

## Planning Commission Work Session Staff Report

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March 14, 2012  
Item 6.b.

- SUBJECT:** PUD-25
- APPLICANT:** Greenbriar Homes Communities (Mike Meyer and Carol Meyer)
- PROPERTY OWNER:** Greenbriar Homes Communities (Mike Meyer and Carol Meyer)
- PURPOSE:** Work Session to review and receive comments on an application for Planned Unit Development (PUD) rezoning and development plan to construct 50 single-family, two-story homes and related improvements on the approximately 194.7-acre Lund Ranch II property.
- GENERAL PLAN:** Low Density Residential (< 2.0 dwelling units per acre), Rural Density Residential (1 dwelling unit per 5 acres), and Open Space – Public Health and Safety with a Wildlands Overlay.
- ZONING:** PUD – LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District.
- LOCATION:** 1500 Lund Ranch Road at the end of Lund Ranch Road
- ATTACHMENT:**
- A. Discussion Points for the Planning Commission’s on PUD-25, dated March 14, 2012.
  - B. Revised PUD Development Plan dated “Received February 27, 2012,” including Building Floor Plans and Elevations, Corrective Grading Plan, Grading and Utility Plan, Illustrative Site Plans with/without Homes, Landscape Plan, Landscape Sections and Front Yards, Site Development Plan, Slope Map, Trail Plan, and Tree Exhibit.
  - C. Previous PUD Development Plan for PUD-25 with 82-, 107-, and 149-unit development alternatives and supporting materials.
  - D. City Council staff report on the “Analysis of the Impacts and Effects of the ‘Save Pleasanton’s Hills & Housing Cap Initiative,’” dated June 11, 2008.
  - E. Minutes of the City Council public hearings on the “Analysis of the Impacts and Effects of the Save Pleasanton’s Hills & Housing Cap Initiative” held on May 20, 2008, June 24, 2008, and July 17, 2008.

- F. Planning Commission Staff Report for the previous EIR Scoping Session, dated September 24, 2003.
  - G. Minutes of the Planning Commission's Scoping Session held on September 24, 2003.
  - H. Minutes of the City Council's Public Hearings held on May 20, 2003 and June 3, 2003 on the consultant's contract for the Lund Ranch II EIR
  - I. Ordinance 1509 for PUD-18 (Bonde Development), dated May 21, 1991.
  - J. Minutes of the City Council Public Hearing on PUD-18 held on May 21, 1992.
  - K. Letter of Understanding between the Ventana Hills Steering Committee and Shapell Industries of Northern California, dated April 19, 1991 (cover letter dated May 1, 1991).
  - L. Letter of Understanding between the Pleasanton Heights Homeowners Association and Shapell Industries of Northern California, dated April 15, 1991.
  - M. Ordinance 1791 for PUD-97-12 (Sycamore Heights Development), dated October 26, 1999.
  - N. Chapter 18.76, HPD District, of the Pleasanton Municipal Code.
  - O. Figure V-2, Proposed Circulation Plan, of the North Sycamore Specific Plan
  - P. Section V.B.1., East-West Collector (page 49) of the North Sycamore Specific Plan.
  - Q. Tree Report, Lund Ranch II, dated August, 2011, prepared by HortScience, Inc.
  - R. Existing and Planned Community Trails Map, Pleasanton Pedestrian and Bicycle Master Plan, dated June 2009
  - S. Photographs of the Lund Ranch II property
  - T. Location and Public Notice Area Maps
  - U. Public Comments
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## **I. PURPOSE OF THIS MEETING**

The purpose of this work session is to give the Planning Commission and the public the opportunity to review and discuss the revised, 50-unit PUD Development Plan proposed by Greenbriar Homes Communities on the Lund Ranch II property.

## **II. BACKGROUND**

### **First Submittal**

On September 24, 2001, Greenbriar Homes submitted its application for PUD Rezoning and Development Plan approval on the Lund Ranch II property for 113 single-family homes on approximately 12,000-square-foot lots. Based on this plan, City staff determined on September 3, 2003 that an Environmental Impact Report would be

necessary to address the environmental impacts and mitigation measures of developing the Lund Ranch II property, and recommended the consulting firm, Geier & Geier, be awarded the contract to prepare the EIR.

## **Environmental Impact Report**

### City Council Hearings on the EIR Consultant Contract

The City Council discussed the EIR consultant's contract at its public meetings held on May 20, 2003 and June 3, 2003. Exhibit H includes the minutes of the City Council public meetings. The City Council awarded the contract and directed the applicant and staff to consider increasing the proposed project's density as a means of adding an affordable housing component to the proposal with the larger, i.e., lower density homes, on the project's perimeter with a central area for the smaller, i.e., higher density, homes.

### Planning Commission Scoping Session on the EIR

On September 24, 2003, the Planning Commission held its public meeting to gather public comment on the scope and content of the EIR for the Lund Ranch proposal. Exhibit F includes the Planning Commission staff report and supporting materials including public comment and Exhibit G includes the minutes of the Planning Commission's scoping session. The public comments expressed at the scoping session included:

- Affordable and low-income housing;
- Inadequate disclosures to the residents of the Bridal Creek development;
- Loss of habitat areas, rangeland, trees and vegetation;
- Grading and erosion;
- Noise;
- Parks and open space;
- Placement of houses;
- School impacts;
- Traffic impacts to surrounding streets including access and pedestrian safety;
- Views; and,
- Water quality.

The Planning Commission directed staff and/or the applicant address the following issues with the project and/or the EIR:

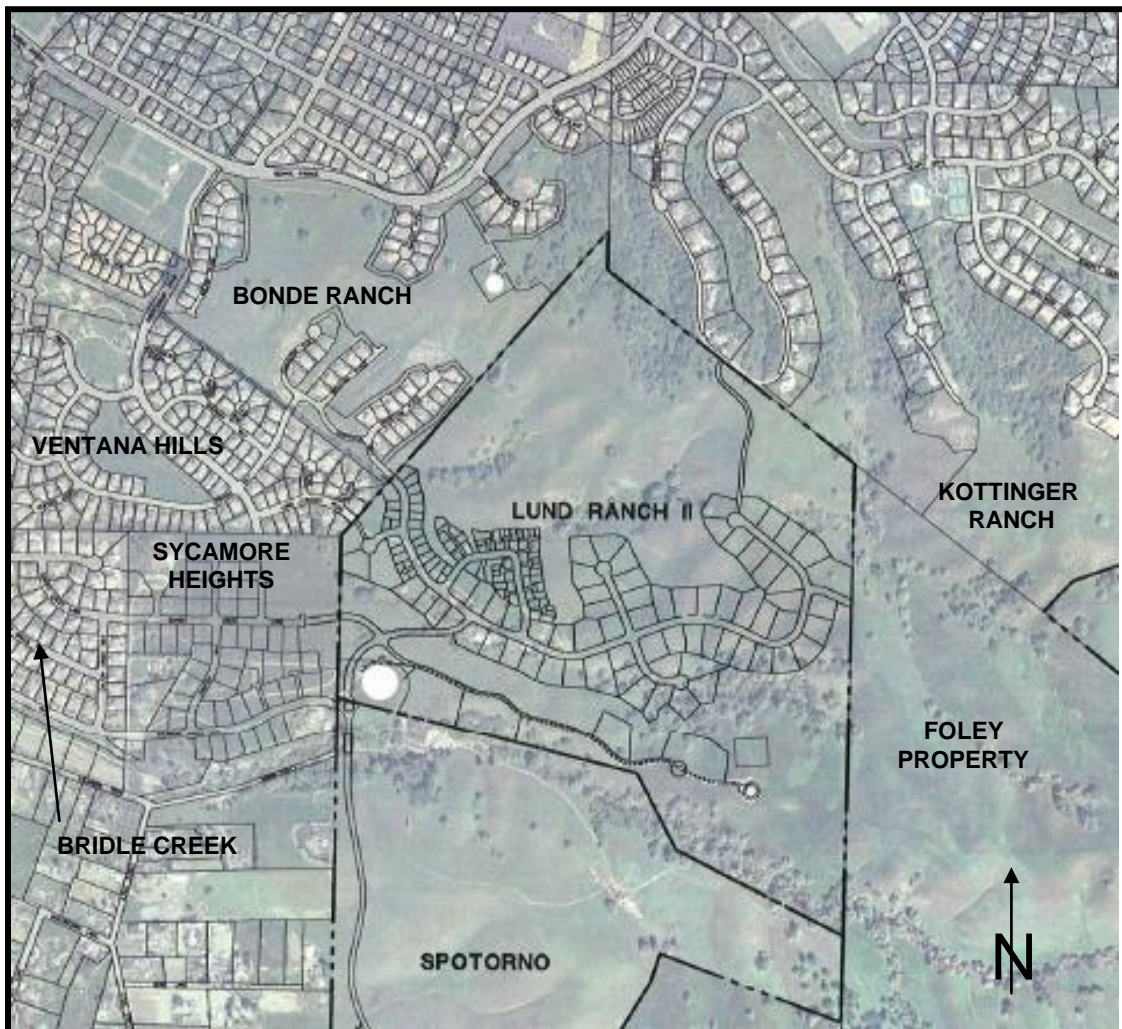
- Address the potential transfer of the unused development rights from the Lund Ranch property to other properties in Pleasanton;
- Address the proposed buildings on ridges;
- Address construction routes and possible neighborhood traffic calming measures;
- Consider alternative access points such as Kottinger Ranch, Bonde Ranch, and Ventana Hills;
- Concern regarding major grading and tree loss;
- Concern regarding potential impact to the City's Urban Growth Boundary Line;
- Analyze the proposed project according to the General Plan;

