

Marion Pavan

From: Allen Roberts
Sent: Thursday, July 10, 2014 11:08 AM
To: Marion Pavan
Subject: Comments on Lund Ranch Draft EIR
Attachments: lund ranch draft EIR response_final.pdf

Marion:

Here are some comments on the Lund Ranch EIR. Let me know if you need a paper copy as well.

Allen

Click

<https://www.mailcontrol.com/sr/E2B7OslfF4rWQxILzJ5p9wNudG!f23d4VDM7ukDEItcjVBv4uRdVp8hAYYOuvbvVmWqsaNf5AvCYRG3cYvI5w==> to report this email as spam.

Allen Roberts

Pleasanton, CA 94566

July 10, 2014

Marion Pavon
City of Pleasanton
200 Old Bernal Ave
Pleasanton, California 94566

Re: Draft Environmental Impact Report for the Lund Ranch II Project

Dear Marion:

Thank you for the notification of the availability of the draft EIR for Lund Ranch II (PUD 25) development proposal.

I believe this is the first development to come up for review following the passage of PP. Because of that, I felt it should be reviewed carefully to be sure it complies with the text of the initiative. To that end, I looked at the proposal for compliance with the conditions with the initiatives requirements for slope and ridgeline.

I have included the text of PP as it applies to this proposal.

Policy 12.3: Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property that was, as of January 1, 2007, "legal parcel" pursuant to the California Subdivision Map law. Splitting, dividing, or sub-dividing a "legal parcel" of January 1, 2007 to approve more than 10 housing units is not allowed.

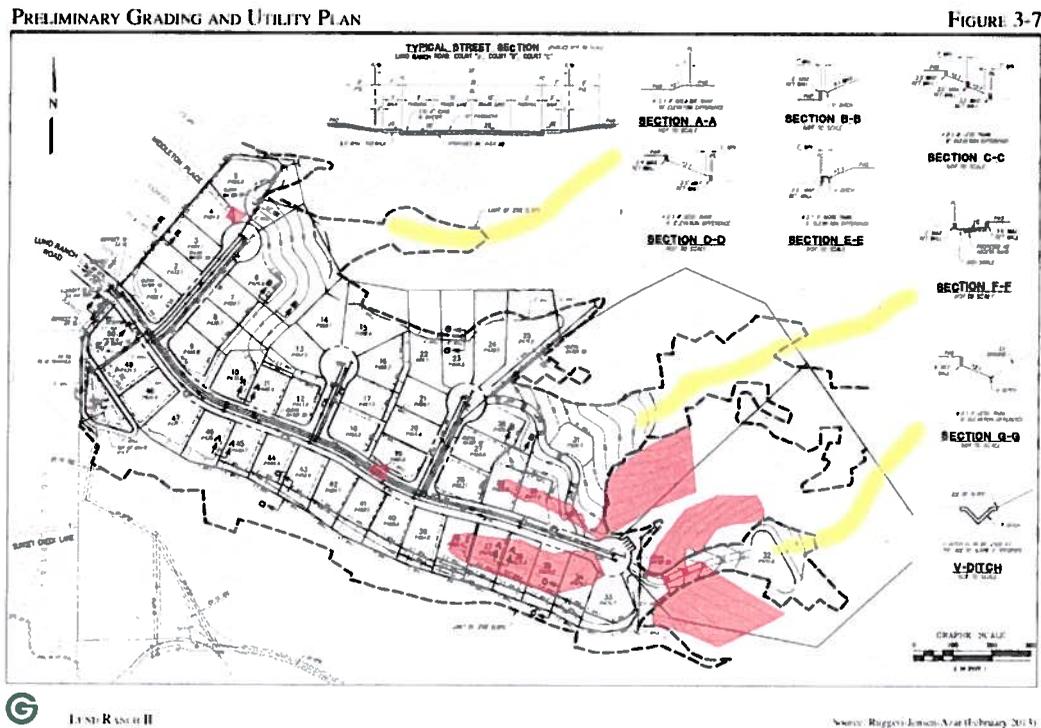
I reviewed both the preliminary grading plan drawing (page 52) and the slope map (page 68) for compliance to the 25% rule. To check for compliance with the 25% rule, I used an averaging method which uses a 40' linear dimension. If there are five or more contour lines that occur in that 40' length as measured perpendicular to the contours, then the slope is more than 25%. This method is perhaps more generous than other methods proposed, but it tends to eliminate small slope inconsistencies.

Using this method, I found that 12 of 52 lots appear to violate the PP rule prohibiting development on slopes greater than 25%. Those lots are 4, 5, 29, 30, 33, 34, 35, 36, 37 and 38. There is a note on the drawing on page 68 about man-made slopes being exempt from PP, but as you can see in the text of the initiative, there is no such exemption provided for. Such exemptions can not be created without going to a public vote. Additionally, the service road between the courts behind lots 26 and 30 crosses slopes

greater than 25%. Finally, the main road also crosses slopes greater than 25% near lot 19 and then again near lot 35 and 34. The best I can tell there must have been a software mistake on the slope map adjacent to lot 19, because the slope in that area is steeper than the slope map from page 68 indicates.

The initiative also prohibits homes from being sited within 100' vertical feet of a ridge. I believe that lots 32 and 31 clearly violate that rule as they sit directly on a ridge. While the ridge where lot 31 sits becomes less distinct after the "knob" at elevation 591', even using the City's controversial "last hill" definition, the fact is that the proposed home base elevation of 500' is not in compliance. In addition, lots 15, 16, 22, 23, 24, and 25 appear to encroach on the 100' vertical limit on the ridge to their immediate north.

Below is the grading map from page 52 marked in red with the areas greater than 25% (in the areas proposed for development or grading) and showing the ridges in yellow near the proposed development area.



Given that a significant number of the proposed lots (nearly half) are not in compliance with PP, it would appear this development proposal requires significant modification in order to be considered.

Sincerely

Allen Roberts

Marion Pavan

From: John Halim
Sent: Sunday, August 03, 2014 6:13 PM
To: Marion Pavan; Marion Pavan
Subject: Greenbriar Homes - Lund Ranch Project (PUD-25)

Hello,

We want to express our concerns about the proposed project. With our ongoing drought, the City needs to suspend all major development projects until the City find a way to solve our water problems. We are required to cut back our water consumption by at least 25%. All lawns in our neighborhood is basically brown. How is the City going to supply water to this new housing development?

This is outrageous! The City must solve our water problems first.

John & Su May Halim

Pleasanton, CA 94566

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Marion Pavan

From: Sue Wittenau
Sent: Wednesday, August 06, 2014 3:18 PM
To: Marion Pavan
Subject: Greenest Homes draft EIR

Marion Pavan,

Responding to the Notice of Public Hearing. How can the city consider building more homes when we are in the middle of a severe drought? Why isn't a building moratorium being considered in light of our lack of water?

Sue Wittenau

Sent from my Verizon Wireless 4G LTE Smartphone

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Ventana Hills Steering Committee
c/o Lofland residence
████████████████████
Pleasanton, CA 94566

August 15, 2014

Mr. Brian Dolan
Director of Community Development
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

RECEIVED
AUG 15 2014
CITY OF PLEASANTON
PLANNING DIVISION

Subject: Comments from Ventana Hills Steering Committee
Re: Draft Environmental Impact Report - Lund Ranch II, PUD-25
State Clearinghouse No. 2003092021
Released July 2014

In reviewing the draft Environmental Impact Report for Lund Ranch II, PUD-25, there is inadequate information presented for the adopted City circulation plan, which is for Lund Ranch II traffic access to come by way of the North Sycamore area. That City policy has been reaffirmed repeatedly over the last 22 years, in the North Sycamore Specific Plan, in the Shapell Agreement (PUD-90-18 – Bonde Ranch), and most recently in the Pleasanton General Plan adopted on July 21, 2009, which relied on a traffic study using North Sycamore as the outlet for Lund Ranch II traffic.

