March 1, 2022

To: Ellen Clark, Director of Community Development

From: Emily Carroll, Assistant Planner

Subject: **Community Development Department Update**

The purpose of this memorandum is to provide a summary and update on notable development projects, long-range planning efforts, and transportation planning projects in the city. A map is attached for reference (city-wide projects are not shown). These projects are also shown on an interactive map located on the [Community Development Department website](#):

DOWNTOWN

- 3987 Stanley Boulevard PUD-133** | **Residential- Single-Family**
Application for a PUD development plan to demolish an existing residence and construct three new 1,837-square-foot two-story single family homes.
 - Status: Under Construction
 - Next Steps/Details: City Council approved the project in October 2019. Building permits have been issued and the project is currently under construction.
 - Applicant: Saravana Chilla
 - Staff Contact(s): [Emily Carroll](#)
- 4212 and 4226 First Street PUD-143** | **Residential- Single-Family Safreno Property**
Application for a Planning Unit Development and Rezoning, General Plan Amendment, and Tentative Tract Map, to demolish an existing service station and single-family dwelling and construct six new detached two-story single-family homes with associated site improvements.
 - Status: Under Review
 - Next Steps/Details: The Planning Commission held a workshop on the project's Preliminary Review application February 24, 2020. The applicant submitted a formal PUD application

in May 2021. The applicant resubmitted revised plans in December 2021 which are currently under review..

- Applicant: Safreno Family Living Trust
- Staff Contact(s): [Jenny Soo](#)

3. **475 & 493 St. John Street** | **Mixed-Use Development**
PUD-146 | **Barone's**

(1) rezone the properties from Central-Commercial (C-C) to PUD-MU; (2) development plan approval to: (a) retain the two-story single-family home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 attached single-family homes, two commercial buildings with a public courtyard, and related site improvements.

- Status: Under Review
- Next Steps/Details:
- Applicant: Robson Homes
- Staff Contact(s): [Natalie Amos](#)

4. **715 Rose Avenue** | **Residential- Multi-Family/Apartments**
P19-0410

Application for Design Review approval to retain the single-family home, demolish the detached garage, and construct two new, two-story detached structures with three new dwelling units on the property.

- Status: Under Review
- Next Steps/Details: Revised plans submitted on January 22, 2022.
- Applicant: Hereld & Ayres
- Staff Contact(s): [Natalie Amos](#)

HACIENDA

5. **4400-4460 Rosewood Dr.** | **Mixed-Use Development**
PUD-85-08-1D-4M | **Rosewood Commons**

Application for a PUD development plan to construct 305 apartment units and 7,520-square-foot of retail space on the approximately 8.4-acre southern portion of the Rosewood Commons property. A parking garage and additional surface parking will be constructed on the remaining 52.5-acres to serve the existing office uses.

- Status: Approved
- Next Steps/Details: Approved by City Council on April 16, 2013.
- Applicant: Swift Real Estate Partners
- Staff Contact(s): [Jenny Soo](#)

STAPLES RANCH

6. **2694 Stoneridge Dr.** | **Commercial**
PUD-123 | **Chrysler-Jeep-Dodge-Ram Parking Lot**

PUD development plan to construct a 201-stall parking lot for vehicle display/inventory to be shared by Stoneridge Chrysler-Jeep-Dodge-Ram and a future auto dealership.

- Status Under Construction
- Next Steps/Details: Approved by City Council on Sept. 19, 2017. Parking lot is under construction, waiting for landscaping completion.
- Applicant: Mathew Zaheri
- Staff Contact(s): [Melinda Denis](#)

ELSEWHERE IN PLEASANTON

7. Terminus of Lund Ranch Road | **Residential- Single-Family**

PUD-25, Tract Map 8352

Lund Ranch II

Applications for: (1) PUD rezoning and development plan approvals to construct 43 single-family two-story homes and related site improvements on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Rd.; (2) Development Agreement to vest entitlements for the project; (3) certification of the Final Environmental Impact Report (EIR) prepared for the project; (4) Growth Management Agreement; and (5) Affordable Housing Agreement. Project includes approximately 160-acres of dedicated open space. Project submitted to June 7, 2016 ballot following February 2016 City Council approval; majority of voters supported project moving ahead.

