



BERNAL PROPERTY

PHASE II SPECIFIC PLAN



City of Pleasanton

Department of Planning and Community Development

May 2006

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- Steve Brozosky
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1 Introduction

Purpose Of Specific Plan

The Bernal Property Phase II Specific Plan provides planning direction for the 318-acre public land portion of the greater 516-acre Bernal Property located within the City of Pleasanton. The primary purpose of this Phase II Plan is to supplement the Phase I Specific Plan in implementing the Pleasanton General Plan and in guiding the orderly development and provision of services for this site. The Phase II Plan establishes a vision and planning guidance for the long-range development of an open space/park like setting within which a variety of public and quasi public uses are to be integrated. Specific Plan objectives, policies and guidelines are provided for land use, design, transportation, public facilities, and conservation and environmental mitigation. In addition, a planning process is outlined for preparing future development project plans.

Phased Specific Plans

The Bernal Property Specific Plan process was conducted in two phases. The Phase I Plan was adopted by the Pleasanton City Council on August 21, 2000 for mainly the 198-acre “private” development portion of the greater Bernal site. However, Phase I also provides conceptual policy guidance for the entire 516-acre Property. The following Phase II Plan was adopted by the City Council on May 16, 2006 and was subject to ratification by a vote of the citizens for the remaining 318 acres of land that was dedicated to the City by the Phase I developer.

Phase I allowed for the recent development of 571 mixed-density housing units (including 87 affordable homes), “village common” park, neighborhood park, and roads. It also permits the future development of 750,000 square feet of commercial/office building floor area. Phase I further called for the construction of certain public facilities within the Phase II Planning Area, some of which have already been completed, including additional roads, a fire station, elementary school, two large storm water detention basins, and noise berms. The remaining Phase I facilities to be constructed within the Phase II Planning area include a “30 to 50 acre” community park, a neighborhood/special use park at the base of the Knoll, and trails.



Phase II permits a variety of public and quasi public uses to be integrated into an open space/grand park-like setting. Since the actual land use locations and acreages are to be determined over time, a process is also provided below to guide the planning of Phase II projects. This process is intended to be flexible enough to allow future use of the Phase II Planning Area to respond to the ever-changing community needs in a manner that will sensitively preserve the 318 acres under public ownership.

Planning Area Location And Description

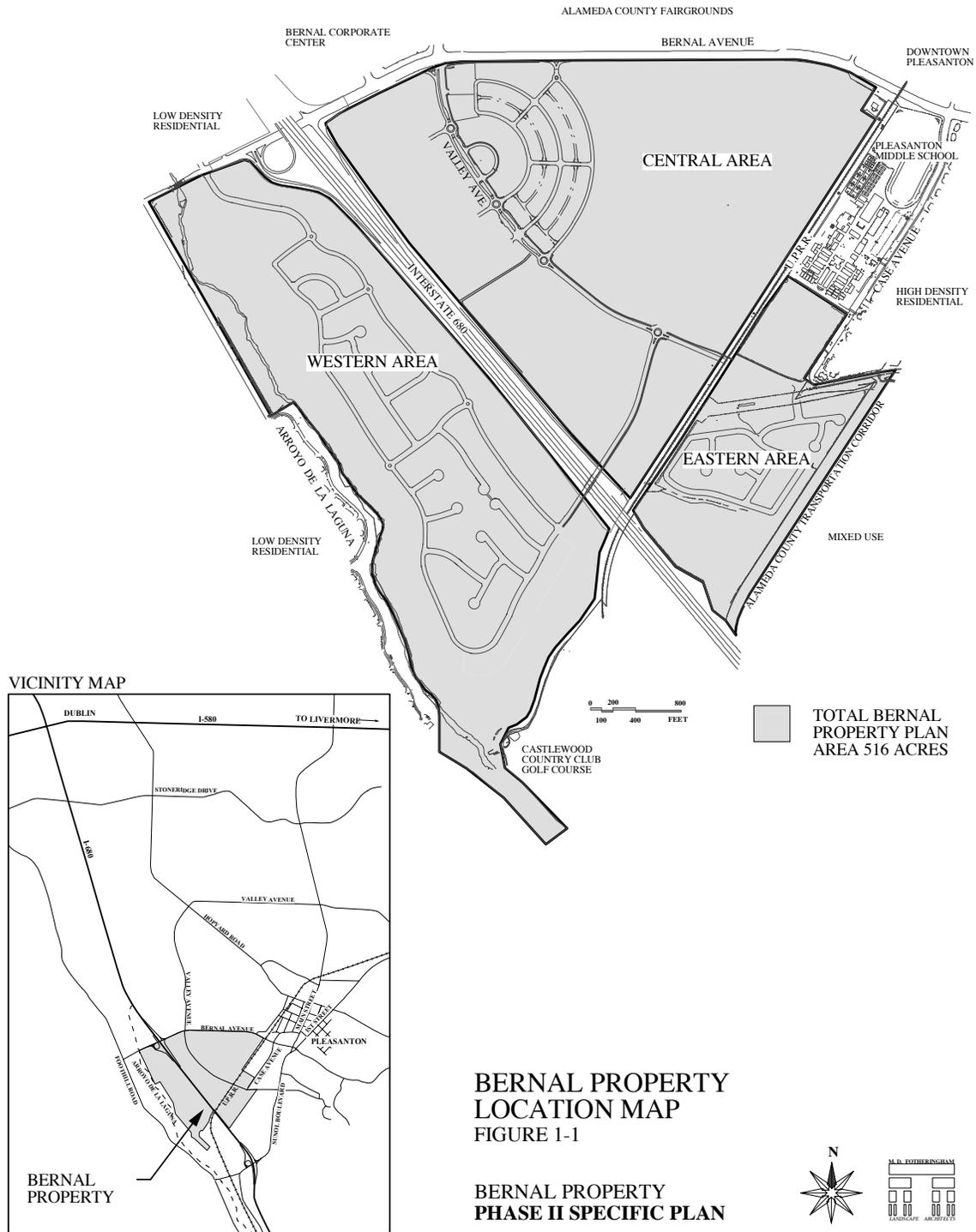
As shown in Figure 1-1, the 516-acre Bernal Property consists of three separate land areas: (1) the 202-acre Western Area located between Interstate 680 (I-680) and the Arroyo de la Laguna; (2) the triangular shaped Central Area containing approximately 251 acres and bounded by I-680 to the southwest, Bernal Avenue to the north, and the Union Pacific Railroad (UPRR) tracks to the southeast; and (3) the 63-acre Eastern Area situated between the UPRR tracks to the northwest and the Alameda County Transportation Corridor to the southeast.

Existing land uses that surround the Bernal Property are also shown in Figure 1-1. These include single-family housing and the Castlewood Country Club Golf Course to the west of I-680; the Bernal Corporate Center and the Alameda County Fairgrounds to the north; and the Pleasanton Middle School, apartment housing, and office and light industrial uses to the southeast.

The Phase I and II Planning Areas are shown on Figure 1-2. Phase II includes 119 acres that surround the Phase I residential neighborhood in the Western Area, 162 acres situated mostly east of the Phase I commercial/office and residential lands in the Central Area, and 37 acres consisting of the “Knoll,” marsh, and Hearst Elementary School located southeast of the UPRR tracks in the Eastern Area.



Figure 1-1 Bernal Property Location Map



BERNAL PROPERTY LOCATION MAP
FIGURE 1-1

BERNAL PROPERTY PHASE II SPECIFIC PLAN



Figure 1-2 Bernal Property Planning Area Map



**BERNAL PROPERTY
PLANNING AREA MAP
FIGURE 1-2**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





History Of Bernal Property Planning

Planning for the Bernal Property has been an ongoing process for many years. The Phase I Specific Plan provides a comprehensive history of the site starting in the 1930s and extending to the adoption of the Phase I Specific Plan on August 21, 2000. Since that time, substantial land development and infrastructure improvements have been completed in accordance with the Phase I Plan.

In December 2000, the Pleasanton City Council formed an 18-member Bernal Property Task Force to coordinate the preparation of the Draft Phase II Specific Plan. The Task Force undertook its work over a 1-1/2 year period of time through an extensive background information gathering process that included numerous detailed reports by Task Force members, local organizations, individuals, and City staff and consultants. A total of 22 regular meetings, field trips and town meetings were conducted during this time. The Task Force then formulated its recommendations which are contained in the original "Draft Bernal Property Phase II Specific Plan" document dated May 13, 2002.

The project was then temporarily put on hold by the City Council pending a community vote on a citizens' initiative known as "Measure V" (Appendix 1) in November 2002. Measure V was subsequently approved. It was primarily intended to mandate permanent retention of the Phase II Planning Area under ownership by the City of Pleasanton, and to prohibit the construction of housing within the 318-acre Phase II Area. The Task Force's Draft Phase II Plan was then referred to the City Council for preliminary review prior to initiation of the formal public hearing process.

The Council then conducted six public workshop meetings in 2003. At the sixth workshop, the Council decided to sponsor a national design competition for the Phase II Planning Area prior to completing its input on the Task Force's Draft Phase II Specific Plan. The design competition was held between March and August 2004. M.D. Fotheringham, Landscape Architects (MDF) was ultimately chosen as the winning design firm by the Council on August 31, 2004, and soon after became the City's design consultant to assist in updating the Draft Phase II Specific Plan.

Also in August 2004, the City Council adopted a second citizens' initiative known as the "Initiative to Save Our Community Park" (Appendix 2). Its purpose was to ensure that the City move forward in an expeditious manner to plan and develop the "30- to 50-acre" Bernal Community Park in the eastern portion of the Phase II Specific Plan Area, and that the City not approve any uses in the vicinity of the Community Park that might potentially be incompatible with park uses. Following this initiative in November 2004, the citizens passed the "Bernal Property Right to Vote Initiative" (Appendix 3) that mandates that the Bernal Property Phase II land use plan be subject to a vote of the citizens.

The City staff and consultants then merged the MDF design competition concept plan with input provided by the Council, City commissions, Bernal Property Task Force, community and staff, along with the requirements of the "Initiative to Save Our Community Park." This Phase II Specific Plan was the result of that effort.



Specific Plan Legal Authority

Both Bernal Property Specific Plans were prepared in accordance with Sections 65450 through 65457 of the California Government Code. The contents of the Specific Plans comply with Government Code Section 65451(a), which states that a specific plan must include:

“A text and diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items.”

Relationship Of The Specific Plan To The General Plan

The Pleasanton General Plan, together with the two phased Bernal Property Specific Plans, provide the framework for guiding future land use development and public infrastructure within the greater 516-acre Bernal Property. The Specific Plans serve as an extension of the General Plan and are to be used as both policy and regulatory documents as detailed proposals for the Bernal Property are developed over time. The Specific Plans are to be used as guides for developing project plans, and projects are to be evaluated by the City for consistency with the Plans. Specific Plan policies will take precedence over more general policies applied elsewhere by the City.

The relationship between the objectives, policies and guidelines used in both Specific Plans are described as follows:

Objective: An objective is a specific end condition that, when attained, helps to achieve the desired or ideal end state. There may be several objectives providing intermediate steps towards achieving these ideal conditions.



Policy: A policy is a specific statement that is used to guide decision making. It represents a clear commitment and direction of the Plan.

Guideline: A guideline is a recommended approach or strategy to ensure compliance with a policy. Guidelines are intended to be discretionary in their application.

Relationship Of The Specific Plan To The Bernal Community Park Master Plan

The Bernal Community Park Master Plan provides conceptual guidance for the development of a series of sports fields to be situated on approximately 50 acres of land in the easternmost portion of the Phase II Specific Plan Area. It is considered to be a flexible guide that is subject to change over time along with changing community needs. Any changes to the Master Plan must be consistent with all pertinent provisions of the Bernal Property Phase I and II Specific Plans.

The Master Plan is the result of efforts conducted through the Bernal Community Park Task Force, the Bernal Design competition, and substantial input from the City Council and commissions, community members, and City staff and consultants. The Master Plan was reviewed and adopted concurrent with the Bernal Property Phase II Specific Plan and Environmental Impact Report.

Relationship Of The Specific Plan To Zoning

Development projects proposed within the Phase II Specific Plan Area are to receive Planned Unit Development (PUD) plan approval on a project-by-project basis prior to construction. The PUD process establishes site-specific zoning, and PUD plans must be consistent with and implement the policy framework of the Bernal Specific Plans. The process further establishes the regulations for land use, site planning, architectural and landscape design, and infrastructure. PUD plans are subject to the voter referendum process.

Other land use regulatory entitlements (e.g., development agreements, tentative subdivision maps, conditional use permits, etc.) must also be consistent with the Specific Plans.



Relationship Of The Specific Plan To The California Environmental Quality Act

The Phase I Specific Plan was prepared in accordance with the definition of a Project Environmental Impact Report (EIR) as set forth under the State of California Environmental Quality Act (CEQA) Guidelines. The EIR was certified by the City Council in August 2000 and addressed anticipated actions at a level of detail sufficient to identify impacts and propose corresponding mitigation measures. Along with evaluating the Phase I environmental impacts, the EIR evaluated and recommended mitigations for certain known and other potential Phase II impacts.

In addition to the Phase I Specific Plan EIR, a second EIR was certified by Alameda County for the entire Bernal Property in 1995 prior to annexation of the site by Pleasanton. At that time, the previous owner, the San Francisco Water Department, was proposing a mixed-use development project for the entire Bernal Property. A third draft EIR was also prepared by the City of Pleasanton for a previously proposed forced annexation of the Bernal Property that was being considered by Pleasanton in 1995, but was never pursued.

The Phase II Specific Plan, as well as the Bernal Community Park Master Plan located within the 318-acre Phase II Specific Plan Area, was evaluated by a fourth EIR in 2006. This EIR addressed the anticipated actions for the Phase II Area in much greater detail than was available for evaluation at the time of the previous EIRs.

Specific Plan Organization

This Specific Plan document is organized into eight chapters and several appendices as follows:

1. **Introduction** describes the broad purpose and background of the Phase II Specific Plan, the legal authority for preparing a specific plan, and the relationship between the Plan and other pertinent planning and environmental documents.
2. **Executive Summary** provides an overview of the Plan's development concept and planning objectives.
3. **Land Use Element** presents the Phase II Plan vision; describes the land use program and potential locations for a variety of public and quasi public uses; and presents the land use objectives, policies and guidelines.
4. **Grand Park Design Element** presents the design background and concept for guiding the overall character of the Phase II Specific Plan Area and presents the Grand Park objectives, policies and guidelines.



5. **Transportation Element** primarily presents the traffic and trail circulation planning concepts, and the pertinent objectives, policies and guidelines.
6. **Public Facilities Element** presents the public facilities and services planning concepts, and the pertinent objectives, policies and guidelines.
7. **Conservation and Environmental Mitigation Element** presents the objectives, policies and guidelines for the protection and conservation of natural resources and measures to mitigate otherwise potentially adverse environmental conditions.
8. **Future Project Planning Process** outlines the comprehensive public process by which the future Phase II public and quasi public projects are to be planned and approved.





Executive Summary

2.

Planning Concept

The Phase II Specific Plan Area represents one of Pleasanton's few remaining large acreage vacant sites. Its location at the southern entry to the City and its close proximity to historic Downtown Pleasanton make it one of the most highly visible sites in the East Bay. Future development of this City-owned site, therefore, represents a very important opportunity and challenge.

The overall planning vision for the Phase II Area is one of an open space/park-like setting within which a variety of public and quasi public uses and facilities are to be carefully integrated. Future uses are to reflect the heritage of the Valley and meet the ever-changing needs and values of the community for generations to come. Development is to represent the best of design and sustainability techniques.

This Phase II Specific Plan refines the City's General Plan guidance for the site and supplements the Phase I Specific Plan with regard to the 318-acre public land area of the Bernal Property. Policy guidance is provided to facilitate the development of a range of public and quasi public uses, and a comprehensive public planning process is outlined for identifying, prioritizing, planning, and reviewing future development projects.

The City envisions the planning of this site as an opportunity to build upon the neo-traditional planning concept established in the Phase I Specific Plan Area. Neo-traditional is a term that describes a planning approach that recalls the "livable" urban development patterns of the early 1900s. The Phase II Specific Plan reflects this philosophy and expands upon it by introducing the "Grand Park" planning concept to the 318-acre City-owned land.



Planning Objectives

The Illustrative Site Plan (Figure 3-2) conceptually presents the open space/park-like setting in which future public and quasi public uses are to be integrated. In addition, a variety of planning objectives, policies and guidelines are included in the following chapters that are intended to implement this concept. The Phase II Specific Plan objectives are further presented below.

LAND USE OBJECTIVES

1. To develop a series of high quality public facilities over time to better serve the community.
2. To establish a coordinated pattern of public facilities within an open space/park-like setting.
3. To provide park facilities that meet the neighborhood and community park needs of residents of the Phase I Planning Area and assist in meeting city-wide park facility needs.
4. To preserve as open space the key visual resources and natural habitat areas of the site.
5. To coordinate Planning Area development and activities with related off-site land uses.
6. To ensure that all planning within the Phase II Specific Plan Area is conducted in accordance with initiatives approved by the voters or adopted by the City Council.

GRAND PARK OBJECTIVES

1. To create landforms that facilitate the establishment and growth of designated plant communities.
2. To integrate the location, intensity and design of public facilities into the dominant Grand Park natural setting.
3. To reintroduce a system of native plant communities that creates a natural arboretum comprising the entire Planning Area.
4. To develop a comprehensive system of trails throughout the Planning Area.



5. To create public gathering places and maximize programming opportunities.
6. To integrate the design of public facilities into the Grand Park open space setting.
7. To implement sustainable practices in design, construction and maintenance that will utilize the least amount of resources while also creating substantial new natural resources.

TRANSPORTATION OBJECTIVES

1. To establish a coordinated network of Phase I and II streets that provides for convenient traffic circulation and is inviting and safe for pedestrians and bicyclists.
2. To offset traffic impacts associated with the Specific Plan's incremental contribution of traffic to highways, streets, intersections, and interchanges which will require capacity increases and/or improvements to achieve acceptable standards.
3. To provide alternatives to automobile reliance for travel to and from the Planning Area, to accommodate public transportation, and to minimize peak hour vehicle trips.