A list of prior City planning actions over 22 years confirming the North Sycamore access route, and our letter dated October 27, 2011 summarizing the history are attached to this EIR comment letter (Attachments 1 and 2). All information in these two attachments should be made a part of the Environmental Impact Report for Lund Ranch II – PUD-25.

The Draft EIR for the Lund Ranch II project provides a useful starting point with its development of eight traffic scenarios. But, the Draft EIR alternatives analysis stops short of legal adequacy, as follows:

1. The Draft EIR does not adequately analyze Scenario 6 - the Sunset Creek Lane connection to the North Sycamore area.

With their proposed site plan using Lund Ranch Road rather than Sunset Creek Lane for access, Greenbriar Homes is asking the City Council to violate its agreement with the Ventana Hills neighborhood, and other neighborhood groups. This Draft EIR does not give the City Council an approvable, environmentally reviewed alternative consistent with the City's adopted circulation plan through the North Sycamore area.

Abandonment of the City's adopted circulation plan requires multiple plan and PUD amendments together with findings justifying the change of plans.

Several previous site plans presented by Greenbriar honored the City adopted circulation plan connecting through North Sycamore, essentially following Scenario 6, the Sunset Creek Lane connection. We get a glimpse of what the Sunset Creek Lane connection would look like in the

reduced scale map at Figure 5.3 of the DEIR (Attachment 3). According to that site plan, there is only a 10 foot elevation change from Sunset Creek Lane to the Greenbriar project. That road connection follows the hillside contour for most of its length, with a gentle slope overall – a very functional road design (Attachment 4 photo). The Sunset Creek Lane connection, as shown in Scenario 6, is the least impactful alternative consistent with the City's circulation plan of having Lund Ranch II take its traffic access through the North Sycamore area.

But this Draft EIR fails to develop the project details, supporting information, and mitigation measures the City Council would need to evaluate the Sunset Creek Lane scenario. For this EIR to be legally adequate, and fair to City Council and the Pleasanton community, Scenario 6 (Sunset Creek Lane connection) needs to be fully developed and analyzed, as follows:

- Is there a rural road design that would help make the Sunset Creek Lane connection aesthetic and functional? (Need cross-sections of the road.)
- What would the finished rural road look like? (Need visual simulations).
- Are there retaining walls, and how would they be arranged?
- Are there options for width and route that should be considered?
- What kind of landscaping is appropriate for this rural road segment?
- What would the bridge crossing the drainage channel consist of? (Options, aesthetics).
- Should/does the road provide for pedestrians?
- What are the significant environmental effects, if any, of the Sunset Creek Lane connection that requires mitigation?
- What would the mitigation plan be for this route, if selected by City Council?
- What would the impacts be of having Lund Ranch II traffic use the Sunset Creek Lane connection with, and without, the Middleton Place connection?

Before the City Council breaks a longstanding commitment, and takes actions inconsistent with its adopted circulation plans and Specific Plans, Greenbriar needs to demonstrate infeasibility, changed circumstances, and/or tangible benefits to the City. That decision would need to be supported by legally adequate findings. The credibility of any City Council in reaching agreement with any neighborhood on any future issue in this City would be permanently compromised. This Draft EIR is legally inadequate until the missing information above has been provided through an EIR Addendum, or through an extensive Response to Comments.

2. Environmentally Superior Alternative.

Improperly, Table 5.3 selects the Greenbriar proposal (Lund Ranch Road access) as the environmentally superior alternative because it does not involve a creek crossing. A properly designed bridge crossing a creek at a perpendicular angle has virtually no impact on wetland resources, with bridge abutments typically located outside of any wetlands and the creek channel. For comparison, the Greenbriar project backs a retaining wall up to the drainage channel along its entire linear length, which the EIR says results in a loss of only 0.022 acres (958 sq. ft.) of wetland habitat. The environmental impact of one added bridge footing on the southwestern side might increase the wetland disturbance by a few square feet, or more probably, not at all.

Greenbriar cannot be allowed to say the word "wetlands" and throw out 20+ years of City plans. Whatever the wetland impact of the Sunset Creek Lane connection, the EIR needs to provide us that information. A small amount of wetland impact, mitigated to a level of insignificance, would never equal the significant environmental impact of ignoring the adopted circulation plan of the City. Scenario 6 is the least impactful alternative consistent with the City's circulation plan of having Lund Ranch II take its traffic access through the North Sycamore area. With accurate information, the environmentally superior alternative will be Scenario 6 (Sunset Creek Lane connection).

3. Significant noise impact.

The noise evaluation of Scenario 6 (Sunset Creek Lane connection) describes the noise impact of Scenario 6 as significant. Yet, this same DEIR does not describe virtually the same number of cars going down Lund Ranch Road under the Greenbriar proposal as significant. When one refers to Table 5.2 showing the noise level under the alternate scenarios there is barely any difference between the resulting noise levels, as follows:

Sunset Creek Lane connection (Scenario 6):	53.0 db A
Lund Ranch Road (to Independence and Junipero)	52.8 db A
Difference:	0.2 db A

It should be noted that the General Plan Noise Element suggests that a much higher front yard noise level of 65 db A is the point at which mitigation is required. Neither route comes near creating an environmentally significant noise level requiring mitigation under the General Plan.

The Sunset Creek Lane connection homeowners (Bridal Creek and Sycamore Heights) were given full disclosure with their purchase documents, with signs at the end of Sunset Creek Lane/Sycamore Creek Way, and with recorded documents, that Lund Ranch II traffic would exit on their street. The Lund Ranch Road, Junipero Street, and Independence Drive homeowners, in contrast, relied upon the City Council promise that Lund Ranch II traffic would not use their streets. Which group should justly bear the (environmentally insignificant) increase in noise levels?

Bridal Creek was designed and built with fewer homes along Sycamore Creek Way, (the East/West Collector) deeper front yard setbacks and bike lanes to position them further back from any traffic related noise. This is not the case with the homes on Lund Ranch Road, Independence Drive and Junipero Street.

4. Effect of Measure PP.

The revised Draft EIR contains an expanded discussion of Measure PP and the issue of whether a road is a structure, which was a substantial improvement to the document. That revised Draft EIR discussion strongly supports the conclusion that Measure PP does not prohibit roads crossing lands with 25% slope. That means Measure PP does not prohibit the Sunset Creek Lane connection – which crosses some 25% slope land.

We hereby add two pieces of evidence which buttress the Draft EIR's conclusion that a road is not a structure under Measure PP:

a. At pp. 4.1-15 the Draft EIR notes a counterargument could be made based on "*the ballot argument against Measure PP asserting it would block the Happy Valley by-pass road.*" Please note that the Measure PP proponents categorically denied that allegation in their rebuttal argument – putting the Measure PP proponents on record with the voters claiming that a road is not a structure under Measure PP.

b. If there were any doubt about the intent of the proponents of Measure PP, the proponents clarified their intent at City Council prior to voter adoption:

"Karla Brown spoke on behalf of all three authors of the Initiative. . . .