- Status Approved
- Next Steps/Details: Approved by City Council on Jan. 5, 2016. Vesting Tentative Map approved by Planning Commission on Feb. 22, 2017. Final Map and Improvement Plans approved by City Council on June 18, 2019. Anticipated construction start date is Spring of 2021. Demolition permit submitted to CDD March 2021. Construction started late April 2021. The model home complex was approved in November 2021.
- Applicant: GHC Lund Ranch, LLC
- Staff Contact(s): [Eric Luchini](#)

8. 3200 Santa Rita Rd. | **Other**

P17-0941

LPFD Fire Station 3 Redevelopment

Application for Design Review to demolish and replace the existing Fire Station 3 and construct a new 8,740-square-foot facility with apparatus bays, living quarters, and related site/landscaping improvements.

- Status Approved
- Next Steps/Details: Planning Commission approved March 2018. Construction underway as of February 2021.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

9. **6455 Owens Dr.** | **Commercial**
PUD-121, P16-1347, and
P16-1349

Application for a PUD development plan to demolish an existing restaurant building at 6455 Owens Dr. and construct a single-story multi-tenant commercial building totaling approximately 10,000-square-feet in area.

- Status: Under Review
- Next Steps/Details: Approved by City Council on December 17, 2019. 2nd read of PUD Ordinance completed January 21, 2020. Applicant submitted for construction permits in May 2020. Demolition completed in late Spring 2021. Construction started late Spring 2021.
- Applicant: Abbas Mash
- Staff Contact(s): [Eric Luchini](#)

10. **7200 Johnson Drive** | **Commercial**
P17-0967 | **Costco**

Application for Design Review to construct a new 148,613-square-foot Costco. Application is on hold and will be reconsidered by the City Council in late 2019 pending completion of supplemental environmental review for the Johnson Drive Economic Development Zone due to a legal challenge. (Please also see Item 38, for additional information on the JDEDZ Lawsuit).

- Status: Under Review
- Next Steps/Details: Design Review application submitted Spring 2018. Design Review resubmitted May 2020. May be placed back on hold pending outcome of second JDEDZ lawsuit. Lawsuit resolved in City's favor on November 13, 2020. 60-day appeal period must expire before moving forward. Lawsuit decision appealed in January 2021. Appeal determination expected Fall 2021. Costco resubmitted their Design Review application in early December 2021 and is currently under review.
- Applicant: Costco
- Staff Contact(s): [Eric Luchini](#)

11. **7280 Johnson Drive** | **Commercial**
P18-0068 | **Two Hotels**

Application for Design Review to construct two new hotels with 231 rooms and a drive-through coffee shop. Application is on hold and will be reconsidered by the City Council in Late 2019 pending completion of supplemental environmental review for the Johnson Drive Economic Development Zone. (Please also see Item 38, for additional information on the JDEDZ Lawsuit).

- Status: Under Review
- Next Steps/Details: Planning Commission approved June 2018. In plan check as of late 2019. Anticipated construction start date is early

2021. May be placed on hold pending outcome of second JDEDZ lawsuit. Lawsuit resolved in City's favor on November 13, 2020. 60-day appeal period must expire before moving forward. Lawsuit decision appealed in January 2021. Appeal determination expected Fall 2021. Construction permits to be issued in early 2022.

- Applicant: Theraldson Hospitality Development
- Staff Contact(s): [Eric Luchini](#)

12. **3459 Old Foothill Rd.** | **Residential- Single-Family**
PUD-58-03M | **Meadowlark**

Minor Modification to the approved PUD for the Austin property, consisting of eight new single-family home lots.

- Status: Under Construction
- Next Steps/Details: Approved by the Zoning Administrator on Feb. 10, 2017. Building permits have been issued and the project is under construction.
- Applicant: Eastridge Pacific
- Staff Contact(s): [Diego Mora](#)

13. **1700 Stoneridge Mall Road** | **Commercial**
P18-0340 | **Stoneridge Mall Road**

Application for Design Review approval to demolish the existing Sears Department store (approximately 176,151-square-feet) and construct up to 255,420-square-feet (79,269-square-feet of net increase) of new retail, cinema, specialty, and health club facility uses.

- Status: Approved
- Next Steps/Details: Approved by Planning Commission on April 24, 2019.
- Applicant: Simon Properties
- Staff Contact(s): [Eric Luchini](#)

14. **1000 Minnie Drive** | **Residential- Single-Family**
PUD-138 | **Spotorno Ranch**

Applications for: 1) PUD development plan approval for a 22-lot single-family residential development with related on- and off-site improvements; and 2) Vesting Tentative Subdivision Map approval to subdivide an approximately 33-acre portion of the approximately 110-acre site into 22 residential lots with on-site improvements.