PUBLIC FACILITIES OBJECTIVES

1. To time the provision of infrastructure to meet service level standards within the Planning Area.
2. To ensure that development efficiently utilizes potable water supplies.
3. To effectively utilize sewage treatment plant and disposal capacity.
4. To protect water resources from degradation caused by pollutants and to minimize the effects of storm water runoff from the Planning Area.
5. To meet the needs of the Planning Area for solid waste management, electricity, gas, and telecommunications services.



CONSERVATION AND ENVIRONMENTAL MITIGATION OBJECTIVES

1. To achieve acceptable noise levels for each land use within the Planning Area while minimizing reliance on traditional soundwalls.
2. To achieve no net reduction in wetland and riparian resources as a result of development within the Planning Area and to significantly increase biological resources, where possible.
3. To protect people and property from flood hazards.
4. To protect the safety of future site users from potential fire hazards.
5. To protect the health, safety and welfare of future site users from geologic hazards.
6. To protect the health of area-wide residents by minimizing local and regional air pollutant emissions.
7. To protect and preserve cultural resources.
8. To protect construction workers and future site users from hazardous materials that may be on the site and that pose an unacceptable risk.
9. To retain key visual resources of the site and provide views of and across the site from Bernal Avenue and I-680.



Land Use Element 3

Planning Vision

The planning vision for the Phase II Specific Plan Area is that it become the “crown jewel” of Pleasanton, reflecting the environmental and cultural heritage of the Valley. It is also to serve as a focal point, town gathering place, and family place for people of all ages. The overall visual image is one of an open space/park-like setting within which public and quasi public uses and facilities are to be carefully integrated. The unifying landscape character is to become one of an open space arboretum, with agriculture at first, then evolving into wooded and meadow areas over time.

All facilities are to be high quality, easily accessible, and provide flexibility that will meet the changing community needs and values over time. Buildings, other structures, and open areas are to blend together into a unified and visually appealing setting. Land uses and activities are to complement surrounding uses. Planning and long term maintenance are to focus on environmental and fiscal sustainability. The acquisition of the 318-acre Bernal Property, planning, and initiation of public facility improvements are to be this generation’s gift to future generations of the community.

Potential Land Uses

The underlying use within which all future development is to be integrated consists of open space. This area is to feature a coordinated system of linkages including planted woodlands and meadows, restored and recreated channels, lakes and ponds, vegetated storm water basins, other wetlands, trails, public art, and protected view corridors. An open space/grand park-like character is intended to create the dominant visual theme for designing future development.

Within this setting, a variety of public and quasi public uses may be considered for development. However, during the extended timeframe over which development will occur, undeveloped portions of the Phase II Planning Area are to be used for agriculture, open space, and/or other



temporary uses (of a minor nature) consistent with the purposes of this Specific Plan, as may be approved by the City Council.

The public and quasi public uses that are potentially permitted within the Planning Area are presented below. It is assumed that not all of these uses will ultimately be developed since the resulting developed acreage would probably overburden the desired overall open space/park-like character of the site.

LIST OF POTENTIAL LAND USES

1. Agricultural club
2. Agriculture
3. Child care
4. Community vegetable garden
5. Cultural arts facilities
 - Art classrooms
 - Art gallery
 - Rehearsal space
 - Theater (800-seat indoor facility for the performing arts)
6. Educational facilities
7. Environmental education center
8. Fire station (now existing)
9. Native American history reflective area
10. Open space
11. Park and recreation uses (including lighted sports fields and amphitheater)
12. Park-and-ride commuter parking lot
13. Public utilities and improvements (water, wastewater disposal, flood control, stormwater drainage, power, and communications systems)
14. Trails
15. Youth/community center

Description Of Potential Land Uses

Following is a more detailed description of the potential Phase II land uses.

1. **Agricultural Club** - Agricultural club provides opportunities for children to grow crops, raise livestock and participate in a variety of related social and educational programs. Demonstration of club work and activities can be a valuable community asset. In addition, farming classes can be established where school children are assigned their own plots to experiment and learn about the mechanics of soil development, water use and conservation, organic amendments, plant requirements and nutrition.



Composting sites and support buildings for equipment storage would need to be sensitively located out of public view, to the extent feasible. Equipment and materials might be shared with other adjacent agricultural uses.

2. **Agriculture** - The Bernal Property has historically been maintained in agricultural use. Crops have included hops, alfalfa, oats, corn, other seasonal field grains, and flowers. Agricultural use will continue, at least in the near-term, as future site development occurs. Agricultural acreage will gradually be reduced and be replaced by a variety of uses, including primarily open space as defined by native woodlands and meadows.

In addition to temporary agricultural use, permanent agriculture is a potentially permitted use. Agriculture would serve symbolic as well as functional purposes, and help to recall the early heritage of Pleasanton. It can also serve as an educational asset. Demonstration planting areas reflecting Pleasanton's agricultural heritage might be developed such as flowers, orchards, vineyards or hops. Gardening clubs could be provided with areas for the cultivation of flowers. Plots could be made available for local restaurants to grow their own produce. The sale of off-site grown holiday items such as pumpkins, Christmas trees, etc. might also be appropriate.

Agricultural uses should generally be restricted to sustainable farming practices. The potential use of pesticides and fertilizers would need to be minimized and carefully managed. Sustainable agriculture would offer numerous educational opportunities to the community and children in particular. Practicing sustainable agriculture based upon natural processes allows for "hands on" lessons in the natural sciences and ecology.

3. **Child Care** - Child care can be made available through a variety of full-time public and private facilities designed to provide family support while parents are at work. Licensed child care centers, school-age programs and/or full-time preschool programs are all appropriate.
4. **Community Vegetable Garden** - Community vegetable gardens are most commonly used by apartment and condominium residents who may not have sufficient land area of their own to grow vegetables. A small area of agricultural land could be allocated for use as community garden plots.
5. **Cultural Arts Facilities** - One of the primary desired facilities for the Phase II Plan Area is a cultural arts center (CAC). The CAC is envisioned as a major community gathering area, as well as the visual focal point of the Bernal Property, with various cultural and educational facilities for people of all ages. The architecture should be inspiring, creating a visually stimulating landmark.



The CAC could consist of multi-functional art classrooms, workrooms, and demonstration studios that might be shared with the Pleasanton Unified School District. In addition, other art studios, a public art gallery with gift shop and café, administrative office space, and related facilities might be provided. The desired focus of the CAC is an 800-seat sub-regional indoor theatre with rehearsal area, offices and support space. In addition to the indoor facilities, there might be outdoor plazas, courtyards, and sculpture gardens.

6. **Educational Facilities** - Art-related classrooms and other facilities within the potential Cultural Arts Center may be appropriate for shared use between the City and the Pleasanton Unified School District.
7. **Environmental Education Center** - An environmental education center could be developed to present the structure and function of plant communities and wildlife habitats native to the Bernal Property. The origins, growth characteristics, and associated flora and fauna of each could be demonstrated through various media, suitable for both adults and children. Principles and practices of restoration, preservation and conservation could be explained. The center might include a building with associated school bus access, parking, outdoor displays and trails. The center might also be used to present the history of the Bernal Property, emphasizing how the Native American tribal peoples lived in the local environment.
8. **Fire Station** - A requirement of the Phase I Specific Plan was to relocate the former Downtown Fire Station to the intersection of Bernal Avenue and Oak Vista Way within the Phase II Specific Plan Area. This has been accomplished, and the new station is now in operation.
9. **Native American History Reflective Area** - Remnants of a Native American (Ohlone) village have been found along the Arroyo just north of the Bernal Property, and other cultural resource sites have also been found at the Bernal Property. A meadow area of several acres exists along the northern portion of the Arroyo de la Laguna that could be identified as a site for Native American commemorative use. Site improvements might include trails with signs that tell the story of the Native Americans of the region and a “council circle” (place for story-telling).
10. **Open Space** - The majority of land within the Phase II Planning Area is to be preserved and restored with native plant communities, including woodlands, meadows, wetlands, and stream corridors. The planting of native forests and woodlands arranged in linear groves that define long meadow habitats are intended to create the structure of this landscape. The mature form of the landscape aesthetic will develop over a period of years as the public facility projects are developed.



The open space component of the Phase II Plan Area is planned to create the identifying character of the Bernal Property, and to help define the sites for community facilities and trail corridors. The open space framework is to further provide settings, within which the Grand Park design strategies presented in the following chapter can be implemented.

11. **Park and Recreational Uses** - Park and recreational uses could include lighted and unlighted sports fields, tennis, basketball, children's playgrounds, amphitheater, botanical garden, arboretum, public art, memorial groves and gardens, lakes and ponds, dog park, bird sanctuary, specialty gardens, maintenance yard, and related recreational uses and facilities.
12. **Park-and-Ride Commuter Parking Lot** - The Pleasanton General Plan identifies several locations within the City, including the Bernal Property, for the possible future development of park-and-ride lots to serve Tri-Valley commuter ride-sharing and regional transit systems. The only remaining General Plan site along the I-680 Corridor for a potential lot is on the Bernal Property next to the I-680/Bernal Avenue southbound on-and off-ramps.
13. **Public Utilities** - A variety of public utilities and related improvements will be needed to facilitate development of the Planning Area. These include primarily water, public wells, wastewater, flood control, storm water quality, gas and electrical services and communication systems.
14. **Trails** - Multi-use trails are planned to accommodate leisure walking, jogging, bicycling, equestrians, and access for emergency and open space maintenance vehicles to all major public facilities. Multi-use trails are to connect to the regional trail system. Secondary trails are to connect the multi-use trails to all other on-site pedestrian circulation systems, including sidewalks, bicycle lanes, hiking paths, garden paths, etc.
15. **Youth/Community Center** - A complex to facilitate youth and other community social and institutional activities is encouraged to be centrally located adjacent to the Community Park. The youth building should be physically separated from the community building, but parking areas should be shared. The youth center could accommodate City groups as well as private youth clubs, such as the YMCA.

The Youth Center services and facilities might include: programs and special events; food court/café; lounge and meeting space; rooms available for activities such as computer games, music, aerobics and fitness, counseling and classrooms; and access to a large multi-purpose room that could be shared with the Community Center.



The Community Center could accommodate adult and family programs as well as rooms for City and community meetings and events.

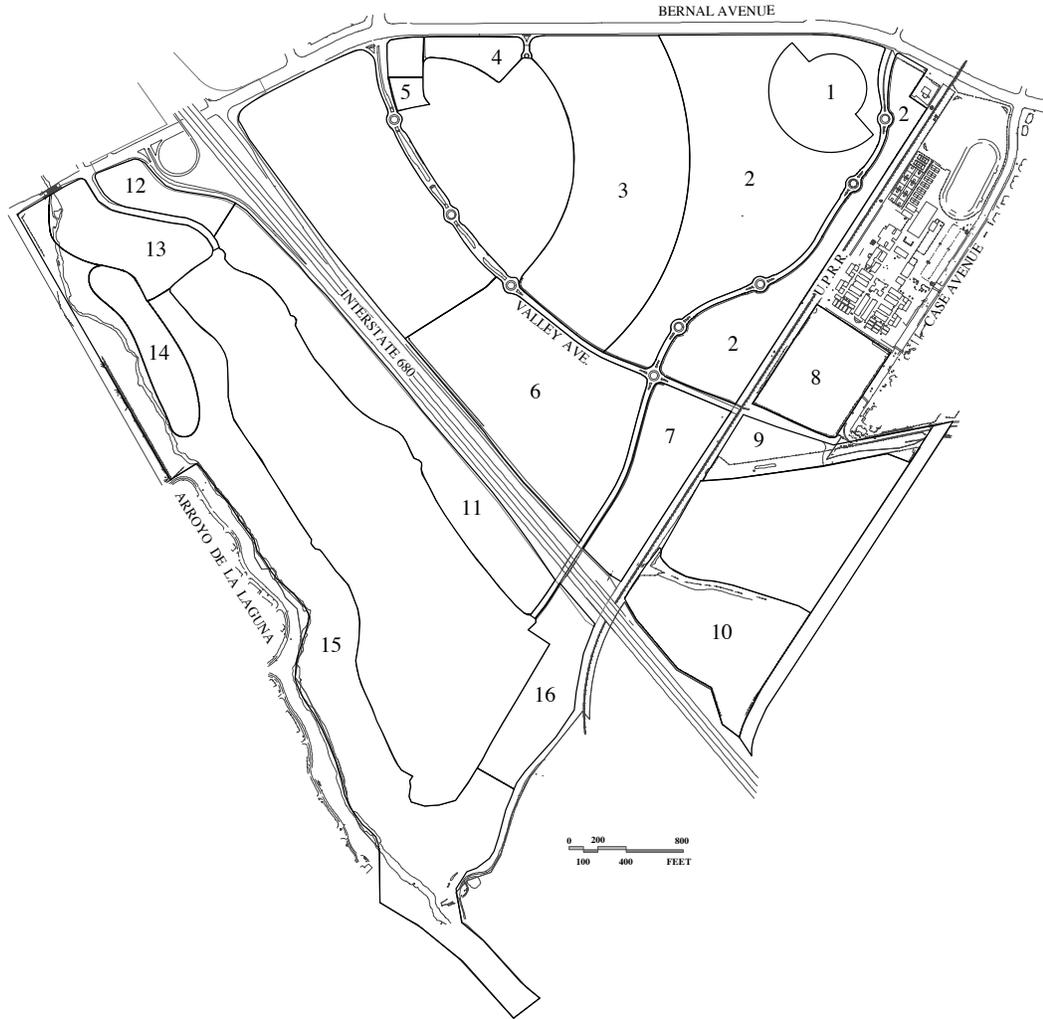
Land Use Plans

Planning for the Phase II Area is to be long-range and evolutionary in nature. For this reason, it is not possible to plan for an ultimate build-out or end condition. The basis of the Phase II Specific Plan process therefore consists of two components. The first is based upon the Sub-Area Land Use Plan (Figure 3-1) that spatially allocates land areas for a variety of potential land uses throughout the 318-acre Planning Area, much the same as zoning districts. The objective of the Sub-Area Plan is to allow for the development of uses in particular areas to be flexible so as to accommodate change over time in response to community needs.

The second part of the Phase II land use and site planning process is the Illustrative Site Plan (Figure 3-2). It is to be used in conjunction with the Sub-Area Land Use Map to provide a sense of the overall design character desired for the Phase II Plan Area. The Illustrative Plan further provides conceptual direction for creating the desired open space/grand park-like setting, including the natural vegetation forms (forested areas and meadows) and man-made linkages (trails, public art, etc.) that support it.



Figure 3-1 Sub-Area Land Use Plan



Refer to Table 3-1 for potentially permitted land uses by Sub-Area

Phase I Planning area

**SUB-AREA LAND USE PLAN
FIGURE 3-1**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





Figure 3-2 Illustrative Site Plan

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SUB-AREA LAND USE PLAN

The Sub-Area Land Use Plan (Fig 3-1 and Table 3-1) consists of a division of the 318-acre Phase II Plan Area into 16 sub-areas. Sub-areas are defined according to a variety of criteria, including: vehicular access, proximity to public infrastructure, existing and potential future adjacent land uses, terrain, wildlife habitat value, proximity to existing noise sources (freeway, arterial streets, railroad tracks), potential presence of archeological materials, requirements of the “Initiative to Save Our Community Park,” flood zone, etc.

Table 3-1
Sub-Area Acreages
(Refer to Figure 3-1 for Sub-Area locations)

Sub-Area	Acreage
1.	9.2
2.	61.8
3.	39.9
4.	3.3
5.	1.2
6.	34.0
7.	13.0
8.	11.1
9.	7.9
10.	17.8
11.	24.4
12.	5.1
13.	11.1
14.	7.6
15.	59.7
16.	10.9
Total	318.0



A list of the potentially permitted land uses for each Sub-Area is presented in Table 3-2. Ancillary uses for each permitted use may also be approved through the Planned Unit Development (PUD) approval process by the City Council.

Table 3-2 Potentially Permitted Land Uses by Sub-Area

(Refer to Figure 3-1 for Sub-Area locations)

Sub-Area	Potentially Permitted Land Uses
1.	Cultural arts center with or without shared educational facilities, agriculture, open space, park and recreation, public utilities, trails
2.	Agriculture, open space, park and recreation (including lighted sports fields), public utilities, trails, youth/community center
3.	Agriculture, open space, passive park and recreation facilities, public utilities,
4.	Fire station, landscaped open space, public utilities, trails
5.	Child care, open space, park and recreation, public utilities, trails, and other public and quasi public uses determined by the City Council to be compatible with the surrounding land uses
6.	Agriculture, open space, passive recreation facilities, public utilities, trails
7.	Agricultural club, agriculture, community vegetable garden, open space, passive recreation facilities, public utilities, trails
8.	Existing elementary school, open space, park and recreation, trails
9.	Open space, public utilities, trails
10.	Open space, park and recreation, trails
11.	Open space, passive recreation, public utilities, trails
12.	Open space, park and recreation, park-and-ride lot, public utilities, trails, and other public and quasi public uses determined by the City Council to be compatible with the surrounding land uses
13.	Environmental education center, Native American history reflective area, open space, park and recreation, public utilities, trails, other public and quasi public uses determined by the City Council to be compatible with the surrounding uses



Table 3-2 Potentially Permitted Land Uses by Sub-Area

(Refer to Figure 3-1 for Sub-Area locations)

Sub-Area	Potentially Permitted Land Uses
14.	Native American history reflective area, open space, passive recreation, public utilities, trails
15.	Open space, passive recreation, public utilities, trails
16.	Agriculture (crops only), community vegetable garden, open space, passive recreation, public utilities, trails

ILLUSTRATIVE SITE PLAN

As noted above, the basis of the Phase II Specific Plan site planning process consists of two primary components. First is the Sub-Area Land Use Plan (Figure 3-1) that spatially allocates areas for a variety of potential future land uses throughout the Planning Area. Second is the Illustrative Site Plan (Figure 3-2) that is to be used in conjunction with the Sub-Area Land Use Plan to illustrate the overall desired design character for the Planning Area.