Councilmember Sullivan confirmed with Ms. Brown that the intent of the Initiative is to control construction of residential and commercial structures and not roads that may be on 25% slope and leads to the conclusion that the intent of the Initiative is not to preclude construction of the Happy Valley Bypass Road."

P. 10 of City Council Minutes, June 26, 2008

Conclusion

We ask that the Final EIR provide enough additional information that City Council has the realistic option of choosing to follow the City's adopted circulation plan under Scenario 6.

We appreciate your consideration of our comments.

Sincerely,

The Ventana Hills Steering Committee

Andy Allbritten
George Dort
Amy Lofland
Carol Spain
Wayne Strickler

Mission Park Representatives

Justin Brown
Jay Hertogs

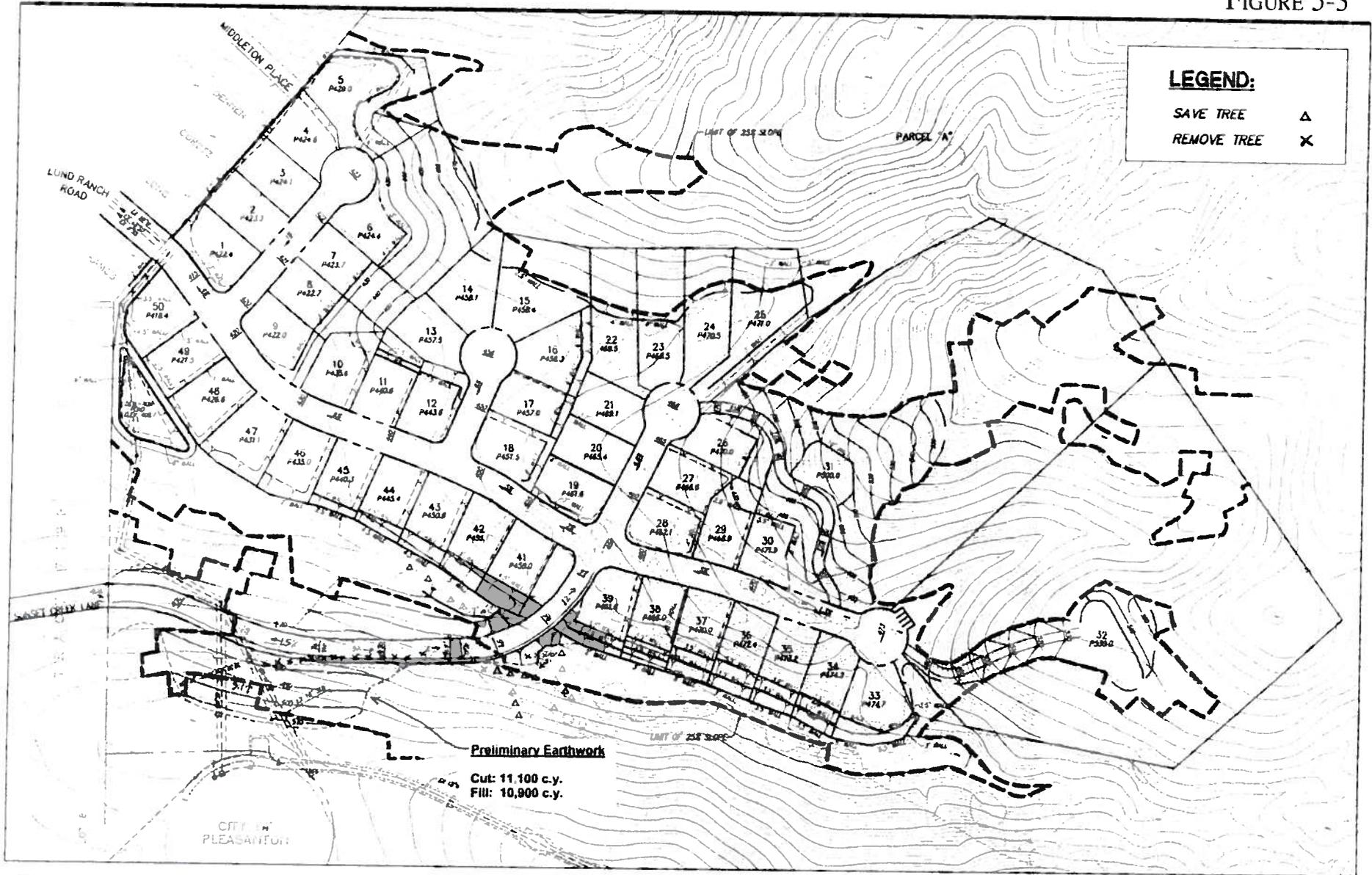
Enclosures:

- Attachment 1: Compilation of City actions supporting North Sycamore Access Route
- Attachment 2: Ventana Hills Steering Committee letter dated October 27, 2011
- Attachment 3: Site plan for Sunset Creek Lane connection (Figure 5.3 DEIR)
- Attachment 4: Aerial of Lund Ranch II area with Scenario 6 route shown.

Cc: Pleasanton City Council
Pleasanton Planning Commission
Nelson Fialho, City Manager
Marion Pavan, Associate Planner
Brian Swift