- Status: Under Review
- Next Steps/Details: City Council introduced an ordinance approving the project on 2/15/2022.
- Applicant: John Spotorno
- Staff Contact(s): [Jenny Soo](#)

15. **11300 Dublin Canyon Rd.** | **Commercial**
PUD-114-01M | **Greek Orthodox Church**

Application for Planned Unit Development (PUD) Major Modification, Minor Subdivision, and Conditional Use Permit to construct and operate a 9,742-square-foot Greek Orthodox Church and 24,971-square-foot community center at 11300 Dublin Canyon Road

- Status: Approved
- Next Steps/Details: City Council approved project on September 8, 2021.
- Applicant: Guy Houston/Valley Capital Realty
- Staff Contact(s): [Jenny Soo](#)

16. **2188 Foothill Rd. PUD-117** | **Residential- Single-Family Golden Oak Project**

Application for a PUD development plan to subdivide an approximately 12-acre site into up to seven lots for custom single-family homes, and develop a hiking/biking trail connecting to Augustin Bernal Park.

- Status: Under Review
- Next Steps/Details: Project is currently on hold.
- Applicant: Kevin Singh
- Staff Contact(s): [Jenny Soo](#)

17. **990 Sycamore Road PUD-135/P19-0030/P19-0031/P19-0033/Vesting Tentative Map 8528** | **Residential- Single-Family Bringhurst/Sycamore Corner**

Applications for: 1) an amendment to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Low Density Residential (PUD-LDR); b) allow the proposed PUD-LDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; 2) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and 3) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

- Status: Approved
- Next Steps/Details: Approved by Council on 8/18/2020 as proposed. Applicant is preparing improvement plans for City review and approval.
- Applicant: Alaina Stewart
- Staff Contact(s): [Jenny Soo](#)

18. **3760 Hopyard Road PUD-134** | **Commercial Shell/7-11 Redevelopment**

Application for a PUD development plan to: 1) demolish the existing auto service, Shell service station, canopy and 7-11 store buildings; 2) construct an approximately 1,290 square-foot car wash building, an approximately 3,034 square foot 7-11 store and canopy; and 3) construct related on- and off-site improvements.

- Status Under Construction
- Next Steps/Details: Project was approved by the City Council on October 15, 2019. The project is currently under construction.
- Applicant: Anabi Oil Real Estate
- Staff Contact(s): [Jenny Soo](#)

19. **6900 Valley Trails Dr. PUD-113, P16-1386, and Tract Map 8259** | **Residential- Single-Family Ponderosa Homes**

Applications for a PUD development plan and to demolish the existing structures on the site, subdivide the approximately 9-acre site, and construct 36 detached single-family homes and a private clubhouse with related site improvements.

- Status Under Construction
- Next Steps/Details: Construction started May 2018. All homes are expected to be completed and occupied by the end of February 2022..
- Applicant: Rick Rosenbaum, Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

20. **10807, 11033 and the two western parcels on Dublin Canyon Road PUD-130, P18-0078, P18-0079, P18-0081, P18-0081, & Tract Map (TM) 8472** | **Residential- Single-Family Lester/Hidden Valley Project**

Applications for: (1) annexation of four parcels totaling approximately 128.5-acres; (2) amend General Plan Land Use designations to correspond to proposed residential and open space areas; (3) rezone the property from unincorporated and pre-zoned Agriculture to Low Density Residential and Open Space; (4) a PUD development plan to construct 33 single-family homes, including demolition and replacement of two existing homes, with private open space, and dedication of 72.1-acres of land to the East Bay Regional Park District (EBRPD), and construct an EBRPD staging area with trail connections to the Pleasanton Ridge.

- Status Under Review
- Next Steps/Details: Application submitted March 2018. Environmental Impact Report under development.
- Applicant: Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

21. **3716 Stanley Blvd. P19-0128 and P19-0129** | **Commercial Public Storage**

Applications for Design Review and Conditional Use Permit to demolish existing storage facility buildings and office, and construct three new buildings totaling approximately 205,027-square-feet for Public Storage.

- Status Approved

- Next Steps/Details: Approved by Planning Commission on October 28, 2020. City Council affirmed Commission's approval on December 15, 2020. Construction drawings submitted and under review.
- Applicant: Pat Costanzo
- Staff Contact(s): [Megan Campbell](#)

22. **1008 and 1700 Stoneridge Mall Road** | **Residential- Multi-Family/Apartments**
PUD-136 | **Stoneridge Mall Housing Project**

Application for a PUD development plan to construct 486 apartment units and parking structure on a site designated for housing at Stoneridge Mall. The project is located the northwest corner of Stoneridge Mall Road and Stoneridge Mall Road.