- Consider an off-site project alternative, such as the Hacienda Business Park, for this development;
- Address amenities if the project density exceeds the General Plan midpoint density of 83 units; and,
- Consider the cumulative impacts on air quality and energy.

Some of the above-listed items, such as buildings on ridges and impacts to the City's Urban Growth Boundary Line, are addressed and/or mitigated by the 50-unit development plan.

**Second Submittal**

On April 3, 2007, Greenbriar Homes submitted the revised PUD Development Plan (Exhibit C) with three proposed development alternatives. Figure 1, below, is the 2005 aerial photograph showing the revised Lund Ranch II PUD Development Plan and surrounding developments and properties.



**Figure 1: 2005 Aerial Photograph of the Lund Ranch Property with Public Street and EVA Connections to Surrounding Developments and Properties**

The revised PUD Development Plan proposed three development alternatives:

- Alternative A for 149 units in response to the City Council's direction for increased density. The development alternative included 149 units with 43 units designed as "cluster homes" (five detached homes on 3,000 square foot lots served by a motor court), 23 units on 4,000- to 6,000-square-foot lots, and 79 units on 12,000- to 40,000-square-foot lots. The proposed 149-unit alternative proposed to utilize the 25-percent density bonus (Policy 11, Page 2-32) of the Pleasanton General Plan "for the provision of significant affordable housing." The entire 149-unit development with streets and related improvements was located on approximately 71 acres.
- Alternative B for 107 units on 17,000-square-foot to 60,000-square-foot lots including 16 lots designated as potential duet-style lots for below-market rate housing and 4 lots designated as split-pad lots. The entire 107-unit development with streets and related improvements was located on approximately 71 acres with the remaining 114.7 acres.
- Alternative C for 82 units on approximately 14,000-square-foot to 60,000-square-foot lots, that would show the Lund Ranch II property developed at the mid-point density of the Pleasanton General Plan. The entire 82-unit development with streets and related improvements was located on approximately 64.9 acres.

All three alternatives proposed to:

- Dedicate the remaining land area to the City of Pleasanton as permanent open space, with the proposed project's wildland fire management areas, public trails, and a public trail staging area.
- Provide public street connections to Livingston Way (Bonde Ranch development) and to Sunset Creek Lane and Sycamore Creek Way (Sycamore Heights) development, Emergency Vehicle Access (EVA) connections to Lund Ranch Road (Ventana Hills development) and to Casterson Court (Kottinger Ranch development), and a future public street connection to the Foley property.

The 82-unit, 107-unit, and the 149-unit development plan alternatives and supporting materials constituted the PUD-25 application (Exhibit C) and was the development to be evaluated in the project's EIR. The EIR review, however, was not completed.

### **Third Submittal**

Completion of the project review and the project's environmental review was delayed by the Pleasanton General Plan update and by the initiatives for Measures PP and QQ that addressed development in the City's hillside areas and defined the term "dwelling unit" for the General Plan. After the City completed the General Plan update, the applicant prepared and re-submitted the proposed PUD Development Plan, which is designed to implement the policies and design criteria of Measure PP. The result is Exhibit B, the proposed development plan that was first submitted on September 16, 2011 with 50 units

and related improvements on approximately 33.8 acres with the remaining 160.9 acres preserved as permanent open space. The applicant corrected a table in the September 16<sup>th</sup> submittal and then submitted the updated PUD Development Plan on February 27, 2012 for the Planning Commission's discussion.

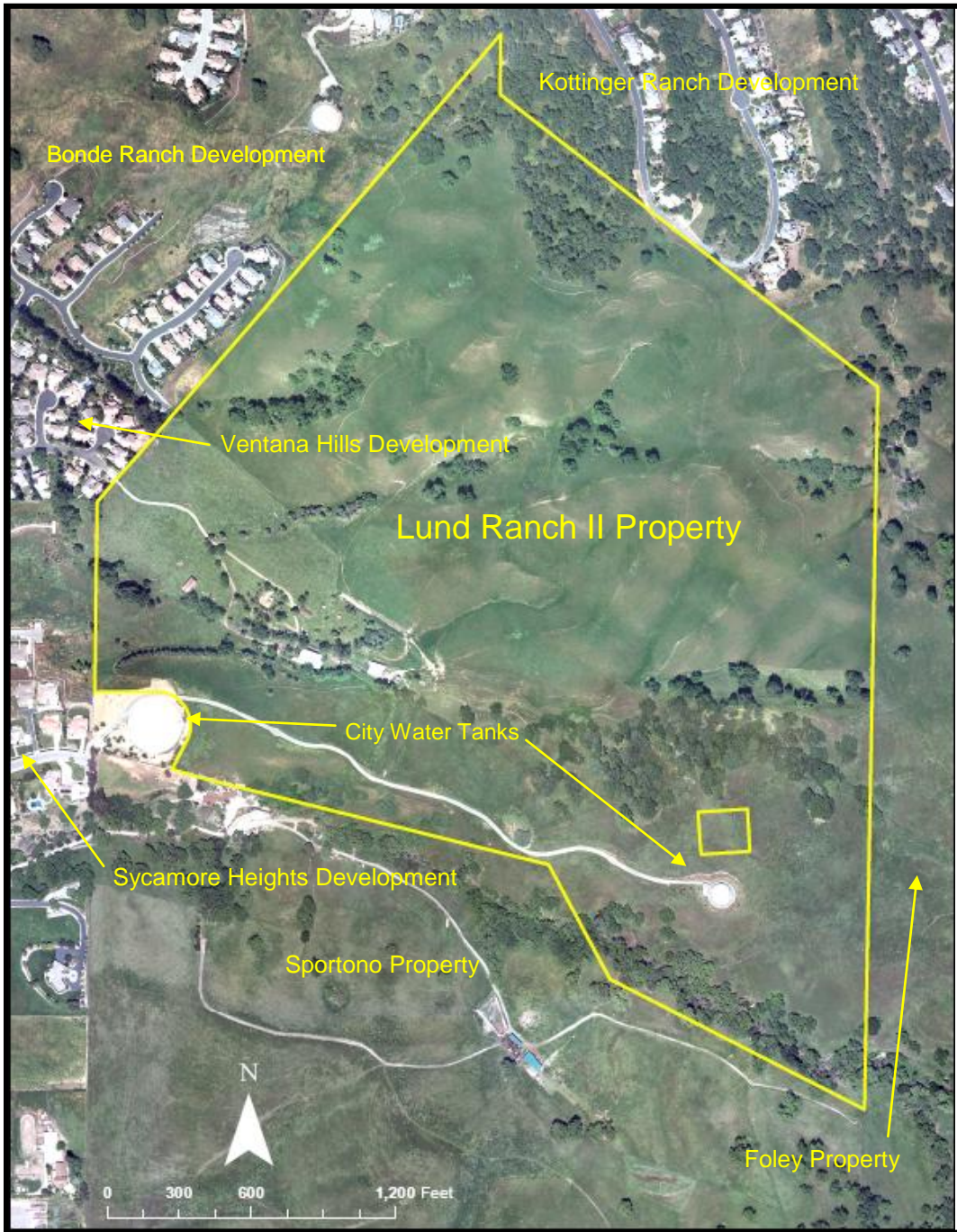
The revised 50-unit project is being evaluated in the project EIR, which will discuss the environmental issues and mitigation measures identified for these issues:

- Conformity with the General Plan including Measure PP and Measure QQ;
- Impacts on surrounding area, such as traffic, views, and vegetation including Heritage trees;
- Geologic and geotechnical issues, such as grading, seismic conditions, landslides, and debris flows;
- Water-related issues, including water quality, runoff, potential flooding, and stormwater treatment including compliance with current regulations;
- Plant and wildlife impacts, such as wetlands, sensitive flora and fauna species and their habitat areas, and tree removal;
- Traffic circulation;
- Impacts on public facilities including City facilities and schools; and,
- Impacts on cultural resources and historical resources.