More specifically, the Illustrative Site Plan demonstrates the design vision that the Phase II Plan objectives are intended to accomplish with regard to:

- The dispersion of public facilities within the open space setting.
- The relative proportion of open space to developed area that the City desires to maintain.
- The scale and spatial relationship of open meadows to forested areas.
- The sense of being within a grand park that includes areas of varying plant communities and wildlife habitats and corridors, with developed facilities that are integrated into this setting at a scale that does not overwhelm the natural landscape.



Land Use Objectives, Policies And Guidelines

Comprehensive Land Use Planning Objective

TO DEVELOP A SERIES OF HIGH QUALITY PUBLIC FACILITIES OVER TIME TO BETTER SERVE THE COMMUNITY.

Comprehensive Land Use Policy 1: Community Facilities. Aggregate an array of high quality community facilities that serve the entire Pleasanton community while respecting the sensitivities of both the natural and developed lands.

Guidelines:

- 1.1 High priority community facilities should be developed that reflect the heritage of the Valley and the cultural richness of the community.
 - A variety of uses and high quality facilities should be developed that will be attractive to all members of the community.
 - The heritage of the Valley and cultural richness of the community should be integrated into individual projects.
 - The high visibility of and easy access to Bernal Avenue and Valley Avenue should be utilized to create recognizable, easily accessible facilities.
 - A flexible, long-term public art element should be prepared to coordinate the provision of public art throughout the Phase II Plan Area.
- 1.2 Community use and facility planning should be environmentally and fiscally responsible.
 - Land uses should respect the natural environmental features of the site and, where feasible, seek to enhance them.
 - Development of facilities should take into account long-term maintenance requirement needs.
 - Facilities should be planned to minimize long-term maintenance needs, subject to the fiscal constraints of actual construction.



- 1.3 Facilities should be planned for both short- and long-term use.
 - Flexibility and shared use of building space, parking and other appropriate facilities should be planned to maximize the efficient use of buildings and land and meet the changing community needs.
 - The timing of future land use development should be planned to facilitate continuous variety with regard to the types of uses and the community groups and ages served.
- 1.4 Active community use facilities, especially those that include nighttime activities, should be sited away from adjoining sensitive land uses, such as residences. Active use facilities include lighted sports fields, amphitheaters, and parking lots serving nighttime activities.

Site Planning Objective

TO ESTABLISH A COORDINATED PATTERN OF PUBLIC FACILITIES WITHIN AN OPEN SPACE/PARK-LIKE SETTING.

Site Planning Policy 1: Site Planning Consistency. Locate and design public facilities and open space consistent with Figure 3-1 (Sub-Area Land Use Plan), Table 3-1 (Potentially Permitted Land Uses by Sub-Area) and Figure 3-2 (Illustrative Site Plan).

Guidelines:

- 1.1 The Sub-Area Land Use Plan (Figure 3-1) shall be utilized for locating potentially permitted public facilities (Table 3-1) in ways that will ensure land use compatibility within the Bernal Property and with the bordering land uses.
- 1.2 The Illustrative Site Plan (Figure 3-2) shall be utilized to create the desired open space/park-like setting in terms of the dispersion of uses and built facilities within the open space, the proportion of open space to developed area, the scale of open meadows to forested landscapes, habitat and trail linkages, and a sense of grand park (Chapter 4).



Parks Objective

TO PROVIDE PARK FACILITIES THAT MEET THE NEIGHBORHOOD AND COMMUNITY PARK NEEDS OF RESIDENTS OF THE PHASE I PLANNING AREA AND ASSIST IN MEETING CITY-WIDE PARK FACILITY NEEDS.

Parks Policy 1: Neighborhood Park. Provide a neighborhood special use park in the Eastern Area to meet the neighborhood recreational needs of the adjacent Phase I area residents.

Guidelines:

- 1.1 The neighborhood special use park should be developed in association with the Knoll open space at a location where existing grades can provide relatively flat recreational sites.

Parks Policy 2: Community Park. Accommodate an approximately 50-acre community park within the Central Area, designed primarily for active sports use, including lighted sports fields.

Guidelines:

- 2.1 The components of the Community Park shall be determined through a public master planning process and be consistent with the objectives of this Phase II Specific Plan.
- 2.2 The Community Park should include a range of facilities to serve the greater Pleasanton community as well as neighborhood park facilities to serve the nearby Phase I residential areas.

Open Space Objective

TO PRESERVE AS OPEN SPACE THE KEY VISUAL RESOURCES AND NATURAL HABITAT AREAS OF THE SITE.

Open Space Policy 1: Open Space Views. Preserve key views of and vistas across the site from adjacent thoroughfares and I-680.

Guidelines:

- 1.1 Determine land uses and site community facilities along Bernal Avenue and I-680 to achieve a pleasing open view into the site, and to preserve key vistas eastward across the site toward the southeast hills and westward across the site to Pleasanton Ridge.
 - Bernal Avenue and I-680 landscaping should be designed to preserve views by creating gaps that frame distant views.



- Building height and location and tree height within 800-feet of Bernal Avenue, west of the Phase I residential neighborhood, should be carefully established to minimize the visual screening of views toward the southeast hills and Pleasanton Ridge.
- Landscaping on top of freeway berms should be designed to retain views of Pleasanton Ridge from I-680.

Open Space Policy 2: Arroyo de la Laguna Setback. Provide sufficient setbacks along the Arroyo de la Laguna to maintain its riparian corridor open space and wildlife habitat values.

Guideline:

- 2.1 Setbacks for trail and infrastructure construction shall be at least 100 feet from the existing centerline of the Arroyo or at least ten feet from the outermost drip-line of existing trees along the main channel of the Arroyo, whichever is greater. Alternatively, the City shall consult with the California Department of Fish and Game in any areas subject to its jurisdiction prior to any proposed encroachment into a designated corridor. Replacement mitigation for impacted riparian habitat shall occur at a 2:1 minimum ratio based on the acreage of habitat impacted. Monitoring shall occur for a minimum of five years following mitigation installation.

Off-Site Land Use Coordination Objective

TO COORDINATE PLANNING AREA FACILITIES AND ACTIVITIES WITH RELATED OFF-SITE LAND USES.

Off-Site Coordination Policy 1: Alameda County Fairgrounds. Work with representatives of the Alameda County Fairgrounds to coordinate related use activities.

Guidelines:

- 1.1 Establish a program between the City and the Fairgrounds for communicating and coordinating long-range schedules of activities.
- 1.2 Share facilities and combine activities that are jointly beneficial to the City and the Fairgrounds as opportunities arise.



- 1.3 Avoid the scheduling of major events that might otherwise cause traffic and/or parking conflicts with Fairgrounds activities.
- 1.4 Schedule construction work within the public right-of-way so as not to adversely affect the Annual Alameda County Fair and Horse Race Meet.

Off-Site Coordination Policy 2: Bernal Property Connection to Downtown. Explore the opportunities for connecting Bernal Property development and activities with the greater Downtown area.

Guidelines:

- 2.1 Study ways of expanding the Downtown to connect to the northeast portion of the Bernal Property as a part of the Civic Center Master Plan and the next update of the Downtown Specific Plan.

Voter Initiative Objective

TO ENSURE THAT ALL PLANNING WITHIN THE PHASE II SPECIFIC PLAN AREA IS CONDUCTED IN ACCORDANCE WITH INITIATIVES APPROVED BY THE VOTERS OR ADOPTED BY THE CITY COUNCIL.

Following is a summary of matters relating to recent and potential future Bernal Property citizen initiatives for background informational purposes. For the complete wording of each initiative, please refer to Appendix 1, 2 and 3. Actual initiative wording is to take precedence over the following summary wording.

Voter Initiative Policy 1: Bernal Property Initiative (Measure V). There shall be no transfer (with or without consideration), sale, or trade of any City of Pleasanton-owned land within the boundaries of the Bernal Property Phase II Specific Plan Area. All land uses on or of City-owned land within the Phase II Specific Plan boundaries must be accessible by and to the public. Housing of any type is prohibited on City-owned land within the Phase II Specific Plan boundaries.

Voter Initiative Policy 2: Initiative to Save Our Community Park. The approximately 50-acre Community Park shall be located within Sub-Area 2 and possibly 1 as identified on Figure 3-1. The City shall approve no land uses that are incompatible with use of the Community Park for lighted sports fields, outdoor amphitheatres, amplified sound and other uses typically found in a large community park. The City shall adopt a master plan for the Community Park in order that compatibility of proposed nearby uses can be compared with real plans for the Community Park. Development of the first phase of the Community Park shall be given the highest reasonable priority in development of the Bernal site. Nothing in this policy shall limit the discretion of the City to locate additional park uses in areas outside the Community Park.



Voter Initiative Policy 3: Bernal Property Right to Vote Initiative (Measure X). Land uses and activities to be included in the community facilities land use plan shall be for the community to decide, and the Phase II land use plan shall be subject to approval by the electorate before implementation.

Voter Initiative Policy 4: Potential Future Initiatives. Any substantive adjustments to the boundaries or to the potentially permitted uses within the Planning Area, once approved by the voters, shall require further voter approval.

Voter Initiative Policy 5: Referendable Development Plan Actions. All Planned Unit Development (PUD) plan approvals by the City Council shall be subject to voter referendum procedures.





Grand Park Design Element 4

Design Background

The Phase I Specific Plan applied “neo-traditional” planning principles to the development of residential neighborhoods within the Phase I Area. Neo-traditional planning is based largely on the concept that higher density neighborhoods with social gathering areas and pedestrian-oriented streets are more conducive to neighbor interaction, thus creating more livable communities. A variety of residential, commercial, and park uses are integrated together in Phase I, with neighborhoods organized around a village square, and interconnecting circulation patterns that decrease the need for vehicles and create pedestrian-oriented outdoor environments. The basis of this way of designing neighborhoods is the traditional pattern of the American city form from the early 1900s to the late 1940s post-World War II suburban expansion period.

The Phase II Specific Plan focuses primarily on the development of public parks and open space and other public facilities within the 318-acre planning area. The City envisions the entire Phase I and II Bernal Property areas as a 516-acre community unified through a “grand park” setting. The defining characteristics of the grand park setting are: stately, commanding presence, substantially forested, and recognizable form. The challenge for the Phase II Plan is to integrate the Phase II grand park concept with the Phase I neo-traditional planning principles.

The Phase II planning principles are readily drawn from the icons of American urban parks. Appropriately, the principles fundamental to neo-traditional planning evolved within an overlapping time-frame with grand parks in the United States, and are quite compatible.

Historical examples offer a perspective on the development of grand parks over time, including Central Park in New York City and Golden Gate Park in San Francisco. Both were conceived of and originally located on outlying areas of the city. Both had a clearly defined boundary derived by the street grid that has not changed much over the life of the parks. The programming of both parks has incrementally adapted to generational needs, and abundant landscaping has matured over the years. Today, both parks stand as timeless and dominating symbols of nature in the city.



Over the past 150 years of evolution, both have become the focus of and surrounded by the people they serve, even though the original intent was to create them in areas far away from the city center.

Grand parks typically have several features in common: natural settings, cultural facilities such as museums, community centers, lakes and ponds, play fields, and circulation systems that separate vehicles and pedestrians. These parks serve a wide variety of demographics and have become central in the lives of the citizens. Most park acreage is dedicated to naturalized open space conducive to spontaneous activities and not overly programmed and developed.

Over the past years, the meaning of grand parks has changed as knowledge of the natural environment, personal health and social needs has evolved. Open space systems now have greater significance in the manner in which designers think about parks and public space. Emphasis is now being placed on connecting residual landscapes into a single system designed for leisure, social engagement and recreation. Aesthetic appeal is also reappearing as a high priority. Symbolism, as represented by public art and interpretive design elements, further add to the richness and entertainment value of grand parks.

Grand Park Design Concept

As discussed in the Land Use Element, the overall vision for the Phase II Specific Plan Area is one of an open space/park-like setting within which a variety of public and quasi public uses and facilities are to be integrated. The grand park concept will be the basis for organizing and creating the Phase II Plan Area natural setting in which this vision is to be developed. This is to be created primarily through: 1) the planned organization of natural plant communities, and 2) sustainability practices intended to ensure the permanent viability of the open space/park-like setting. Both components are further discussed below.

The characteristic most common to grand parks is the total mass of tree canopies and organisms living within a clearly delineated natural environment. Initial images of the Bernal Property open space will consist of expansive views of undeveloped farm land. Over time, the essence of the Grand Park will evolve with the views of tall tree canopies, dominating forested edges, and meadows. Layers of vegetation types will eventually be introduced, forming complex patterns perceived as wilderness. Ultimately, the Grand Park will consist predominantly of natural woodlands and meadows, conducive to spontaneous activities and not overly programmed or developed.

PLANT COMMUNITIES

The Bernal Property is situated within the Northern California inland foothills and inland valleys plant environments. Within these regional environmental zones, specific native plant communities or habitats have been identified (Figure 4-1) for inclusion within the Phase II Plan Area, including Valley Grassland, Valley Woodland, Valley Forest, Valley Foothill Riparian and Oak Savanna.



Figure 4-1 Plant Community Conceptual Site Plan



- A** Valley Grassland
- B** Valley Woodland
- C** Valley Forest
- D** Valley Foothill Riparian
- E** Oak Savanna
- F** Wetland
- G** Irrigated Grassland
- H** Ornamental Landscape
- I** Agriculture

**PLANT COMMUNITY
CONCEPTUAL SITE PLAN
FIGURE 4-1**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





Valley Grassland Community (Figure 4-2) typical of the contemporary California landscape is generally not a native mix of grasses, but a blend of European exotics resulting from grazing and settlement activities over the last 200 years. However, representative populations and diverse communities of more than 300 grass species native to California are still found statewide. Growth forms range from bunchgrasses to spreading sod-forming grasses, growing in height from just a few inches to several feet. Because many of these grasses have deep roots, they can often stay green even during summer months without required irrigation.

Figure 4-2 Valley Grassland Community



Valley Woodland Community (Figure 4-3) occurs in inland valleys. Mature groves have canopy heights of 80 to 100 feet and a 60 to 80 percent canopy cover. Tree cover is a mix of evergreen and deciduous species, including valley oak, coast live oak, blue oak, interior live oak and gray pine. Companion under-story shrubs include manzanita, coffeeberry, currant, gooseberry and toyon. Small meadows contain annual goldfield, California poppy, lupines, and other forbs with only a few grasses. This plant community is also referred to as Foothill Woodland because most of the remaining viable habitats are found in the foothills of Northern and Central California. However, this habitat was equally prevalent in the inland valleys before farming and grazing activities generally replaced it.



Figure 4-3 *Valley Woodland Community*



Valley Forest Community (Figure 4-4) includes the same plant species as Valley Woodland, but the density and proportion of trees is greater, with valley oak and gray pine canopies touching throughout the forest. Blue oaks, California buckeye and California bay laurel are also typically found in these dense forests. Under-story planting is composed of several layers, ranging from small to large shrubs, perennial and annual forbs, with a small amount of grasses and virtually no discernable meadows. Between 180 and 200 different varieties of plant materials have been identified in a typical Valley Forest habitat.

Figure 4-4 *Valley Forest Community*





Valley Foothill Riparian Community (Figure 4-5) habitats are associated with slow-flowing streams. Mature habitats have a tree canopy height of 100 feet with anywhere from 20 to 80 percent canopy cover. Most trees are deciduous. Dominant canopy species include cottonwood, valley oak and California sycamore. Sub-canopy trees are white alder, boxelder and Oregon ash. Typical understory shrubs include wild grape, wild rose, California blackberry, buttonbrush, and willows. Herbaceous layers consist of rushes, sedges, grasses, miner’s lettuce, Douglas sagewort and hoary nettle.

Figure 4-5 Valley Foothill Riparian Community



Oak Savanna Community (Figure 4-6) includes mostly oak trees that are widely spaced and have virtually no under-story, with very few shrubs and grasses. Occasionally, a thicket, or small grove of oak trees is found. The ground plane is covered with various forbs and some native grasses.

Figure 4-6 Oak Savanna Community





The Phase II Specific Plan Area open space is to be organized using various percentages of the above five primary plant communities. The Eastern Area is to have two distinct habitats: 1) Riparian at the pre-treatment marsh; and 2) Oak Savanna at the Knoll. The Western Area is to include the most diverse set of habitats, given a wider range of microclimates influenced by the narrow, linear open spaces, and the presence of the existing Valley Foothill Riparian habitat along the Arroyo de la Laguna. The Central Area is to have a grand open space scale created by long vistas of Oak Savanna and Valley Grassland, framed by Valley Woodland, Valley Forest, and Foothill Riparian communities.

Open space is generally to be designed in the form of woods and meadows. The origin of this form emerges from the planting of trees in the proportion of generally seventy percent woodlands to thirty percent meadows. Tree plantings and groups of plant communities illustrated on Figure 4-1 will ultimately form the meadow landscape edges. The woods and meadows will take a somewhat linear shape, tending in generally a north-south direction, following the natural historical watershed patterns. This transformation of the Phase II Specific Plan open space into a mature outdoor arboretum will take many years. Therefore, the planting of as many trees as early as possible is emphasized.

The woodland landscapes will be composed of Valley Woodland, Valley Forest, and Valley Foothill Riparian habitats. The meadow landscapes will be cultivated as Valley Grasslands and Oak Savannah. Since most of these habitats do not presently exist at the site, the means of creating habitats will be a process of cultivation, as opposed to restoration or preservation. The recreation of a predominately woodland setting composed of habitats that are found on similar sites in the region is the primary objective.

Associated with the establishment of plant communities is to be a subtle topographic design that consists of drainage swales and mounds. The swale system will facilitate drainage and improve the quality of surface water runoff. Mounding will additionally allow sub-surface water to flow towards the swales. In effect, this constructed topography will define the limits of the evolving natural setting since volunteer plant species seek optimum growing conditions; some plants seek wetter conditions and some seek dryer soils.