- Status: Under Review
- Next Steps/Details: Application submitted August 2019 and is under review. The Planning Commission held a workshop on March 11, 2020. The applicant is currently working on revising the proposed project for resubmittal.
- Applicant: Simon Property Group
- Staff Contact(s): [Eric Luchini](#)

23. **1701 Springdale Drive** | **Commercial**
10X Genomics | **Master Planned Campus**
PUD-139 and P20-0973

Applications for a Planned Unit Development (PUD) Rezoning and Development Plan to: (1) demolish the existing approximately 163,500-square-foot commercial buildings; (2) rezone the subject parcel from C-R (p) (Regional Commercial - peripheral sites) District to PUD-C-O (Planned Unit Development – Commercial-Office) District; and (3) construct up to three new multi-story research and development, office and laboratory buildings totaling approximately 381,000-square-feet, a parking structure, and related site improvements over multiple phases.

- Status: Approved
- Next Steps/Details: City Council conducted second read of PUD Rezoning Ordinance on July 20, 2021 with the Ordinance effective August 20, 2021. Construction plans for Phase 1 buildings and site improvements are currently under review. Additionally, 10x has filed a Parcel Map to break up the subject parcel into four parcels. That application was approved by the Staff Review Board on August 18, 2021 and the applicant is working with Engineering Department staff to have the final map recorded with Alameda County. Staff and the applicant have begun discussions for Phase II as of September 2021. Phase I improvements began construction in late Summer 2021.

- Applicant: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

24. **4141 Foothill Road Preliminary Review** | **Residential- Single-Family Merritt Property**

Preliminary Review application for 1) annexation, 2) rezoning the property from Unincorporated to PUD-LDR and PUD-BMR, and 3) a Planned Unit Development (PUD) development plan to construct a 111-home age-qualified community with 89 single-family detached homes, 22 affordable senior court-yard detached and duet homes and related on-and off-site improvements at 4141 Foothill Road.

- Status: Under Review
- Next Steps/Details: Preliminary comments provided to applicant late July 2021.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

ADVANCED PLANNING

25. **Johnson Drive Economic Development Zone (JDEDZ)** | **Commercial**

The Johnson Drive Economic Development Zone is currently the subject of a lawsuit. The Petitioner in this lawsuit alleges that the air quality analysis contained in the Supplemental Environmental Impact Report for the JDEDZ was incomplete. The Petitioner also alleges that the economic analysis for the project should have been recirculated for public review. Given the inherent delay associated with litigation involving the California Environmental Quality Act, the City has agreed to set aside the approvals so that supplemental environmental review can take place. Once this supplemental environmental review is complete, additional public comment will occur, and the City Council will consider reapproving the project. Although this project has already been subject to extensive environmental review, the City believes that this is the most effective way to provide the public and public officials with information and allow for reconsideration of the project. Costco is in support of this approach and is a signatory to the stipulation.

- Status: Under Review
- Next Steps/Details: Final design plans approved by Caltrans and the City. Off site improvement contract is advertised and set to close January 2022. Construction anticipated to begin in March 2022.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

26. **Climate Action Plan** | **Other**

The City of Pleasanton’s Council approved 2019-2020 Work Plan includes preparation of an updated Climate Action Plan (CAP 2.0). The City’s original CAP was adopted in 2012

and outlines local actions to reduce greenhouse gas (GHG) emissions, enhance environmental sustainability, and prepare for climate change. As with Pleasanton’s 2012 Climate Action Plan, CAP 2.0 will continue to respond to the impacts of climate change through local actions that promote adaptation and resilience by significantly reducing the City’s greenhouse gas emissions. Accounting for new state laws, the policy focus for CAP 2.0 will be to close the gap between GHG emission reduction targets and Pleasanton’s projected emissions.

- Status: Approved
- Next Steps/Details: A final CAP 2.0 was adopted by the City Council on February 15, 2022. The draft final CAP 2.0 can be viewed on the website at www.cityofpleasantonca.gov/CAP. The City is finalizing the document and preparing a "summary CAP 2.0" which will offer a quick look at the CAP document. These will both be released shortly.
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#)

27. **East Pleasanton Specific Plan**

Other

East Pleasanton Specific Plan

The East Pleasanton Specific Plan (EPSP) will provide a comprehensive long-range land use plan for an approximately 1,100-acre area on the east side of the city, extending into unincorporated Alameda County. The Pleasanton General Plan indicates that a specific plan should be prepared for this area; a planning process was originally initiated in 2012 under the guidance of a task force but was “paused” in 2015. In 2019 the City Council identified the East Pleasanton Specific Plan as a work plan priority, and in March 2020, provided direction to proceed with the planning effort, and that the City Council, Planning Commission, and City staff initiate a “clean slate” approach to the planning for East Pleasanton, which would consider multiple land use options for the entire area through the public process. Additional direction was provided that the Planning Commission and City staff initiate a concurrent and separate pre-housing element process to establish a draft inventory of citywide sites to meet projected Regional Housing Needs Allocations (RHNA) in advance of the formal housing element process – this process will be separately scoped, but will be designed to dovetail with the EPSP process. Based on this direction, staff is coordinating the formation of a project team for the EPSP that will provide professional services to assist with the effort, and to develop a more detailed scope of work for City Council consideration, with initial project meetings to be scheduled in coming months.

