

ZONE 7 BOARD OF DIRECTORS
Water Resources Committee

Tuesday, February 5, 2013

4:00 p.m.

Location: Board Room
Zone 7 Administration Building
100 North Canyons Parkway
Livermore, CA 94551

Director Greci
Director Palmer
Director Stevens

A G E N D A

1. Public Comment on Items Not on Agenda
2. East Pleasanton Specific Plan
3. Chain of Lakes Planning Update
4. Stanley Reach – Arroyo Mocho Update
5. Verbal Comments
6. Adjournment



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7

100 NORTH CANYONS PARKWAY • LIVERMORE, CA 94551 • PHONE (925) 454-5000 • FAX (925) 454-5727

ORIGINATING SECTION: Groundwater Section/Integrated Planning

CONTACT: Colleen Winey/Carol Mahoney

AGENDA DATE: February 5, 2013

SUBJECT: Chain of Lakes Update-East Pleasanton Specific Plan

SUMMARY:

- The City of Pleasanton has started work on the East Pleasanton Specific Plan (EPSP) which includes Lakes H, I, and Cope, as well as an additional 393 acres in the surrounding area.
- An EPSP Task Force was formed including City Commissioners, property owners within the Specific Plan Area, representatives from adjacent neighborhoods, and At-Large Representatives.
- Colleen Winey represents Zone 7 on the Task Force.
- Monthly Task Force meetings have been held since August 2012.
- One Community Workshop was held on November 29, 2012. Staff participated and answered questions regarding Zone 7 operations in general and the Chain of Lakes plans.
- A Vision Statement for the EPSP was developed by the City of Pleasanton, their consultant, and Task Force Members based on data gathered from preliminary reports and surveys, as well as public input, and was presented to the Pleasanton City Council on January 15, 2013.
- The Vision Statement conveys that the character of the EPSP area should evolve from the natural open space setting. The Task Force has expressed a strong desire to keep the lakes a focus of the area including a possible “focal point” located at the intersection of the three lakes.
- The potential land use/development types of the EPSP area identified in the Vision Statement include: open space, park and recreation, trails, a variety of housing types and densities, public and/or private schools, limited local-serving and specialty retail, plazas, office and light industrial.
- The public has expressed a strong desire for bike and pedestrian trails in the EPSP area, specifically around the lakes, and using trails to connect the EPSP area to other areas. Interest has also been expressed in wildlife and open space conservation and the potential for public access to the lakes for recreation.
- Some concerns have been expressed regarding the use of the existing Hanson Haul Road as the main through road. The concerns raised include traffic circulation and the potential for geotechnical issues.
- All EPSP meeting minutes and agendas, as well as supporting studies and reports are available on the City of Pleasanton’s EPSP website. A link to the webpage is provided below:
<http://www.ci.pleasanton.ca.us/business/planning/eastpleasanton/eastpleasanton.html>

RECOMMENDED ACTION:

Information only.

ATTACHMENTS:

1. EPSP Draft Vision Statement

**EAST PLEASANTON SPECIFIC PLAN
DRAFT VISION STATEMENT IN PARAGRAPH FORMAT**

The vision for the EPSP area is that its future character evolve from the existing open space setting (lakes, natural habitat, and outlying rural lands and hillsides). Scenic views to and from the Plan area should be protected. Lake areas should serve as a visual separator between Pleasanton and Livermore, and development should orient toward and take advantage of the lake environment.

Land use planning should benefit the entire community, integrate with surrounding neighborhoods and outlying specific plan areas, balance development with infrastructure costs, and be flexible to allow for the changing community needs. Development should generally be a low intensity mix of uses, arranged around a central community focus area. Potential land uses that may be appropriate at certain locations within the Plan area might include: open space, park and recreation, trails, a variety of housing types and densities, public and/or private schools, limited local serving and specialty retail, plazas, office and light industrial. Development should be part of a balanced, city-wide approach to meeting General Plan policy guidance and housing goals. It should also be sensitive to school needs and responsive to airport noise, and flood hazard potential. If cost effective, a relocation of the PGS transfer station and/or the City's Operations Service Center may be possible.

Open space should serve two primary functions: it should be protected for its habitat and scenic values; and it should help to meet the recreational needs of the community, including active and passive recreation and inter-connected trails within a safe environment. The use of open space should also be coordinated with the East Bay Regional Park District to optimize park functions (including sports fields and passive recreation), and trails in a safe and well-maintained manner consistent with City park standards. A major focus of development should be on sustainability in terms of environmental resources, energy, and economic and fiscal balance.

The circulation system should minimize or reduce traffic congestion and noise on the outlying City streets and neighborhoods. Sub-neighborhoods should be conveniently interconnected with tree-lined streets, bike paths and pedestrian trails, with trail linkages to the out-lying lakes, parks, neighborhoods, schools and regional trail system. The El Charro Road design should allow for the uninterrupted planning of land uses and neighborhoods. The potential extension of Boulder Street into the EPSP area could help to relieve traffic on Busch Road.

EAST PLEASANTON SPECIFIC PLAN DRAFT VISION STATEMENT IN BULLET FORMAT

East Pleasanton should be a unique and distinct part of the City while blending in seamlessly with the characteristics of the surrounding areas. This area is differentiated by its lakes, wildlife habitat, and open land suitable for development. Future uses should entice residents of Pleasanton to want to visit and stay to enjoy its beauty and uniqueness. The vision for this area is as follows:

Character

- Character should evolve from the existing open space setting (lakes, natural habitat, and outlying rural lands and hillsides).
- Scenic views should be protected and lake areas should serve as a visual separator between Pleasanton and Livermore. Development should orient toward and take advantage of the lake environment

Land Use

- Land uses should benefit the entire community, integrate with surrounding neighborhoods, balance development with infrastructure costs, and be flexible in order to allow for the changing community needs.
- Plan area development should generally be a low intensity mix of uses (such as open space, park, recreation, trails, a variety of housing types and densities, public and/or private schools, limited local serving and specialty retail, office and light industrial), arranged around a central community focus area.
- Development should be part of a balanced, city-wide approach to meeting General Plan policy guidance and housing goals.
- Land use should take into account school needs, airport noise and flood hazard potential.
- The relocation of the PGS transfer station and/or the City's Operation Services Center should be considered if cost effective.

Open Space/Sustainability

- Open space should serve two primary functions: it should be protected for its habitat and scenic values; and it should help to meet the recreational needs of the community, including active and passive recreation and inter-connected trails within a safe environment.
- The use of open space should also be coordinated with East Bay Regional Park District to optimize park functions.
- A major focus of development should be on sustainability in terms of environmental resources, energy, and economic and fiscal balance.

Circulation

- The circulation system should minimize or reduce traffic congestion and noise on the outlying City streets and neighborhoods.
- Sub-neighborhoods should be interconnected with tree-lined streets, bike paths and pedestrian trails, with trail linkages to the out-lying lakes, parks, neighborhoods, schools and the regional trail system.
- The El Charro Road design should allow for the uninterrupted planning of land uses and neighborhoods within the Plan area.