SUNSET CREEK LANE EXTENSION Scenario

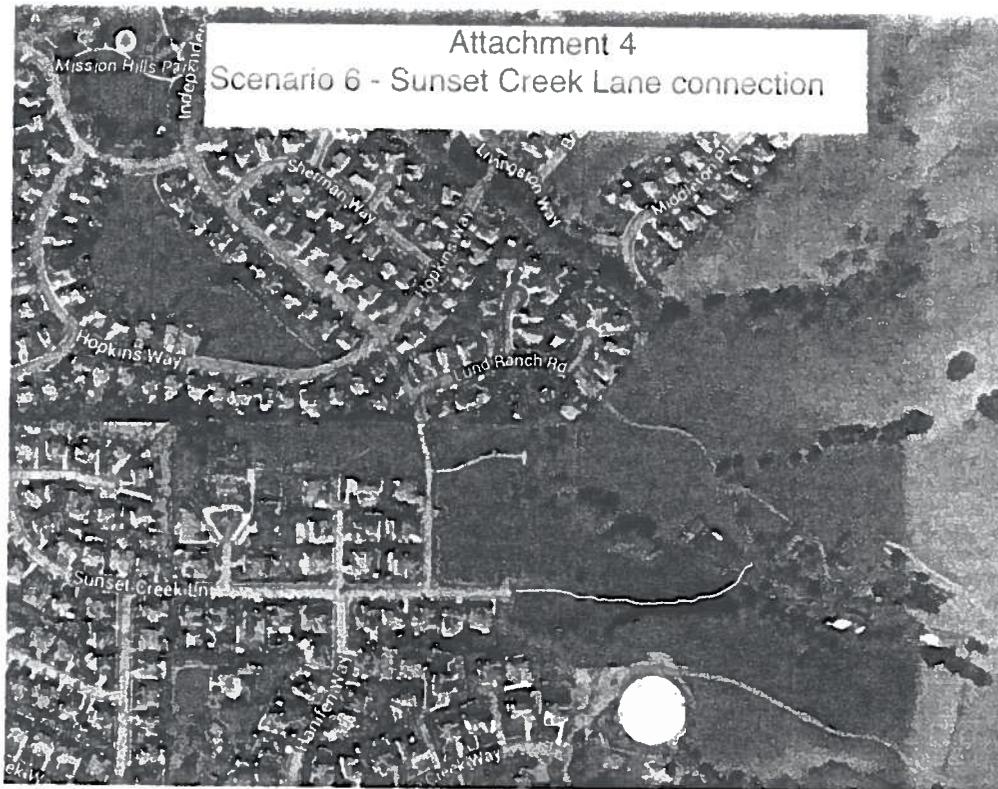
FIGURE 5-3



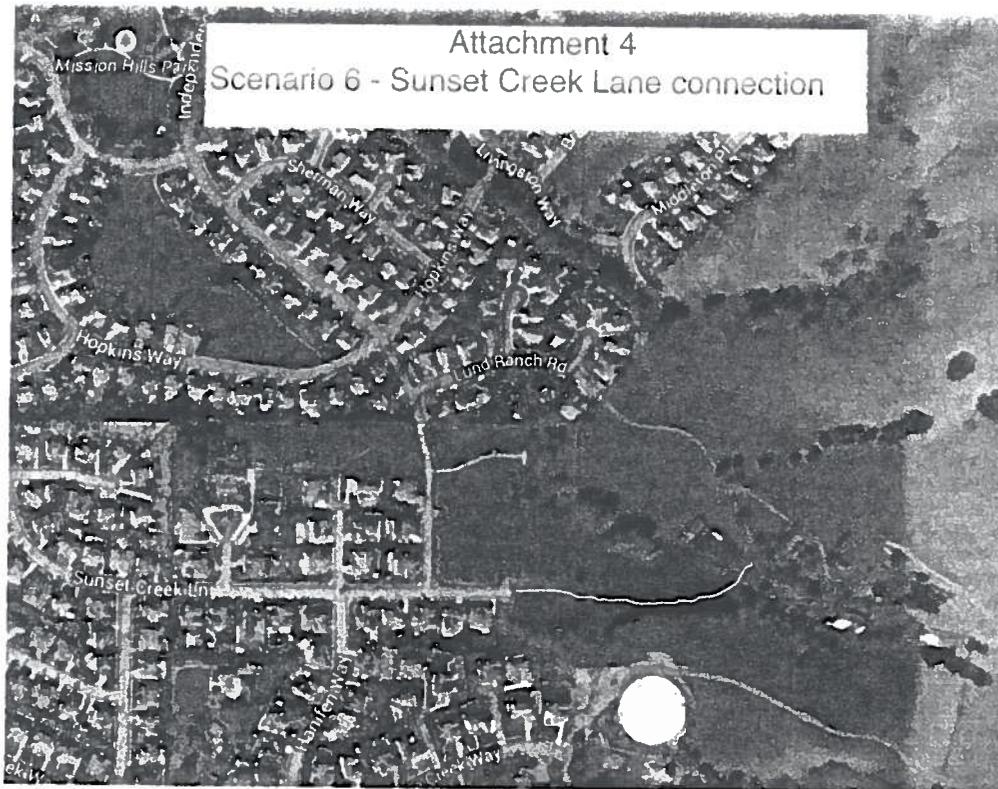
LUND RANCH II

Attachment 3
 Scenario 6a. Sunset Creek Lane connection minus Middleton Place

Source: Ruggeri-Jensen-Azar (February 2013)



Attachment 4
Scenario 6 - Sunset Creek Lane connection



Attachment 1

PUD-25 - LUND RANCH II
DOCUMENTATION SUPPORTING SYCAMORE CREEK WAY CONNECTION

DATE	SOURCE	DOCUMENT
1991	PUD 90-18 Bonde Ranch 4-19-91 Site Plan Job NO592.91	Letter of Understanding with Shapell Industries of No. CA routing traffic from Middleton Pl through Lunch Ranch II to the East-West Collector indicating traffic from Lund Ranch II traffic would use the new East/West Collector road. Note: Middleton Place was "G Court" during PUD Planning.
Jun-92	North Sycamore Specific Plan	Pages 24, 49, 52, 53 and 54 make reference to the East-West Collector. The Plan includes construction of a new East-West Collector street connecting North Sycamore and the adjacent proposed Lund Ranch II development to the east with Sunol Blvd. to the west.
2/17/98	PUD-97-03 Greenbriar Sycamore V. Co.	Conditions of Approval 1, 43, 68 & Exhibit "A" which verify additional development in the area which may use the circulation system proposed by this project, right-of-way dedication to the City of land intended to be public streets & disclosure to homebuyers of these facts.
6/16/98	Happy Valley Specific Plan	Page 49 The "Bypass Road" will extend from the easternmost end of the future North Sycamore "East-West Collector" road...Figure VI-2 on page 50 shows Future NSSP East/West Collector road.
10/19/99	PUD-97-12 New Cities'Sycamore Heights	Conditions of Approval 1, 9, 73, 98 & Exhibit "A" which shows right of way for connection "A" Street (Sycamore Creek Way) and "B" Street (Sunset Creek Lane). "This roadway will be extended to only serve the future development of the Lunch Ranch II property to the east..."
12/3/99	Bridle Creek CC&R's	Each Lot Owner acknowledges, agrees and accepts the potential development of the NSSP Area ...and the Lund Ranch Property into approximately 125 residential lots;
9/10/03	Planning Comm. Staff Report	Public scoping session for DEIR for PUD-25 (Greenbriar Homes) page 4 states, "The sole vehicular entrance to the development would be Sunset Creek Lane."
12/17/03	Sycamore Heights CC&R's	1.1 Sunset Creek Lane may become a through street, extending easterly over Parcel D and beyond. 3.3 However, the City intends that if the properties to the east of the Project are developed for new residential homes or other purposes, this street will become a through street...
10/27/11	Letter from VH Steering Comm.	A detailed description of future connections to Lund Ranch II involving the City of Pleasanton, Shapell and the Ventana Hills Steering Committee. Lund Ranch Road was never considered as a connector.
2005-2025	General Plan	"New improvements identified on Figure 3-10 must be installed to address existing congestion and to ensure that future development does not result in increased congestion."Pg 3-30. Proposed Roadway Improvements "Sycamore Creek Way Extension" Pg 3-21 also Pg. 3-2 and 3-34 Traffic Calming.

**Ventana Hills Steering Committee
c/o Lofland**

Pleasanton, CA 94566

October 27, 2011

Marion Pavan, Associate Planner
City of Pleasanton Planning Department
P.O. Box 520
Pleasanton, CA 94566-0802

RECEIVED

OCT 27 2011

CITY OF PLEASANTON
PLANNING DIVISION

Project Title: PUD-25 Lund Ranch II
Project Applicant: Greenbriar Homes

This letter is in response to the application received by the City Planning Department from Greenbriar Homes on September 16, 2011 for the proposed development of Lund Ranch II (PUD-25). In this application, Greenbriar shows plans to have all the traffic from the 50 homes proposed, as well as construction traffic, run down Lund Ranch Road, connecting to Independence Drive and then to either Junipero Street and/or Bernal Avenue. The majority of traffic would use Junipero Street to access freeway/schools/shopping, etc. Traffic using Junipero Street would curve past Mission Park where safety issues already exist.

The Ventana Hills Steering Committee was formed as a result of a motion adopted by the Pleasanton City Council at the April 2, 1991 meeting, to provide an orderly input and negotiations for the adoption of PUD 90-18 (Bonde Ranch). All committee members appointed to the Steering Committee were at the time and continue to be residents of the Ventana Hills subdivision.