### **III. SUBJECT PROPERTY AND SURROUNDING AREA**

#### **Project Location**

The Lund Ranch II property consists of two parcels including the City's water tank parcel, totaling approximately 194.7 acres in area, located at 1500 Lund Ranch Road at the end of Lund Ranch Road. Figure 2, on the following page, is the 2010 aerial photograph/location map that shows the Lund Ranch II property and surrounding uses and developments.



**Figure 2: 2010 Aerial Photograph/Location Map of the Lund Ranch Property and Surrounding Land Uses**

Figure 3, on the following page, is a Google Earth view of the Lund Ranch II property and surrounding uses and developments.



**Figure 3: Google Earth View of the Lund Ranch Property and Surrounding Land Uses**

### **Subject Property, Site Access, and Surrounding Land Uses**

#### Subject Property

Exhibit S includes the photographs of the Lund Ranch II property. The 195-acre Lund Ranch II property is an operating cattle ranch. In 1998, the Lund family sold the property to Greenbriar Homes who then leased the property back to the Lund family for cattle grazing. The Lund property features several buildings including a vacant farmhouse, barn, corrals, and sheds, and a caretaker's trailer that is still occupied. All existing structures would be removed with development of the Lund Ranch II property.

The Lund Ranch II property is accessed from Lund Ranch Road. The site is comprised of relatively flat areas and rolling hills, swales, and ravines with areas of steep slopes. More than two-thirds of the site's topography ranges from a 10-percent to 40-percent grade. Several prominent ridges, ridgelines, and knolls are within the northern and southerly portions of the site, primarily aligned in an east to west direction. The ridgelines of the property cross over the property lines onto the Lin, Sportono, and Foley properties.



The flattest area of the site is located at the northwesterly portion of the site at the entrance from Lund Ranch Road.

The Lund Ranch property has several seeps and springs distributed throughout the site with groundwater encountered at a depth varying from 3 feet to 15 feet below the surface. A series of seasonal drainage courses drain the Lund property into a moderately-sloped channel that then empties into Sycamore Creek on the adjacent Sycamore Heights development to the west.

There are approximately 1,700 existing trees on the property including approximately 1,400 valley oak trees and blue oak trees and a variety of orchard/ornamental trees, such as palm trees, California black and English walnut trees, olive trees, etc.

Surrounding Land Uses

Surrounding uses are described on Table 1, below.

**Table 1: Surrounding Land Uses or Developments**

<b>Direction</b>	<b>Land Use/Development</b>	<b>General Plan Designation</b>
<b>North</b>	Kottinger Ranch development: Large-lot Single-Family Homes and open space	Rural Density Residential (1 du/5 acres, Low Density Residential (< 2 du/ac), and Medium Density Residential (2 to 8 du/ac)
<b>East</b>	Foley property: Cattle grazing	Rural Density Residential (1 du/5 acres, Agriculture and grazing with Wildland Overlay, and Urban Growth Boundary Line
<b>South</b>	Sportono property: Cattle and sheep grazing	Happy Valley Specific Plan: 1 du/2 acres or 1 du/1.5 acres in conjunction with major open space land or an agriculture/open space easement dedication, Medium Density Residential (2 to 8 du/ac), and Urban Growth Boundary Line
	City water tank	Rural Density Residential (1 du/5 acres) and Urban Growth Boundary Line
<b>West</b>	Bonde Ranch development: Single-Family Homes on 8,000+ sq. ft. lots and open space.	Low Density Residential (< 2 du/ac) and Parks and Recreation
	Ventana Hills development: Single-Family Homes on 8,000+ sq. ft. lots.	Low Density Residential (< 2 du/ac) and Parks and Recreation
	Sycamore Heights development: Single-Family Homes on 15,000+ sq. ft. lots.	North Sycamore Specific Plan: Low Density Residential (< 2 du/ac)

**IV. PROJECT DESCRIPTION**

**Proposed Development Plan**

Figure 4, on the following page, is a copy of the focused site development plan for PUD-25.

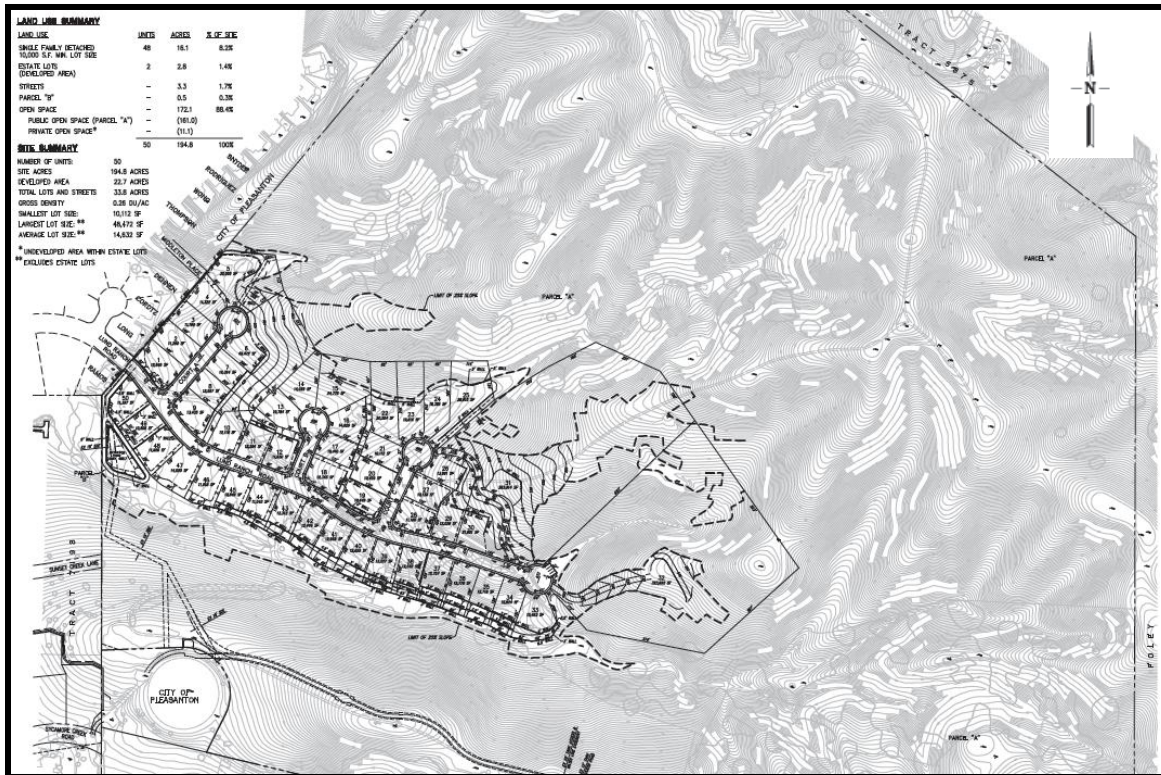


Figure 4: Focused Site Development Plan for PUD-25

### Proposed Site Design

Greenbriar Homes would construct 48 production lots, varying in area from 10,506 square feet (0.24 acres) for Lot 49 to 48,472 square feet (1.11 acres) for Lot 6, and 2 estate lots for custom homes varying in area from 283,814 square feet (6.52 acres) to 323,992 square feet (7.44 acres). The average lot size for all 50 lots would be 14,632 square feet (0.34 acres). The developed portion of the project site would be approximately 33.8 acres. The remaining 160.9 acres of the Lund ranch II property would be preserved as natural terrain, would be designated as permanent open space containing the proposed development's wildland fire management areas, public trails, and a possible public trail staging area, and would contain the existing City water tanks and water tank access roads. A bio-retention pond is proposed along the rear property lines of Lots 48 through 50 to treat the development's stormwater runoff before entering the City's storm drain system.

