

PARKS AND RECREATION COMMISSION AGENDA REPORT

June 10, 2021
Item 4

TITLE: REVIEW AND COMMENT ON THE PROPOSED TRAILS ASSOCIATED WITH THE PROPOSED 22-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT SPOTORNO RANCH (PUD-138) LOCATED ON A VACANT LOT IDENTIFIED AS LOT 98 BY THE HAPPY VALLEY SPECIFIC PLAN (APN 949-16-6)

SUMMARY

John Spotorno, on behalf of the Spotorno Family, is proposing a 22-lot single-family residential development on a site within the Happy Valley, identified as Lot 98 (APN 949-16-6) by the Happy Valley Specific Plan. In addition to the residential component which would be located within the western Spotorno Flat portion of the site, approximately 33 acres of the 111-acre site would be subject to an open space easement. The proposed development includes publicly-accessible trails within the development area as well as along Westbridge Lane and Alisal Street.

RECOMMENDATION

Staff requests the Commission review and provide a recommendation on the proposed trails.

FINANCIAL STATEMENT

There is no direct financial impact resulting from a Parks and Recreation Commission recommendation. Staff will include details of trail construction and maintenance in the report to be presented to City Council for action.

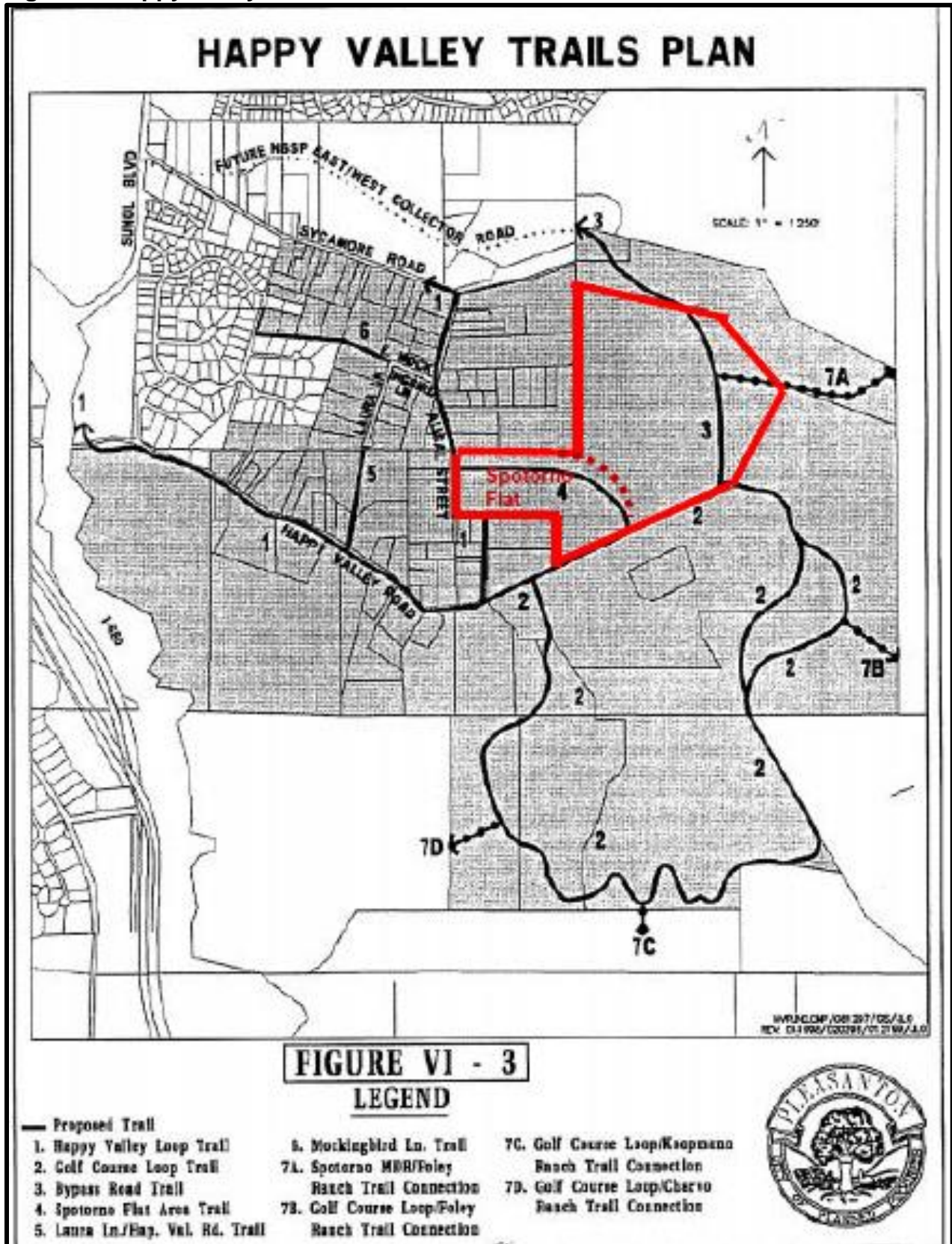
BACKGROUND

In June 1998, the City Council adopted the Happy Valley Specific Plan (HVSP), which has guided development of the 860-acre specific plan area. Included in the HVSP is a Happy Valley Trails Plan (see Figure 1). The trails identified in the HVSP associated with the project site (outlined in red below) are: Happy Valley Loop Trail, Golf Course Loop Trail, Bypass Road Trail, Spotorno Flat Area Trail, and Spotorno MDR/Foley Ranch Trail Connection.

Review by the Parks and Recreation Commission

Proposed developments that include a trail component are referred to the Parks and Recreation Commission for review and comments. The Commission's review would be focused on the proposal's consistency and conformity to the applicable plans and programs. In this case, the subject site is located within the Happy Valley Specific Plan (HVSP) area, where the HVSP requires public trails be proposed at the time of the development. Commission would provide comments on the trail's layout in reference to the HVSP. Additionally, Commission would also provide comments on trail's consistence with the 2019 Pleasanton Trails Master Plan. If the Commission finds the proposed trails are consistent with the HVSP and the City's Trails Master Plan, a recommendation to the City Council to approve the proposed trails as part of the proposed development would be needed.

Figure 1: Happy Valley Trails Plan



PROPOSAL

The applicant proposes a 22-lot single-family residential development with on- and off-site improvements and open space areas. The proposed development would occur in an approximately 33-acre portion of the site identified by the HVSP as the Spotorno Flat. The proposed trails (Figure 2) include:

- an 8-foot wide paved trail (shown in green color) within the development area (Spotorno Flat Area Trail);
- a 6-foot wide natural trail (shown in blue color) along the north side of Westbridge Lane (Golf Course Loop Trail); and
- an approximately 6-foot wide paved trail (shown in pink color) along the east side of Alisal Street (Happy Valley Loop Trail).

The application also includes a trail (shown in orange color) on the south side of Westbridge Lane. This segment of the trail starts at the southeast corner of Happy Valley Road and Westbridge Lane and ends at the 2315 Westbridge Lane. Pedestrians using the trail would then cross Westbridge Lane if they want to continue. Staff reviewed and determined that the proposed trail on the north side of Westbridge Lane would satisfy the trail connection. It would not be safe situation for pedestrians to cross in the mid-section of a street. As such, the proposed south trail could be removed.

The locations of the proposed trails conform to the Pleasanton Trails Master Plan adopted by the City Council in 2019 (Figure 3). The Bicycle Pedestrian and Trails Committee reviewed and indicated their support of the proposed trails system in 2018, the design of which remains consistent with the current proposal.

