

MEMORANDUM

Date: January 10, 2023

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: Applicant Undergoing Plan Revisions
 - 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

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

3. **475 & 493 St. John Street PUD-146** | **Mixed-Use Development 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 submitted revised plans in December 2022, plans under review with City staff.
- Applicant: Robson Homes
- Staff Contact(s): [Natalie Amos](#)

4. **715 Rose Avenue P19-0410** | **Residential- Multi-Family/Apartments**
 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: Approved
- Next Steps/Details: Approved by Planning Commission on April 27, 2022.
- Applicant: Hereld & Ayres
- Staff Contact(s): [Natalie Amos](#)

5. **236 Ray Street P22-0080** | **Residential- Multi-Family/Apartments**
 Application for Administrative Design Review approval to construct an approximately 25-foot tall, 1,510-square-foot two-story detached accessory structure with a carport in the rear yard of an existing residence at 236 Ray Street.

- Status: Approved
- Next Steps/Details: Complete plan check under B22-1933.
- Applicant: Tim Ward
- Staff Contact(s): [Diego Mora](#)

6. **4884 Harrison Street P22-0728** | **Residential- Multi-Family/Apartments/Mixed-Use**
 SB 35 Application to construct a new, approximately 48,590-square-foot, five-story tall, mixed-use building consisting of 46 apartment units and an approximately 1,400 square-foot ground-floor commercial space.

- Status: Approved
- Next Steps/Details: Complete plan check.
- Applicant: AMG & Associates

- Staff Contact(s): [Eric Luchini](#)

STAPLES RANCH

7. **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

8. **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. Construction of homes on individual lots began summer 2022.
 - Applicant: GHC Lund Ranch, LLC
 - 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 construction
- 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. Anticipated completion date is early 2023.
- 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.

- Status Approved
- Next Steps/Details: Approved July 2022. Building permits to be issued early 2023.
- 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.

- Status Under construction
- Next Steps/Details: Construction began March 2022. Construction anticipated to be completed in early 2023.
- 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: Approved
- Next Steps/Details: The project was approved by the City Council on February 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.** | **Residential- Single-Family**
PUD-117 | **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. **4452 Rosewood Drive** | **Residential- Multi-Family**
PUD-85-08-01D-05M | **Avalon Bay Project**

Application for a PUD modification to the approved Residences at California Center on a currently vacant site identified as 4452 Rosewood Drive in Hacienda for the following: 1)

modifying site layout including on-site circulation, parking, and open spaces areas; 2) updating exterior elevations of all buildings; 3) changing the retail use of the corner building to a daycare center subject to a conditional use permit approval, and 4) modifying related on- and off-site improvements. Zoning for the site is PUD-HDR (Planned Unit Development – High Density Residential) District.

- Status: Approved
- Next Steps/Details: Applicant is preparing for building permit submittal and issuance.
- Applicant: Nora Collins
- Staff Contact(s): [Jenny Soo](#)

18. **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 August 18, 2020 as proposed. Applicant is preparing improvement plans for City review and approval.
- Applicant: Alaina Stewart
- 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 2023.
- 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. Applicant undergoing plan revisions to continue work on the Environmental Impact Report.
 - 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. Demolition approved and began in October 2022.
 - Applicant: Pat Costanzo
 - Staff Contact(s): [Megan Campbell](#)
22. **1008 and 1700 Stoneridge Mall Road**
PUD-136 | **Residential- Multi-Family/Apartments**
Stoneridge Mall Housing Project
- Application for a PUD development plan to construct 360 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. Application deemed complete in December 2022. CEQA document to be completed by mid-January 2023. Simon Property Group

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

23. **1701 Springdale Drive** | **Commercial**
10X Genomics

PUD-139 and P20-0973

Master Planned Campus

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. Phase I improvements anticipated to be complete early 2023. Phase II improvements on hold as of August 2022.
- Applicant: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

24. **4141 Foothill Road** | **Residential- Single-Family**
Preliminary Review | **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 and June 2022.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

ADVANCED PLANNING

25. Johnson Drive Economic Development Zone (JDEDZ)

Commercial

General Plan Amendment to change the land use designation of the project site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/ Service Commercial; Business and Professional Offices and a Planned Unit Development (PUD) Rezoning to rezone the project site from Planned Unit Development-General and Light Industrial (PUD-G&LI) District, Planned Unit Development-Industrial/Commercial-Office (PUD-I/C-O) District, and General Industrial (I-G-40,000) District to Planned Unit Development – Commercial (PUD-C) District on 12 parcels at 7106 through 7315 Johnson Drive and 7035 and 7080 Commerce Circle, comprising approximately 40 acres.

