

CORRESPONDENCE

Verbal Correspondence

1. 1/26/09—Jack (no last name provided) on Yorkshire Court. He stated that he is a long time Pleasanton resident. He doesn't think people will frequent the proposed businesses at Staples Ranch if an EVA gate is installed at the terminus of Stoneridge Drive. He believes Stoneridge Drive should be extended to Livermore.

{end}

Robin Giffin

From: ronald simmons [redacted]
Sent: Sunday, January 25, 2009 3:31 PM
To: Robin Giffin
Subject: RE: PSP-11/PRZ-44 Stoneridge Drive Specific Plan Amendment/Staples Ranch Project

Attention: Robin Giffin, Associate Planner

RE: PSP-11/PRZ-44 Stoneridge Drive Specific Plan Amendment/Staples Ranch Project

We will be unable to attend the Public Meeting regarding the above, but would like to submit a written comment:

We have lived in Pleasanton for the past 22 years (in the Pleasanton Meadows area), and frequently travel back and forth to Livermore for both business and pleasure. We must either take the freeway or Stanley Blvd. when going to Livermore. A more direct route via Stoneridge Drive would be most beneficial for those living in the north Pleasanton area.

***Sincerely,
Ron and Shirley Simmons
3562 Churchill Court
Pleasanton, CA 94588***
[redacted]

-----Original Message-----

From: John Carroll [mailto: [REDACTED]]
Sent: Friday, December 05, 2008 11:23 AM
To: Brian Dolan
Cc: [REDACTED]
Subject: Questions & Comments about the Draft EIR

Hi Brian,

I am interested in understanding the land use portion of the General Plan EIR. Specifically the Staples Ranch and Chain of Lakes area!

Have the Staples Ranch and Chain of Lakes areas been considered as areas suitable for a potential wildlife corridor ?

It would seem a logical choice as much of the chain of lakes area is mostly a fully utilized industrial use area which has played out its commercial purpose. Alameda County owns Staples Ranch which is located just across the freeway from Dublin's massive Fallon Park. I would think since Fallon Park extends north away from the freeway there may be a wildlife corridor considered from there into the Dublin Hills and beyond to Mount Diablo.

To the south of the chain of lakes area we have the East Bay Municipal Utility District's Shadow Cliffs area which might be easily connected to the undeveloped southern hills in Pleasanton which could potentially connect to the Sunol Wilderness area.

Since Livermore is about to develop the area east of El Charro, where will all the wildlife go ? Is there a migration path where the animals can access other undeveloped land suitable as their habitat ?

If Staples Ranch & Chain of Lakes has been considered as a potential wildlife corridor what studies were done and what conclusions were made ?

If the Staples Ranch & Chain of Lakes was not considered an adequate candidate for a wildlife corridor, I would like to know what other nearby areas have been considered for use as a wildlife corridor ?

If ever considered, why was the Staples Ranch & Chain of Lakes area not considered a suitable site ? What factors made the site less desirable than the nearby sites which have been selected or are being considered for such use ?

How close are the nearest designated wildlife corridors and are there additional sites that have been selected as candidates for future wildlife corridors ? Are the existing wildlife corridors considered adequate to support the wildlife and their movement in the region ?

Once development has taken place its kind of hard to go back and replace nature. Preventing the destruction of a natural habitat is far less costly than trying to restore habitat once it has been destroyed.

Thanks for considering my questions and comments!

John Carroll
2981 Moreno Ave
Pleasanton, CA 94588

[REDACTED]

THE CITY OF



PLEASANTON.

December 15, 2008

John Carroll
2981 Moreno Avenue
Pleasanton, CA 94588

Dear Mr. Carroll:

City staff received a copy of your e-mail message to Brian Dolan, Director of Community Development, dated December 5, 2008. The e-mail message contains questions pertaining to potential wildlife corridors at Staples Ranch and the Chain of Lakes. Staff appreciates your interest in wildlife conservation. Staff's initial response is below.

Staples Ranch

As you mentioned in your e-mail message, the City of Pleasanton is currently reviewing a proposal for the development of Staples Ranch. The Project Area includes the Arroyo Mocho, which was realigned in approximately 1994 and revegetated with several hundred native trees and shrubs. This area is over 300 feet wide and 2,100 feet long and is designated as a Wildlands Overlay Area in the Pleasanton General Plan. Areas with a Wildlands Overlay designation are lands identified as wildlife corridors and valuable plant and wildlife habitats. The project proposes to retain this land use designation over the Arroyo Mocho. If the project is approved as proposed, migratory terrestrial wildlife could continue to use this corridor and the riparian vegetation would be retained.

