



## MEMORANDUM

**Date:** November 4, 2024

**To:** Ellen Clark, Director of Community Development

**From:** Emily Carroll, Associate Planner

**Subject:** **Community Development Department Update**

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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**

- |   |   |
|---|---|
| <b>1. 475 &amp; 493 St. John Street<br/>P22-1009 and P22-0885</b> | <b>Mixed-Use Development<br/>Barone's</b> |
|---|---|

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](#)
- |  |   |
|--|---|
| <b>2. 715 Rose Avenue<br/>P19-0410</b> | <b>Residential- Multi-Family/Apartments</b> |
|--|---|

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](#)

3. **231 Old Bernal Avenue** | **Mixed-Use Development**  
**PUD-152**

Application for a Planned Unit Development to demolish an existing office building and construct a three-story building consisting of an approximately 14,000 square-foot single family residence with an approximately 3,000 square-foot ground floor commercial space with associated site improvements.

- Status: Under review.
- Next Steps/Details: Under review.
- Applicant: Gautam Patel
- Staff Contact(s): [Diego Mora](#)

4. **379 Bernal Court** | **Residential- Multi-Family**  
**PUD-153**

Applications for rezoning for MU-T to PUD-MDR, a certificate of appropriateness to demolish structures, and PUD development plan approval to construct eight townhomes with related site improvements.

- Status: Under review.
- Next Steps/Details: Under review.
- Applicant: Gautam Patel
- Staff Contact(s): [Emily Carroll](#)

**ELSEWHERE IN PLEASANTON**

5. **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: Under construction
- Next Steps/Details: Construction of homes on individual lots began in Summer 2022. Final inspections completed on several lots as of December 2023 and will continue through Fall 2024.
- Applicant: GHC Lund Ranch, LLC
- Staff Contact(s): [Eric Luchini](#)

6. **6455 Owens Dr.  
PUD-121, P16-1347, and  
P16-1349** | **Commercial**
- 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: Tenant improvements and lease agreements being signed.
  - Applicant: Abbas Mash
  - Staff Contact(s): [Eric Luchini](#)
7. **7200 Johnson Drive  
P17-0967** | **Commercial  
Costco**
- Application for Design Review to construct a new 148,613-square-foot Costco.
- Status: Under construction
  - Next Steps/Details: Project under construction. Anticipated opening is early December 2024.
  - Applicant: Costco
  - Staff Contact(s): [Eric Luchini](#)
8. **1700 Stoneridge Mall Road  
P18-0340** | **Commercial  
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](#)
9. **1000 Minnie Drive  
PUD-138** | **Residential- Single-Family  
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](#)

10. **11300 Dublin Canyon Rd. PUD-114-01M** | **Commercial 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 is preparing for permit submittal.
  - Applicant: Guy Houston/Valley Capital Realty
  - Staff Contact(s): [Jenny Soo](#)
11. **4452 Rosewood Drive PUD-85-08-01D-05M** | **Residential- Multi-Family 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: Project is under construction.
  - Applicant: Nora Collins
  - Staff Contact(s): [Jenny Soo](#)
12. **990 Sycamore Road PUD-135/P19-0030/P19-0031/P19-0033/Vesting Tentative Map 8528** | **Residential- Single-Family Bringhurst/Sycamore Corner**  
 Applications for: 1) an amendment to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Low Density Residential (PUD-LDR); b) allow the proposed PUD-LDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; 2) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and 3) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.
- Status: Approved
  - Next Steps/Details: Subdivision and improvement plans are in review prior to recordation.

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

13. **10807, 11033 and the two western parcels on Dublin Canyon Road PUD-130, P18-0078, P18-0079, P18-0081, P18-0081, & Tract Map (TM) 8472**

**Residential- Single-Family**

**Lester/Hidden Valley Project**

Applications for: (1) annexation of four parcels totaling approximately 128.5-acres; (2) amend General Plan Land Use designations to correspond to proposed residential and open space areas; (3) rezone the property from unincorporated and pre-zoned Agriculture to Low Density Residential and Open Space; (4) a PUD development plan to construct 33 single-family homes, including demolition and replacement of two existing homes, with private open space, and dedication of 72.1-acres of land to the East Bay Regional Park District (EBRPD), and construct an EBRPD staging area with trail connections to the Pleasanton Ridge.