Through a series of negotiations adopted by the developer Shapell Industries of Northern California and approved by the Pleasanton City Council at the meeting May 21, 1991, The Revised Mitigated Alternative 4-19-1991 Site Plan, Bissell & Karn Civil Engineers, Sheet 1, Job # NO592.91 was included and incorporated in to a Letter of Understanding signed by the parties to these negotiations.

The agreement(s) provided for development of Bonde Ranch as a "cluster" of residences throughout the property, minimizing traffic impacts on surrounding neighborhoods to the extent possible and took into account the contemplated eventual development of the real property east of Ventana Hills, commonly known as "Lund Ranch". Included within the Letter of Understanding is paragraph (s), regarding "Steering Committee negotiating development plans for development of the Lund Ranch."

These discussions, negotiations and agreements are significant as they were negotiated in cooperation with Brian Swift of the City of Pleasanton Planning Department, agreed to by residents of Ventana Hills and adopted by the City of Pleasanton City Council.

Traffic routing from Bonde Ranch's Middleton Place, through Lund Ranch II to the East-West Collector and the closure of Livingston Way between Braxton Place and Middleton Place to an EVA is a condition of the adopted agreement. In addition, the developer Shapell was required to disclose this in writing and to obtain a "sign-off" from the residents of Middleton Place at purchase. The City has signage at the end of Middleton Place indicating future connection to the Lund Ranch II property. It would make no sense that this would have been negotiated in 1991 simply to connect to Lund Ranch Road through the Lund Ranch II development. It is clear that this negotiation was intended to take the traffic from Middleton Place along with the Lund Ranch II traffic out through the new East/West Collector.

In this same time frame, The City of Pleasanton Planning Department had meetings with The Ventana Hills Steering Committee as well as representatives from Mission Park, Pleasanton Heights and the Sycamore/Happy Valley areas to create a specific plan for the development of North Sycamore area, and future circulation for undeveloped land adjacent to our neighborhoods. This included the re-routing of Sycamore Road for the public golf course (commonly known as Callippe Preserve Golf Course). These negotiations and agreements are represented in the North Sycamore Specific Plan prepared for the City of Pleasanton, Submitted by Brady and Associates, Inc. in association with McGill-Martin-Self, Civil Engineering Consultants, TJKM, Transportation Consultants and BioSystems Analysis, Inc., Biological Consultants dated June 1992.

The North Sycamore Specific Plan considered the concerns of all the surrounding neighborhoods in 1991. Of specific importance to the development of Lund Ranch II are the following:

- Page 24

- 3. Circulation/Connection with Adjacent Areas

- "Connections to the North. Emergency and pedestrian connections to the north are provided at San Antonio Street and Independence Drive. Pedestrian access only is provided via San Carlos Way." *(This showing the commitment to existing surrounding neighborhoods for either pedestrian or EVA access only)*

- "Connection to the East. Access to the east (proposed Lund II development) is provided via the extension of the east-west collector and a local street. Maintenance access continues to be provided to the reservoir via a private drive." *(The east-west collector is now called Sycamore Creek Way and the local street is called Sunset Creek Way).*

- Page 49

- " 1. East-West Collector

- The proposed Plan includes construction of a new east-west collector street connecting the North Sycamore area and the adjacent proposed Lund II development to the east with Sunol Boulevard to the west. Emergency access to this street from Independence Drive in the Ventana Hills neighborhood and San Antonio Street in the Mission Park Neighborhood are also proposed."

- Page 52

- " 1 Connections at Study Area Boundaries

- Street connections to adjacent developable areas as proposed in the Specific Plan include one into the proposed Lund II development, and one to southeast Pleasanton. An extension from the new east-west collector connects to Sycamore Road through parcel 9, as shown in Figure V-2."

- Page 53

- D. DESIGN GUIDELINES

- "2. Constuction of the east-west collector is critical for access for the study area. It should be constructed to full size as North Sycamore develops."

- Page 54

- "6. Emergency vehicle access to the study area should be provided from the existing private road drive west of Alisal Street, and from Independence Drive and San Antonio Way." *(Again, showing commitment to existing surrounding neighborhoods for either pedestrian or EVA access only).*

- "7. On-street parking is not recommended for the new collector streets." *(The east-west collector, Sycamore Creek Way, followed this recommendation and has no on street parking, no park to go around, no additional stops until Sunol Blvd. for smooth traffic flow. If traffic for Lund Ranch II were to go through Ventana Hills, down Lund Ranch Road, Independence Drive and Junipero Street, they all have on street parking, there is a park at the corner of Junipero Street and Independence Drive and four stops before Sunol Blvd. 52 homes face or are*

adjacent to Sycamore Creek Way. 91 homes face or are adjacent to Lund Ranch Road, Independence Drive, and Junipero Street. Sycamore Creek Way was built not to exceed 10,000 ADT [average daily trips]. Independence Drive was built not to exceed 3,000 ADT).

▪ Page A-4, paragraph two

"The cumulative condition also results in potentially significant impacts on surrounding area roadways. Sunol Boulevard requires widening to four lanes. Cumulative traffic impacts to the north of the study area would be as follows: Volumes on San Antonio Street and Independence Drive, south of Junipero Drive would be less than or approximately equal to the environmental capacity (3,000 ADT) for streets with residential frontage. The projected volume on Independence Drive, south of Bernal Avenue, is 3,630 ADT. Thus, future residential development in this area should not front on Independence Drive." (The Lund Ranch II plan, as proposed, would add potentially another 500 ADT to Lund Ranch Road, Independence Drive and Junipero Street).

Both the Sycamore Heights and Bridle Creek developments in the North Sycamore area were approved following the North Sycamore Specific Plan with circulation/connection to adjacent existing neighborhoods being either pedestrian or EVA. The City of Pleasanton has posted signs at the end of Sycamore Creek Way, Sunset Creek Lane indicating future extensions into the Lund Ranch II property. Approximately 100 yards beyond the end of Sunset Creek Lane there already exists a City fire hydrant, directly in line with the extension of that road.

The public report furnished to home buyers along Sycamore Creek Way disclosed that the roadway would carry traffic from future development to the East.

After the Bonde Ranch negotiations were completed, the Steering Committee met with Brian Swift of the City Planning Department and Vic Lund to review the future development plans of Lund Ranch. Included in the meeting was a "walk" of the major portion(s) of Lund Ranch. The expressed concerns of the Lund Family in preserving the topography of the Ranch property were discussed, as well as the routing of traffic from Bonde Ranch's Middleton Place onto Livingston, continuing through Lund Ranch II and connecting with the East-West Collector Road, which would service the Lund Ranch II development.

A cul-de-sac design at the termination of Lund Ranch Road was presented to the Steering Committee by Vic Lund and also by the Planning Department, further reinforcing the eventual closure and routing of traffic to the East-West Collector (Sycamore Creek Way).

Lund Ranch Road in Ventana Hills is the only road of the four roads abutting Lund Ranch II in which signage from the City is not posted specifying access to future development to the East. This is in line with all negotiations and agreements made in 1991 with the City, The Ventana Hills Steering Committee and other surrounding neighborhood representatives.

It is our objective to reconfirm with the City Planning Department the previous negotiations and agreements with all the surrounding neighborhoods of this area in 1991 before the current plan submitted by Greenbriar Homes goes any further, as it is in direct conflict to these negotiations and agreements, which are in the North Sycamore Specific Plan.

The City Planning Department should reject the proposal submitted on September 16, 2011 and direct Greenbriar Homes to modify a planned unit development in accordance with the agreements made and represented in the North Sycamore Specific Plan.

