

MEMORANDUM

Date: July 7, 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](#)
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- 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 in May 2021. The applicant is undergoing plan revisions. Safreno Family Living Trust

- Applicant:
- Staff Contact(s): [Jenny Soo](#)

3. **475 & 493 St. John Street** | **Mixed-Use Development**
P22-1009 and P22-0885 | **Barone's**

Applications for: (1) an amendment to the Downtown Specific Plan requiring a Planned Unit Development application to redevelop 475 and 493 St. John Street; and (2) Design Review approval to: (a) retain the two-story (historic) single-family home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes, two commercial buildings with a public courtyard, new private street, and related site improvements.

- Status: Under Review
- Next Steps/Details: Consultant finalizing scope of work for the projects' CEQA component.
- 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: Approved
- Next Steps/Details: Approved by Planning Commission on April 27, 2022.
- Applicant: Hereld & Ayres
- Staff Contact(s): [Natalie Amos](#)

5. **236 Ray Street** | **Residential- Multi-Family/Apartments**
P22-0080

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: Construction drawings have been approved.
- Applicant: Tim Ward
- Staff Contact(s): [Diego Mora](#)

6. **4884 Harrison Street** | **Residential- Multi-Family/Apartments/Mixed-Use**
P22-0728

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](#)

7. **4390 First Street** | **Single-Family, Other**
P22-0397 & P22-0510

Applications for Administrative Design Review to construct a 512-square-foot detached accessory dwelling unit over an existing detached garage and a Variance to 1) exceed the maximum height for a proposed accessory dwelling unit from 16-feet to 22-feet; and 2) reduce the minimum required side yard setback of seven-feet to approximately three-feet and one-inch.

- Status: Approved
- Next Steps/Details: Complete plan check under B23-0518.
- Applicant: Daniel Warren
- Staff Contact(s): [Diego Mora](#)

STAPLES RANCH

8. **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

9. **Terminus of Lund Ranch** | **Residential- Single-Family**
Road | **Lund Ranch II**
PUD-25, Tract Map 8352

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: Construction of homes on individual lots began in Summer 2022. Final inspections on first completed lots began in April 2023 and will continue through the end of 2023.
- Applicant: GHC Lund Ranch, LLC
- Staff Contact(s): [Eric Luchini](#)

10. **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 mid-2023.
- Applicant: Abbas Mash
- Staff Contact(s): [Eric Luchini](#)

11. **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 late Summer 2023.
- Applicant: Costco
- Staff Contact(s): [Eric Luchini](#)

12. **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 by the end of 2023.
- Applicant: Theraldson Hospitality Development
- Staff Contact(s): [Eric Luchini](#)

13. **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. Construction anticipated to be completed end of summer 2023.
- Applicant: Eastridge Pacific
- Staff Contact(s): [Diego Mora](#)

14. **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-foot) and construct up to 255,420-square-foot (79,269-square-foot 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](#)

15. **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](#)

16. **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](#)

17. **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](#)

18. **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](#)

19. **990 Sycamore Road** | **Residential- Single-Family**
PUD-135/P19-0030/P19- | **Bringhurst/Sycamore Corner**
0031/P19-0033/Vesting
Tentative Map 8528

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](#)

20. **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](#)
21. **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: Resubmittal received May 27, 2023. Application under review and continuing work on the Environmental Impact Report.
 - Applicant: Ponderosa Homes
 - Staff Contact(s): [Natalie Amos](#)
22. **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. Demolition approved and began in October 2022. Construction drawings (B21-3313) have been approved.
 - Applicant: Pat Costanzo

- Staff Contact(s): [Megan Campbell](#)

23. **1008 and 1700 Stoneridge Mall Road** | **Residential- Multi-Family/Apartments**
PUD-136 | **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: Planning Commission recommended approval to Council on February 22, 2023. Council approved the project on March 21, 2023. The second reading was held on April 18, 2023.
- Applicant: Simon Property Group
- Staff Contact(s): [Eric Luchini](#)

24. **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: Phase I improvements completed in May 2023. Phase II improvements on hold as of August 2022.
- Applicant: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

25. **4141 Foothill Road** | **Residential- Single-Family**
PUD-147 | **Merritt Property**

Applications for 1) annexation, 2) rezoning the property from Unincorporated to PUD-LDR and PUD-BMR, 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, 4) a Vesting Tentative Map, 5) a Development Agreement to vest entitlements, 6) an Affordable Housing Agreement, and 7) certification of the appropriate CEQA document.