### Proposed Streets

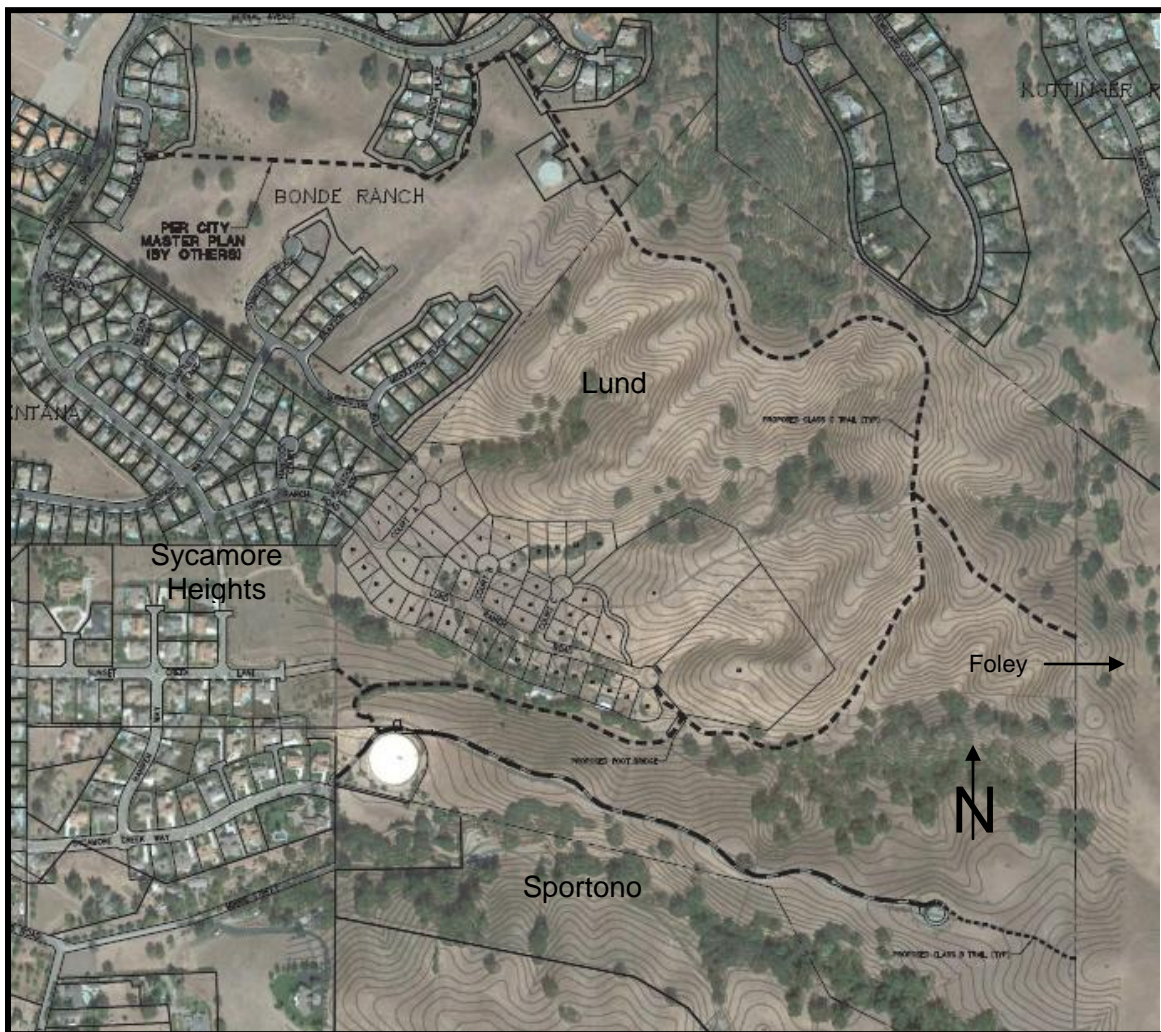
The proposed lots will be accessed from public streets. The applicant would extend Lund Ranch Road approximately 1,500 feet into the property to a cul-de-sac. Three courts ending in cul-de-sacs would then extend into the developable areas of the site. All streets and courts are double-loaded with lots on both sides of the street and court. No public street connections are proposed with this development plan to Livingston Way in the Bonde Ranch development or to Sunset Creek Lane in the Sycamore Heights development.

Proposed Building Design

Three building plans are proposed. Plan One – 4,123 square feet, one- and two-stories in height, with a one-car side-entry and a two-car front-entry garage, Plan Two – 4,280 square feet, two-stories in height, with a one-car side-entry and a two-car front-entry garage, and Plan Three – 4,501 square feet, two-stories in height, with a one-car side-entry and a two-car front-entry garage. Each building plan includes three exterior finishes with varied material and color palettes including a combination of light- to dark-tone gray, beige, and brown body and trim colors, beige and gray flat concrete tile roofs, and beige and gray stone and red brick wainscots.

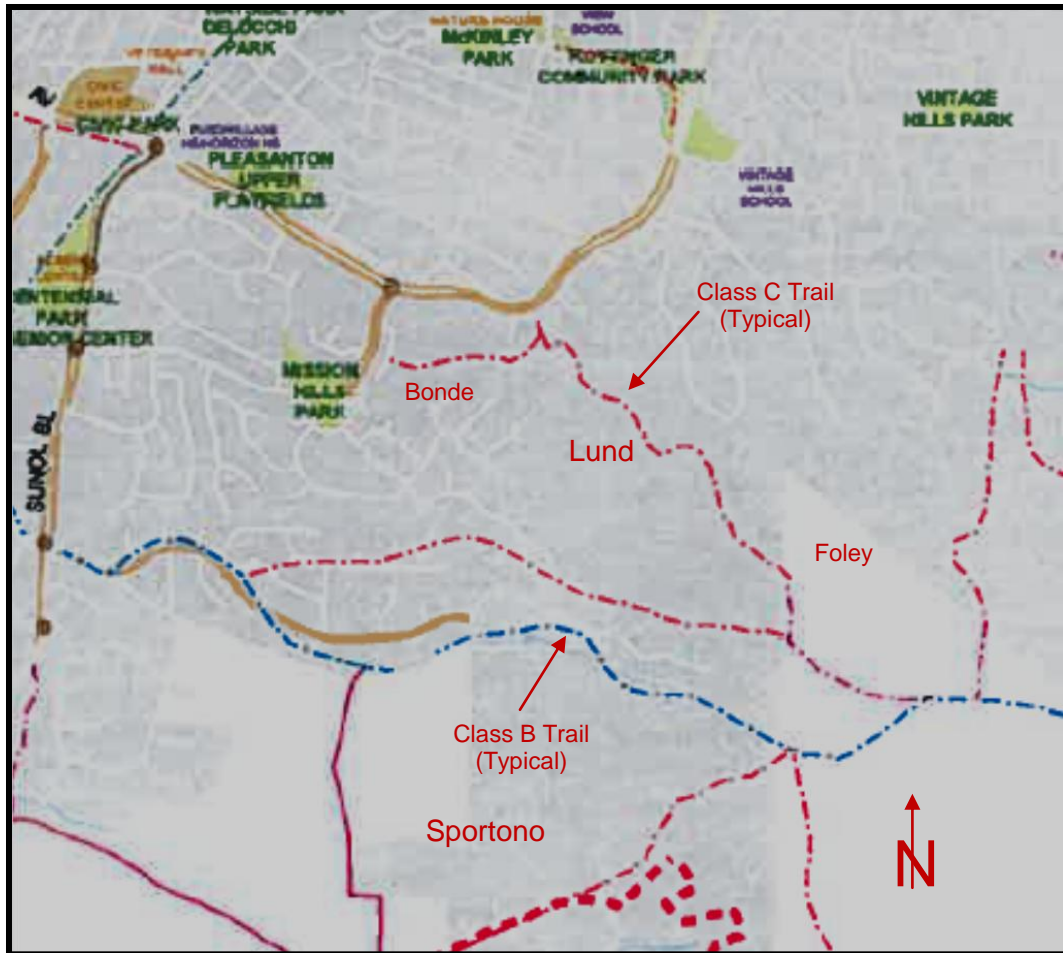
Public Trails

Figure 5, below, shows the proposed trail system for the Lund ranch II development and its connections to adjacent developments and properties.