Should a future plan be submitted to the City by Greenbriar Homes that adheres to circulation plans previously agreed upon, we also recommend that the Planning Department request from Greenbriar Homes the following two items as well;

1. There should be an easement (green belt or open space) between existing Ventana Hills homes and any new homes on Lund Ranch II. This would be in line with the approved developments of Sycamore Heights, Bonde Ranch and Bridle Creek that surround the rest of this neighborhood.

2. The City Planning Department should direct the developer to provide a park and/or recreation area in the new development. The only existing park where children can play for Sycamore Heights, Bridle Creek, Bonde Ranch, The Diamond Collection, Mission Park, Pleasanton Hills and Ventana Hills is Mission Park at the corner of Independence Drive and Junipero Street. The hiking trails as submitted in Greenbriar Homes plan are an inadequate substitute for a public park. Mission Hills Park is already heavily impacted by daily use and special events.

This letter summarizes our assessment, based upon the current proposed Lund Ranch II plan, as well as the previous agreements with the City. We will provide additional comments and concerns as the planning process continues to evolve.

Sincerely,

The Ventana Hills Steering Committee;
Andy Allbritten
George Dort
Amy Lofland
Carol Spain
Wayne Strickler

Cc: Ms. Janice Stern, Planning Manager
Brian Dolan, Community Development Director
Brian Swift, City of Pleasanton Community Development Director, retired

Marion Pavan

From: John Halim
Sent: Friday, August 15, 2014 5:16 PM
To: Marion Pavan
Subject: Lund Ranch II - Draft Environmental Impact Report

Dear Mr. Pavan,

We are in support of the letter written by the Ventana Hills Steering Committee dated 8/15/14 regarding the draft EIR for Lund Ranch II.

Please add our names to the letter in the City records.

Thank you.

John & Su May Halim

Pleasanton, CA 94566

Click

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Marion Pavan

From: Animesh Mishra
Sent: Friday, August 15, 2014 10:43 PM
To: Marion Pavan
Subject: Support for Ventana Hills Steering Committee - Lund Ranch II

Hi Marion,

Please include my name as a supporter for the letter written by the Ventana Hills Steering Committee dated 8/15/14 regarding the draft EIR for Lund Ranch II. Please add my name to the letter in the City records.

Thanks
Animesh Mishra

Click [here](#) to report this email as spam.

Marion Pavan

From: Rachel McElhinney
Sent: Saturday, August 16, 2014 3:24 AM
To: Marion Pavan
Subject: Ventana Hills Letter

We are in support of the letter dated 8/15/14 regarding the draft EIR for the Lund Ranch li development. We urge you to keep the promises made to the Ventana Hills neighbourhood by the City Council in the past.

Sincerely,
Rachel and Bruce McElhinney

Pleasanton, CA

Sent from my iPad

Click

<https://www.mailcontrol.com/sr/0ScZbJPY7evGX2PQPOMvUqXvx88Q2j!h9YmRSbwbj1I4wrAn05NdsTJCz6jq+qVfPfb6AJrKGH4X!sYT9IPN0A==> to report this email as spam.

Marion Pavan

From:
Sent: Saturday, August 16, 2014 5:51 PM
To: Marion Pavan
Subject: Letter from Ventana Hills Steering Committee

I am in favor and support the letter composed and sent by the Ventana Hills Steering Committee dated 8/15. Please add my name to the letter. Thanks.

Marcy Alstott

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Marion Pavan

From: Tom DeMott
Sent: Sunday, August 17, 2014 6:43 PM
To: Marion Pavan
Cc: Laura DeMott
Subject: Lund Ranch II

We want to voice our support for the letter written by the Ventana Hills Steering Committee, dated 8/15/14, regarding the draft EIR for Lund Ranch.

Thank you, Tom & Laura DeMott

Pleasanton, Ca

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Marion Pavan

From: Mark Medor
Sent: Sunday, August 17, 2014 8:37 PM
To: Marion Pavan
Cc: Mark Medor
Subject: Ventana Hills Steering Committee dated 8/15/14 regarding the draft EIR for Lund Ranch II.

Hi Ms. Pavan,

Please add my name supporting the Ventana Hills Steering Committee dated 8/15/14 regarding the draft EIR for Lund Ranch II.

Sincerely,

Mark Medor

Pleasanton, CA 94566

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Marion Pavan

From: Bruce
Sent: Sunday, August 17, 2014 9:49 PM
To: Marion Pavan
Subject: Comments on PUD-25 Revised Draft EIR (Greenbriar Homes Communities)

Ms Pavan,

I have browsed through the draft EIR and have one major comment.
The impact assessment on traffic is inadequate.

Having a single egress which connects to Independence St will by its very nature cause problems on Junipero St.

Virtually all traffic which desires to travel south on I-680 will most likely choose Junipero St not Bernal Ave.
We have already seen this affect from the earlier housing in that area.

Juniper St gets to be quite dangerous as it curves around Mission Hills Park and drivers do not pay enough attention as they traverse the park.
And to make matters worse traffic at the 3-way stop with San Antonio St quite often does not stop properly, sometimes not even slowing down much.

The original South Sycamore plan assumed that much of this traffic would be funneled through Sycamore Creek Way, as posted signs explain.
However, I understand that high paid lawyers have petty much nixed this idea.

I think the draft EIR needs to address the traffic issue better. Saying that it is a minor impact is not true.

Sincerely,

Bruce Crawford

Pleasanton, CA

Click

<https://www.mailcontrol.com/sr/41hFqfNW!P!GX2PQPOMvUmkxeMeR4!FmFwlqEgrInmStDDwTHxTLb2W9mrIVW5oC9AawskBRg9Oiy!a!1rT5xQ==> to report this email as spam.

Marion Pavan

From: Jimmy Ko
Sent: Monday, August 18, 2014 3:53 PM
To: Marion Pavan
Subject: Email in support of Ventana Hills Steering Committee letter dated 8/15/14 regarding the draft EIR for Lund Ranch II

Dear Mr Pavan,

I am writing this email in support of the Ventana Hills Steering Committee letter from August 15, 2014. I am opposed to any plans to funnel traffic from new home developments down Junipero Street and/or Independence Drive. I live on Junipero Street near Mission Hills Park, and there already far too many cars on those streets. I have two young children, and if anything, I would like to see traffic decreased (and speeds reduced) around the park.

Following the original agreement from 1991, funneling traffic from new developments down Sycamore Creek Way is the right thing to do, especially from a safety standpoint.

Thank you for your time and consideration.

Sincerely,
Jimmy Ko, MD

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Marion Pavan

From: Mark Priscaro
Sent: Monday, August 18, 2014 4:10 PM
To: Marion Pavan
Cc: Blaise & Amy Lofland
Subject: Re: PUD-25, Revised Draft Environmental Impact Report (EIR) Greenbriar Homes Communities application (Lund Ranch II)
Attachments: 8-15-14 City Stamped Lund Ranch II Draft EIR letter.pdf

Dear Marion:

I am writing you to communicate my support of the letter written by the Ventana Hills Steering Committee dated 8/15/14 regarding the draft EIR for PUD-25 (Lund Ranch II; see attached). Please add my name to the letter in the City records.

Sincerely yours,

Mark Priscaro

Pleasanton, CA 94566

From: Marion Pavan <MPavan@cityofpleasantonca.gov>
To: Mark Priscaro
Sent: Tuesday, March 13, 2012 9:25 AM
Subject: RE: PUD-25 Lund Ranch II/Greenbriar Homes application

Mark:

All emails that have been received up to last Friday have been attached to the Planning Commission staff report that was submitted to the Planning Commission last Friday. Emails received afterward up to the night of the March 14th work session will also be forwarded to the Planning Commission.

