



## Planning Commission Staff Report

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Date: March 14, 2007

Item 6 a.

**SUBJECT:** General Plan Update – Draft Subregional Planning Element

**PURPOSE:** Review and consider the Draft Subregional Planning Element; provide direction to staff for any amendments prior to City Council review

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### **I. BACKGROUND**

The Subregional Planning Element is an optional element in the General Plan and is not required by state law. The Pleasanton General Plan included this element for the first time in 1996 and it addresses topics related to the Tri-Valley subregion including housing, transportation, water supply, wastewater, hydrology and water quality, open space and recreation, agriculture, visual resources, air quality, economic development, and fiscal revenues. The Draft Sub-regional Element attached to this Staff Report does not include background material or policies related to transportation. These will be updated after additional Planning Commission and City Council review and comment on the results of the traffic modeling and the Draft Circulation Element. Attachments 1 and 2 provide marked-up and clean copies (respectively) of the Draft Element.

### **II. SUMMARY OF RECOMMENDED CHANGES TO THE 1996 SUBREGIONAL PLANNING ELEMENT**

In summary, the proposed changes to the background text of the Draft Subregional Planning Element include:

- General editing, updating and reorganizing of background material from the 1996 General Plan.
- In the Planning Context section clarifying the Tri-Valley subregion and updating the history of this element.
- In the San Francisco Bay Area Region section updating the geographic size of the region as well as the population. The Element also updates the discussion of regional agencies and goals.
- In the Subregion Description section updating the household and employment numbers.

- In the Housing Section, updating housing supply and vacancy rates, as well as additional information on Pleasanton's collaborative efforts with the Tri-Valley Housing Committee to increase home ownership in the Tri Valley, and with other organizations, cities and Alameda County to address housing issues
- As discussed above, the Transportation section will be updated pending additional discussion with the Planning Commission and City Council on traffic issues.
- In the Airport section updating the aircraft operation numbers.
- In the Water Supply section adding new information about water supply and updating constraints.
- In the Wastewater Treatment and Disposal section clarifying and updating the discussion of regional wastewater treatment and export, including information on pipeline expansion.
- In the Hydrology and Water Quality section clarifying operation of the Alameda Creek watershed, as well as the human-made nature of Tri-Valley lakes. This Element also discusses the Chain of Lakes and Zone 7's plans to use them for flood control, sediment diversion, erosion reduction, and recreation.
- In the Solid Waste section adding information about the solid waste management in Alameda County and referencing the *Alameda County Integrate Waste Management Plan*.
- In the Open Space and Trails section noting where regional parks and open space will be updated as well as referencing the new East Bay Regional Park District Master Plan. This Element also references plans by Livermore, Zone 7, and Pleasanton to provide connecting trails to the regional system.
- In the Agricultural Lands section reorganizing this section and adding information about the Tri Valley Conservancy, the Alameda County Resource Conservation District, and the Tri Valley Business Council *Working Landscape Plan*.
- In the Air Quality section updating discussion and noting the ozone levels have improved within the Tri Valley.
- In the Economic Development section updating the employment numbers and discussing recent Tri-Valley Business Council studies.
- In the Fiscal Revenues section deleting discussion of sharing local tax revenues.

The following proposed changes to the Goals, Policies and Programs in the Draft Subregional Planning Element are also shown in Attachment 1 and Attachment 2:

- Deleting Program 1.7 because such a review, if appropriate, would be part of the update of the Land Use Element.
- Deleting Program 1.8 to provide subregional information during developer pre-application conferences because this information is not always readily available.

- Deleting Program 2.2 to develop subregional performance standards and renumbering subsequent programs.
- Clarifying Program 2.3 (former Program 2.4) about coordinating capital improvement programs affecting multiple jurisdictions.
- Updating and clarifying Program 2.6 (former Program 2.7) regarding cooperating with neighboring jurisdictions regarding sewer treatment and export capacity.
- Deleting Program 2.8 to explore opportunities for a Tri-Valley cultural arts facility because this is not a current focus for the Civic Arts Commission.
- Moving the housing goal, policy, and programs to be in a parallel order to background text and renumbering all subsequent goals, policies, and programs; revising Program 3.4 (former Program 13.4) to provide shelter and emergency housing in the Tri Valley, and adding new Programs 3.5 and 3.6 which support subregional housing programs.
- As noted above, other than the Airport policy and program, the Transportation section will be updated, pending further discussion of Transportation issues with the Planning Commission and City Council.
- Reorganizing the Natural Resources and Public Safety section (formerly the Natural Resources section) to be in parallel order to the background text; updating Programs 8.1 and 8.2 (former programs 6.1 and 6.2) and adding new Programs 8.3 to 8.5 to acknowledge Zone 7 and its recent plans and programs in the Tri Valley.
- Adding new Policy 9 and a program regarding subregional wastewater.
- Revising Policy 10 (former Policy 8) regarding subregional approaches to natural hazards; adding new Program 10.1 regarding Zone 7's stormwater efforts to replace the outdated former Programs 8.1 to 8.4.
- Clarifying Policy 11 (former Policy 13) and its Program 11.3 regarding wildlife habitat.
- Updating Program 12.1 (former Program 5.1) and adding Program 12.2 regarding Tri-Valley agricultural.
- Updating open-space programs under Policy 13 (former Policy 4) regarding conservation easements and acquiring additional open space.
- Updating Programs 14.1 and 14.2 (former Programs 7.2 and 7.3) regarding air quality planning; and deleting outdated Programs 7.1, 7.4, and 7.6.
- Updating Program 15.1 (former Program 14.1) and deleting former Program 14.2 regarding a cooperative approach to strengthening the sub-regional economy.
- Updating Program 16.4 (former Program 15.4) regarding participating in the Tri-Valley Business Council.
- Updating Program 17.1 (former Program 16.1) regarding regional tourism.

The City's Geographic Information System Department has prepared two new regional maps, included as Figures 14-1 and 14-2 in Attachment 2.

### **III. STAFF RECOMMENDATION**

Review and consider the Draft Subregional Planning Element (Attachment 1 and Attachment 2); provide direction to staff for any amendments prior to City Council review.

#### **ATTACHMENTS:**

1. Draft Subregional Planning Element (underline and strikeout)
2. Draft Subregional Planning Element (clean copy)

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