



EAST PLEASANTON SPECIFIC PLAN TASK FORCE
JUNE 6, 2013
ITEM III: LAND USE PLAN ALTERNATIVES

Background

On April 8, 2013 the Task Force received presentations on four updated working alternative plans prepared by City staff and consultants. It then divided into three discussion groups to review the alternatives and provide input. Staff and consultants subsequently used this input to further refine the alternatives which are described in Attachment 1. The refined plans were then forwarded to various City commissions and committees, for their information and input. These groups included the Housing Commission, Parks and Recreation Commission, Economic Vitality Committee, Trails Committee, and Planning Commission. The Working Draft Alternatives were also discussed with the Pleasanton Unified School District Board at its meeting on May 28, 2013. Feedback from commissions, committees, and the Board is shown in Attachment 2.

In addition to this feedback, staff also received a number of e-mails from both Task Force members and the public. These are included in Attachment 3.

The purpose of the June 6 meeting is for the Task Force to make any changes to the working draft alternatives prior to presenting them to the City Council on June 18.

Discussion

The feedback received included some suggestions for additions and changes that appear fairly obvious and noncontroversial, as well as others that would constitute major changes or a new alternative plan that may or may not be supported by a majority of the Task Force. Regarding the former, unless staff hears otherwise from the Task Force, the following changes will be incorporated into the working draft alternatives:

- Change the legend on all four alternatives pertaining to the "Potential School Site" to read: "Potential Public School/Park Site." This will denote that public schools would be developed in conjunction with a public park.
- Relocate the potential school site in Alternative 4 to a site west of El Charro Road.
- Identify approximate locations of the future private residential recreation areas on all alternative plans.
- Add all trails, staging areas, and vistas suggested by the Trails Committee to all the alternative plans.
- Identify the approximate location of the retail overlay zone on the northern parcel.

- Correct the Alternative 3 legend to show "30 DU/AC" instead of the current "40 DU/AC."

Other suggestions, such as the feedback from the Planning Commission regarding the mix of densities appropriate in East Pleasanton, should be discussed by the Task Force, and a determination made regarding the need to prepare a new alternative plan.

Next Steps

At the June 6 meeting, staff and consultants will facilitate a Task Force discussion to determine what changes should be made to the draft alternatives and, if, based on the feedback, a new alternative should be prepared. The plans that evolve from the meeting are scheduled to be forwarded to the City Council on June 18 for its input and direction to proceed with the more detailed technical studies and refinement of the alternatives. Technical studies are planned to include:

- Traffic impact analysis
- Preliminary utility infrastructure engineering
- Road system preliminary engineering
- Fiscal impact analysis
- Financing feasibility

Following completion of the technical studies, the Task Force is scheduled to select and refine the preferred plan for the EPSP as well as three alternatives for the EIR.

Attachments:

1. East Pleasanton Specific Plan: Working Draft Alternatives, May 2013
2. Combined Commission, Committee and PUSD Board Comments
3. E-mails from Task Force Members and the public.