- Status: Under Review
- Next Steps/Details: Staff is coordinating the formation of a project team for the EPSP that will provide professional services to assist with the effort, and to develop a more detailed scope of work for City Council consideration, with initial project meetings to be scheduled in coming months.
- Applicant: City of Pleasanton

- Staff Contact(s): [Shweta Bonn](#)

28. **Objective Design Standards**

Other

Objective Design Standards

In 2017, the California Legislature passed a package of 15 laws related to housing, referred to as the “housing package.” The housing package included a number of changes to state law intended to streamline and increase housing production. A further series of housing-related legislation was passed by the legislature in 2019, including SB 330, the Housing Crisis Act. The streamlining provisions of SB 330 and other laws include measures to make approval processes more routine and predictable for developers, including limitations on discretionary review processes and placing an increased emphasis on objective design and development standards as the primary criteria that may be used as the basis for project approval or denial. With these new criteria in place, and expecting the emphasis on objective standards to continue in future legislation, it is in the City’s interest to have a robust body of residential design and development standards in place, to ensure those projects deliver high-quality design, appropriate site planning and amenities, and are compatible with surrounding neighborhoods and the community. Accordingly, the City will be updating the Housing Site Development Standards and Design Guidelines first adopted by City Council in August 2012 and establishing objective standards for other types of residential development, including smaller multi-family infill projects. Additional information can be found on the project website:

https://www.cityofpleasantonca.gov/gov/depts/cd/planning/objective_design_standards.asp

- Status: Under Review
- Next Steps/Details: The Planning Commission commenced the project in December 2020 and will be meeting periodically to review the draft Objective Design Standards. The Planning Commission reviewed the Housing Site Development Standards and Design Guidelines at a workshop on September 8, 2021. Objective standards as part of the amendments to the municipal code to implement Senate Bill 9 were reviewed and approved by Planning Commission and City Council in October and November 2021, respectively. Staff will be returning to the Planning Commission with the next phase of the objective standards, anticipated to address multifamily projects on modestly-sized properties.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

29. **Housing Element Update**

Other

Housing Element Update

The Housing Element is part of the City’s General Plan and is a comprehensive statement by the community of its current and future housing needs and proposed actions to

facilitate the provision of housing to meet those needs at all income levels. Preparation and periodic update of the housing element is required by state law; and thus, the element reflects the state's housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. State law establishes a series of very specific requirements as to the scope, content, and process by which a housing element is updated and adopted, including review and approval (known as certification) by the State Department of Housing and Community Development (HCD) by January 2023.

- Status Under Review
- Next Steps/Details: Housing policy discussion is currently underway. The Planning Commission and Housing Commission have discussed policies throughout February with the City Council tentatively scheduled to discuss March 15, 2022. Please check the project website at pleasantonhousingelement.com for additional information and to sign up to be included in the project notification list.
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#)

TRANSPORTATION PROJECTS

30. **Bicycle and Pedestrian Master Plan High Priority Corridor** | **Transportation/Traffic Project**

The Pedestrian and Bicycle Master Plan, created in January 2010 was updated and adopted by City Council in June 2017. The update created an “All users and abilities” approach to facility design and provided a corridor construction priority. West Las Positas Boulevard was identified as the highest priority corridor and design is underway to develop bicycle and pedestrian improvements along the corridor.

- Status Under Review
- Next Steps/Details: The City has combined the West Las Positas roadway reconstruction project with the West Las Positas Bicycle and Pedestrian Improvement Project. This combination of projects allows for the relocation of the curb and gutter and the Bicycle and Pedestrian improvement design has changed to an elevated cycle track along both the north and south sides of West Las Positas. This was the preferred design, but not originally selected by the Pedestrian, Bicycle and Trails Committee due to the high construction cost. With the need to reconstruct the curb and gutter as part of the roadway reconstruction, the overall cost to the pedestrian and bicycle project is reduced making this design alternative feasible. Preliminary design is underway.

- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

31. **Overcrossing Improvement Plan for Pedestrians and Bicycles** | **Transportation/Traffic Project**

City Council at its September 13, 2016 meeting awarded the Freeway Overcrossing Improvement Plan project. This plan identified needed improvements and an implementation strategy to improve bicycle and pedestrian facilities at the freeway overcrossings. Included with project deliverables is a set of plans for each overcrossing that will be used for future construction. The were completed and presented to City Council in December of 2018.

- Status: Completed
- Next Steps/Details: Staff conducted additional operational analysis on the proposed overcrossing design. Locations where peak vehicle on ramp volumes were/are in excess of 800 vehicles operated poorly under the proposed design conditions (queue spillback into adjacent intersections). Staff will implement a 2 phase approach, constructing the design features that do not impact vehicle operations with overlay projects and look for grant funding to provide controlled pedestrian and bicycle crossing at the 800+ vehicle ramp locations. The City was awarded grant money to construct this project. Design Plans have been sent to Caltrans and the City of Dublin for comments. The City recently received additional grant funding and will be submitting draft plans to Caltrans and the City of Dublin for review.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

32. **Bernal Avenue at Nevada Street Traffic Signal Installation** | **Transportation/Traffic Project**

Nevada Street is currently under construction to connect Stanley Boulevard to Bernal Avenue. When completed the increased volume on Nevada Street requires a traffic signal to be constructed at Bernal Avenue. When properly used, traffic signals are valuable devices for the control of vehicular and pedestrian traffic. They assign the right-of-way to the various traffic movements and profoundly influence traffic flow while reducing the frequency and severity of certain types of crashes, especially right-angle collisions.

- Status: Under Review
- Next Steps/Details: The Nevada Street extension has been constructed. The traffic signal contract has been awarded to Ray's Electric and is under construction with anticipated completion in late January/ Early February 2022. Due to equipment

delivery delays, the expected completion date is now March/April 2022.

- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

TRAFFIC OPERATIONS

33. Sunol Boulevard Interchange

Transportation/Traffic Project

The Sunol Boulevard Interchange is in the Caltrans Right of Way, but any improvements to local interchanges are funded by the local agency. The City issued a request for proposals in late 2017 to design a set of signalized intersections at the two ramp locations. The Project Study Report- Project Development Study (PSR-PDS) document has been officially signed off by Caltrans on January 17, 2020. The PSR-PDS is the initial document required for the Caltrans project development process.

- Status: Under Review
- Next Steps/Details: City Council approved a contract amendment in June of 2020 with AECOM to complete the next step of the Caltrans project development phase, Preliminary Analysis & Environmental Document (PA&ED). This phase will require more in depth analysis of traffic impacts and environmental impact due to project improvement alternatives. This phase of the process is anticipated to take 1 year to complete (completion in July 2021). Caltrans has requested an additional "Safety Analysis" which has added 6 months to the project. Anticipated completion of this phase is February 2022. Upon completion Detailed Design and ROW acquisition will commence (March 2022 - October 2022) and construction is anticipated to begin in February 2023 with completion in June 2024. This project will construct 2 traffic signal on Sunol Boulevard, reconstruct the westbound to southbound loop ramp including the bridge section and extend the freeway merge section by 1000 feet to allow for smoother transition onto the freeway mainline.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

34. Intersections of Stanley/Valley/Bernal, Santa Rita/Valley, Santa Rita/Stoneridge

Transportation/Traffic Project

World Smartest Intersection

Installation of next generation traffic signal equipment for signal performance, conflict analysis, origin-destination studies, multi-modal traffic safety, and connected vehicle applications.

- Status Under Construction
- Next Steps/Details: Project delayed while the Miovision Automated Traffic Signal Performance Measure Project is under construction. Project to be reevaluated in March 2022.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

TRAFFIC CALMING

35. Junipero Street and Independence Drive

Transportation/Traffic Project

In November 2015, City Council directed staff to meet with the residents of Junipero Street and Independence Drive to discuss potential solutions to their traffic-related concerns. Staff began meeting with the neighborhood in March 2016.

Staff and the steering committee met through the summer of 2016 and developed a traffic calming plan which included traffic signal metering, radar speed signs, new crosswalks, speed reduction on Independence Drive, six speed lumps and a major modification to the arterial intersection of Bernal Avenue at Sunol Boulevard/ First Street. The plan was presented to City Council in September 2017 and construction was completed in the winter of 2017 with the exception of the arterial intersection improvements. The arterial intersection design is underway (March of 2018) and design completion is expected in the spring of 2020. Prior to the completion of the design, alternatives will be presented to the surrounding neighborhoods and the Pleasanton Unified School District to receive feedback (Winter 2019).