Marion Pavan
Associate Planner

From: Mark Priscaro
Sent: Tuesday, March 13, 2012 9:22 AM
To: Marion Pavan
Subject: RE: PUD-25 Lund Ranch II/Greenbriar Homes application

Thanks, Marion.

Mark

--- On Tue, 3/13/12, Marion Pavan <MPavan@cityofpleasantonca.gov> wrote:

From: Marion Pavan <MPavan@cityofpleasantonca.gov>
Subject: RE: PUD-25 Lund Ranch II/Greenbriar Homes application
To: "Mark Priscaro"

Date: Tuesday, March 13, 2012, 7:14 AM

Dear Mark:

Thank you for your e-mail. I will ensure that it is provided to the Planning Commission for their review prior to the work session on this item.

Marion Pavan
925-931-5610

From: Mark Priscaro
Sent: Monday, March 12, 2012 5:07 PM
To: Marion Pavan; Jennifer Hosterman; Cindy McGovern; Matt Sullivan; Jerry Thorne; Cheryl Cook-Kallio
Cc: Nelson Fialho; Jonathan Lowell; Blaise & Amy Lofland
Subject: Re: PUD-25 Lund Ranch II/Greenbriar Homes application

Dear Marion, et al:

I'm contacting you to reiterate my concerns regarding this application (see below re: previous communications regarding this matter). I strongly recommend the following actions be taken:

- Traffic should connect to Sycamore Creek Way and/or Sunset Creek Lane as understood in all previously agreed negotiations with the City and surrounding neighborhoods dating back to 1991, and NOT connect to Lund Ranch Road as proposed by Greenbriar.
- An easement (greenbelt or open space) between existing neighborhoods and the new development should be established and required by the City in keeping with the establishment of similar ones in surrounding developments in the area.
- A new park in the Lund Ranch II development should be required of and built by Greenbriar homes, with Greenbriar absorbing 100% of the costs of doing so.

Thank you,
Mark Priscaro

From: Mark Priscaro
Subject: PUD-25 Lund Ranch II/Greenbriar Homes application
To: "Marion Pavan" <mpavan@ci.pleasanton.ca.us>

Cc: Nelson Fialho

Date: Friday, November 4, 2011, 11:57 AM

Dear Marion, Mayor Hosterman, City Councilmembers, et al:

As a resident of the Ventana Hills neighborhood, I'm writing in support of the Ventana Hills Steering Committee's objections to this recent application by Greenbriar Homes, which they presented to the City Planning Department on September 16th, 2011 (see the attached letter previously submitted to Mr. Pavan on October 27, 2011).

Their proposal conflicts with written, signed agreements, of which it's my understanding that City of Pleasanton officials at the time signed in 1991. I would presume these agreements made then are still legally binding documents with no expiration date.

In particular, I strongly advise you and the City Attorney to review pp. 3-4, including:

"Lund Ranch Road in Ventana Hills is the only road of the four roads abutting Lund Ranch II in which signage from the City is not posted specifying access to future development to the East. This is in line with all negotiations and agreements made in 1991 with the City, The Ventana Hills Steering Committee and other surrounding neighborhood representatives.

It is our objective to reconfirm with the City Planning Department the previous negotiations and agreements with all the surrounding neighborhoods of this area in 1991 before the current plan submitted by Greenbriar Homes goes any further, as it is in direct conflict to these negotiations and agreements, which are in the North Sycamore Specific Plan."

Please do not allow Greenbriar Homes to "bulldoze" their plans through the City, ignoring previously signed agreements. If they're either ignorant of or choosing to disregard these agreements, I believe it's your obligation to make them aware of AND HONOR THEM.

Sincerely,

Mark Priscaro

Pleasanton

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Christian H Cebrian

File No. 26440

August 20, 2014

VIA OVERNIGHT COURIER

Marion Pavan
City of Pleasanton
Department of Planning and Community Development
200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Re: Lund Ranch II Draft EIR

Dear Mr. Pavan:

On behalf of GHC Lund Ranch, LLC (“Lund Ranch”), thank you for providing us a copy of the Draft Environmental Impact Report for the Lund Ranch II PUD-25, 1500 Lund Ranch Road Project (the “Draft EIR”). Lund Ranch appreciates the diligent work by the City of Pleasanton in preparing the document. The following are Lund Ranch’s limited comments on the Draft EIR:

1. *Maintenance Association*

In several locations the Draft EIR refers to a home owners’ association (HOA) for the Lund Ranch project. Lund Ranch does not intend to establish a HOA for the project and believes a maintenance association similar to those established for other developments in Pleasanton, such as Bridle Creek, would be a more appropriate vehicle to carry out the functions proposed by the Draft EIR. Lund Ranch therefore requests the following changes to the Draft EIR to clarify that a maintenance association in lieu of a HOA would be acceptable to the City of Pleasanton:

Draft EIR Page No.	Requested Revision
2-1	The public open space would be owned by the City and maintained by either the City of or the development’s homeowners’ association (HOA)/ <u>maintenance association.</u>
2-20	The project would include the disclosure of the Program’s requirements as part of the <u>CC&Rs governing documents</u> for the project development.

	Vegetation management measures included in this Plan shall continue to be implemented according to the <u>CC&Rs governing documents</u> for the proposed residences, and/or an Open Space Maintenance District.
3-3	The public open space would be owned by the City and maintained by either the City of <u>or</u> the development's homeowners' association (HOA)/ <u>maintenance association</u> .
4.12-14 (Policy 8)	The Homeowners' Association (HOA), <u>Maintenance Association or Open Space Maintenance District</u> shall be required to pay for annual inspections.
4.12-15 (Policy 11) (Policy 11.3)	The HOA, <u>Maintenance Association, or Open Space Maintenance District</u> shall be required to pay for annual inspections. ... shall be incorporated into the <u>CC&R's governing documents</u> of the proposed development.
4.12-24	The project would include the disclosure of the Program's requirements as part of the <u>CC&Rs governing documents</u> for the project development. Vegetation management measures included in this Plan shall continue to be implemented according to the <u>CC&Rs governing documents</u> for the proposed residences, and/or an Open Space Maintenance District.

2. *Noise Mitigation*

The Draft EIR concludes that the Project would result in a 5.6 dBA increase on Lund Ranch Road between the project boundary and Independence Drive and a 4.2 dBA increase on Independence Drive between Hopkins Way and Lund Ranch Road. (Draft EIR Table 4.7-4.) It is generally accepted that a noise increase of 3 dBA would be at the edge of human perception and a 5 dBA increase is a noticeable change (Draft EIR p. 4.7-15). The Draft EIR concludes that even though the Project would result in noise levels the City's General Plan would consider "normally acceptable," the dBA increases for the road segments described above would be potentially significant due to General Plan Policy 1, Program 1.3. As mitigation for this impact, the Draft EIR proposes that the City (A) require the project be reduced to 29 units; or (B) require resurfacing of the impacted roadway segments with rubberized asphalt. (Draft EIR Mitigation Measure 4.7-4).