- Status: Under Review
- Next Steps/Details: Application under review and continuing work on the Environmental Impact Report.
- Applicant: Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

14. **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: Under construction
- 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](#)

15. **1008 and 1700 Stoneridge Mall Road PUD-136**

**Residential- Multi-Family/Apartments**

**Stoneridge Mall Housing Project**

Application for a PUD development plan to construct 360 apartment units and parking structure on a site designated for housing at Stoneridge Mall. The project is located the northwest corner of Stoneridge Mall Road and Stoneridge Mall Road.

- Status: Approved
- Next Steps/Details: Planning Commission recommended approval to Council on February 22, 2023. Council approved the project on March 21, 2023. Second Reading was held on April 18, 2023. Applicant preparing to submit for permits in 2024.
- Applicant: Simon Property Group
- Staff Contact(s): [Eric Luchini](#)

16. **1701 Springdale Drive**  
**10X Genomics**  
**PUD-139 and P20-0973**

**Commercial**  
**Master Planned Campus**

Applications for a Planned Unit Development (PUD) Rezoning and Development Plan to: (1) demolish the existing approximately 163,500-square-foot commercial buildings; (2) rezone the subject parcel from C-R (p) (Regional Commercial - peripheral sites) District to PUD-C-O (Planned Unit Development – Commercial-Office) District; and (3) construct up to three new multi-story research and development, office and laboratory buildings totaling approximately 381,000-square-feet, a parking structure, and related site improvements over multiple phases.

- Status: Approved
- Next Steps/Details: Phase I improvements completed in May 2023. Phase II improvements on hold as of August 2022.
- Applicant: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

17. **4141 Foothill Road**  
**PUD-147**

**Residential- Single-Family**  
**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: Approved
- Next Steps/Details: PUD, Tract Map and Annexation applications submitted in December 2022. Project is under review. Public hearings anticipated in summer 2024. The Planning Commission recommended approval on June 26, 2024. City Council approved the project on July 16, 2024. Second reading approved by City Council on August 20, 2024.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

18. **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: Approved
- Next Steps/Details: Applicant preparing to submit permits.
- Applicant: Bruce Myers
- Staff Contact(s): [Diego Mora](#)

19. **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 2,150 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: Approved
- Next Steps/Details: The Zoning Administrator approved the Design Review application on October 30, 2023. The Planning Commission approved the Vesting Tentative Map on November 8, 2023. The applicant has submitted improvement and building plans.
- Applicant: City Ventures
- Staff Contact(s): [Emily Carroll](#)

20. **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](#)

21. **4400 Black Avenue** | **Residential- Multi-Family/Apartments**  
**P23-0563 & P23-0903**

Application for Housing Site Compliance Review pursuant to SB330 for a housing development consisting of demolition of an existing commercial building and construction of

59 multi-family residential units and 7 accessory dwelling units with associated site improvements located at 4400 Black Avenue.

- Status Under Review
- Next Steps/Details: Pending resubmittal.
- Applicant: Kelley Rutchena
- Staff Contact(s): [Diego Mora](#)

**22. 1 Brozosky Hill Lane PUD-150** | **Residential- Single-Family**

Applications for Planned Unit Development (PUD) development plan approval and Minor Subdivision to subdivide an approximately 20-acre site to four lots, consisting of three new single-family lots with one reminder lot containing the existing residence and for the construction of three new homes.

- Status Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Terry Townsend
- Staff Contact(s): [Jenny Soo](#)

**23. 11991 Dublin Canyon Road P22-0902** | **Commercial**

Application for design review approval for the construction of a new commercial building for Hana Japan restaurant.

- Status Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Hana Japan
- Staff Contact(s): [Jenny Soo](#)

**24. 0 Vineyard Avenue P24-0596** | **Residential- Single-Family PUSD Vineyard**

Application for Design Review through Housing Site Compliance to construct 27 single family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330.

- Status Under Review
- Next Steps/Details: Application is under review.
- Applicant: Trumark Homes
- Staff Contact(s): [Emily Carroll](#)

**25. 5555 W Las Positas P24-0532** | **Stanford Health Care SHC Tri-Valley East Wing Addition**

Application for Design Review approval to construct an approximately three-story 62,000-square-foot building addition, and related site improvements.