- Status: Under Construction
- 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 began winter 2022.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

26. 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.

- Status: Under Review
- Next Steps/Details: Staff has coordinated the formation of a project team for the EPSP that will provide professional services to assist with the effort and developed a more detailed scope of work for City Council consideration. However, this project is currently on hold due to the Housing Element.

- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

27. **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 early 2023 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](#)

28. **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: The Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) in August. Staff received a formal response from HCD in November. In December, Housing Commission, Planning Commission, and City Council discussed modifications to the Draft Housing Element in response to HCD and the final site list for inclusion in the Housing Element. The Planning Commission and City Council will consider adoption of the Housing Element and certification of the EIR in January. 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](#)

29. **Stoneridge Mall Framework**

Other
Stoneridge Mall Framework

The City has begun the process to develop a Framework Plan for the Stoneridge Shopping Center, also known as the Stoneridge Mall. The focus of the Framework is the mall properties that lie within the area bounded by Stoneridge Mall Road and contain the Mall buildings and surrounding parking lots. The Framework Plan will provide policy guidance and a conceptual land use plan for future development and potential redevelopment of Stoneridge Mall.

The Framework process is expected to begin in September, as a focused effort that will conclude in Spring 2023. Visit the project website at: <https://www.stoneridgemallframework.com/> to sign up for email updates and to obtain

additional information.

- Status Under Review
- Next Steps/Details: The City hosted two community Meetings in fall 2022 to introduce the project and its opportunities and constraints. The meetings were also an opportunity to solicit community feedback on key objectives. The Framework will be reviewed by the Planning Commission and City Council in early 2023.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

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 with anticipated completion in 18 months (spring of 2024), with construction to follow in the summer of 2024.
- 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.

Through the Covid Pandemic the project was a low priority. Staff plans to resume work on this project starting in the Fall 2022. A consultant will be retained to update the preliminary design plan to a full construction plan set that will incorporate best practices for bike and pedestrian facilities adjacent to Caltrans facilities. The updated preliminary plans will be provided to the BPTC for review and feedback. The plans will also need to be reviewed by Caltrans and the City of Dublin.

It is expected that the full construction plans will be available for review in the Spring of 2023 and construction possible upon Caltrans approval possibly in the Fall of 2023.

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

TRAFFIC OPERATIONS

32. **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 Construction

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

33. **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 Review
- Next Steps/Details: Project delayed while the Miovision Automated Traffic Signal Performance Measure Project is under construction. The Miovision Equipment funded by the MTC IDEA grant has been installed and is operational. The MTC conducted an evaluation of the system (a requirement of the grant) and is preparing a report for Pleasanton's use.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

TRAFFIC CALMING

34. **FY 22-23 Traffic Calming | Transportation/Traffic Project**

Staff has begun project planning with four residential streets that have qualified for traffic calming. These streets are: Springdale between Stoneridge and Muirwood, Kottinger between First and Adams, Paseo Santa Cruz between Valley and Calle Altamira, Paseo Santa Cruz between Valley and Via De Los Cerros. Three out of the four locations are considering speed lumps, while Kottinger is still weighing their options. Those locations that will proceed with speed lumps will enter the expedited speed lump program and will be provided petitions.

- Status Under Review
- Next Steps/Details: Residents on Paseo Santa Cruz between Valley and Calle Altamira and Sycamore Creek Way between Sycamore Road and Hidden Creek Way have submitted accurate petitions. Installation of speed lumps are anticipated in late Feb or early March depending on weather.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

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 was for fall 2022. The project is delayed until the summer of 2023 awaiting PGE relocation of several utility vaults.
- 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 Construction
- 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: 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.