- Status: Under Review
- Next Steps/Details: PUD, Tract Map and Annexation applications submitted

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

26. **3200 Hopyard Road** | **Residential- Multi-Family/Condominiums**
P23-0177 & P23-0178

Application for Design Review and Tentative Tract Map to demolish an existing church and daycare facility and construct 57 multi-family residential units (48 condominium and 9 affordable rental) with associated site improvements pursuant to SB330 State law provisions; and Affordable Housing Agreement located at 3200 Hopyard Road.

- Status: Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Bruce Myers
- Staff Contact(s): [Diego Mora](#)

27. **2025 Santa Rita Road** | **Residential- Multi-Family/Condominiums**
P23-0332

Application for Housing Site Compliance Review pursuant to SB330 and Tentative Tract map to demolish an existing motel and construct a housing development consisting of 42 three-story townhome style condominiums ranging from three to four bedrooms with approximately 1,400 to 1,700 square feet with associated site improvements pursuant to SB330 State law provisions; and Affordable Housing Agreement located at located at 2025 Santa Rita Road

- Status: Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: City Ventures
- Staff Contact(s): [Emily Carroll](#)

28. **3300 Busch Road** | **Residential- Multi-Family/Condominiums**
P23-0480

Applications for Design Review and Vesting Tentative Subdivision Map approval pursuant to SB330 for a project consisting of 306 new single-family residential units (approximately 809,515 square feet total) with 57 junior accessory dwelling units (JADUs) and 84 new affordable multi-family units (approximately 68,600 square feet total) with related roadway and infrastructure improvements and an approximately 2.1-acre neighborhood park at the approximately 51.37-acre site located at 3300 Busch Road.

- Status: Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Square Mile Pleasanton, LLC
- Staff Contact(s): [Jenny Soo](#)

ADVANCED PLANNING

29. **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 anticipated to begin in Fall 2022. Off-site improvements currently under construction.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

30. **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 has been on hold due to the Housing Element; City Council is expected to provide direction as part of its Work Plan priority setting process in 2023.

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

31. **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: Approved
- Next Steps/Details: The City adopted Objective Design Standards for Housing Element sites and the R-M, M-U, and C-C zoning districts on January 23, 2023. Modifications to the ODS for Housing Sites were approved by City Council on May 2, 2023. The adopted ODS is available [here](#).
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

32. **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: Approved
- Next Steps/Details: The Housing Element was adopted on January 26, 2023. The document was resubmitted to the California Department of Housing and Community Development (HCD) in February 2023. The City recieved additional comments from HCD in April 2023. The Planning Commission and City Council will review amendments to the Housing Element in response to HCD on May 10, 2023 and June 6, 2023. 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](#)

33. **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.

Visit the project website at: <https://www.stoneridgemallframework.com/> to sign up for email updates and to obtain additional information.

- Status: Approved
- Next Steps/Details: The City adopted Stoneridge Mall Framework Components on January 26, 2023. Next steps, when available, will be identified on the project website; sign up for periodic emails to receive notifications about the project: <https://www.stoneridgemallframework.com/>
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

TRANSPORTATION PROJECTS

34. **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](#)

TRAFFIC OPERATIONS

35. **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: 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. 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. Draft Environmental Document and Project report are being reviewed by Caltrans. The draft environmental document was publicly circulated in early April 2023 and the comment period closes on May 5th, 2023. A virtual public meeting was held on April 19th from 6pm-7:30pm. Approximately 12 members of the public attended the virtual public meeting. Staff and the consultant will regroup and review and answer comments after May 5. Answers to public comments have been incorporated/addressed by staff and consultant and has been sent back to Caltrans for final review. It is anticipated that the PA&ED will be approved by Caltrans in August 2023.

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

36. Valley Ave at Northway Rd | Transportation/Traffic Project
Traffic Signal Installation

This project will install a new traffic signal at the intersection of Valley Ave and Northway Rd, next to Harvest Park Middle School. Curb extensions will be added to the southeast and southwest corners to reduce crosswalk lengths. This location is the next intersection in the signal priority list. The overall work will improve pedestrian/bicycle safety and improve traffic operations.