Figure 2: Proposed Trails

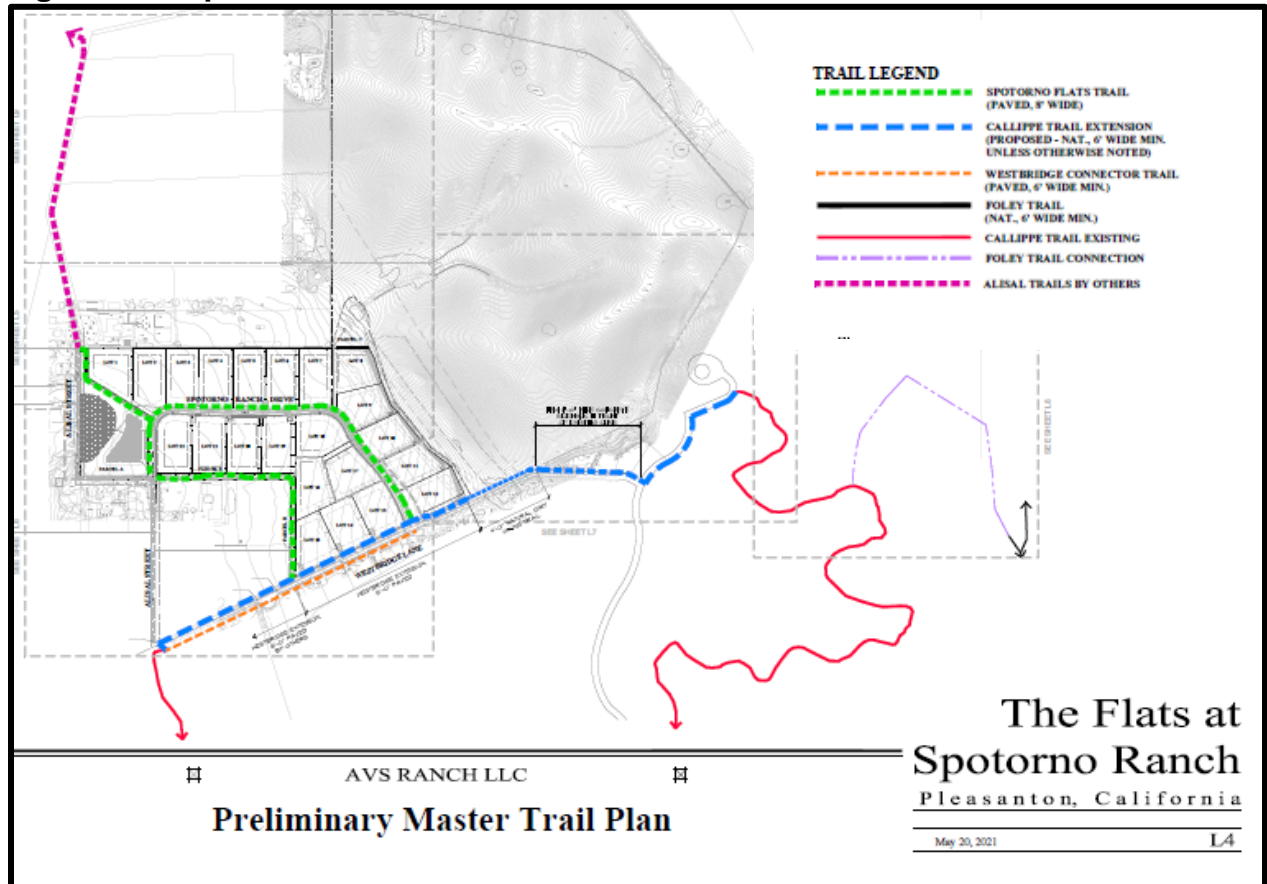
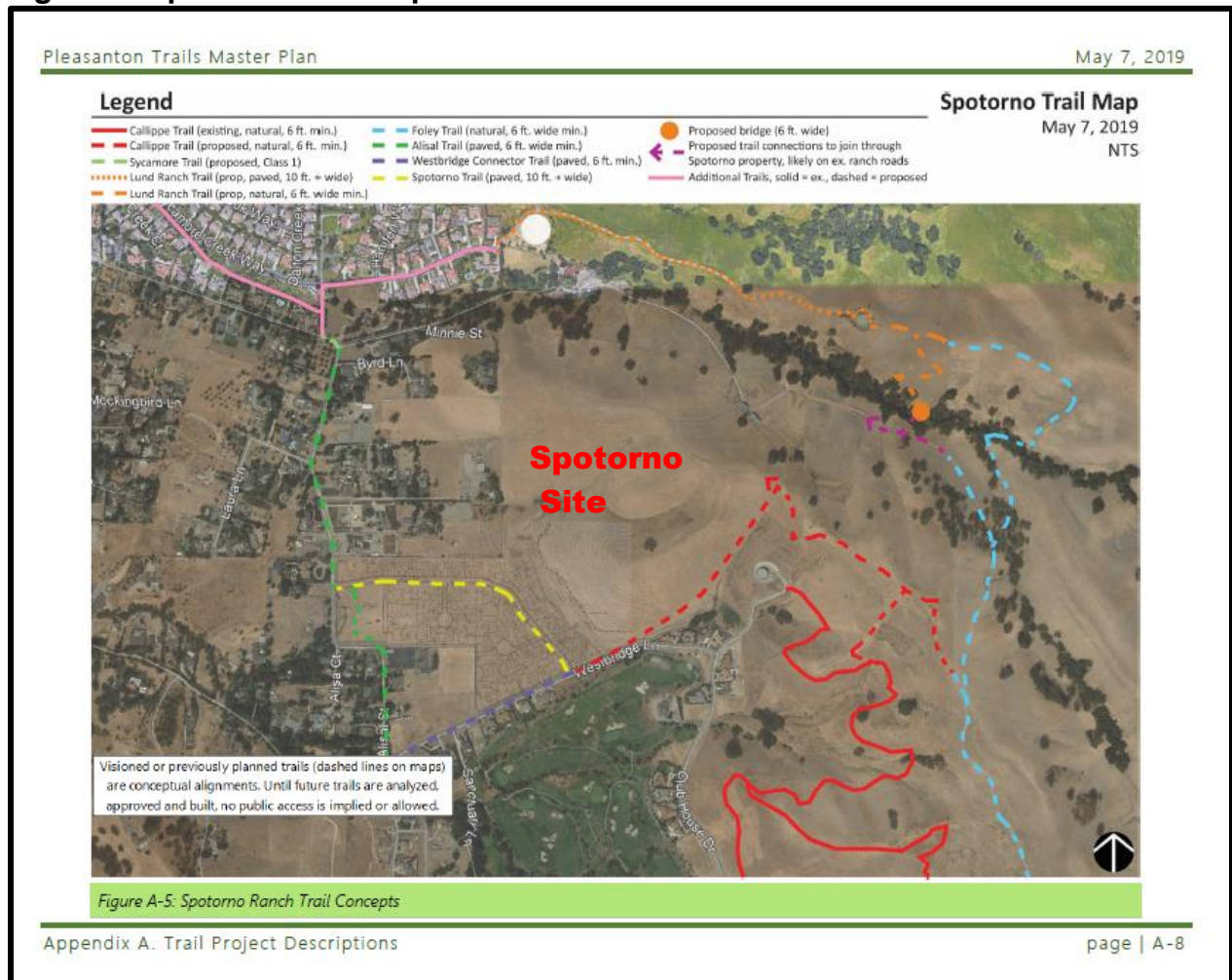