**Figure 5: Proposed Class B and Class C Trails for PUD-25**

Exhibit R is the “Existing and Planned Community Trails Map” from the Pleasanton Pedestrian and Bicycle Master Plan. Figure 6, on the following page, is a focused view of the trail plan for the Lund Ranch II property.



**Figure 6: Class B and Class C Trails on the Lund Property from the Pleasanton Pedestrian and Bicycle Master Plan**

The applicant proposes to locate the public trails on the ridges, on existing City water tank access roads, and predominantly on the areas of the Lund Ranch II property having less than a 25-percent slope, with proposed connections to the Bonde and Sycamore Heights developments and to the Foley property. For this reason, the project's proposed trail system generally matches the conceptual Class B and Class C trail locations shown on Figure 6. Some of the proposed trail connections – for example, to the open space areas of the Bonde and Sycamore Heights developments and to the Foley property – would cross the project site's slope areas that exceed a 25-percent grade.

Measure PP is silent on the subject of trails. Staff believes that trails can be provided on the Lund Ranch II property on slopes greater than a 25-percent grade if kept to a narrowest feasible width and constructed of natural material such as compacted earth, decomposed granite, or similar material. The proposed trail system will be presented to the City's Parks and Recreation Commission and to its Bicycle, Pedestrian, and Trails Committee for review.

### Grading Design

All proposed lots are flat pad lots. The grading for the two estate lots as custom lots will be addressed with the design guidelines prepared for these lots. Grade differences between lots would be designed with a combination of single or multiple retaining walls and/or slope banks. A combination of single- and multiple retaining walls and slope banks transition the rear property lines of Lots 33 through 47 to the existing creek.

The proposed retaining walls would vary in height from 3 feet to 6.5 feet. Multiple retaining walls would be designed as stepped retaining walls separated by a distance varying from 10 feet to 40 feet that would allow for planting in these stepped areas to soften and/or screen the retaining wall from view. The applicant has not stated the material that would be used to construct the retaining walls.

### Trees

Exhibit Q is the tree analysis for proposed project. There are approximately 1,700 existing trees on the Lund ranch II property including 1,400 native oaks. The attached tree report assessed 220 existing trees within and immediately adjacent to the proposed development that include 46 valley oak trees and a combination of black locust, California black walnut, and olive species, the predominant species that were covered by the tree survey. Of the 220 trees assessed in the tree analysis, 128 trees are Heritage-size species as defined by the Pleasanton Municipal Code. Construction of the proposed development will result in a total of 146 existing trees proposed to be removed including 80 Heritage-size trees. The subject of tree preservation and mitigation including replacement and replanting will be reviewed in the EIR with a tree preservation and mitigation plan identified for the project.

## **V. PLANNING COMMISSION DISCUSSION POINTS**

### **Pleasanton General Plan**

The Pleasanton General Plan designates the Lund Ranch II property for Low Density Residential (< 2.0 dwelling units per acre) on 58.4 acres equaling 116 units, Rural Density Residential (1 dwelling unit per 5 acres) on 123 acres equaling 24 units, and Open Space – Public Health and Safety with a Wildlands Overlay on 13.3 acres equaling 1 unit. Based on these land use designations and acreages, the Lund Ranch property would have a maximum density of 141 units and a total midpoint density of 82 units; 58 units for the Low Density Residential and 24 units for the Rural Density Residential areas of the property. The proposed density for the Lund Ranch development is 0.25 dwelling units per acre following the General Plan's methodology of calculating density based upon "Gross Developable Acres."

### **Measure PP and Measure QQ**

In November 2008, Pleasanton voters passed Measure PP and Measure QQ. Measure PP states that, "No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline." Exhibit D is the Attached is the "Analysis of the Impacts and Effects of the Save Pleasanton's Hills & Housing Cap Initiative," dated June 11, 2008, and Exhibit E includes the minutes of the

May 20, 2008, June 24, 2008, and July 17, 2008 City Council public hearings on this item.

Measure QQ reaffirmed the policies of Measure PP with policies involving the re-adoption of the policies and programs of the 1996 Pleasanton General Plan to: 1) preserve hillside and ridge views of the Pleasanton, Main, and Southeast Hills; 2) study the feasibility of preserving large open-space areas in the Southeast Hills; and, 3) protect large contiguous areas of open space.

Measure PP prohibits the placement of housing and structures on slopes of a 25-percent or greater, or within 100 vertical feet of ridgeline, as well as a general prohibition on grading to construct residential or commercial structures in those areas. Measure PP, however, did not define terms such as slope, structure, and ridgeline which left these terms subject to further definition with the City's review of development in hillside areas. With the development application of the Hana Japan site (southwest corner of Dublin Canyon Road and Foothill Road), the City determined that the slope bank along the Dublin Canyon Road and Foothill Road sides of the project site was a manufactured slope done with the road widening and, therefore, was not subject to the requirements of Measure PP.

#### Revised Development Plan

Greenbriar Homes designed Exhibit B, the 50-unit Lund Ranch II Development Plan, based on staff's direction provided on the application of Measure PP standards. Staff also sought to define the terms used in Measure PP, such as ridgeline, slopes, and structures. The application of Measure PP standards to Lund Ranch II affects site design, location of trails in the hillside areas of the Lund Ranch II site, and the street connections to adjacent developments and properties including connections to Livingston Way (Middleton Place), required by the Bonde PUD Development Plan (PUD-90-18), Sunset Creek Lane, shown on the North Sycamore Specific Plan (Exhibit O and Exhibit P) and addressed with a road easement on the Sycamore Heights development (PUD-97-12), and a future connection to the Foley property adjoining the east side of Lund Ranch II. (These connections are shown on Figure 12 (page 20) of the staff report.)

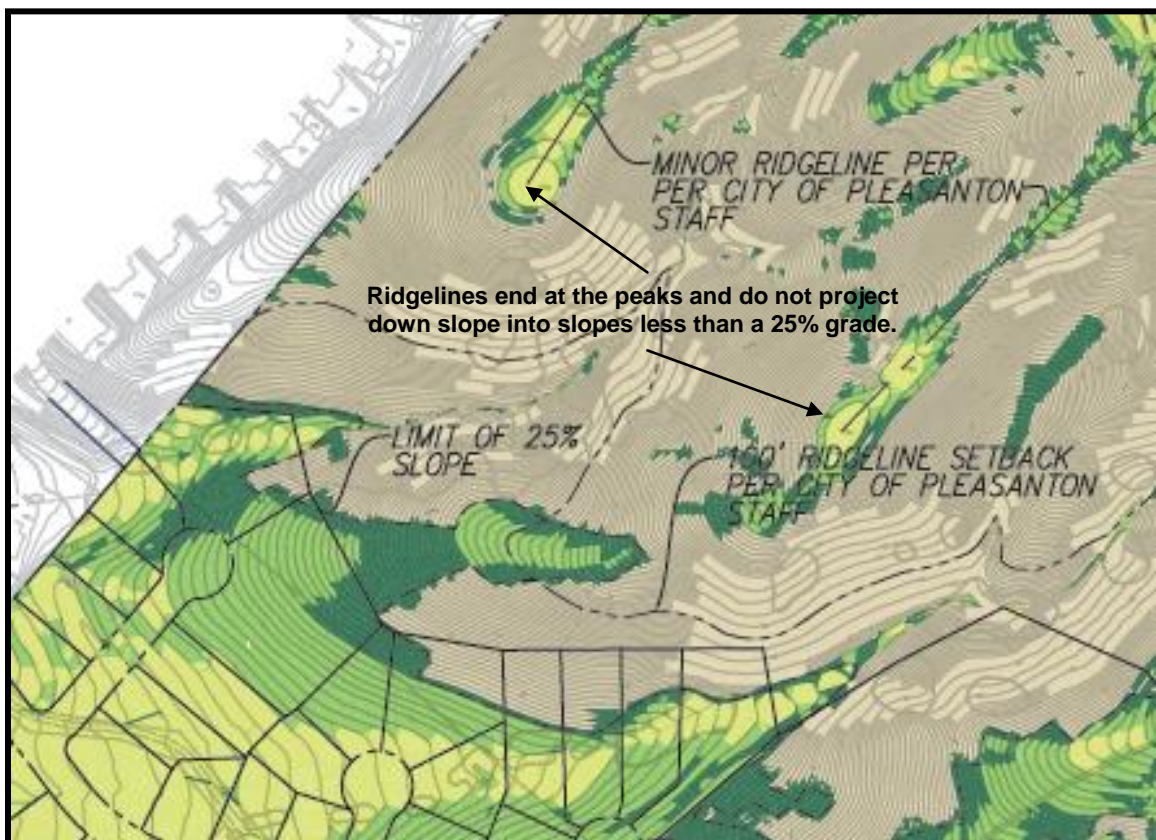
#### Methodology in Applying Measure PP to the Lund Ranch II Development

