



## MEMORANDUM

**Date:** March 7, 2025

**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**

- 475 & 493 St. John Street** | **Mixed-Use Development**  
**P22-1009 and P22-0885** | **Barone's**  
Applications for: (1) rezoning the properties from Central-Commercial (C-C) to Planned Unit Development – Mixed-Use (PUD-MU); (2) PUD MU development plan approval to: (a) retain the two-story 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; and (3) Vesting Tentative Tract Map approval to subdivide 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels.
  - Status: Under Review
  - Next Steps/Details: Reviewed and approved at City Council's January 9, 2025, hearing.
  - Applicant: Robson Homes
  - Staff Contact(s): [Natalie Amos](#)
- 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: Pending resubmittal.
- Applicant: Gautam Patel
- Staff Contact(s): [Diego Mora](#)

3. **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: Pending resubmittal.
- Applicant: Gautam Patel
- Staff Contact(s): [Emily Carroll](#)

4. **218 Ray Street** | **Mixed-Use Development**  
**P24-0730**

Application for Design Review to convert the second floor commercial space into one 1,370 square-foot apartment residential unit with a new balcony and on-site parking modifications.

- Status Under review.
- Next Steps/Details: Pending resubmittal
- Applicant: Magdy Farid
- Staff Contact(s): [Diego Mora](#)

## 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 nearly complete and should be finished in early 2025.
- Applicant: GHC Lund Ranch, LLC

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

6. **1000 Minnie Drive** | **Residential- Single-Family**  
**PUD-138** | **Spotorno Ranch**

Applications for: 1) PUD development plan approval for a 22-lot single-family residential development with related on- and off-site improvements; and 2) Vesting Tentative Subdivision Map approval to subdivide an approximately 33-acre portion of the approximately 110-acre site into 22 residential lots with on-site improvements.

- Status: Approved
- Next Steps/Details: The project was approved by the City Council on February 15, 2022.
- Applicant: John Spotorno
- Staff Contact(s): [Jenny Soo](#)

7. **11300 Dublin Canyon Rd.** | **Commercial**  
**PUD-114-01M** | **Greek Orthodox Church**

Application for Planned Unit Development (PUD) Major Modification, Minor Subdivision, and Conditional Use Permit to construct and operate a 9,742-square-foot Greek Orthodox Church and 24,971-square-foot community center at 11300 Dublin Canyon Road

- Status: Approved
- Next Steps/Details: City Council approved project on September 8, 2021. Applicant is preparing for permit submittal.
- Applicant: Guy Houston/Valley Capital Realty
- Staff Contact(s): [Jenny Soo](#)

8. **4452 Rosewood Drive** | **Residential- Multi-Family**  
**PUD-85-08-01D-05M** | **Avalon Bay Project**

Application for a PUD modification to the approved Residences at California Center on a currently vacant site identified as 4452 Rosewood Drive in Hacienda for the following: 1) modifying site layout including on-site circulation, parking, and open spaces areas; 2) updating exterior elevations of all buildings; 3) changing the retail use of the corner building to a daycare center subject to a conditional use permit approval, and 4) modifying related on- and off-site improvements. Zoning for the site is PUD-HDR (Planned Unit Development – High Density Residential) District.

- Status: Approved
- Next Steps/Details: Project is under construction.
- Applicant: Nora Collins
- Staff Contact(s): [Jenny Soo](#)

9. **990 Sycamore Road** | **Residential- Single-Family**  
**PUD-135/P19-0030/P19-** | **Bringhurst/Sycamore Corner**

**0031/P19-0033/Vesting  
Tentative Map 8528**

Applications for: 1) an amendment to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Low Density Residential (PUD-LDR); b) allow the proposed PUD-LDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; 2) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and 3) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

- Status: Approved
- Next Steps/Details: Subdivision and improvement plans are in review prior to recordation.
- Applicant: Alaina Stewart
- Staff Contact(s): [Jenny Soo](#)

10. **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](#)

11. **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](#)

12. **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](#)

13. **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 approved by Planning Commission and City Council in Summer 2024. Applicant will file for annexation with LAFCO in early 2025.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

14. **3200 Hopyard Road**  
**P23-0177 & P23-0178**

**Residential- Multi-Family/Condominiums**

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](#)

15. **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](#)

16. **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](#)

17. **3030 Mohr Avenue** | **Residential- Single-Family**  
**PUD-154, P25-0118, P25-0116** | **Arroyo Lago**

Applications for the following for the construction of 189 single-family homes and a 0.7-acre park on an approximately 26.6-acre undeveloped site with on- and off-site improvements: 1) Annexation, 2) General Plan Amendment 3 and 4) Planned Unit Development rezoning and development plan, and 5) VTM 8423.