Thus the cultivation of various woodlands and forests in the open space will take place in harmony with the landform system. Each of the five plant communities will be planted in microclimates that have unique solar orientation and water requirements similar to their natural settings. Each community will be assigned to zones that are suitable for cultivation, with a particular exposure to the sun and surface and sub-surface hydrology.

This wood and meadow composition will be complemented by the existing and planned future riparian and wetland habitats, each composed of unique plant and animal species. These habitats will also serve to reduce flooding and to improve water quality through natural filtration of storm water run-off.



The open space will create the general character and specific sites for parks, gardens, trails and other public facilities. This framework will define the settings within which the Grand Park objectives, policies and guidelines can be implemented, resulting in the ultimate landscape framework. This framework will accommodate settings for a wide variety of gardens, play areas, rest areas and gathering places.

Public facilities are generally to be located within the meadow landscapes. Buildings are to be carefully integrated at edges between woods and meadows, providing an arboreal context within which the architecture should emerge. Public access will be provided throughout the woodland settings, although restricted to dedicated trails within the most natural and sensitive habitat conditions.

In order for the sense of open space to be preserved and enhanced, created landscapes will need to be carefully designed. Large parking areas are to be avoided and parking is to be screened from primary view sheds. Straight development lines within the landscape should be avoided and natural curvilinear forms encouraged. Major public facilities are to be built a suitable distance from major perimeter roads so that the sense of open space predominates at the edges of the Bernal Property.

An annual progress and assessment procedure is necessary to implement the Grand Park landscape structure. The scope and limits of each project implementation phase are to include as many open space elements as possible and follow the open space template established by this Specific Plan. Each phase of open space planting is to take into consideration the key view sheds from which the open space is experienced by the public.

The sense of being within the Grand Park will be created by the system of plant communities, wildlife habitats and corridors (Figure 4-7), and the developed uses and buildings that are integrated into this setting at a scale that does not overwhelm the natural landscape (Figure 4-8), and where all use areas are connected with trails and visual perspectives throughout the site.

Figure 4-7 *Scale of Meadow to Forested Area*





Figure 4-8 Building/Park Interface



Sustainability

It is intended that the Bernal Property become a model of sustainable open space. To accomplish this, the structure and function of the Grand Park is to emulate the natural environment. The park facilities and open space amenities are intended to help restore habitats, recycle site-generated products and reduce dependency on renewable resources. Each public facility project is to incorporate design, construction, and management practices specifically to conserve energy, regenerate the natural environment and reinvigorate human connections to nature. Community involvement in these efforts can be very valuable and contribute to the transformation of the site for years to come.

The Grand Park is intended to give back to the environment what human activity takes away, primarily water and oxygen. As the woodlands and meadows mature and reach ecological balance, the rate of surface run-off will decrease to the point where all precipitation can be retained on site. Given the expanse of open space, one objective of the Grand Park is to balance off-site storm water flows by collecting and dissipating flows on the site.

Successful park maintenance will need to work within the patterns of the natural environment. Community responses to natural systems in which environmental science practices are made visible to users should result in heightened states of awareness, participation, and support as well.

Design goals and methodologies are to involve the legal, technical, and artistic standards of sustainability, which at the outset are to include “green building” construction, water quality protection, resource conservation, and habitat creation and preservation. Implementation of these efforts is to include maximizing the use of permeable pavements, low water demanding plants, efficient irrigation distribution systems, and restoring portions of the open space to wilderness conditions.



Management practices are to emulate the natural ecosystems that sustain mutually beneficial relationships among species. Methods of recycling matter through composting will utilize waste to release basic elements back into the soils. The most sustainable management practices will include the use of natural forms of fertilizers to supplement the self-sustaining characteristics inherent in most plants.

Grand Park Design Objectives, Policies And Guidelines

Landform Objective

TO CREATE LANDFORMS THAT FACILITATE THE ESTABLISHMENT AND GROWTH OF DESIGNATED PLANT COMMUNITIES.

Landform Policy 1: Mounds and Swales. Create a coordinated landform system of north-south aligned mounds and swales.

Guidelines:

- 1.1 The landform of all development projects within the Phase II Plan Area should conform with the plant community concept illustrated in Figure 4-1.
- 1.2 Mound slopes should be designed to range between four and ten percent.
- 1.3 Swales situated between mounds should be designed to collect and filter water run-off.

Landform Policy 2: Lakes and Ponds. Develop lake and pond features to sufficiently accommodate the Phase I and II flood water storage capacity requirements, provide wildlife habitat, accommodate leisure recreation activities, and create scenic amenities.

Guidelines:

- 2.1 Expanded detention basins shall maintain a ten-foot separation between the bottom of the basin and the groundwater aquifer below, so as to provide for adequate filtering of water through the underlying unsaturated sediments to protect groundwater quality.
- 2.2 Lakes shall be provided with mechanical aeration and recirculation systems in order to maintain water quality.
- 2.3 Lakes shall include mechanical systems with overflow devices and a source of fresh water to ensure a near constant water level.



- 2.4 Lakes shall be designed to contain a minimum of six feet of water depth. The permanent water surface level of detention basins shall be maintained at or below flood control capacity to ensure that the basin can adequately perform its flood water detention function during heavy rain storms.
- 2.5 Lakes and ponds shall be designed and maintained with high regard for public safety.

Landform Policy 3: Channels. Create cultivated stream channels that emulate natural corridors while collecting and filtering urban run-off.

Guidelines:

- 3.1 Enhancements to existing channels and the design of new channels should focus primarily on establishing stable, naturally contoured, vegetated facilities that provide sufficient storm water capacity and serve as valuable riparian habitat/wildlife corridors.
- 3.2 Development projects should utilize bio-swales and/or water quality basins to filter surface run-off from parking lots, rooftops and other impervious surfaces.
- 3.3 Channels shall be designed and maintained with high regard for public safety.

Integration of Public Facilities Objective

TO INTEGRATE THE LOCATION, INTENSITY AND DESIGN OF PUBLIC FACILITIES INTO THE DOMINANT GRAND PARK NATURAL SETTING.

Public Facilities Policy 1: Most Intensive Uses. Locate the most intensive land uses on the least amount of land.

Public Facilities Policy 2: Least Intensive Uses. Locate the least intensive land uses within the largest land areas to maximize the preservation of open space.

Public Facilities Policy 3: Distinctive Design. Integrate distinctive architectural design character into all cultural and social buildings.

Guidelines:

- 3.1 Innovative architecture should emphasize the following hierarchy of design: the potential Cultural Arts Center should be designed as the only architectural landmark within the Grand Park. Other cultural and social buildings should be designed as subtle focal points reflecting the more dominant natural



character of the planned landscape setting in which they are to be located. All other buildings and structures should blend into the surrounding planned natural setting in terms of form, materials and colors, and become “transparent” in effect.

- 3.2 Local climate, geology, ecology and history should be carefully reflected in the architectural design of cultural and social buildings.

Public Facilities Policy 4: Parking Impact Reduction. Minimize the impacts of new parking areas.

Guidelines:

- 4.1 Shared parking facilities should be utilized wherever feasible.
- 4.2 The visual impacts of large parking facilities should be minimized by breaking parking areas up into smaller dispersed components.
- 4.3 Some structured parking should be considered for the potential Cultural Arts Center as a means of maximizing available open space. Parking structure visual mass should be minimized through architectural design, earth berms, landscape planting, and partial undergrounding of the structure.
- 4.4 Street parking along Pleasanton Avenue should be prohibited in order to protect outlying scenic open space views.

Public Facilities Design Objective

TO INTEGRATE THE DESIGN OF PUBLIC FACILITIES INTO THE GRAND PARK OPEN SPACE SETTING.

Public Facilities Design Policy 1: Harmonious Site Vision. The entire Bernal Phase I and II Specific Plan areas are envisioned as a single harmonious open space/developed environment within which neighborhoods, commercial and business development, streets, public facilities and open space are to be sensitively sited and linked together.

Guidelines:

- 1.1 Deep park-like boundaries should be provided around the Phase II Planning Area to insulate interior areas from perimeter noise and low-level view intrusion.
- 1.2 Public facility site plans should be conceived in terms of buildings set into meadows surrounded by woodlands.
- 1.3 Buildings should be located at the edge of meadows.
- 1.4 Parking areas should be screened from open space and other public areas.



Plant Community Objective

TO REINTRODUCE A SYSTEM OF NATIVE PLANT COMMUNITIES THAT CREATES A NATURAL ARBORETUM COMPRISING THE ENTIRE PHASE II PLANNING AREA.

Habitat Creation Policy 1: Vegetative Form. Create woodlands and meadows in response to existing and created topographic landforms and watershed patterns as a top priority.

Guidelines:

- 1.1 Valley Grassland habitats should be created in broad, shallow swales in which rain and irrigation run-off collects. Trees should not be planted in this habitat at the outset, but should be allowed to establish naturally.
- 1.2 Valley Woodland habitats should be created at the edges of Valley Grassland areas, emphasizing under-story shrub planting. Initial planting proportions should be approximately 50 percent tree coverage, 35 percent under-story shrub coverage, and 15 percent meadow grasses.
- 1.3 Valley Forest habitats should be created on steeper north and east facing slopes and deeper swales. Initial planting proportions should be approximately 75 percent mixed evergreen tree forest and 25 percent under-story shrub planting.
- 1.4 Valley Foothill Riparian habitats should be created along cultivated creek corridors and the upper shores of lakes. Cultivated creeks and water quality basins should be integrated throughout the Planning Area following historical water flow patterns.
- 1.5 Oak Savanna habitats should be created on the crowns of major landforms with a southwest facing orientation. Initial planting proportions should be approximately 20 percent tree cover and 80 percent grass meadows.
- 1.6 Plant materials should be arranged according to hydro-zones, groupings that have the same water requirements, and soil and sun exposure needs.
- 1.7 A wildland/urban interface vegetation plan shall be prepared to delineate the various plant species proposed for open space areas, outline the manner in which open space is to be managed, and provide for the seasonal mowing or discing of potential fire risk areas near residential, commercial and public facility sites.

Habitat Creation Policy 2: Arroyo de la Laguna. Expand and enhance the existing Valley Foothill Riparian habitat along the Arroyo de la Laguna.



Habitat Creation Policy 3: Existing Water Basins. Expand and enhance the wetland habitats at two existing storm water detention/water quality basins.

Habitat Creation Policy 4: Access Routes. Orient open space roads, trails and paths in relation to creeks, woodlands and meadows.

Habitat Creation Policy 5: Education. Create demonstration gardens that illustrate planting design, irrigation and storm water filtration best practices.

Trails Objective

TO DEVELOP A COMPREHENSIVE SYSTEM OF TRAILS THROUGHOUT THE PLANNING AREA.

Trails Policy 1: Trail System. Develop a comprehensive system of accessible trails linking developed areas and open space throughout the Planning Area as a top priority.

Guidelines:

- 1.1 Trail and path systems should be constructed to connect all developed facilities and open space destinations.
- 1.2 The pedestrian circulation system should interconnect all stops, multi-use trails, jogging and hiking paths, bicycle lanes and transit stops.
- 1.3 Trails and paths should connect the various plant community areas (Figure 4-1).
- 1.4 A hierarchy of trails and paths should be created that makes a transition from urban to wilderness experience.
- 1.5 Development within sensitive landscapes should generally be limited to low impact, unpaved paths.
- 1.6 Wilderness portions of the Planning Area should be identified and public access should be restricted.



Open Space Gathering Places and Programming Objective

TO CREATE PUBLIC GATHERING PLACES AND MAXIMIZE PROGRAMMING OPPORTUNITIES.

Programming Policy 1: Community Events. Create public gathering places and develop programming to accommodate a wide variety of social, cultural and institutional activities and events.

Guidelines:

- 1.1 Public gathering areas of various types should be created in all major public facility projects, and within major open space meadow areas.
- 1.2 Community-wide festivals should be encouraged at the Bernal Property in public spaces designed for the anticipated crowds.
- 1.3 Special community events should be provided for particular age groups and organizations to utilize both day and evening hours in public spaces designed for anticipated crowds.
- 1.4 Educational opportunities should be provided with regard to natural, agricultural and social systems.
- 1.5 Outdoor gathering places should be located at or near the center of building clusters and at circulation nodes to encourage social mingling.
- 1.6 Landscape design should link gathering places together that are publicly accessible and perceived as common open space.

Sustainability Objective

TO IMPLEMENT SUSTAINABLE PRACTICES IN DESIGN, CONSTRUCTION AND MAINTENANCE THAT WILL UTILIZE THE LEAST AMOUNT OF RESOURCES WHILE ALSO CREATING SUBSTANTIAL NEW RESOURCES.

Sustainability Policy 1: Water. Integrate water quality control features into all open space and public facility designs.

Guidelines:

- 1.1 Natural run-off should be used for onsite irrigation, where feasible.



- 1.2 Natural run-off should be filtered through bio-swales and detention basins prior to draining into natural waterways.
- 1.3 Irrigation systems should be designed to distribute water in the least wasteful means feasible.
- 1.4 Monitoring devices should be used that adjust irrigation control timing according to current weather conditions and evapo-transpiration rates.

Sustainability Policy 2: Soils. Cultivate living soils at the time plants are installed, during the plant establishment period, and throughout the life of plants to optimize vigorous growth.

Guidelines:

- 2.1 Integrated pest management programs shall be implemented rather than relying strictly upon pesticides to control infestations.
- 2.2 Natural organic amendments should be used for soil fertilizers, where feasible.
- 2.3 Green waste from the Planning Area open space should be recycled on-site to help improve site soil fertility, where feasible.
- 2.4 Site grading activity shall include segregating and saving productive topsoil during grading operations and transferring this material to areas designated for revegetation.

Sustainability Policy 3: Architecture. Architectural design for all buildings should incorporate “green building” features.

Guidelines:

- 3.1 Building designs should incorporate natural heating and cooling features, where feasible.
- 3.2 Recycled materials suitable for construction and finishes should be used, where feasible.
- 3.3 The potential use of green roof systems should be considered during project design.

Sustainability Policy 4: Maintenance. Ensure that park and open space maintenance remains a top priority.



Guidelines:

- 4.1 Consistent and adequate funding should be provided for maintenance personnel, education and equipment.
- 4.2 Volunteers should be encouraged, whenever feasible, to assist City staff in maintaining the open space and gardens.
- 4.3 Public facility and open space landscape plans should be designed to minimize plant pruning requirements and maximize the use of construction materials that will endure the effects of use and natural decomposition.





Transportation Element 5.

Background

The Phase I Specific Plan circulation system was planned to create a community that is not heavily reliant upon the automobile, but instead one that enhances and facilitates alternative transportation modes. The centralized location of the commercial/office center and the looped network of streets and pedestrian routes combine to create a walkable, neighborhood oriented community. Streets were planned to be compatible with fronting homes and characterized by comfortable walking and bicycling environments, “calmed” traffic (slowed by way of traffic roundabouts, on-site parking, narrow pavement widths, etc.), and rich streetscapes dominated by rows of trees.

The Phase II Specific Plan circulation system is intended to expand upon and complement Phase I. It is further planned to minimize the use of Phase I streets by Phase II traffic through the location of open space, and by consolidating the more intensive Phase II land uses along a new north/south collector street (Pleasanton Avenue). At the same time, the Phase I and II Specific Plan Areas will be closely linked for convenient local travel by way of the street system and an extensive trail system.

Existing Traffic Circulation System

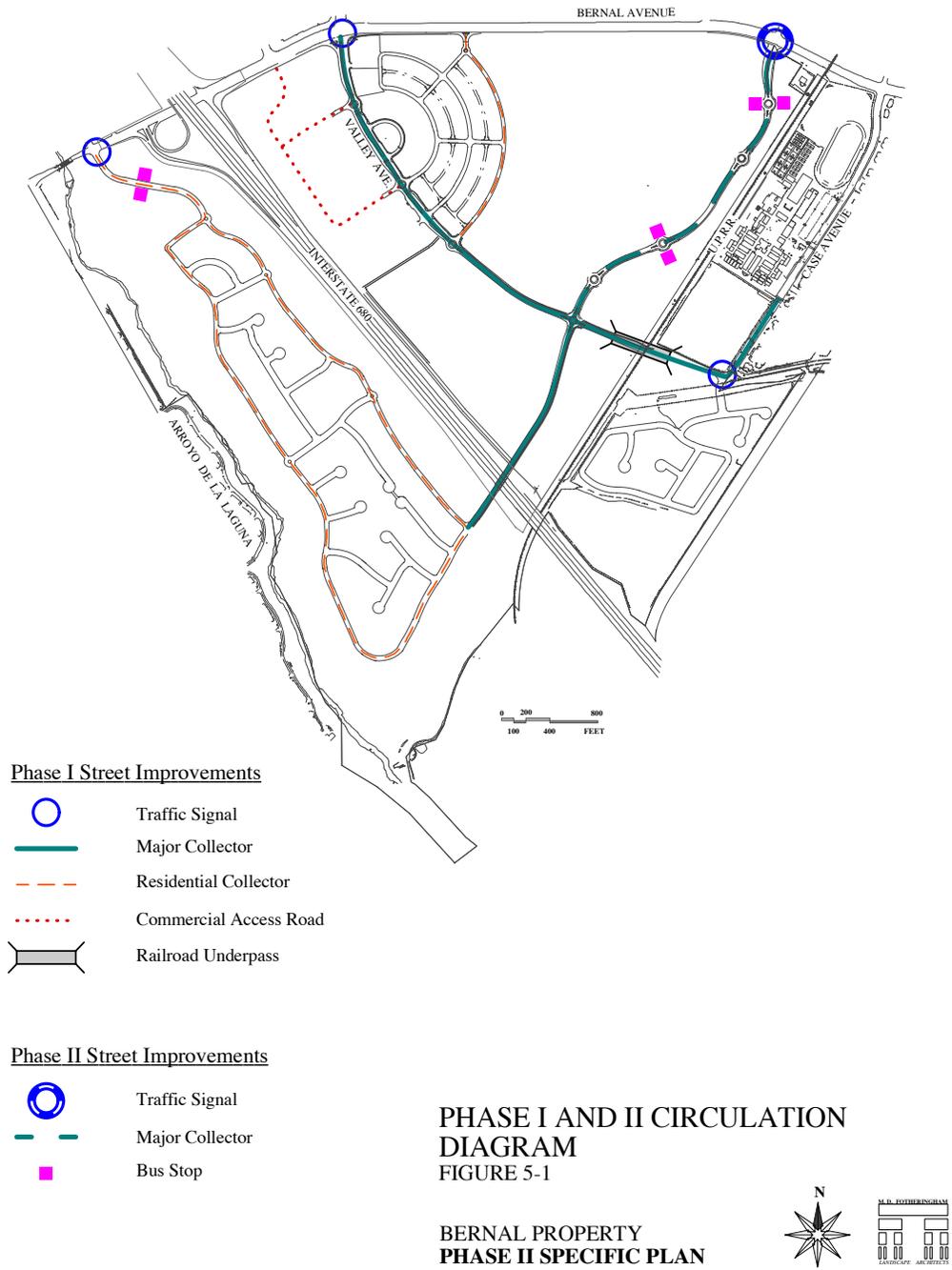
Most of the public street improvements for the greater 516-acre Bernal Property were constructed in conjunction with Phase I development (Figure 5-1). This consists of all public streets for both the Phase I and II Plan Areas located west of I-680, including a single point of access to Bernal Avenue and a connection under I-680 that links both sides of the Bernal Property. It further includes all residential streets in the Phase I area east of I-680, as well as the extension of Valley Avenue from Bernal Avenue southeast to the Case Avenue/Junipero Street intersection.