1. *Does the Planning Commission concur with the methodology used for the Lund Ranch II development that defines the Measure PP slopes, ridgelines, and development limit lines?*

#### Ridgeline Defined for Lund

The HPD District, Chapter 18.76 of the Pleasanton Municipal Code, defines "ridge" as a "connected series of major and minor hills" and "ridgeline" as a "ground line located at the highest elevation of a ridge running parallel to the long axis of the ridge." A "ridge" and "ridgeline" is as the name would imply – the topographic high points of the property connected by a continuous line flanked on both sides by relatively steep slopes.

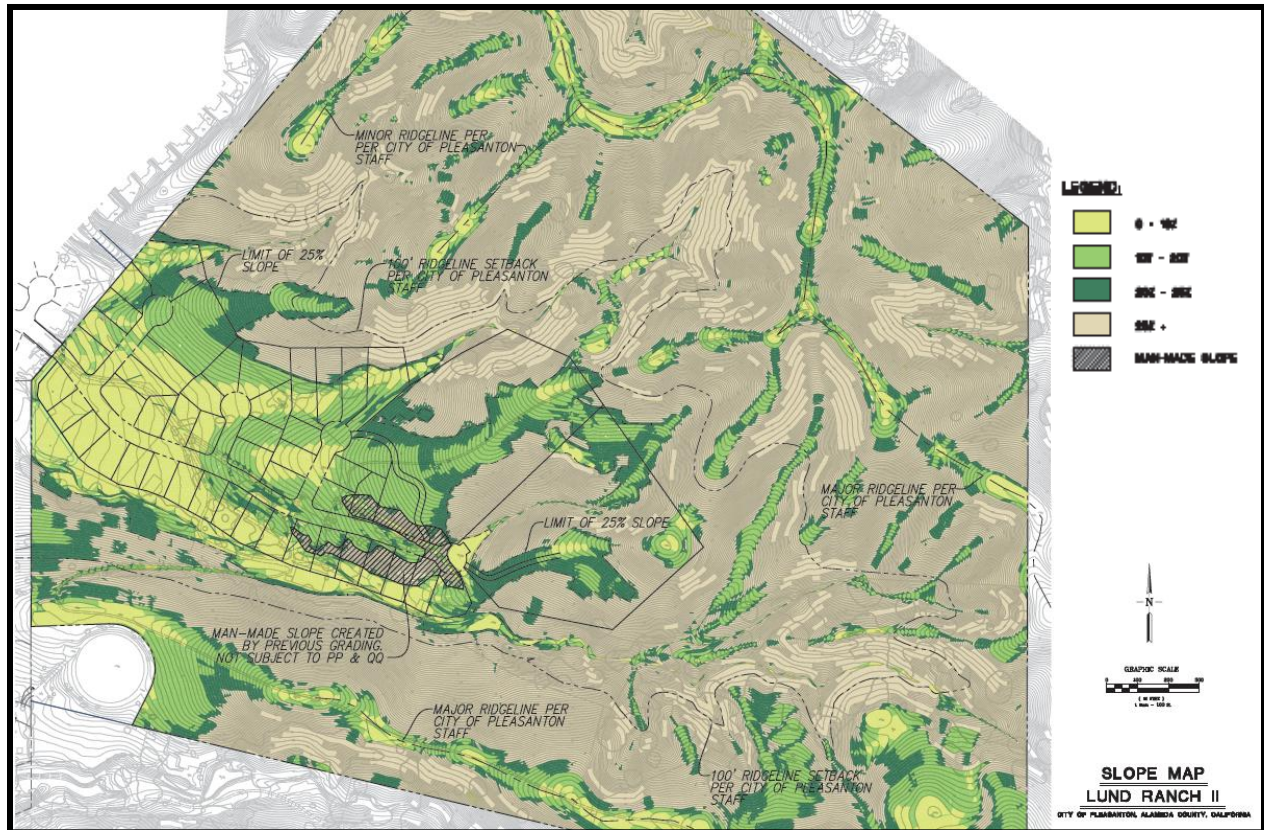
Staff also defined the end-of-a-ridgeline for the Lund Ranch II property with the peaks and similar highpoints of the property. Using this methodology, the ridgelines end on relatively steep site topography, i.e., typically over a 25-percent slope grade, and does not extend down to slopes having less than a 25-percent slope grade. Staff considers this method to be consistent with one purpose of Measure PP to confine to 25-percent slopes or less. Figure 7, below, is an example using the peaks of the Lund Ranch II property to end ridgelines.



**Figure 7: Example of Ending Ridgelines**

#### Applying Measure PP to the Lund Ranch II Development

Staff then worked from the slope analysis map prepared by the applicant to determine the locations of the 25-percent slopes and ridgelines on the Lund Ranch II property. (The applicant's information was verified as accurate by the City's GIS department.) Staff plotted the setback line from the ridgeline elevation, measured as the ridgeline grade elevation, minus 100 vertical feet, to the closest slope grade (where the 100-foot ridgeline setback line "daylights" on the downhill slope). The Measure PP development limit line was then derived from the greater of the two setback lines. Figure 8, on the following page, shows the slope grades and ridgelines for the Lund Ranch II property with the Measure PP development limit line.



**Figure 8: Slope/Ridgeline Map with the Measure PP Development Limit Line**

Table 1 on Page 6 of Exhibit D estimated the density for the Lund Ranch II property at 5 units, or 10 units by default, based on the preliminary application of Measure PP development standards. This estimate for the Lund Ranch II property assumed the property's ridgelines extending beyond the peaks and down into areas with slopes of less than a 25-percent grade, effectively removing these flatter areas of the Lund Ranch II property from development. As shown on Figure 7, above, the flatter areas of the Lund Ranch II property are concentrated at the property's entrance from Lund Ranch Road.

Proposed Lots with Slopes over a 25 Percent Grade

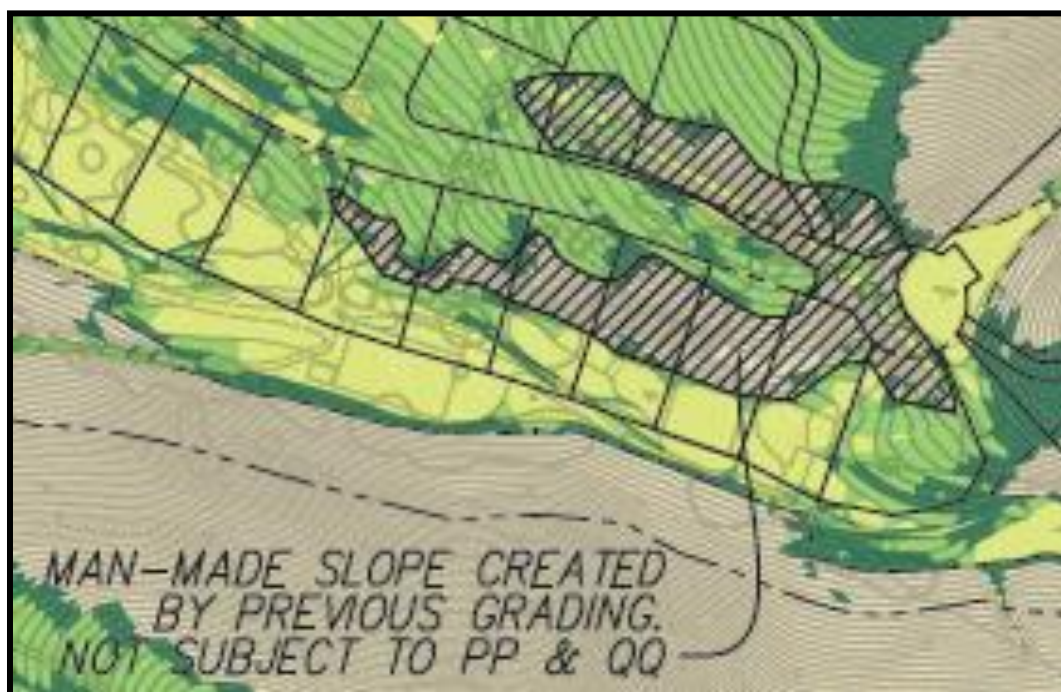
2. *Does the Planning Commission concur in allowing natural terrain, covered by the applicable land use restrictions to prevent grading and development, to be incorporated in private property or should the proposed lot lines be revised to exclude the natural hillside areas?*
  