- Status Under Review
- Next Steps/Details: Under review
- Applicant: 330 Land Company, LLC.
- Staff Contact(s): [Jenny Soo](#)

**18. 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](#)

**19. 1 Brozosky Hill Lane** | **Residential- Single-Family**  
**PUD-150**

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 remainder 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](#)

**20. 11991 Dublin Canyon** | **Commercial**  
**Road**  
**P22-0902**

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](#)

**21. 0 Vineyard Avenue** | **Residential- Single-Family**  
**P24-0596** | **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: Zoning Administrator hearing anticipated mid-March. Planning Commission meeting anticipated March 26, 2025.
- Applicant: Trumark Homes
- Staff Contact(s): [Emily Carroll](#)

22. **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](#)

23. **3595 Utah Street  
P24-0420 (DR) and P24-0421 (CUP)**

**Commercial  
Danville Brewing Company**

Applications for: 1) Conditional Use Permit approval for beer production and related brew pub tasting room; and 2) Design Review approval to construct an approximately 8,100-square-foot building, 2,000-square-foot covered patio, and related site improvements on a vacant lot.

- Status: Under Review
- Next Steps/Details: Planning Commission early 2025.
- Applicant: Danville Brewing Company
- Staff Contact(s): [Eric Luchini](#)

**ADVANCED PLANNING**

24. **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 early 2025.
- Applicant: City of Pleasanton



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

25. **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](#)

26. **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 at: <https://www.cityofpleasantonca.gov/our-government/community-development/> The City has started the process to update the ODS; the Planning Commission provided feedback at its meeting on October 23, 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

27. **Stoneridge Mall Framework**

**Other**

**Stoneridge Mall Framework**

In December 2023, the City Council approved the Stoneridge Mall Framework Components, which outlined how housing allowed under the 6th Cycle Housing Element was to be allocated among the four property mall owners and six parcels at Stoneridge. It also defined a Vision Statement, Guiding Principles, and a series of Design and Placemaking Elements to be reflected in a future Framework Plan. The intent of the document is to provide guidance for any subsequent efforts related to the comprehensive, long-range planning of the mall. Since approval of the framework, the City has met the Stoneridge Mall property owners to discuss existing conditions and constraints at Stoneridge, understand each owners' development interests and priorities, assess key issues to be identified as part of a master planning effort, and to discuss elements of the next steps.

- Status: Approved
- Next Steps/Details: The City will continue to meet with the property owners to identify the next steps and process.
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#)

**TRANSPORTATION PROJECTS**

28. **Bicycle and Pedestrian Master Plan High Priority**

**Transportation/Traffic Project**

## Corridor

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 by May 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

### 29. 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. The PA&ED phase was officially approved by Caltrans in August 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](#)

30. **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 signal was constructed and activated in January 2025. Only construction punch list items remain.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

**TRAFFIC CALMING**

31. **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. Two speed lumps were originally planned for installation. Only one was built after resident

changed vote. Radar signs were installed in lieu of speed lumps in December 2024.

- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

32. **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 was delayed until the Summer of 2024 due to PGE utility vault relocation. However, in the Spring of 2024, it was determined that insufficient development had occurred to collect the necessary Traffic Impact Fee to fund the project. This project had multiple funding sources and due to the insufficient TIF funding, the project was canceled and has been removed from the CIP. Non TIF project funding has been reallocated. There are not any plans to advance this project at this time.
- Applicant: City of Pleasanton
  - Staff Contact(s): [Mike Tassano](#)

## **REGIONAL PROJECTS**

### **33. 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](#)

### **34. 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](#)

35. **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

- Applicant:

- Staff Contact(s):

[Mike Tassano](#)