Construction to begin after sufficient funding is awarded
rough estimate for start of construction is 2027/28

- 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.

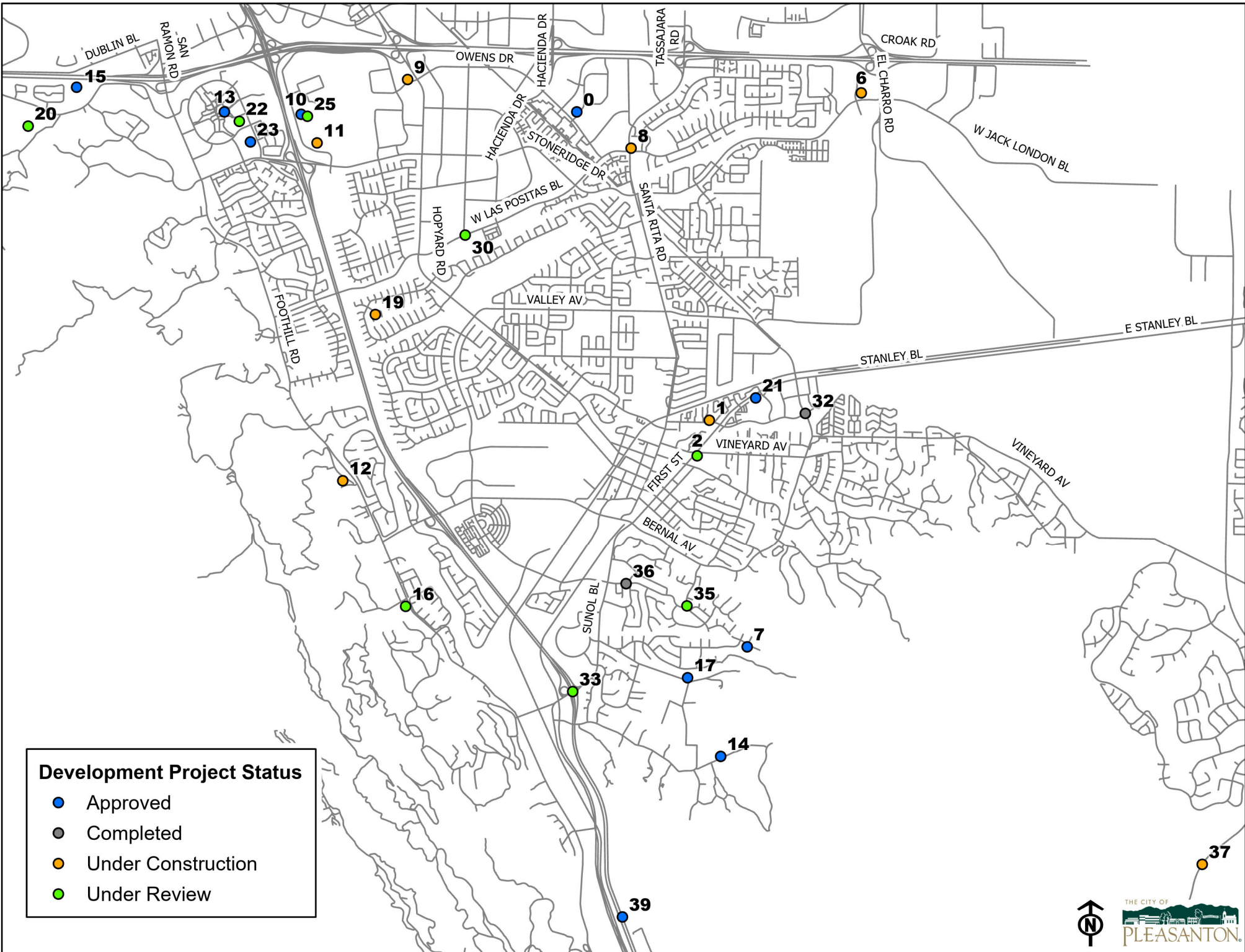
schedule for the combined SB rehab and express lane project:

- 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 – Summer 2025

- Applicant:

- Staff Contact(s):

[Mike Tassano](#)



Development Project Status

- Approved
- Completed
- Under Construction
- Under Review