- Status Under Review
- Next Steps/Details: Installation of all of the traffic calming devices within the Junipero and Independence neighborhood have been completed. The design of the second left turn lane at the intersection of Bernal Avenue and First Street / Sunol Boulevard began in spring 2018. This project expanded to include entry features, upgrade to the mixed use path on Sunol Boulevard, resurfacing of Sunol Boulevard and alteration of all 4 legs of the intersection to provide a protected intersection for bicycles. 100% plans have been received and anticipated construction is in the fall 2022. Upon completion of intersection improvements, conduct after-implementation study.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

36. Junipero Street

Transportation/Traffic Project Junipero Traffic Calming

Residents along the western portion of Junipero have requested additional speed lumps to complement the completed traffic calming project at Independence and Junipero. The project will add one additional speed lump between Sonoma and Tomas way

- Status Completed
- Next Steps/Details: Expedited Speed Lump notices have been sent for two petition to residents within 500' of the proposed speed lump locations. Not enough resident support was received. Thus, the project will not proceed. The local resident champion was notified that the project will not proceed.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novenario](#)

REGIONAL PROJECTS

37. State Route 84

Transportation/Traffic Project SR 84

SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in the summer of 2018. Preliminary engineering and design has started. The design process and right of way acquisition will take approximately two years with construction to follow in 2021.

Construction of the segment of SR 84 from Pigeon Pass to I-680 will be the final segment in a series of improvements to widen SR 84 to expressway standards from I-580 in Livermore to I-680 in Sunol. Environmental review of the SR 84 project began in 2002, and completion of this final segment will conclude this nearly 20-year project.

- Status Under Review
- Next Steps/Details: The segment of SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in 2018. Preliminary engineering and design is complete and construction began in April 2021. Construction of the segment of SR 84 from Pigeon Pass to I-680 will be the final segment in a series of improvements to widen SR 84 to expressway standards from I-580 in Livermore to I-680 in Sunol. Alameda CTC envisions construction completion in March/April 2024.
- Applicant:
- Staff Contact(s): [Mike Tassano](#)

38. Valley Link

Transportation/Traffic Project Valley Link

In October 2017 the Governor signed Assembly Bill 758 which created The Tri-Valley – San Joaquin Valley Regional Rail Authority. This new authority has been created for the sole purpose of connecting Bart to ACE. The Authority has selected a hybrid powered,

multiple-unit vehicle technology with the ability to convert to fully electric power in the future

Valley Link is proposing to provide a new rail service from the existing Dublin / Pleasanton BART Station to San Joaquin County, utilizing existing rights-of-way in the center of the I-580 corridor to provide connectivity between ACE and Bart. Valley Link is proposed to provide frequent, all-day regional rail service with future expansion all the way to Lathrop in the Central Valley

As a first phase in the Valley Link project, the Authority has recommended an initial segment serving the RM3 project corridor, originating from a BART connection at Dublin/Pleasanton Station and continuing to a proposed station at Greenville Road in Livermore, in the I-580 median, including a proposed station at Isabel Road

The Bill also transfers all unencumbered local funds allocated to the BART extension from Bart to the Authority. This is 588 million of the anticipated 1.8 billion needed to construct the ultimate system.

- Status Under Review
- Next Steps/Details: Produce feasibility report was completed in June 2019 as was the Draft Environmental Report. Final EIR and Preferred Alternative adopted in May of 2021. Nepa process and 30% design began in November of 2021 with anticipated completion November of 2023.
- Applicant:
- Staff Contact(s): [Mike Tassano](#)

39. **680 Express Lane Projects** | **Transportation/Traffic Project**
680 express lanes

The 680 Express Lane is two separate projects. One will construct a new 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. The second will extend the express lane from SR 84 to Alcosta.

- Status Approved
- Next Steps/Details: I-680 Express Lane between SR 237 to Milpitas
The southbound direction was completed in 2010. The first phase of the northbound project will construct the nine-mile section from Auto Mall Parkway in Fremont to SR 84. The Construction was awarded in November 2017 and construction began in the summer of 2018 and should be completed in 2020. There is no current timeline for Phase 2 of the project.
I-680 Express Lane between SR4 and Alcosta Blvd:
Draft Environmental Release for public review – March 2020
Project Report and Final Environmental Document Approval – August 2020
Final Design and ROW completed - Fall 2021

Construction scheduled to begin Spring 2022 through Summer 2025.

Project Cost : Total cost estimate to implement express lanes for both NB and SB directions is \$480M. In the light of limited available & anticipated funding and to address near term traffic needs, a decision has been made to proceed with the design, right of way and construction work for the SB direction as the phase 1 of this project.

The estimated cost for the SB direction is around \$252M.