Other street improvements within or adjacent to the 516-acre greater Bernal Property that were required as a part of Phase I development include: increased vehicular capacity improvements



at the I-680/Bernal Avenue interchange; widening of Bernal Avenue; new or reconfigured traffic signals at Bernal Avenue/West Lagoon Road, Bernal Avenue/Valley Avenue, and Valley Avenue/Case Avenue; roundabouts in several streets; bicycle lanes; and partial funding of a second Bernal Avenue bridge over the Arroyo de la Laguna. In addition, a transit/transportation systems management program is to be implemented, as applicable, for Phase I development.

Figure 5-1 Phase I and II Circulation Diagram





Phase II Circulation System Improvements

Due to the extensive circulation improvements that were constructed in conjunction with Phase I development, a relatively limited extent of improvements will be necessary to accommodate Phase II development. Phase II improvements will include a new collector street connecting Pleasanton Avenue at Bernal Avenue south to Valley Avenue, traffic roundabouts and pedestrian safety medians, bus stops, trails and trail heads, and a potential park-and-ride commuter parking lot. Policy guidance relating to these facilities is provided below.

Transportation Objectives, Policies And Guidelines

Circulation System Coordination

TO ESTABLISH A COORDINATED NETWORK OF PHASE I AND II STREETS THAT PROVIDES FOR CONVENIENT TRAFFIC CIRCULATION AND IS INVITING AND SAFE FOR PEDESTRIANS AND BICYCLISTS.

Circulation System Policy 1: Consistency Between Land Use and Circulation. Locate and design street improvements as shown in Figure 5-1 to be consistent with the needs of traffic generated by both Phases I and II.

Guidelines:

- 1.1 The street network and available capacities disclosed in the Bernal Property Phase II Specific Plan EIR shall be used when planning development to ensure that circulation facilities remain adequate.
- 1.2 Street improvements shall be provided as described in this Specific Plan to maintain an acceptable level of service at all Bernal Property intersections and roadway segments as projects develop.

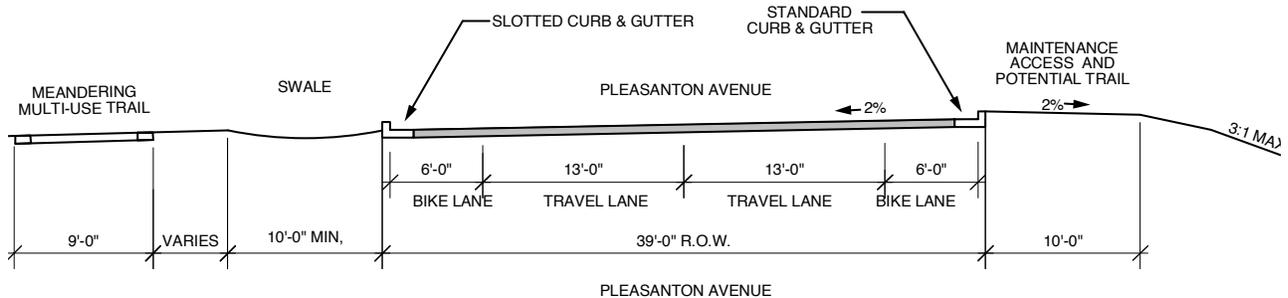
Circulation System Policy 2: On-Site Street Standards. Design roadway and driveway improvements with sensitivity given to the unique Grand Park design concept.

Guidelines:

- 2.1 The new Pleasanton Avenue section should be designed to a different standard than typical City requirements for collector streets in an attempt to reduce or eliminate the functional and visual dominance of the street.
- 2.2 Pleasanton Avenue should be designed consistent with the roadway section standards shown in Figure 5-2.



- 2.3 The construction of Pleasanton Avenue should be phased to provide adequate ingress, egress and emergency access to serve the traffic circulation needs of the Planning Area as it develops.
- 2.4 Vehicular access to the potential park-and-ride lot in Sub-Area 12 shall be provided from West Lagoon Road, and include adequate vehicle storage lane capacity at the site entrances.
- 2.5 The location and design of the community park facilities near Bernal Avenue shall not preclude the potential construction of a second roadway/driveway connection between Sub-Area 1 and Bernal Avenue in the event that a future additional point of access is needed.



PLEASANTON AVENUE SECTION
FIGURE 5-2

PHASE II SPECIFIC PLAN
BERNAL PROPERTY

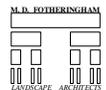


Figure 5-2 Pleasanton Avenue Section

Circulation System Policy 3: Emergency Vehicle Access. Minimize the likelihood of creating hazardous traffic conditions by providing emergency vehicle access (EVA) facilities between the basic circulation system and pertinent individual project facilities.

Circulation System Policy 4: Bus Stops. Locate and construct bus stops as generally shown in Figure 5-1 to accommodate an expansion of the Livermore Amador Valley Transit Authority (LAVTA) bus service to the Bernal Property.

Guidelines:

- 4.1 Additional bus stops, beyond those shown in Figure 5-1, may also be necessary in the future to accommodate community needs.



- 4.2 Bus stop facilities should be designed to reflect the natural character of the Grand Park concept and to protect against vandalism and graffiti, and should generally include shelters or benches, trash receptacles, and other street furniture, as appropriate.
- 4.3 Individual project development plans should be referred to LAVTA to help coordinate and refine transit routes and bus stop locations.

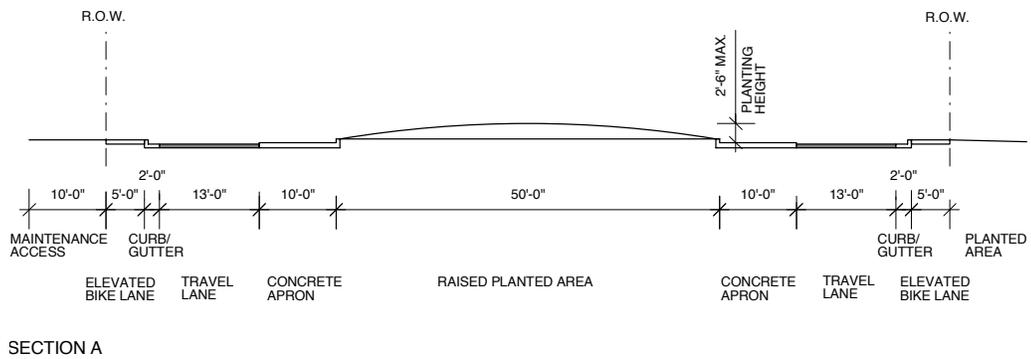
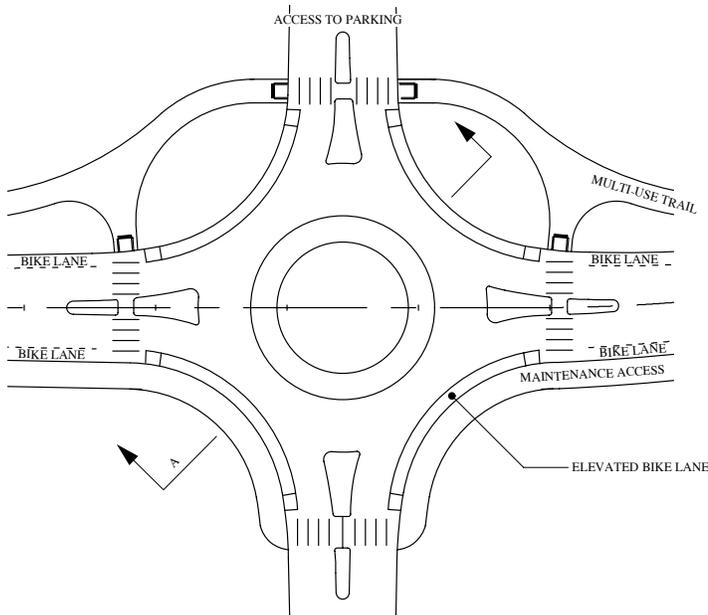
Circulation System Policy 5: Traffic Calming Strategies. Utilize traffic calming strategies to slow the speed of through traffic, enhance pedestrian safety, and create a pleasurable streetscape environment.

Guidelines:

- 5.1 Pleasanton Avenue should be designed with relatively short segments interrupted by roundabouts, intersection pedestrian safety medians, and curves. The purpose of these interruptions is to reduce traffic speeds normally associated with longer, straight stretches of road.
- 5.2 Roundabouts (Figure 5-3) should be utilized as a means of reducing traffic speeds while facilitating circulation movements. Roundabouts are not intended to be people-oriented places, but simply attractive traffic control devices. Roundabouts will be subject to design review and consideration of safety and sight visibility issues at the time of PUD development plan approval.



Figure 5-3 Traffic Roundabout Diagram



TRAFFIC ROUNDABOUT DIAGRAM
FIGURE 5-3

PHASE II SPECIFIC PLAN
BERNAL PROPERTY





Circulation System Policy 6: Trails and Bikeways. Include trails and bikeways in Phase II projects as shown in Figure 5-4, with off-site linkages as shown on the Community Trails Master Plan.

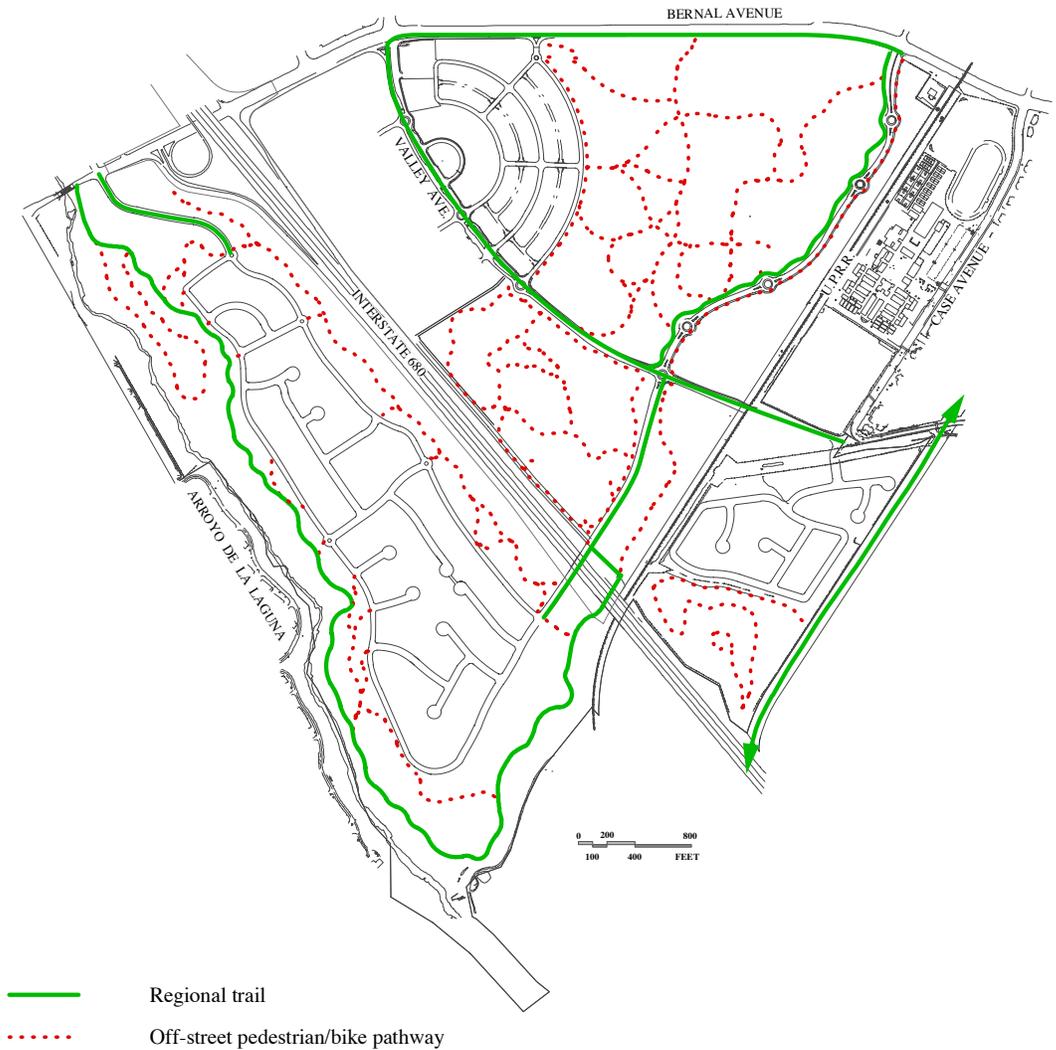
Guidelines:

- 6.1 Pleasanton Avenue, south of Bernal Avenue, should be improved with on-street bikeways and an off-street multi-use trail.
- 6.2 Phase II should include regional trails in the proximity of the Arroyo de la Laguna setback, and along the drainage channel adjacent to the UPRR Railroad right-of-way as shown on Figure 5-4.
- 6.3 Bicycle parking areas, racks and storage lockers should be provided at all applicable major public use facilities.
- 6.4 The provision of safe and convenient pedestrian and bicycle access for children traveling through the Bernal Property shall be of the highest priority.

Circulation System Policy 7: Construction Vehicle Traffic. Manage construction project traffic circulation to minimize adverse impacts on roadway volumes, peak hour congestion, and the physical condition of the roadway network.

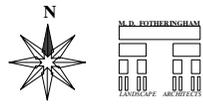


Figure 5-4 Major Trails and Bikeways Diagram



MAJOR TRAILS AND
BIKEWAYS DIAGRAM
FIGURE 5-4

BERNAL PROPERTY
PHASE II SPECIFIC PLAN





Circulation System Policy 8: Trail and Bikeway Standards. Develop trails and bikeways to be safe, well marked and constructed to meet the City’s design standards.

Guidelines:

- 8.1 Standards used for trails and bikeways should be those contained in the City’s Community Trails Master Plan, as may be amended from time-to-time.
- 8.2 The use of pervious paving for non-vehicular circulation systems should be maximized.
- 8.3 The slopes of trails and paths should not exceed five percent without providing accessibility features such as ramps, landings and railings.
- 8.4 Signalized crosswalks shall be provided at signalized intersections.
- 8.5 All pedestrian and bicycle facilities shall be ADA (Americans with Disabilities Act) compliant.

Circulation System Policy 9: Emergency Vehicle Access. Plan the sports fields, Youth/Community Center, potential Cultural Arts Center and other major public facilities and open space to include convenient emergency vehicle access routes.

Transportation System Improvements Objective

TO OFFSET TRAFFIC IMPACTS ASSOCIATED WITH THE SPECIFIC PLAN’S INCREMENTAL CONTRIBUTION OF TRAFFIC TO HIGHWAYS, STREETS, INTERSECTIONS AND INTERCHANGES WHICH WILL REQUIRE CAPACITY INCREASES AND/OR IMPROVEMENTS TO ACHIEVE ACCEPTABLE STANDARDS.

Transportation Improvement Policy 1: On-Site Intersections Level of Service. Traffic levels of service at all internal intersections affected by development within the Phase II Planning Area shall not exceed LOS “D” throughout the build-out of the Specific Plan.

Transportation Improvement Policy 2: Pleasanton Avenue Intersection Improvements.

As part of the overall improvements required for development of the Phase II Planning Area, improvements as shown in this Specific Plan shall be made at the intersection of Pleasanton Avenue and Bernal Avenue, designed to achieve LOS “D” or better conditions at build-out of the Pleasanton General Plan.

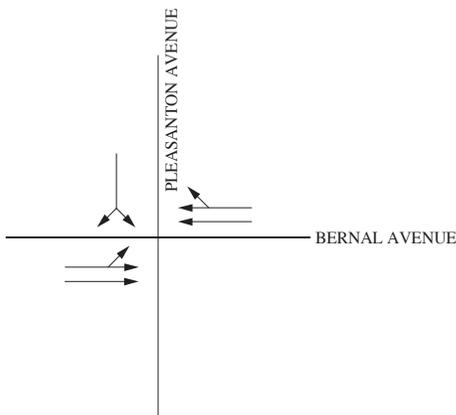


Guidelines:

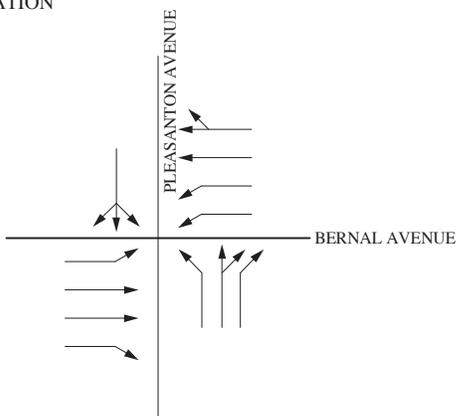
- 2.1 The Bernal Avenue/Pleasanton Avenue traffic signal should be modified and turning lane improvements should be constructed as generally shown in Figure 5-5.
- 2.2 The Bernal Avenue traffic signal interconnect conduit between the Oak Vista Way and Pleasanton Avenue signals shall be completed.