3. *Does the Planning Commission concur with allowing the manmade slopes that exceed a 25-percent grade to be developed, or should these areas be excluded from development?*

Lots 5, 15, 22-25, and 31-32 project portions of the yard areas into the natural hillside areas covered by Measure PP. The development on these lots is only proposed on the areas of these lots not covered by Measure PP. Accessory structures and further



grading into these hillside areas would be prohibited through PUD Development Plan conditions and land use instruments, such as open space easements and/or deed restrictions that would run with the property in perpetuity.

Lots 28 through 30 and 33 through 39 and a portion of the public street and cul-de-sac are proposed over land that technically exceeds a 25-percent slope. Figure 9, below, is close-up view of the proposed lots and streets and existing slope grades.



**Figure 9: Proposed Lots and Streets over a 25-Percent Slope**

Staff determines from review of the slope map that these areas of the Lund Ranch II property were originally natural slopes at a grade less than 25 percent, and that the slopes over a 25-percent slope grade were the result of the grading done by the Lund family to provide an access road, dam for a stock pond, and a flat area for a barn. Staff, therefore, considers these slopes to be manmade and not covered by Measure PP. Figure 10 and Figure 11, on the following page, are photographs of the access road and dam and the barn.



**Figure 10: Road Cut and Dam.**



**Figure 11: Barn and Cut.**

## Grading Design

4. *Does the Planning Commission believe that the grade differentials between lots should be reduced with the use of split pad lots, stepped foundations, and/or terraced lots?*

Some of the proposed slopes between lots are significant. For example, a 30-foot tall slope bank is proposed between Lot 7 and Lot 13. Measure PP is silent on the subject of grading design including the use of split pad lots, stepped foundations, and/or terraced lots to reduce the amount of grading, reduce the height of slope banks, and/or to transition the proposed lots to existing terrain as well as to each other. These measures will affect the style, height, and visibility of the proposed buildings and may further reduce the number of units as well as increasing the construction costs of the project. For these reasons, the applicant has stated to staff their preference to adhere to the flat-pad grading/building design concept of the revised development plan.

Flat pad grading/building designs on hillside properties would involve more earth moving and greater changes to natural terrain, but results in a level lot and home with more usable private yard areas – it is the development type preferred by residential builders because it lends itself to production homes and has met with greater buyers' acceptance. Split pad grading/building designs – typically a one-story to two-story front-to-back or side-to-side split – would reduce the grading on the development and lots due to the potentially smaller building footprints but typically requires more complex foundation systems and retaining walls to accommodate the differences in grade elevations within the lot. Contour graded lots with stepped and/or terraced foundations conform best to natural land forms, potentially reflecting natural terrain, and would require less grading due to the smaller building footprint, but would result in less useable private yard areas, would require complex building foundation and retaining walls, and may have several levels that would increase the structure's overall height and visibility off-site.

## **Connections to Livingston Way (Middleton Place) and to Sunset Creek Lane**

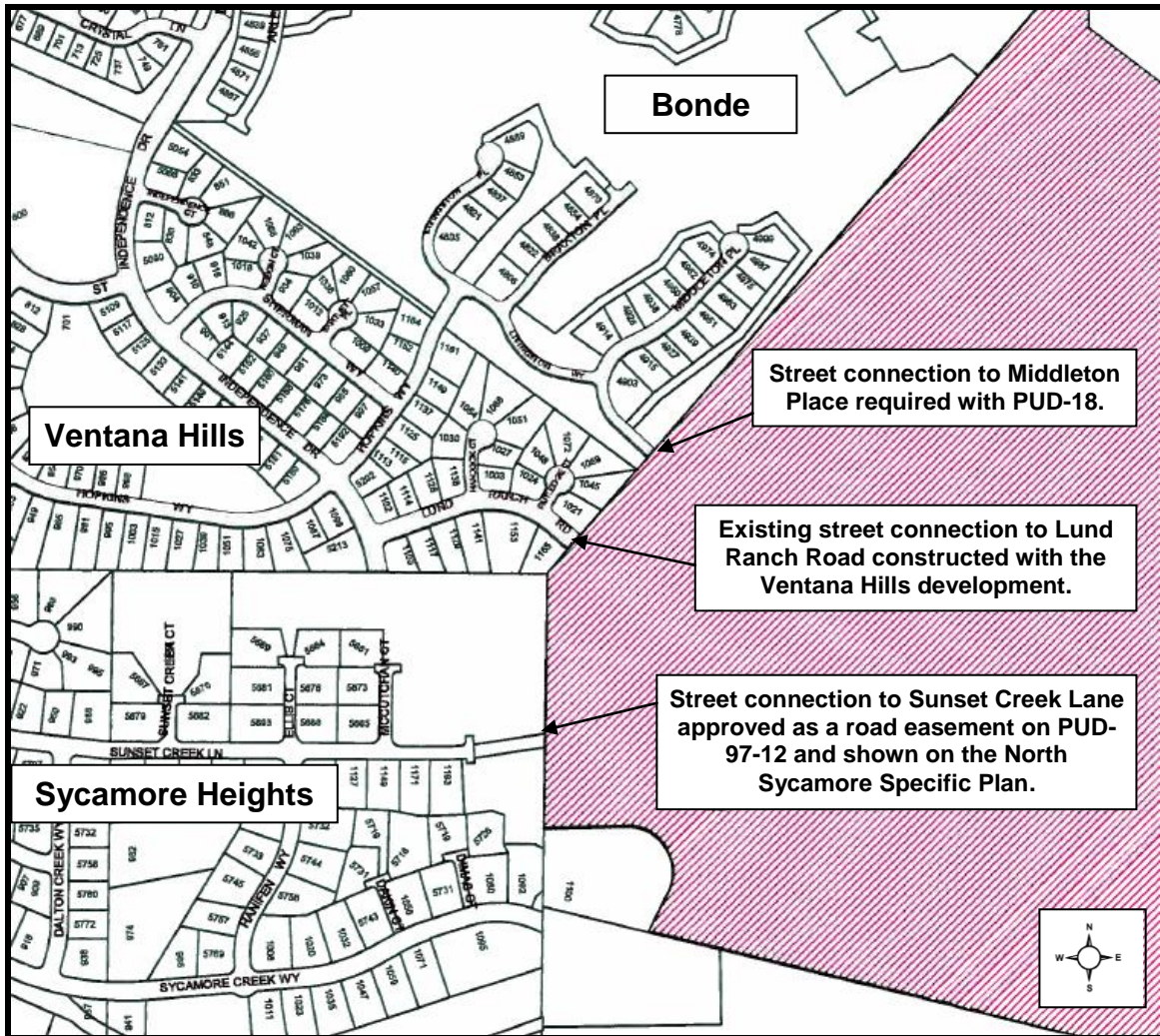
5. *The street connection to Middleton Place will be determined with the review of the proposed project. The Planning Commission should review this issue and provide its comments to staff, the applicant, and the public.*
6. *If the street connection to Sunset Creek Lane is not provided, does the Planning Commission concur that the North Sycamore Specific Plan will have to be amended to remove the street connection in order to make the Specific Plan consistent with the Pleasanton General Plan?*
7. *Does the Planning Commission concur with the staff determination that streets are covered by Measure PP?*

Condition 2.c.13 and Condition 30 of Ordinance 1509 for PUD-90-18 (Exhibit I) required Shapell Industries, the developer of the Bonde Ranch development, to abide by the agreements reached between its representatives and two neighborhood groups: the

Pleasanton Heights Homeowners Association and the Ventana Hills Steering Committee. Shapell Industries entered into these agreements in order to obtain the support of these two neighborhood groups. (Exhibit J includes the minutes of the City Council Public Hearing held on PUD-90-18, and Exhibit K and Exhibit L includes, respectively, the agreements between Shapell Industries and the Pleasanton Heights Homeowners Association and the Ventana Hills Steering Committee.) As previously stated, these two street connections were shown on the three development alternatives of the previous PUD Development Plan for Lund Ranch II.

