

EXHIBIT G

APPENDIX A: PROJECT BACKGROUND

First Application

On September 24, 2002, Greenbriar Homes submitted its application for PUD Rezoning and Development Plan approval on the Lund Ranch II property for 113 single-family homes on approximately 12,000-square-foot lots. Based on this plan, City staff determined on September 3, 2003 that an Environmental Impact Report (EIR) would be necessary to address the environmental impacts and mitigation measures of developing the Lund Ranch II property, and recommended the consulting firm, Geier & Geier, be awarded the contract to prepare the EIR.

Environmental Impact Report

City Council Hearings on the EIR Consultant Contract

The City Council discussed the EIR consultant's contract at its public meetings held on May 20, 2003 and June 3, 2003. The City Council awarded the contract and directed the applicant and staff to consider increasing the proposed project's density as a means of adding an affordable housing component to the proposal with the larger, i.e., lower density homes, on the project's perimeter with a central area for the smaller, i.e., higher density, homes.

Planning Commission Scoping Session on the EIR

On September 24, 2003, the Planning Commission held its public meeting to gather public comment on the scope and content of the EIR for the Lund Ranch proposal. A summary of the public comments expressed at the scoping session include:

- Affordable and low-income housing;
- Inadequate disclosures to the residents of the Bridle Creek development;
- Loss of habitat areas, rangeland, trees and vegetation;
- Grading and erosion;
- Noise;
- Parks and open space;
- Placement of houses;
- School impacts;
- Traffic impacts to surrounding streets including access and pedestrian safety;
- Views; and,
- Water quality.

Based on that first application and on the comments received at the scoping session, the Planning Commission directed staff and/or the applicant to address the following issues with the project and/or the EIR:

- Address the potential transfer of the unused development rights from the Lund Ranch property to other properties in Pleasanton;
- Address the proposed buildings on ridges;
- Address construction routes and possible neighborhood traffic calming measures;
- Consider alternative access points such as Kottinger Ranch, Bonde Ranch, and Ventana Hills;
- Concern regarding major grading and tree loss;
- Concern regarding potential impact to the City's Urban Growth Boundary Line;
- Analyze the proposed project according to the General Plan;
- Consider an off-site project alternative, such as the Hacienda Business Park, for this development;
- Address amenities if the project density exceeds the General Plan midpoint density of 83 units; and
- Consider the cumulative impacts on air quality and energy.

Second Application

On April 3, 2007, Greenbriar Homes submitted its response to the comments made by the City Council and Planning Commission with a revised PUD Development Plan that consisted of three alternative PUD Development Plans:

- Alternative A for 149 units in response to the City Council's direction for increased density. The development alternative included 149 units with 43 units designed as "cluster homes" (five detached homes on 3,000 square foot lots served by a motor court), 23 units on 4,000- to 6,000-square-foot lots, and 79 units on 12,000- to 40,000-square-foot lots. The proposed 149-unit alternative proposed to utilize the 25-percent density bonus (Policy 11, Page 2-32) of the Pleasanton General Plan "for the provision of significant affordable housing." The entire 149-unit development with streets and related improvements was located on approximately 71 acres.
- Alternative B for 107 units on 17,000-square-foot to 60,000-square-foot lots including 16 lots designated as potential duet-style lots for below-market rate housing and 4 lots designated as split-pad lots. The entire 107-unit development with streets and related improvements was located on approximately 71 acres with the remaining 114.7 acres.
- Alternative C for 82 units on approximately 14,000-square-foot to 60,000-square-foot lots, that would show the Lund Ranch II property developed at the mid-point density of the Pleasanton General Plan. The entire 82-unit development with streets and related improvements was located on approximately 64.9 acres.

The 149-unit, 107-unit, and the 82-unit development plan alternatives and supporting materials constituted the proposed project for PUD-25 that was to be evaluated in the project's Draft and Final EIR. The EIR review, however, was not completed. All three alternatives proposed to:

- Dedicate the remaining land area to the City of Pleasanton as permanent open space, with the proposed project's wildland fire management areas, public trails, and a public trail staging area.
- Provide public street connections to Livingston Way (Bonde Ranch development) and to Sunset Creek Lane and Sycamore Creek Way (Sycamore Heights) development, Emergency Vehicle Access (EVA) connections to Lund Ranch Road (Ventana Hills development) and Casterson Court (Kottinger Ranch development), and a future public street connection to the Foley property.

Third Application

Completion of the project review and the project's environmental review was delayed by the Pleasanton General Plan update and by the initiatives for Measures PP and QQ that addressed development in the City's hillside areas and defined the term "dwelling unit" for the General Plan.