Figure 5-5 Bernal Avenue/Pleasanton Avenue Intersection Diagram

EXISTING



WITH PROJECT MITIGATION



**BERNAL AVENUE / PLEASANTON AVENUE
INTERSECTION DIAGRAM
FIGURE 5-5**





Transportation Improvement Policy 3: Regional and Citywide Facilities. Provide funding for new development within the Planning Area for its fair-share of regional and city-wide transportation facility improvements.

Guidelines:

- 3.1 New development within the Planning Area shall pay the Tri-Valley Transportation Development Fee to be used toward the funding of regional traffic mitigation improvements. Regional improvements are defined as improvements to “routes of regional significance” as described by the TVTC. Fees are to be paid at the time of issuance of building permits.
- 3.2 Pleasanton’s Traffic Development Impact Fee program shall be updated to include the planning and financing of the intersection and roadway improvements specified in the Phase II Specific Plan EIR.
- 3.3 Specific Plan development projects shall contribute a pro-rata share of constructing the intersection improvements and the roadway links identified in the Phase II Specific Plan EIR that add capacity to the local street network.

Transit/Transportation Systems Management Objective

TO PROVIDE ALTERNATIVES TO AUTOMOBILE RELIANCE FOR TRAVEL TO AND FROM THE PLANNING AREA, TO ACCOMMODATE PUBLIC TRANSPORTATION, AND TO MINIMIZE PEAK HOUR VEHICULAR TRIPS.

Transportation Management Policy 1: Car and Vanpooling. Encourage local groups that use the sports fields, Youth/Community Center and the potential Cultural Arts Center to support car and vanpooling.

Transportation Management Policy 2: Bus Service. Design major public facility areas to accommodate busses, bus stops and shelters for the Livermore-Amador Valley Transportation Authority (LAVTA) bus system.

Transportation Management Policy 3: Automobile Reduction. Plan specific development projects within the Phase II Specific Plan area to incorporate provisions for transit use and other relevant measures to reduce reliance on the automobile.





Public Facilities Element 6

Background

Similar to the Phase I roadway system, much of the remaining Bernal Property “backbone” infrastructure improvements were constructed during development of the Phase I Specific Plan Area. These include: water transmission lines, wastewater trunk lines, storm water drainage facilities, and public utilities. Phase II public facilities are planned to coordinate with and expand upon the Phase I systems to serve the Phase II development.

Public Facilities Objectives, Policies And Guidelines

Provision of Infrastructure Facilities Objective

TO TIME THE PROVISION OF INFRASTRUCTURE TO MEET SERVICE LEVEL STANDARDS WITHIN THE PLANNING AREA.

Infrastructure Facilities Policy 1: “Backbone” Infrastructure. Ensure that infrastructure improvements are constructed in a consistent and integrated manner sufficient to provide satisfactory service to new users in both the short- and long-term.

Guidelines:

- 1.1 Planning Area improvements shall be constructed as necessary to allow each site-specific development area to function safely and in accordance with Specific Plan policies.
- 1.2 Construction of infrastructure improvements should be phased to enable the Phase II Specific Plan Area to be developed in an economically feasible manner that adequately responds to demand requirements.



Infrastructure Facilities Policy 2: Site Improvements. Identify and construct the site improvements and infrastructure requirements necessary to serve each site-specific project consistent with the Specific Plan policies as each project is proposed.

Guidelines:

- 2.1 Each site-specific development plan should include a site plan showing the required major infrastructure improvements needed to meet the level of service policies and standards incorporated into this Specific Plan.
- 2.2 Each site-specific development plan should identify all potential off-site improvements necessary to serve the proposed project.

Water Use and Conservation Objective

TO ENSURE THAT DEVELOPMENT EFFICIENTLY UTILIZES POTABLE WATER SUPPLIES.

Water Use Policy 1: Water Conservation. Conserve potable water by incorporating water conservation fixtures and measures into development projects.

Guidelines:

- 1.1 Water-saving fixtures and water-conserving landscaping shall be installed, as practicable, in all development projects.
- 1.2 Irrigation control systems should maximize the use of water-saving features.

Water Use Policy 2: Potable Water System. Complete the Bernal Property potable water supply system as shown on Figure 6-1, consistent with the City's Master Plan and meeting City design standards. Phase II development shall include that portion of the system shown in Figure 6-1.

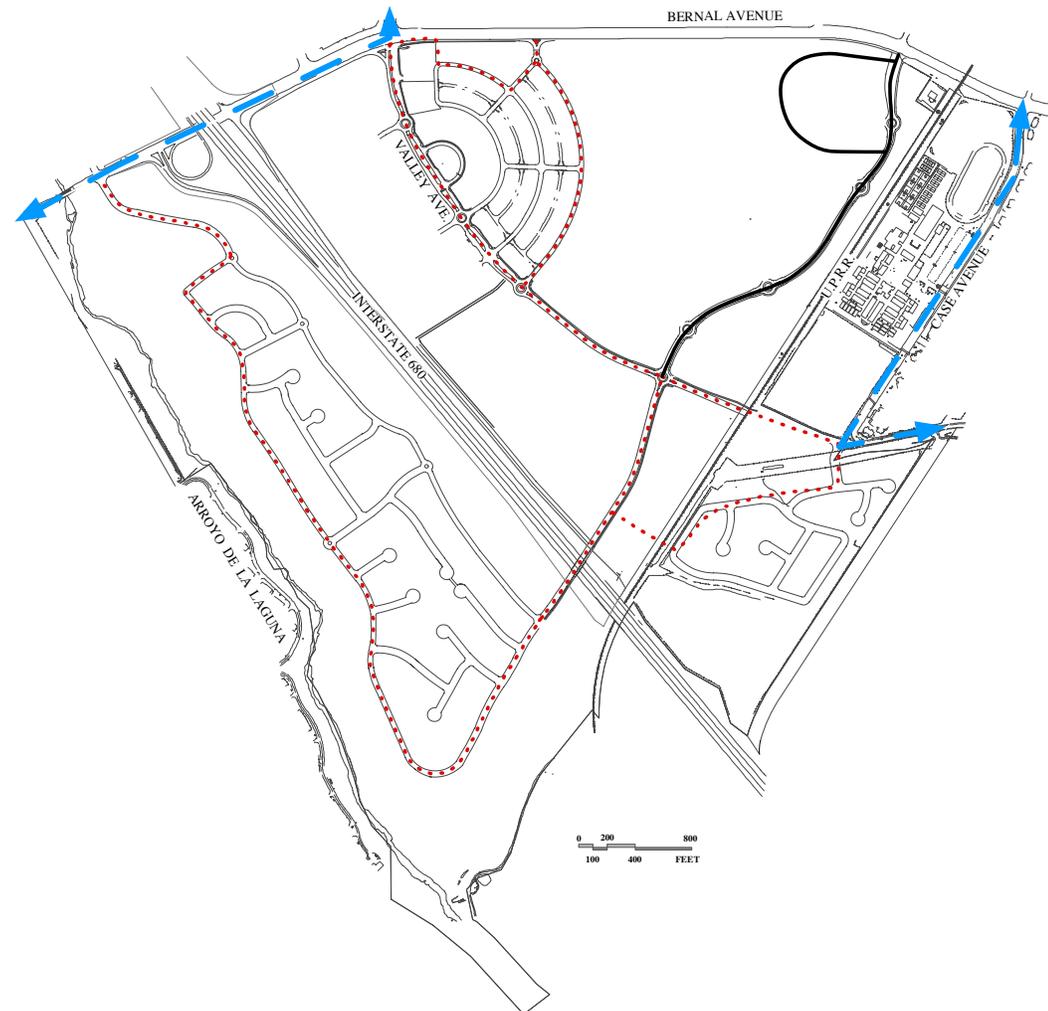
Water Use Policy 3: Bernal Community Park Water Use. Design the Bernal Community Park to maximize conservation of water. Ground water obtained from off-site wells should be used, if available, in lieu of public water.

Water Use Policy 4: Reclaimed Water. Design the open space irrigation systems to accommodate the use of future reclaimed water, subject to meeting water quality standards.

Water Use Policy 5: Wells. All water wells identified prior to or during development shall either be properly protected and maintained, or destroyed in accordance with state standards.



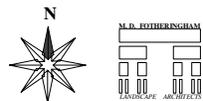
Figure 6-1 Phase I and II Water Supply System



-  Existing water mains as of the year 2000
-  Water mains constructed in conjunction with Phase I development
-  Phase II water mains

**PHASE I AND II WATER
SUPPLY SYSTEM
FIGURE 6-1**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





Wastewater Management Objective

TO EFFICIENTLY UTILIZE SEWAGE TREATMENT PLANT AND DISPOSAL CAPACITY.

Wastewater Policy 1: Minimize Sewage Flows. Minimize sewage flows to the Dublin-San Ramon Services District Treatment Plant by incorporating water conserving fixtures into building designs and using best available control technology to minimize inflow and infiltration into sewer mains.

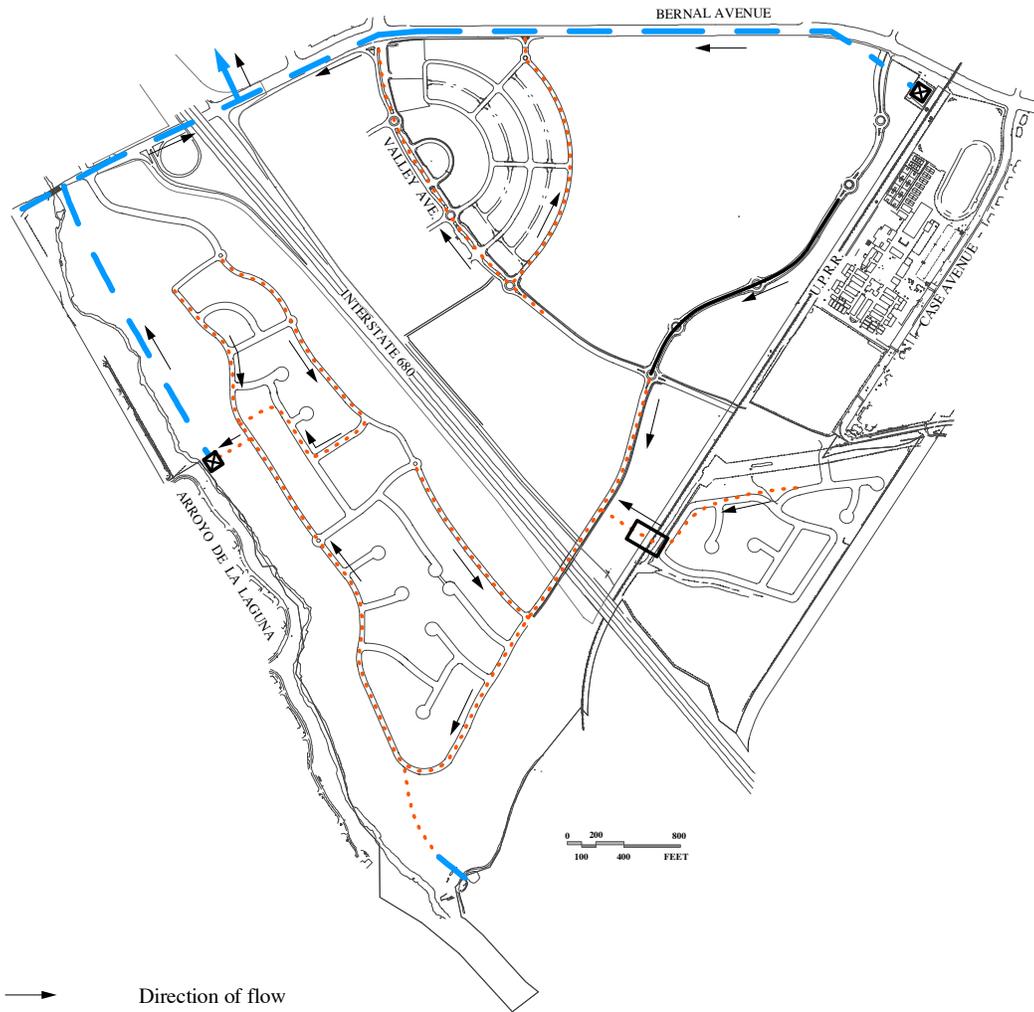
Wastewater Policy 2: Wastewater System. Install a Planning Area wastewater collection system as shown in Figure 6-2, consistent with City design standards. Phase II development shall include that portion of the system shown in Figure 6.2.

Wastewater Policy 3: Guarantee of Capacity. The Phase II development program shall have sufficient guaranteed sewage treatment and disposal capacity to accommodate its build-out consistent with the Phase II Plan's anticipated development rate.

Wastewater Policy 4: Animal Waste. Protect surface and groundwater quality by designing the potential agricultural club to channel animal waste to the City's sanitary sewer, or to otherwise manage waste to avoid its pollution of surface or groundwater.



Figure 6-2 Phase I and II Wastewater Collection System



- Direction of flow
- Existing wastewater trunk lines as of the year 2000
- ⊠ Existing pump station as of the year 2000
- Syphon constructed in conjunction with Phase I development
- New gravity-flow wastewater lines constructed in conjunction with Phase I development
- Phase II gravity-flow wastewater line

**PHASE I AND II WASTEWATER
COLLECTION SYSTEM
FIGURE 6-2**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





Storm Drainage Management Objective

TO PROTECT WATER RESOURCES FROM DEGRADATION CAUSED BY POLLUTANTS AND TO MINIMIZE THE EFFECTS OF STORM WATER RUNOFF FROM THE PLANNING AREA.

Storm Drainage Policy 1: Water Quality Protection. Protect water resources by preventing non-point source pollutant discharges.

Guidelines:

- 1.1 Best Management Practices shall be implemented for the control of non-point source pollutants.
- 1.2 A water quality management plan shall be prepared for all significant turf, landscape and agricultural development areas in accordance with all applicable City and County regulations regarding the use and storage of fertilizer, herbicides and other chemicals to avoid groundwater contamination.
- 1.3 All development projects covered under the County NPDES Permit C.3 and implemented under this Specific Plan shall fully comply with permit requirements to avoid impacts on flooding and hydromodification. The existing detention basins have been sized to accommodate anticipated development and designed to be operated in a manner that the post-development storm hydrograph closely resembles the predevelopment storm hydrograph.
- 1.4 The provisions of the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) shall be implemented by requiring the preparation and implementation of project-specific Storm Water Pollution Prevention Plans (SWPPP) to minimize potential impacts on the environment during grading and construction activities within the project development area.
- 1.5 All projects covered under the C.3 NPDES Permit shall fully comply with permit requirements to avoid impacts on stormwater quality. In general, Pretreatment Best Management Practices are to minimize the pollutant loadings resulting from runoff (bioswales, porous pavements, and stormwater planters.)

Storm Drainage Policy 2: Flood Control. Minimize the effects of downstream flooding as a result of the increased impervious surface created by Plan Area development and protect the Planning Area from flooding.

Guidelines:

- 2.1 Utilize the Phase I storm water detention basins to detain the increase in post-development peak runoff from both Phase I and II Specific Plan Area development resulting from a 100-year storm event.



- 2.2 Coordinate with the Zone 7 Water Agency on storm water release patterns to meet regional flood control objectives.
- 2.3 Design storm drain lines, streets, curbs and gutters, channels and culverts, and open spaces in a comprehensive manner such that no habitable buildings are subject to flooding during a 100-year storm event.

Public Facilities Objective

TO MEET THE NEEDS OF THE PLANNING AREA FOR SOLID WASTE MANAGEMENT, ELECTRICITY, GAS AND TELECOMMUNICATIONS SERVICES.

Utilities Policy 1: Solid Waste. Promote the reduction of solid waste through re-use, recycling, composting and other transformation of wastes.

Utilities Policy 2: Electricity, Gas and Telecommunications. Provide electrical, gas, and telecommunications services to new development in accordance with City and utility standards.

Utilities Policy 3: Energy Reduction. Reduce the energy needs of new development within the Planning Area by encouraging the use of passive heating and cooling in building design, and by constructing energy efficient structures.

Guidelines:

- 3.1 “Green building” design should be incorporated into all development to reduce life cycle energy uses.





Conservation And Environmental Mitigation Element

7

Background

The Phase II Planning Area contains a variety of environmental elements that will require careful evaluation, mitigation, and monitoring for future site-specific developments. These include:

- Noise
- Wetlands and biological resources
- Flood safety
- Fire safety
- Seismic and geologic safety
- Air quality
- Cultural resources
- Hazardous materials
- Visual resources

Policy guidance relating to each of these is provided below to assist in the individual project design process.

Conservation And Environmental Mitigation Objectives, Policies And Guidelines

Noise Attenuation Objective

TO ACHIEVE ACCEPTABLE NOISE LEVELS FOR EACH LAND USE WITHIN THE PLANNING AREA WHILE MINIMIZING RELIANCE ON TRADITIONAL SOUNDWALLS.



Noise Attenuation Policy 1: Noise Sensitive Uses. Distribute Phase II land uses, as shown in the Land Use Sub-Area Plan (Figure 3-1), to minimize the location of sensitive uses near noise sources.

Noise Attenuation Policy 2: Surrounding Neighborhoods. Particular sensitivity shall be given to potential noise impacts on the residential neighborhoods that adjoin the Planning Area.