Option A would not be legally feasible mitigation. Mitigation Measure 4.7-4 should be revised to only propose option B. A 42% reduction in the project size to address a noise increase that would be just noticeable would not be "roughly proportional" to the project's impacts as required by the Federal and State Constitutions and CEQA. (See CEQA Guidelines §§ 15041(a), 15126.4(a)(4)(B).) Further, CEQA Guidelines § 15092 prohibits an agency from

imposing a mitigation measure that results in reducing the number of proposed housing units if another mitigation measure exists that provides comparable benefits. (CEQA Guidelines § 15092(c).) The Draft EIR is clear that Option B would be as effective as Option A, therefore Option A (reducing the number of housing units by 42%) cannot be imposed on the project. (*Id.*) At a minimum, Mitigation Measure 4.7-4 should be revised to clarify it would be in the developer's sole discretion which option would be selected to mitigate the project's impacts.

Finally, in the event a Project circulation system is adopted that varies from the proposed Project, Land Ranch requests that Mitigation Measure 4.7-4 be revised to provide the opportunity to demonstrate that the final circulation system approved by the City would not conflict with General Plan Policy General Plan Policy 1, Program 1.3 and therefore no noise mitigation would be required.

Lund Ranch proposes one of the following two proposed revisions be made to the Draft EIR:

p. 4.7-17 "... to achieve noise reductions of up to 5 dB. However, in addition to mitigation being available with comparable benefits, such mitigation is not feasible because requiring a reduction in the Project size to 29 units would not be roughly proportional to anticipated impacts of 5.2 dBA or less.

Mitigation Measure 4.7-4: The City shall require the project applicant to reduce the project's estimated 5.6 dBA increase on Lund Ranch Road to 4 dBA or less. Such a reduction ~~could~~ shall be achieved by either: ~~(a) reducing the number of residential units to 29 in order to sufficiently reduce noise generated by project related traffic volumes; or (b) requiring resurfacing Lund Ranch Road (Independence Drive to project site boundary) and Independence Drive (from Lund Ranch Road to Hopkins Way) with rubberized asphalt to be installed, at discretion of the City Engineer, prior to project completion. If a revised noise analysis, prepared to the satisfaction of the City Engineer and based on the Project's circulation system approved by the City, demonstrates that the noise increases to Lund Ranch Road and Independence Drive would be less than 4 dBA, then this mitigation measure would be inapplicable.~~

or

"... to achieve noise reductions of up to 5 dB.

Mitigation Measure 4.7-4: The City shall require the project applicant to reduce the project's estimated 5.6 dBA increase on Lund Ranch Road to 4 dBA or less. Such a reduction could be achieved, in project applicant's sole discretion, by either: (a) reducing the number of residential units to 29 in order to sufficiently reduce noise generated by project related traffic volumes; or (b) ~~requiring~~ resurfacing Lund Ranch Road (Independence Drive to project site boundary) and Independence Drive (from Lund Ranch Road to Hopkins Way) with rubberized asphalt to be installed, at discretion of the City Engineer, prior to project completion. If a revised noise analysis, prepared to the satisfaction of the City Engineer and based on the Project's

circulation system approved by the City, demonstrates that the noise increases to Lund Ranch Road and Independence Drive would be less than 4 dBA, then this mitigation measure would be inapplicable.

3. *Interpretation of Measure PP and QQ*

The Draft EIR states on page 2-28 that Measure PP's setback requirements "will most likely require the lowering of pad elevations or the elimination of up to five proposed lots." A similar statement is made in the General Plan consistency analysis on pages 4.1-7. Neither the analysis in the EIR, nor prior staff analyses, supports these statements. The proposed site plan for the project fits within the measure PP/QQ development limit line shown on Draft EIR Figure 4.1-3. This development limit line has been supported by City staff for several years as shown on page 11 of the March 14, 2012 Planning Commission Works Session Staff Report attached as an appendix to the EIR. That staff report confirms that the Project complies with the "Measure PP/QQ development limit line." Likewise, the Draft EIR states that "In Figures 4.1-3 and 4.4-1, the 100-foot ridgeline setback is shown, and proposed lots are outside of that area." (Draft EIR at p.4.1-14; *see also* 4.3-20 ["Housing units and grading in the proposed project would be located on slopes of less than 25 percent and at least 100 vertical feet from the ridgeline."].)

Therefore, the statements that the lowering of pad heights or the loss of lots would likely be required to comply with Measure PP/QQ are unsupported and should be removed. The Project has been designed to comply with Measure PP/QQ with direction from staff over the last several years and Lund Ranch believes there have been no changes in circumstances that would warrant new requirements at this stage in the entitlement process.

###

Thank you for your consideration of these comments and feel free to contact me if you have any questions.

Sincerely,


Christian H. Cebrian

CHC/mlh

Marion Pavan

From: John Spotorno
Sent: Wednesday, August 20, 2014 1:48 PM
To: Marion Pavan
Cc: LaVerne Spotorno; Joanne Zachariades
Subject: Lund Ranch II DEIR

Dear Marion,

We wanted to add some last minute grammatical corrections to an email sent earlier today. If it is not too late, please include this version of our comments. Thanks.

Thank you for collecting comments for the Lund Ranch II DEIR for consideration by the Planning Commission. We have not had time to read the whole document word for word but wanted to raise a couple of thoughts after a brief review.

1. We are not sure if after the project is complete that the slopes generally to the north of the project will be visible, but there appears to be some significant hillside grading which, as we have seen from the work done behind the golf course, doesn't ever seem to look "natural" again. Can care be taken to blend the grading, soils, new planting, and drainage to reduce the impacts of the grading as these slopes will become the backdrop to the new neighborhood?
2. The plan calls for removing 146 trees, 80 of them Heritage. We are surprised that mitigation is to plant new ones and not try to save more of at least the heritage oaks many of which are hundreds of years old.
3. The plan proposes a 1:1 mitigation ratio for the California Tiger Salamander. We've been told in regards to possible development on the Spotorno Flat (no existing trees, minimal wetlands) that mitigation for the CTS in Southern Alameda County is a minimum 3:1? Are there special considerations for this site to allow a lower mitigation ratio. Also, we did not see anything for future residents about protection from predators, I.E. Foxes, Coyotes and Mountain Lions which have been seen often in this area. Are there examples of policies for dealing with these animals in close proximity to residential neighborhoods when these neighborhoods abut open habitat.
4. There is no mention of the impact a new residential neighborhood with public open space and public trails will have on existing rural agricultural (Foley and Spotorno) The trail of most concern is the one paralleling the access road on the south side of the project ending at Foley's property line. There needs to be in the plan improved fencing and signage as well as enforcement to maintain the secure integrity of the existing ranches. Even the city water tanks will be more susceptible to vandalism. Would this be the time to reconcile the mistake our family made with the existing fence location that originally divided the ranch in the 1938? One idea would be to move the existing fence off the very steep side slope up to the edge of access road where it could be more easily maintained? Or, maybe have the project add a new fence along the access road to discourage trespassers into the creek.
5. Will there be any mitigation and control of the many known California listed invasive weeds on the remaining open space around the project site as well as rodent control? These are issues the city has never really addressed effectively in the golf course open space where both nuisance plant and animal species are continuing to densify and spread onto neighboring properties.
6. To be on the record, in terms of access alternatives, we would support the proposed access extension of Lund Ranch Road and would not support a connection to Sycamore Creek Way.
7. Finally, although this is the EIR phase and not necessarily about design, we are saddened by the complete loss of that ranch family heritage. Seems like the design of site elements and architecture of the homes might somehow relate better to the specific location. The plan feels like more of the same suburban development seen just about anywhere.

Sincerely,