Caltrans has a project in works to pave the existing pavement within approximately the same limits as the express lane. Caltrans has agreed to split their rehab project into NB and SB directions. They plan to move forward with the NB rehab as a stand-alone project which would go to construction in spring 2021. Their SB rehab will be combined with the SB express lane project and will begin construction in Spring 2022.

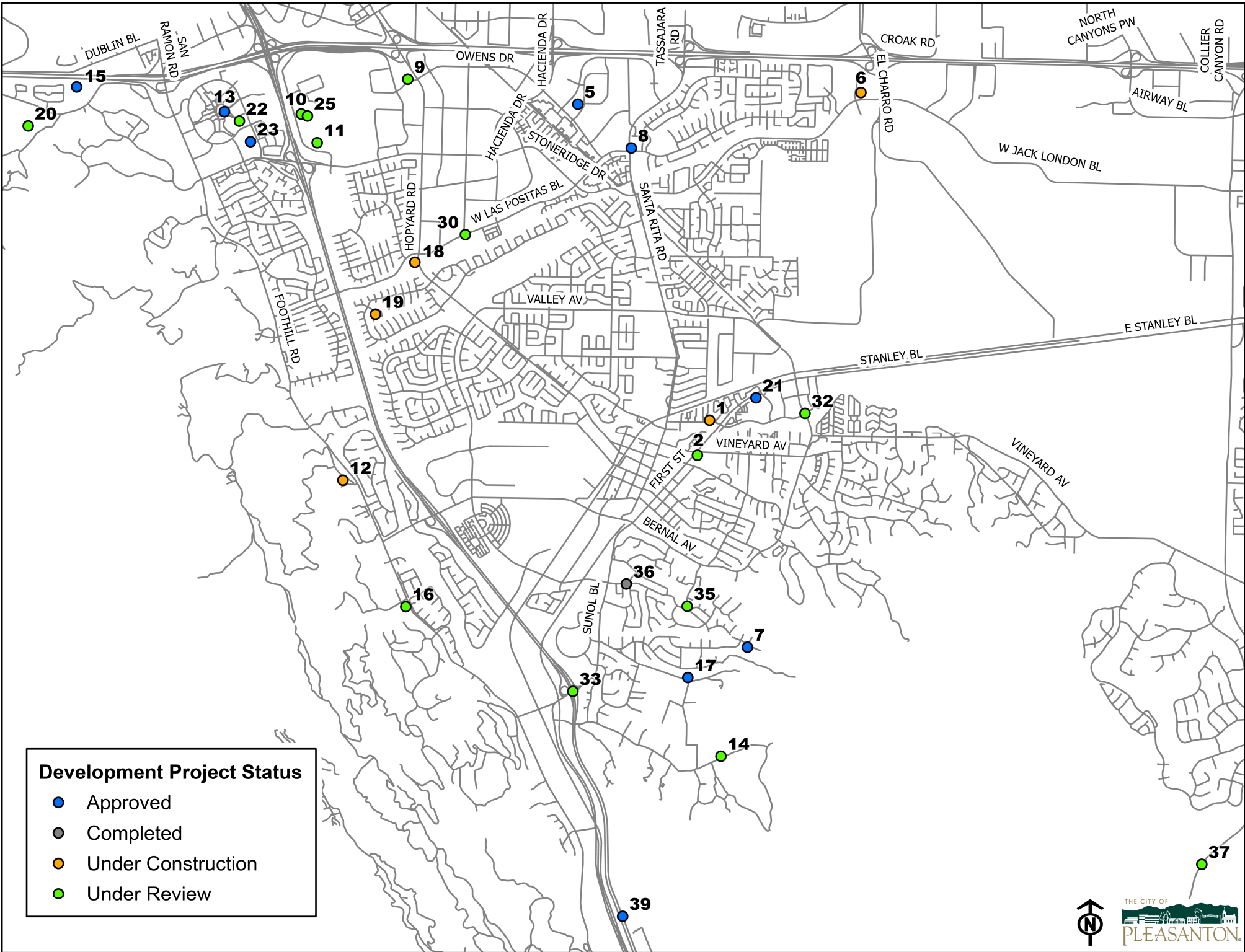
schedule for the combined SB rehab and express lane project:

- Design and ROW start – Jan 2020
- Design and ROW completion – October 2021
- CTC allocation of SHOPP and other state funds – Dec 2021
- Construction contract advertisement – January 2022
- Construction start – April 2022
- Construction completion – December 2024

- Applicant:

- Staff Contact(s):

[Mike Tassano](#)



Development Project Status

- Approved
- Completed
- Under Construction
- Under Review