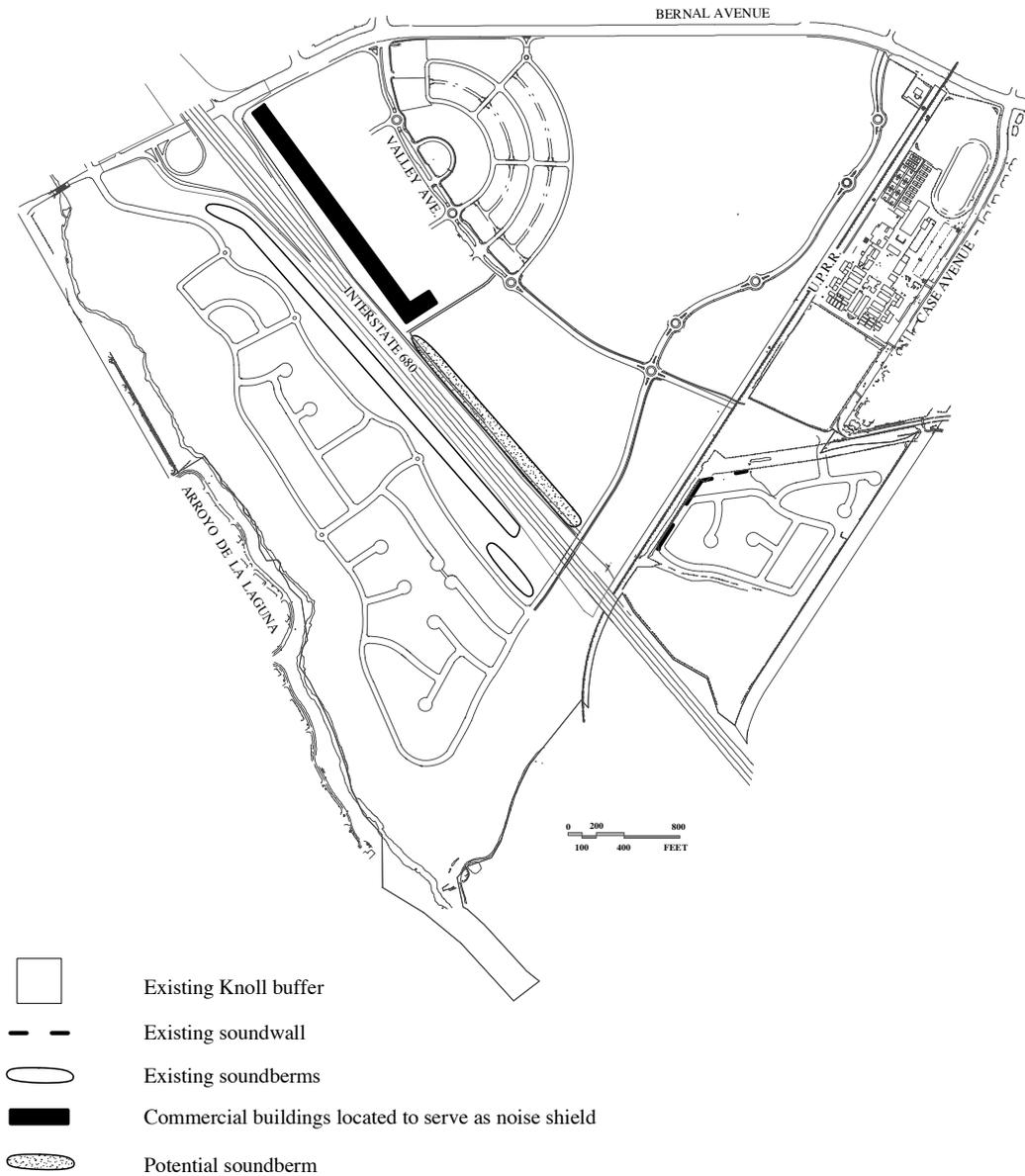
Noise Attenuation Policy 3: Noise Attenuation Strategies. Utilize a combination of setbacks, sound berms and other landforms, walls, building construction techniques and physical orientation of buildings and uses, as shown in Figure 7-1, to achieve acceptable noise levels.

Guidelines:

- 3.1 For exterior noise in Phase II noise sensitive use areas that are subject to noise from roadways:
 - Construct new berms, as may be needed (Figure 7-1) to achieve an exterior noise level of 65 dBA Ldn wherever possible for Phase II noise-sensitive use areas.
 - Noise-sensitive use areas located in close proximity to a roadway noise source that cannot be buffered by the sound berm shown in Figure 7-1 may be constructed without further outdoor exterior noise mitigation.
 - Noise levels at the potential child care facilities and cultural arts center should not exceed 60 dBA Ldn in outdoor noise sensitive areas. A qualified acoustical consultant should be involved in the design of these noise sensitive uses to ensure compliance with the General Plan.
 - The potential environmental education center building shall be located a distance of 250 feet or more from the center line of Bernal Avenue or include noise reduction measures in the design.
 - Sports fields and the youth/community center shall be located at least 300-feet from the center of Bernal Avenue or include noise reduction measures in the design.
 - Phase II noise sensitive uses located in areas with ambient noise levels of greater than 65 dBA Ldn following the construction of noise attenuation barriers, as shown in Figure 7-1, should use site design and/or building construction techniques to reduce noise to the extent feasible where outdoor use is a major consideration consistent with the provisions of this Specific Plan.
- 3.2 Indoor noise levels for all habitable structures shall not exceed 45 dB Leq during hours of operation.



Figure 7-1 Noise Mitigation Measures Diagram



**NOISE MITIGATION MEASURES
DIAGRAM
FIGURE 7-1**

**BERNAL PROPERTY
PHASE II SPECIFIC PLAN**





Noise Attenuation Policy 4: Noise Attenuation Barriers. Design sound barriers as either berms or soundwalls integrated with landscaping. Soundwall design shall be compatible with adjacent architecture and constructed to minimize the possibility of graffiti.

Guidelines:

- 4.1 Landscaped soundberms are the preferred sound attenuation barrier along the I-680 corridor. Where the required height of noise attenuation barriers exceeds reasonable or feasible berm construction, berms integrated with soundwalls are encouraged.
- 4.2 Soundwalls should be screened by landscaping to deter graffiti and improve their appearance.

Noise Attenuation Policy 5: Scenic Preservation. Design noise mitigation measures to be compatible with the Specific Plan scenic preservation objectives (see Visual Resources Policy 2 in this Element).

Noise Attenuation Policy 6: Construction Noise. Develop a construction management plan for each site-specific project to minimize heavy construction noise in the vicinity of existing noise sensitive uses. City construction noise requirements shall be followed. When a construction phase occurs adjacent to a developed area, construction activities should be limited, as necessary, to preserve a satisfactory noise environment during mornings and weekends.

Noise Attenuation Policy 7: Outdoor Uses. Prepare project level noise studies to evaluate the design and operation of outdoor uses that would attract significant numbers of spectators and/or utilize sound amplification. The studies should recommend appropriate noise reduction measures that could include soundberms, building orientation, and/or interior noise reduction measures for adjacent project uses; and/or operational measures such as limiting the number or types of events, regulating event hours, and/or limiting amplified sounds.

Noise Attenuation Policy 8: Planning and Design. Incorporate noise attenuation measures into the planning and design of noise generating use facilities located near noise sensitive uses.

Guidelines:

- 8.1 The hours of noise generating uses should be restricted, as practical, to accommodate nearby noise sensitive uses.
- 8.2 Child care facilities should be designed to reduce noise impacts when located adjacent to residential uses. Prior to construction of child care facilities, an acoustical study should be conducted to ensure that noise levels do not result in significant noise increases at adjacent residential uses.



- 8.3 The operation of agricultural equipment located within 200 feet of noise sensitive uses should generally be limited to the hours between 8:00 AM and 8:00 PM daily, except Sundays and holidays, when activities should be limited to between 10:00 AM and 6:00 PM. All stationary maintenance equipment should be located as far as feasible from adjacent noise sensitive uses.

Noise Attenuation Policy 9: Vibration. Locate all vibration sensitive use habitable buildings in Sub-Areas 2,7,8,9,10,15 and 16 at least 100-feet from the edge of the railroad tracks.

Wetland and Biological Resources Objective

TO ACHIEVE NO NET REDUCTION IN WETLAND AND RIPARIAN RESOURCES AS A RESULT OF DEVELOPMENT WITHIN THE PLANNING AREA AND TO SIGNIFICANTLY INCREASE BIOLOGICAL RESOURCES, WHERE POSSIBLE.

Biological Resources Policy 1: Wetlands and Riparian Retention and Replacement. Retain wetland areas and riparian corridors within the Planning Area, or, where retention is not consistent with the land use, design or flood control objectives, replace disturbed wetlands and riparian corridors with greater area.

Guidelines:

- 1.1 Viable riparian corridors shall be maintained along all drainage channels by minimizing intrusions, establishing setbacks consistent with corridor needs, and protecting corridors from the adverse effects of development on water quality and habitat values.
- 1.2 Disturbance to on-site wetlands shall be minimized, including drainage channels, the stock pond in the Eastern Area, the small seasonal wetland west of the Knoll, and the existing stormwater detention basins.
- 1.3 Prior to the approval of final grading plans, the locations of wetlands on the project development site shall be delineated and verified. If additional wetlands are delineated on the site that would be adversely affected by the project, a mitigation plan shall be prepared, including an avoidance alternative, that will meet federal and state requirements prior to the approval of a final grading plan. If avoidance is not feasible, this plan shall identify replacement wetlands at a 2:1 ratio and five years of maintenance and monitoring following mitigation wetland construction.
- 1.4 Created and/or restored wetlands and riparian corridors should be designed to achieve higher habitat values than those areas being replaced.



Biological Resources Policy 2: Use of Native Vegetation. Re-vegetate disturbed riparian areas that are to be retained as open space with native riparian species.

Guidelines:

- 2.1 Re-vegetation should achieve a long-term goal of improved habitat value.

Biological Resources Policy 3: Tree Removal/Preservation. Retain as many mature, healthy trees as feasible.

Guidelines:

- 3.1 Remove only the minimum number of Sycamore trees from the street median and frontage of Bernal Avenue, as may be necessary, to accommodate planned access into and from the Planning Area. Replace such trees in nearby locations to maintain the important visual character that they currently provide.
- 3.2 All heritage trees to be removed shall be replaced at a 5:1 ratio at suitable locations on-site prior to, or concurrent with, project construction. Newly planted trees shall be monitored for a minimum of 10 years from their date of planting. If some trees are not successfully established in their first planting, replacement trees shall be planted, and the replacement trees shall be monitored for a minimum of five years from their date of planting.
- 3.3 Prior to approval of grading plans for development project sites containing heritage trees, a Tree Preservation and Replacement Plan shall be prepared to identify existing trees to be retained and removed, and replacement trees to be planted.

Biological Resources Policy 4: Special Status Species Protection. Protect special status species by providing for the identification and preservation or mitigation of those species at the time specific projects are planned and implemented.

Guidelines:

- 4.1 Trail construction activities shall occur during the dry season, and mammal burrows within the staked trail alignments shall be excavated to determine California tiger salamander presence or absence.
- 4.2 Construction work adjacent to the Arroyo de la Laguna corridor and the storm water detention basins shall generally be conducted between July 1 and October 15 to minimize impacts on the California red-legged frog, if present.



- 4.3 Pre-construction surveys shall be conducted for the western pond turtle and, if determined to be present on-site, suitable protective measures shall be implemented through consultation with the California Department of Fish and Game.
- 4.4 Pre-construction surveys for raptors shall be implemented and an exclusion area shall be established around any active nests.
- 4.5 Pre-construction breeding surveys for special status songbirds shall be implemented and an exclusion area shall be established around any active nests.
- 4.6 Pre-construction surveys for bats shall be implemented during the ten months of breeding or other occupation of nests (November through August) and an exclusion area shall be established around active nests.
- 4.7 Pre-construction plant surveys shall be conducted in all areas of development projects planned for ground disturbance. Surveys shall focus on locating and counting Congdon's tarplant individuals that may be impacted by project construction. The survey shall take place between June and September within one year prior to project construction. If the species is located, seed collection shall occur and a suitable location in a restored native habitat area shall be designated for Congdon's tarplant for seed planting. Three years of mitigation monitoring shall be conducted to ensure that at least an equal number of tarplant individuals are growing in the mitigation area as compensation for the loss of individuals in the development area.
- 4.8 Mitigation measures called for on pages 67 through 69 of the Draft Environmental Impact Report (DEIR) shall be implemented for California tiger salamander, California red-legged frog, western pond turtle, bats, raptors and songbirds, if conditions described in the DEIR are found to exist.

Flood Control Management Objective

TO PROTECT PEOPLE AND PROPERTY FROM FLOOD HAZARDS.

Flood Control Policy 1: Potential Regional Flood Control Strategies. Accommodate reasonably practicable regional flood control strategies for the Arroyo de la Laguna in the Phase II Specific Plan land use program, consistent with the Specific Plan policies for the protection of riparian corridors.



Guidelines:

- 1.1 Adequate setbacks shall be provided along the Arroyo de la Laguna to allow the Zone 7 Water Agency or other public agencies to implement a range of regional flood improvements.
- 1.2 Any in-channel improvements constructed by the Zone 7 Water Agency or any other public agency, as may be necessary to implement a flood control plan, shall conserve as much of the existing riparian habitat as possible and shall restore riparian vegetation in a manner that is conducive to the long-term enhancement of the corridor after grading for flood capacity improvements.
 - To the extent feasible, any widening of the Arroyo de la Laguna shall occur on the eastern side of the channel and retain the riparian vegetation on the western side. There may be portions of the western side of the Arroyo where widening improvements are also necessary to accommodate flood flows or to stabilize channel banks.
 - Designs for any channel improvements shall include restoration and enhancement of riparian vegetation along the bottom and banks of the channel following construction.

Flood Control Policy 2: On-Site Detention. Detain any on-site increase in peak storm water runoff resulting from development under the 100-year storm event.

Guidelines:

- 2.1 Storm water detention basin capacity shall be maintained in the Phase II portions of the Bernal Property capable of detaining increases in post-development peak runoff from Phase I and II areas resulting from a 100-year storm event.
- 2.2 The City should coordinate with the Zone 7 Water Agency on storm water release patterns to meet regional flood control objectives.

Flood Control Policy 3: On-Site Flood Protection. Protect on-site development against flood hazards by allowing habitable buildings only in locations or at elevations outside the 100-year flood plain.

Guidelines:

- 3.1 If regional flood control improvements are not assured for the Arroyo de la Laguna prior to implementation of Phase II grading plans for the Western Area, then protection of on-site development in the Western Area shall be provided by



raising habitable building pad elevations. Such measures shall provide protection against 100-year flood flows estimated for build-out of the Arroyo watershed area.

Current FEMA flood maps show that the 100-year flood event of 17,000 cfs through the Planning Area would be contained within the existing banks of the Arroyo de la Laguna. Estimates for future flood flows range from 17,000 cfs to 27,000 cfs. The Zone 7 Water Agency is currently re-evaluating its flood flow estimates and developing a comprehensive flood management plan.

- 3.2 Future Phase II habitable buildings shall be designed in a manner that protects them from 100-year storm events along the Arroyo and/or local drainage ways.

Fire Safety Objective

TO PROTECT THE SAFETY OF FUTURE SITE USERS FROM POTENTIAL FIRE HAZARDS.

Fire Safety Policy 1: Fire Sprinkler Protection: Require new buildings to provide automatic fire sprinkler protection, per the specifications of the Pleasanton Municipal Code.

Geologic Safety Objective

TO PROTECT THE HEALTH, SAFETY AND WELFARE OF FUTURE SITE USERS FROM GEOLOGIC HAZARDS.

Geologic Policy 1: Geological Investigations. Require the preparation of detailed geological investigation reports prior to building permit approvals of new development projects. Incorporate all applicable recommendations of the reports and implement: (1) the Pleasanton General Plan policies addressing adverse soil conditions; and (2) local building codes in siting, design, and construction of habitable structures.

Air Quality Objective

TO PROTECT THE HEALTH OF AREA-WIDE RESIDENTS BY MINIMIZING LOCAL AND REGIONAL AIR POLLUTANT EMISSIONS.

Air Quality Policy 1: Reduction of Pollutant Emissions. Reduce pollutant emissions through site planning and building design considerations.



Guidelines:

- 1.1 “Green building” construction practices should be followed to reduce volatile organics and other pollutants on-site and to reduce regional emissions created in producing energy.
- 1.2 Vehicle trips generated by new development should be reduced by implementing Transportation System Management (TSM) measures identified in the Transportation Element, and by effecting other physical transportation demand management (TDM) improvements designed to reduce trip generation.

Air Quality Policy 2: Dust Control. Comply with Best Management Practices to control construction-related dust emissions during all phases of site preparation and construction.

Air Quality Policy 3: Odor Control. Minimize potential odor impacts by providing adequate distances between neighboring uses to avoid the transmission of offensive odors, and by imposing site-specific planning requirements and operational criteria for all uses considered likely to present odor issues.

Cultural Resources Objective

TO PROTECT AND PRESERVE CULTURAL RESOURCES.

Cultural Resources Policy 1: Known Resources. Protect known cultural resources by avoidance or “capping,” or if known sites cannot be avoided or capped consistent with construction of Phase II projects, prepare and implement a Resources Recovery Plan prior to disturbing the site.

There are known cultural resource sites designated by the State of California within the Planning Area. Avoidance of these sites may be achieved by retaining them as open space with no disturbance or as land uses requiring minimal disturbance of the sub-surface resources for site preparation. “Capping” may include the addition of soil and/or paving prior to site development such that no disturbance of underlying soils occurs.

Guidelines:

- 1.1 Prior to approval of final site-specific grading plans that may impact known cultural resource areas, a cultural resource survey shall be completed to identify the extent and depth of known cultural resource sites.
- 1.2 Protection of cultural resources shall be achieved through avoidance, limiting sub-surface disturbance for open space development, and if necessary, preparing and implementing a Resources Recovery Plan prior to disturbing the site.



- 1.3 If disturbance of cultural resources cannot be avoided, a Resources Recovery Plan shall be developed and implemented. The report and its findings shall be prepared in accordance with professional standards, and the report shall be filed with the appropriate State and City offices.

Cultural Resources Policy 2: Potentially Undiscovered Resources. Minimize the risk of adverse impacts to potential cultural resources that may exist on the site and that may be discovered in the future.