Figure 3: Spotorno Trail Map – Pleasanton Trails Master Plan



The Bypass Road Trail and the Spotorno MDR/Foley Ranch Trail Connections indicated in the HVSP are not included in this proposal, since no development on the upper Spotorno Property, nor the construction of the Bypass Road, are proposed as part of this project.

DISCUSSION

Staff has been working with the Spotorno Family on the trail routes through the Spotorno Ranch area since the early stage of the trails master plan review. The trails, as proposed, both within and outside the proposed project area, are consistent with the 2019 Pleasanton Trails Master Plan. The trail segment along Westbridge Lane would connect to the existing trail at the City’s water tank then to the existing Callippe trail at the Golf Course. The trail on Alisal Street would connect to the recently approved trail section on Sycamore Road at the Bringhurst site (990 Sycamore Road) then connect to the existing trail at Bridle Creek.

Bicycle, Pedestrian & Trails Committee (BPTC)

On October 22, 2018, BPTC reviewed a proposal for the Spotorno site that included:

- a 6.5-foot wide trail (4' AC trail and 2' natural trail) within the proposed development (Spotorno Flat area Trail), and
- a 6-foot wide graded natural trail along Westbridge Lane to Clubhouse Drive.

The proposal received unanimous support from BPTC.

The current proposal includes two new trails when compared to the 2018 proposal:

- An 8-foot wide trail in Parcel B behind Lots 15 and 16, 19-22 on a separate parcel away from roadway traffic within the proposed development; and
- A 6-foot wide trail along Alisa Street.

The current proposal is consistent with (and in fact, superior to) the 2018 plan as approved by the BPTC, in terms of the number and quality of trails proposed and is also consistent with the 2019 Pleasanton Trails Master Plan. Thus, staff is carrying forward the BPTC's 2018 recommendation to the Parks and Recreation Commission for its review and recommendation.

PUBLIC NOTICE

Notices for this meeting were sent to all property owners and tenants located within the Happy Valley Specific Plan area and within 1,000-foot radius of the project site. At the time of this report preparation, staff did not receive any comments.

ENVIRONMENTAL ASSESSMENT

Since the Parks and Recreation Commission will provide comments on the proposal and take no formal action at this meeting, no environmental document accompanies this agenda report.

Attachments: 1. Figure VI-3 Happy Valley Trails Plan of HVSP
2. Proposed Trails
3. Spotorno Trail Map - Pleasanton Trails Master Plan
4. Project Location Map

Primary Author: Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov.

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager
Ellen Clark, Community Development Director