- Status Under Review



- Next Steps/Details: Application is under review.
- Applicant: Stanford Health Care Tri-Valley
- Staff Contact(s): [Diego Mora](#)

## **ADVANCED PLANNING**

### 26. **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: Construction of off-site improvements is underway and will be completed in 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

### 27. **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: The project will commence in 2025.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

28. **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](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](#)

29. **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 City’s Housing Element has been adopted by City Council and certified by the State of California. The City will be implementing the Housing Element in the upcoming months.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

30. **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**

31. **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: Anticipated completion in 12 months (May of 2025), with

construction to follow in the summer of 2025. Two pilot quick build paint and plastic sections have been completed. The section between Hopyard and Stoneridge will be designed with elevated cycle tracks. The remaining segments will either receive quick build design or wait for a second phase when funding is available.

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

## **TRAFFIC OPERATIONS**

### **32. Sunol Boulevard Interchange | Transportation/Traffic Project**

The Sunol Boulevard Interchange is in the Caltrans Right of Way, but any improvements to local interchanges are funded by the local agency. The City issued a request for proposals in late 2017 to design a set of signalized intersections at the two ramp locations. The Project Study Report- Project Development Study (PSR-PDS) document has been officially signed off by Caltrans on January 17, 2020. The PSR-PDS is the initial document required for the Caltrans project development process.

- Status: Under Construction
- Next Steps/Details: 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 Spring 2023. It is anticipated that the PA&ED will be approved by Caltrans in May 2024. AECOM amended their contract in September 2023 to include project design and have begun exploratory field work. PS&E is anticipated to last 16 months. The Project is programmed to receive \$6 million in State Transportation Improvement Plan funds in FY

27/28. Soil Testing and exploratory work to support PS&E has begun. Staff was informed that the City was not awarded a RAISE Federal Grant.

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

33. **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: The project was advertised in February 2024 and bids were open on February 21, 2024. City Council Awarded the construction contract to Columbia Electric on April 16, 2024. Construction started in June 2024. The first milestone was met on August 7, 2024 - all civil related work to be completed. The next milestone is December 2024 - the installation of traffic signal poles, cabinets - which are in the manufacturing/delivery process.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

**TRAFFIC CALMING**

34. **FY 23-24 Traffic Calming | Transportation/Traffic Project**

Staff has begun collecting traffic calming data for FY23-24. Currently, there are 11 streets requesting for traffic calming, primarily speed lumps. These streets are: Madeira Drive, Muirwood Drive, Valley Trails Drive, West Las Positas, E. Angela, Mohr Ave, Via De Los Cerros, Calle Altamira, Rose Ave, Arlington Way.

- Status: Under Review
- Next Steps/Details: Speed lump petitions have been provided to residents on E. Angela, Springdale, and Kottinger. Only E. Angela petition was returned. Streets Division will install 2 speed lumps on E. Angela, anticipated by end of summer 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

35. **Junipero Street and Independence Drive | Transportation/Traffic Project**

In November 2015, City Council directed staff to meet with the residents of Junipero Street and Independence Drive to discuss potential solutions to their traffic-related concerns. Staff began meeting with the neighborhood in March 2016.

Staff and the steering committee met through the summer of 2016 and developed a traffic calming plan which included traffic signal metering, radar speed signs, new crosswalks, speed reduction on Independence Drive, six speed lumps and a major modification to the arterial intersection of Bernal Avenue at Sunol Boulevard/ First Street. The plan was presented to City Council in September 2017 and construction was completed in the winter of 2017 with the exception of the arterial intersection improvements. The arterial intersection design is underway (March of 2018) and design completion is expected in the spring of 2020. Prior to the completion of the design, alternatives will be presented to the surrounding neighborhoods and the Pleasanton Unified School District to receive feedback (Winter 2019).

- Status Under Review
- Next Steps/Details: Installation of all of the traffic calming devices within the Junipero and Independence neighborhood have been completed. The design of the second left turn lane at the intersection of Bernal Avenue and First Street / Sunol Boulevard began in spring 2018. This project expanded to include entry features, upgrade to the mixed use path on Sunol Boulevard, resurfacing of Sunol Boulevard and alteration of all 4 legs of the intersection to provide a protected intersection for bicycles. 100% plans have been received and anticipated construction was for fall 2022. The project is delayed until the summer of 2024 awaiting PGE relocation of several utility vaults.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

**REGIONAL PROJECTS**

**36. 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 Fall 2024.

- Applicant: Caltrans
- Staff Contact(s): [Mike Tassano](#)

37. **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 2024. Construction to begin after sufficient funding is awarded rough estimate for start of construction is 2027/28
- Applicant:
- Staff Contact(s): [Mike Tassano](#)

38. **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

Caltrans

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- Applicant:
- Staff Contact(s):