These agreements listed the revisions to the Bonde Ranch Development Plan that have been met by the Bonde Development, and addressed two street connections from the Lund Ranch II property to the east-west collector street (Sunset Creek Lane in the Sycamore Heights development) in the North Sycamore Specific Plan that would reduce the amount of Lund Ranch II traffic going through the Ventana Hills neighborhoods, and from Lund Ranch II property to Middleton Place in Bonde Ranch to reduce the amount of Bonde Ranch traffic using Livingston Way to Hopkins Way to Lund Ranch Road. Residents of Ventana Hills including members of the Ventana Hills Steering Committee have stated to staff that these previous requirements for street connections must be provided by the proposed Lund Ranch II development.

Figure 12, on the following page, shows the Lund Ranch II property with notes pertaining to streets/access points that have been approved/conditioned on adjacent properties.



**Figure 12: Lund Ranch II with Streets/Access Points Approved/Conditioned on Adjacent Properties.**

Street Connection to Livingston Way (Middleton Place)

Condition 2.c.13 of Ordinance 1509 stated that Shapell Industries was to use its best effort to secure the right-of-way on the Lund Ranch II property to connect Middleton Place to Lund Ranch II. The section of Livingston Way between the homes on Braxton Place and Middleton Place would then be converted from its present configuration as a 28-foot wide public street to a gated EVA, with Middleton Place then connected to the Lund Ranch II development. Middleton Place ends opposite the Lund Ranch II property’s northwest property line in the approximate area between the proposed development’s Lot 4 and Lot 5.

Implementing this requirement means that Middleton Place owners would no longer be able to use Livingston Way to Hopkins Way to Lund Ranch Road as they have been doing for the past 15+ years, but will have to use the public streets on the Lund Ranch II development to reach Lund Ranch Road. Several Middleton Place owners, however, want to maintain Livingston Way as a through street to Hopkins Way and have submitted PUD-90-18-07M, the PUD Minor Modification that if approved would retain Livingston

Way as a public through street. No City action has been taken on the proposed modification, and the City's position is that the proposed modification will be reviewed concurrently with the Lund Ranch II development plan.

The proposed Lund Ranch II development plan does not now show this connection to Middleton Place. If required, the Lund Ranch II development would be revised to show the connection from Middleton Place to Court A. The applicant has stated to staff that this connection can be provided without losing any lots. The Middleton Place connection would also be located on project area below the 25-percent limit line of Measure PP.

#### Connection to Sunset Creek Lane

Condition 30 of Ordinance 1509 covered the street connection from the Lund Ranch II development to Sunset Creek Lane in the Sycamore Heights development. Based on public comment, the street connection to the Sycamore Heights development, however, is opposed by the residents of the Sycamore Heights and Bridal Creek developments. Condition 9 of Ordinance 1791 for PUD-97-12 (Exhibit M) dedicated the entire public right-of-way for Sunset Creek Lane to the west boundary of the Lund Ranch II property. However, as shown on Figure 12, on the previous page, only a portion was constructed with the remaining right-of-way covered by a public road easement. As required, Sunset Creek Lane may be extended only to provide the connection to the Lund Ranch II property shown on the North Sycamore Specific Plan.

Item d. in the Letter of Understanding between Shapell Industries and the Ventana Hills Steering Committee (Exhibit K) stated that, "Permanent routing for access to and from "G" Court (Livingston Way) is intended to connect through proposed development on Lund Ranch, to a proposed East-West Collector Road, without direct connection to Ventana Hills. The proposed East-West Collector Road is shown on Figure V-2, Proposed Circulation Plan of the North Sycamore Specific Plan. The Specific Plan under Section B.1., East-West Collector states, "The proposed Plan includes construction of a new east-west collector street connecting the North Sycamore area and the adjacent proposed Lund II development to the east with Sunol Boulevard to the west."

Construction of the street connection from the Lund Ranch II development to Sunset Creek Lane is not required to reduce traffic level-of-service on Lund Ranch Road or to provide a second street access for emergency vehicles. The east-west collector was incorporated in the North Sycamore Specific Plan to distribute Lund Ranch II traffic through the streets of neighboring developments. However, since Lund Ranch II was not part of the North Sycamore Specific Plan, there is no requirement in the Specific Plan that would require the Lund Ranch II developer to actually connect to the east-west collector. The Lund Ranch II property is identified as a funding developer for the North Sycamore Specific Plan based on a 151-unit development reviewed with the cumulative analysis of the North Sycamore Specific Plan EIR.

The street connection to Sunset Creek Lane would cross jurisdictional water and would cross the 25-percent slopes covered by Measure PP. Measure PP itself is silent on the subject of streets and roads. Section 4.2 of the attached staff analysis of the impacts/effects of Measure PP evaluated the effect of Measure PP on the Happy Valley Bypass

Road, and Section 5.7 evaluated the applicability of Measure PP on the location of streets and roads in general in the context of the measure's prohibition of housing, structures, and grading on 25-percent or greater slopes.

Staff considers streets and roads to be covered by Measure PP. The intent of Measure PP is to protect hillsides and ridgelines from development, i.e., preserve these areas in their natural state and, as paraphrased from Measure PP, to direct development away from lands with environmentally sensitive features, primary open space values, and lands difficult to service by existing jurisdictions. Constructing streets or roads on hillside property involves the construction of cut and fill slopes that may not be able to be graded to entirely match the surrounding terrain. Also, stabilizing new grades in steeply sloped areas over a 25-percent grade will require the new slopes especially fill areas to be buttressed at the base, which would increase the graded area. Retaining walls, if used to reduce cut and fill areas, will require a building permit that, according to the staff analysis of the impacts/effects of Measure PP, would make them structures which would be prohibited by Measure PP.

Staff considers a street or road and its attendant infrastructure to be a structure in that it is a physical improvement on the property intended to accommodate development. For this reason, the street connection from Lund Ranch II to Sunset Creek Lane may not be provided due to it being inconsistent with Measure PP. However, not providing the street connection to Sunset Creek Lane will require the applicant to submit an amendment to the North Sycamore Specific Plan in order to make the Specific Plan consistent with the Pleasanton General Plan. The applicant has been apprised of this requirement.

### **Miscellaneous Issues**

Issues pertaining to open space ownership, project landscaping, storm water treatment, green building measures, and building design and detailing will be evaluated and presented to the Planning Commission in conjunction with the Draft EIR and/or the project analysis.

## **VI. PUBLIC COMMENT**

Exhibit U is the map of the public notice area for the Planning Commission work session. Based on the communications received by staff, the proposed project is controversial to surrounding neighbors and homeowners associations.

Exhibit V includes the public comments received by staff since the revised project was submitted. The comments generally cover the concerns related to traffic and circulation, available City and regional parks to serve the residents of the proposed project, available school capacity, impacts to the quality of life of existing neighborhoods, loss of existing trees, loss of open space, impacts to the off-site views of the site, the single public street connection to Lund Ranch Road, the previous agreements and the absence of the second or alternate public street connection to Sunset Creek Lane and the absence of the public street connection to Livingston Way (Middleton Place), the proposed density, etc.

## **VIII. ENVIRONMENTAL ASSESSMENT**

Environmental review for the proposed project will be covered by an Environmental Impact Report prepared in conformance with the standards of the California Environmental Quality Act.

## **X. STAFF RECOMMENDATION**

Staff recommends the Planning Commission hear all public comments and then discuss and provide direction to staff and to the applicants on PUD-25 following the discussion points listed in Exhibit A.

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