- Status: Under Review
- Next Steps/Details: Currently, the project is approximately 65% design and an application was submitted to PG&E for electrical service. PG&E has completed their field work and proceeding to identify the nearest power source for the intersection. The 95% design plans are currently in progress.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

TRAFFIC CALMING

37. 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 in late April or early May depending on weather. The speed lumps will be installed by the Streets Division. Staff is marking out the locations for installation on 4/28/23.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

38. **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

- Applicant: PGE relocation of several utility vaults.
- Staff Contact(s): City of Pleasanton
[Mike Tassano](#)

REGIONAL PROJECTS

39. **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](#)

40. **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](#)

41. **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:

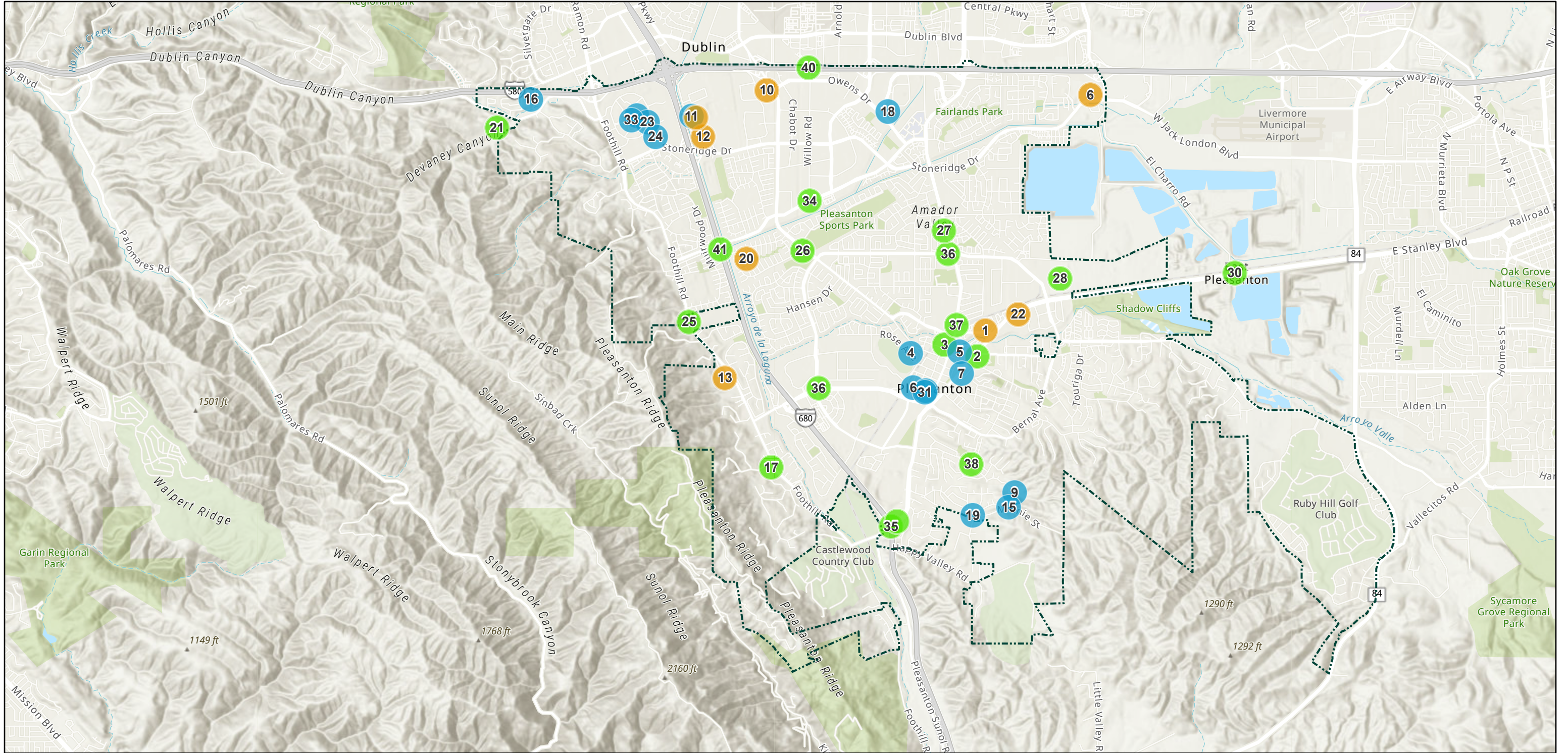
- Design and ROW start – Jan 2020
- Design and ROW completion – October 2021
- CTC allocation of SHOPP and other state funds – Dec 2021
- Construction contract advertisement – January 2022
- Construction start – April 2022
- Construction completion – Summer 2025

- Applicant:

- Staff Contact(s):

[Mike Tassano](#)

CDD Update Map



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CDD Development Project

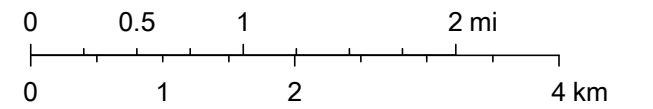
● Approved

Pleasanton City Limit

● Under Review

● Under Construction

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