Guidelines:

- 2.1 A qualified archeologist shall monitor grading activities at locations where cultural resources are known to exist, and where cultural resources may be discovered in future surveys.
- 2.2 If cultural or archeological resources are discovered during grading or site preparation, all work within 35-feet of the find shall stop until an archeologist has recommended, and the City has approved, activities to protect and/or recover the identified cultural resources.
- 2.3 If archaeological resources are identified during mass site grading and preparation activities the archaeologist, in consultation with the City, shall: (1) recommend actions to identify and protect potential resources to be implemented during subsequent site-specific grading, and (2) document the archaeological findings at the site in a report meeting professional standards and file the report with appropriate State and City offices.

Hazardous Materials Objective

TO PROTECT CONSTRUCTION WORKERS AND FUTURE SITE USERS FROM HAZARDOUS MATERIALS THAT MAY BE ON THE SITE AND THAT POSE AN UNACCEPTABLE RISK.

Hazardous Materials Policy 1: Hazardous Materials Study. If necessary and required by the findings of preliminary hazardous materials studies, subsequent field investigations and remediation plans shall be prepared and implemented prior to any on-site construction activity.

Guidelines:

- 1.1 Preliminary studies shall be prepared and, if hazardous materials are detected, shall be submitted to the Alameda County Department of Environmental Health and the Livermore-Pleasanton Fire Department for review prior to approval of final grading plans.



- 1.2 If contamination exceeding statutory requirements is found, soils and/or groundwater remediation plans shall be prepared and implemented to address any conditions found in the various hazardous materials studies.
- 1.3 Best Management Practices for each development project shall include requirements for hazardous materials storage during construction to minimize the potential for releases to occur.
- 1.4 If the studies reveal that irreparable contamination and unacceptable health risks exist, then development in the affected area shall be avoided.

Hazardous Materials Policy 2: Sensitive Land Use Locations. Ensure that special care is given to siting sensitive land uses (e.g., child care facilities) with regard to nearby uses posing the possibility of or generating hazardous materials.

Visual Resources Objective

TO RETAIN KEY VISUAL RESOURCES OF THE SITE AND PROVIDE VIEWS OF AND ACROSS THE SITE FROM BERNAL AVENUE AND I-680.

Visual Resources Policy 1: Protection of Visual Resources. Protect the existing significant visual resources on the site.

Guidelines:

- 1.1 Riparian vegetation along the Arroyo de la Laguna should be protected to the extent consistent with regional flood control objectives.
- 1.2 The Knoll, along with its existing valley oak trees, should be retained.

Visual Resources Policy 2: Maintenance of View Sheds. Maintain key view sheds into and across the site.

Guidelines:

- 2.1 Landscape treatment along the south side of Bernal Avenue should be designed to maintain views across the site to the Southeastern Hills and to Pleasanton Ridge.
- 2.2 The landscaping and berm along the western edge of I-680 should allow views of Pleasanton Ridge over the berm.



- Key viewpoints that are to remain largely unobstructed should include southbound views of Pleasanton Ridge from the Bernal Avenue overpass south to the UPRR bridge structure.
 - Berm construction should be enhanced to appear as a natural landform.
 - Landscaping on berms should not be designed or maintained to grow so high or so dense as to block views of the Pleasanton Ridge.
- 2.3 Projects should be designed to provide attractive views over and into the site for travelers on I-680 at the northern and southern ends of the Planning Area where the Freeway is elevated.
- 2.4 The view of outdoor lighting fixtures from lighted sports fields, parking lots and buildings shall be screened, and lighting should be directed downward.
- 2.5 Direct illumination on-site and downward, and separate existing residential areas from light sources through the use of mixed deciduous and evergreen tree species to ensure year-round screening.
- 2.6 Install cut-off shields and luminaries on sports field lighting poles that minimize “light spill” (light falling beyond the specific area of illumination).
- 2.7 Establish a procedure for citizens to report potential complaints about nighttime lighting to the City.





Future Project Planning Process 8

The prioritization, planning and review of future Phase II development projects require a public planning process to be implemented over many years. The planning and design of large-scale City projects are generally to be coordinated by City Council appointed task forces. All projects are to be reviewed through the City's PUD process with informal review first by interested community organizations, followed by formal Planning Commission review and final action by the Council. Community input is to be the foundation of the planning process. More specifically, the planning process is to consist of the steps outlined below.

Prioritization Of Projects

All projects, whether completely or partially funded by the City, and non-City funded projects shall be prioritized and scheduled by the City Council through the City's annual priority setting process followed by the Four-Year Capital Improvements Program update.

Project Plan Preparation And Environmental Analysis

City Funded and Partially-Funded Projects. The City Council shall determine whether to authorize either a task force or staff to coordinate the preparation of plans for each project within the Phase II Plan Area in which City funding is involved.

Non City Funded Projects. Requests by the proponents of non-City funded projects to initiate PUD development applications for sites within the Phase II Plan Area are subject to approval by the Council prior to proceeding with the preparation of PUD plans. City staff will assist the proponents in the preparation of plans to ensure conformity with adopted City standards and guidelines.



Environmental Analysis. The appropriate level of environmental analysis is to be conducted at the time of formal plan review of each project. Existing Bernal Property environmental documentation should be utilized as applicable.

Community Input. Community input shall be strongly encouraged throughout the planning process. All City commissions and committees, other community organizations and community members interested in project development matters shall be encouraged to review pertinent documents and provide written and oral comments to assist the City in its deliberations.

Planned Unit Development Process

All projects will be subject to review and approval through the City's PUD public hearing process by the Planning Commission and City Council. Plan review includes land use, site layout, architecture, landscaping, public infrastructure, etc. PUD development plans are subject to the voter referendum process. Therefore, the public will ultimately have final approval authority over any site-specific project(s) that it may desire.



9 Appendices

- Appendix 1 Bernal Property Initiative (Measure V)**
- Appendix 2 Initiative to Save Our Community Park**
- Appendix 3 Bernal Property Right to Vote Initiative (Measure X)**



Appendix 1

FULL TEXT OF MEASURE V Pleasanton Bernal Initiative

Site Description

The Bernal Property Specific Plan consists of an approximately 516 acre site located in the southern portion of Pleasanton south of Bernal Avenue. Approximately 198 acres are being developed into homes and office space. Approximately 318 acres of the site is owned by the City of Pleasanton and is not developed.

Purpose

The city owned section of the Bernal site is the "Crown Jewel" of our city. We, the citizens of Pleasanton, want to protect this city owned land for current and future generations. We want to use this land for the enjoyment of all the citizens of our great community.

I. Bernal Property Specific Plan Amendments

The following policy is added after guideline 3.5 on page 3-9 of the August 21, 2000 Bernal Property Specific Plan.

Comprehensive Land Use Policy 4: City Owned Lands.

There shall be no transfer (with or without consideration), sale or trade of any City of Pleasanton owned land within the boundaries of this Specific Plan ("city owned land"). All land uses on or of city owned land within the Specific Plan boundaries must be accessible by and to the public. Housing of any type is prohibited on city owned land within the Specific Plan boundaries.

II. If any portion of this initiative is declared invalid by a court, the remaining portions are to be considered valid.

III. The provision of this initiative may be amended or repealed only by the voters of the City of Pleasanton at a City general election.



Appendix 2



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, ALAMEDA

RESOLUTION NO. 04-056

RESOLUTION ACCEPTING THE CITY CLERK'S CERTIFICATION OF THE INITIATIVE TO SAVE OUR COMMUNITY PARK, DETERMINING TO ADOPT THE INITIATIVE WITHOUT ALTERATION, AND THEREBY AMENDING THE BERNAL PROPERTY SPECIFIC PLAN TO INCORPORATE THEREIN THE INITIATIVE

WHEREAS, signatures on initiative petitions for the Initiative to Save Our Community Park (the Initiative) were submitted to the City Clerk and delivered to the Registrar of Voters for a determination whether the petitions had the requisite number of verified signatures on them; and

WHEREAS, the Registrar of Voters verified that the Initiative qualified for the ballot and delivered the petitions back to the City Clerk for certification; and

WHEREAS, the City Clerk placed on the City Council's July 20, 2004 agenda an item requesting the City Council to accept the City Clerk's certification of the Initiative; and

WHEREAS, under Elections Code Section 9215, the City Council has the option of adopting the Initiative without alteration, in lieu of submitting the Initiative to the voters; and

WHEREAS, on July 20, 2004, the City Council took public testimony concerning what action it should take as to the Initiative; and

WHEREAS, based on the statements made by the authors and proponents of the Initiative, it is the City Council's understanding that the phrase "the first phase of the community park" (for which development is to be given the highest reasonable priority) is in reference to two lighted baseball fields.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON RESOLVES AS FOLLOWS:

Section 1: Accepts the certification by the City Clerk of the Initiative petitions submitted on May 24, 2004, a copy of which certificate is attached hereto as Exhibit 1.



Resolution No. 04-056

Page 2

Section 2: Adopts the Initiative in its entirety without alteration in lieu of submitting the Initiative to the voters and thereby amends the Bernal Property Specific Plan by incorporating therein the Initiative, a copy which is attached hereto as Exhibit 2.

Section 3: This resolution shall become effective immediately upon its passage and adoption.

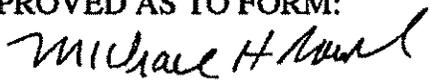
I HEREBY CERTIFY THAT THE FOREGOING WAS DULY AND REGULARLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, AT A MEETING HELD ON JULY 20, 2004 BY THE FOLLOWING VOTE:

AYES:	Councilmembers – Ayala, Brozosky, Hosterman, and Mayor Pico
NOES:	None
ABSENT:	Councilmember Campbell
ABSTAIN:	None

ATTEST:


Dawn G. Abrahamson, City Clerk

APPROVED AS TO FORM:


Michael H. Roush, City Attorney



Initiative to Save Our Community Park

Full Text of Initiative

Purpose

The "crown jewel" of the Bernal site was to be the community park.

We need a community park where the needs of our youth, our arts community, our sports enthusiasts, and large group activities can be met without offending residential neighbors and other sensitive land uses.

We need a community park where uses like lighted sports fields and amphitheatres with amplified sound are available to serve the entire community.

Already, there is only one location left on the Bernal site where such a community park can be fully useable. This initiative seeks to save that location for the community park.

1. Bernal Property Specific Plan Amendment.

The following policy is added after Parks Policy 3 on page 3-21 of the August 21, 2000 Bernal Property Specific Plan:

Parks Policy 3A: Preservation of Community Park Site.

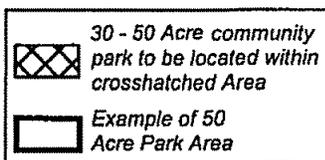
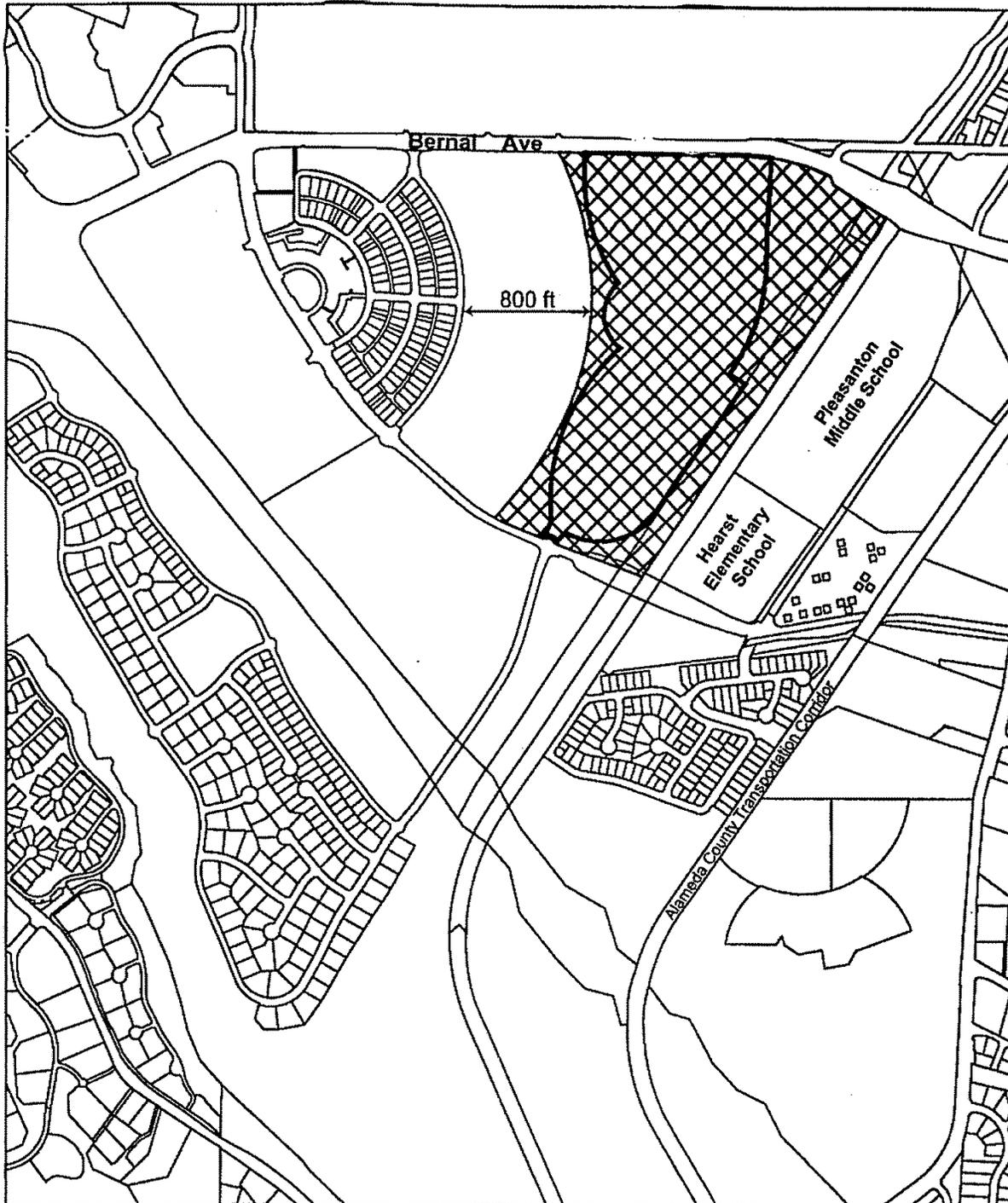
a. The 30-50 acre community park described in Parks Policy 3 shall be located within the area shown in the cross-hatched area on the map attached. That map is made a part of the Bernal Property Specific Plan.

b. The City shall approve no land uses that are incompatible with use of the community park for lighted sports fields, outdoor amphitheatres, amplified sound, and other uses typically found in a large community park.

c. The City shall adopt a master plan for the community park in order that compatibility of proposed nearby uses can be compared with real plans for the community park.

d. Development of the first phase of the community park shall be given the highest reasonable priority in development of the Bernal site.

e. Nothing in this Policy shall limit the discretion of the City to locate additional park uses in areas outside the community park overlay district.



**Proposed Overlay District
Bernal Property
Specific Plan**



1 inch equals 800 feet



Appendix 3

FULL TEXT OF MEASURE X THE BERNAL PROPERTY RIGHT TO VOTE INITIATIVE

The People of the City of Pleasanton do hereby ordain as follows:

Section 1. Declaration of Purpose.

The purpose of this measure is to:

- A. Further public participation in the identification and location of community facilities to be developed on the Phase II land within the Bernal Property.
- B. Ensure that the Phase II land use plan on the Bernal Property is approved by the voters before implementation.
- C. Reaffirm and readopt Guideline 1.3 of Land Use Policy 1 under the Bernal Property Specific Plan.

Section 2. Findings.

- A. The Bernal Property Specific Plan sets forth a comprehensive land use policy (Policy 1) concerning community facilities. Guideline 1.3 of Policy 1 states that the City is to undertake a comprehensive public participation process to identify and locate community facilities to be developed within the Phase II area on the Bernal Property. That same Guideline also provides that land uses and activities to be included in the community facilities land use plan shall be for the community to decide and the land use plan for Phase II shall be subject to approval by the electorate before implementation. This Guideline was included so that the community would know what facilities would be developed on the site and would determine whether it agreed that those facilities were the best ones for Pleasanton.

- B. Guideline 1.3 of Land Use Policy 1 of the Bernal Property Specific Plan, adopted August 21, 2000, expressly provides as follows:

Guideline 1.3 Undertake a comprehensive public participation process to identify and locate community facilities to be developed within the Phase II area of the site.

In determining community facilities, the City should be guided by the Public Facilities Element of the General Plan, the Facilities Master Plan, and the recommendation of the San Francisco Bernal Property Task Force.

Land uses and activities to be included in the community facilities land use plan shall be the community to decide, and the Phase II land use plan shall be subject to approval by the electorate before implementation.

- C. The City's General Plan has a policy that Pleasanton residents will participate in land use planning and decision making. Consistent with that policy and to ensure that Pleasanton residents have a voice in the land use plan for the City-owned land on the Bernal Property, the voters must approve an amendment to the Bernal Property Specific Plan as provided in this measure.

Section 3. Bernal Property Specific Plan Amendment Regarding the Public's Vote on the Land Use Plan.

The Bernal Property Right To Vote Initiative hereby reaffirms and readopts Guideline 1.3 of Comprehensive Land Use Policy 1 (Community Facilities) of the Bernal Property Specific Plan adopted August 21, 2000 as set forth in Section 2.B. of this Initiative.

Section 4. Implementation

Upon the effective date of this initiative, the City, and its departments, boards, commissions, officers and employees, shall not grant, or by inaction allow to be approved by operation of law, any Bernal Property Specific Plan amendment, rezoning, subdivision map, conditional use permit, building permit or any other discretionary entitlement which is inconsistent with this Initiative.

Section 5. Severability

If any portion of this Initiative is hereafter declared invalid by a court of competent jurisdiction, all remaining portions are to be considered valid and shall remain in full force and effect.

Section 6. Amendment or Repeal

This Initiative may be amended or repealed only by the voters of the City of Pleasanton at a City election.