Alternative D

After the City completed the General Plan update, the applicant in 2008 prepared a revised PUD Development Plan, Alternative D, with 77 lots designed to address Measure PP and Measure QQ. Alternative D used a Weighted Incremental Slope⁸ (WIS) formula for the Lund Ranch II property. Staff evaluated and rejected the WIS formula as not being consistent with Measure PP, in that this slope averaging formula would include and, therefore, potentially allow development on slopes greater than 25-percent.⁹ Also, Alternative D did not incorporate the ridgeline setback of Measure PP¹⁰ in its design.

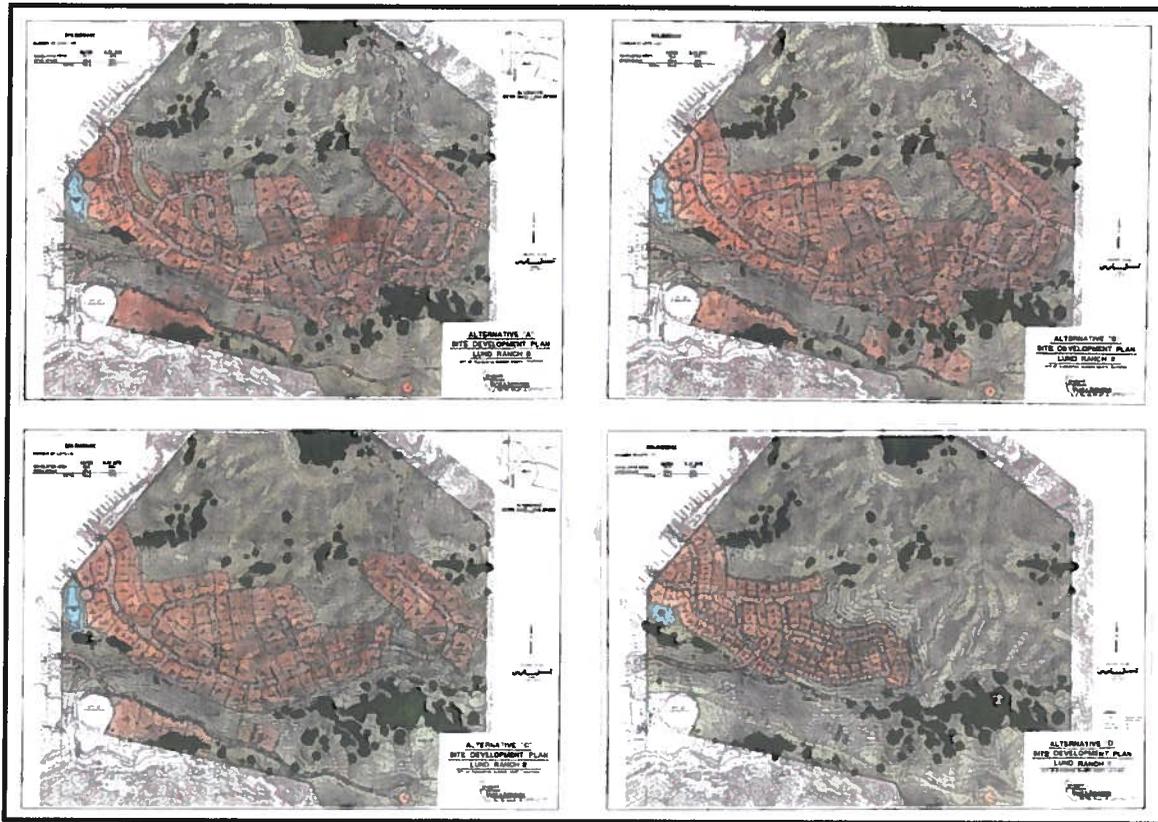
⁸ The HPD (Hillside Planned Residential) District, Chapter 18.76 of the Pleasanton Municipal Code, uses a Weighted Incremental Slope formula to calculate average slope. The HPD District, however, predates the City's PUD Rezoning/Development Plan process and only applies to one developed property west of Foothill Road.

⁹ Staff defines slope as the ratio of rise (height) over run (distance). A 25-percent slope is the ratio of 1-unit of height over 4-units of distance, i.e., 25 percent. Staff also defines the 25-percent slope as a nominal value and not as an average value. For example, proceeding upslope from the relatively flat portions of the site until the slope grade is 25 percent, and plotting this point on a topographic map. The 25-percent slope line is the line that links these points together into a continuous line.

¹⁰ Measure PP prohibits development within 100 vertical feet of ridgeline.

Figure 1, below, shows the four Development Plan alternatives that have been proposed for the development of the Lund Ranch II property.

Figure 1: Revised Development Plan with Alternatives



Alternative E

Staff continued to work with the applicant in the preparation and re-submittal of the proposed PUD Development Plan for the development of the Lund Ranch II property to address the policies and design criteria of Measure PP and Measure QQ. The result is the proposed PUD Development Plan submitted on September 16, 2012 with 50 units and related improvements on approximately 33.8 acres, with the remaining 160.9 acres preserved as permanent open space.

The Alternative E PUD Development Plan constitutes the proposed project evaluated in the Revised Draft EIR.