City of Pleasanton staff has prepared a Draft and Final Draft Environmental Impact Report (EIR) for the Staples Ranch project. On page 3.3-11 of the Draft EIR is a description of wildlife movement on the site. Two mitigation measures are recommended to reduce potential impacts to the movement of native or migratory terrestrial wildlife in the Arroyo Mocho to a less than significant level. The first measure, BIO-8.1 (on page 3.3-25) would minimize light spillover in the Arroyo Mocho. The second measure, BIO-8.2 (on page 3.3-26) would require the landscaping plans for the proposed community and neighborhood parks to consider wildlife by providing cover, food, and water for wildlife where appropriate.

Last Monday, I left you a voicemail message regarding mitigation measure BIO-8.2. As I mentioned, I spoke with Logitech Ice, the applicants for the ice center, about your e-mail message. If you have suggestions regarding how to implement the mitigation measure BIO-8.2, they would appreciate your feedback and requested that you contact Wayne Rasmussen at (925) 359-3255. Wayne is a consultant for Logitech Ice, and Logitech Ice is working with

P. O. Box 520, Pleasanton, CA 94566-0802

200 Old Bernal Avenue

Planning & Community Development
(925) 931-5600
Fax: 931-5483

Building Inspection
(925) 931-5300
Fax: 931-5478

Utility Billing
(925) 931-5425
Fax: 931-5485

Business License
(925) 931-5440
Fax: 931-5485

David Gates and Associates to prepare the draft landscaping plans for the proposed Staples Ranch Community Park adjacent to the Arroyo Mocho.

For your information, the Draft EIR and Draft Final EIR for the Staples Ranch project are tentatively scheduled for City Council review on February 3, 2009. A copy of your e-mail message will be provided to the City Council prior to the hearing. The meeting will be open to the public and there will be an opportunity for you to comment. A copy of the Draft EIR and Draft Final EIR are available for review on the Staples Ranch web page at www.staplesranch.org.

General Plan EIR Update

City of Pleasanton staff has prepared a Draft General Plan Update and corresponding Draft EIR. Wildlife corridors are discussed on pages 3.8-7 and 3.8-8 of the Draft EIR. A Wildlands Overlay Area exists in the Chain of Lakes Area, see Figure 2-3, on page 2-9. This designation is proposed to be retained for portions of the Chain of Lakes area; however, the draft General Plan Update Land Use Map shows that all of the land uses in the proposed East Pleasanton Specific Plan area will be under future review by the City. If you have additional questions about the General Plan EIR Update, please contact Janice Stern, Principal Planner, at (925) 931-5606 or via e-mail at jstern@ci.pleasanton.ca.us. For your information, a copy of the General Plan Update and Draft EIR are available for review at www.pleasantongeneralplan.org.

The comments in your e-mail message pertaining to the Draft EIR on the General Plan will be formally addressed in the Response to Comments section of the Final EIR.

East Side Specific Plan

Per the City Council's direction, staff will be preparing an East Pleasanton Specific Plan, which includes a portion of the Chain of Lakes area. Wildlife corridors will be discussed as part of the public review process. If you have recommendations for consideration, please contact Janice Stern at the above-mentioned number. A copy of your letter will be included in the future Planning Commission and City Council staff reports regarding the East Side Specific Plan.

East Alameda County Conservation Strategy

Several jurisdictions (including the cities of Pleasanton, Dublin, and Livermore, and Alameda County, and Zone 7) have recently begun working together to map regional biological resources including wildlife corridors. This effort is called the East Alameda County Conservation Strategy. The purpose of the mapping is to provide a blueprint for conservation in east Alameda County and to facilitate ongoing conservation programs including the acquisition of conservation easements to protect existing habitats and migratory wildlife. If you are interested in learning more about this conservation effort, please contact Janice Stern at the above-mentioned number.

If you have any questions about the aforementioned, please do not hesitate to contact me. I can be reached at (925) 931-5612 or via e-mail at rgiffin@ci.pleasanton.ca.us.

Sincerely,



Robin Giffin
Associate Planner

Cc: Janice Stern, Principal Planner

Maria Hoey

Subject: Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report

From: Jaimee Bourgeois [mailto:jaimee.bourgeois@cityofdublin.ca.gov]

Sent: Wednesday, October 22, 2008 4:51 PM

To: Robin Giffin

Subject: Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report

Robin,

On behalf of the City of Dublin, I am submitting the attached letter in advance of this evening's Planning Commission hearing regarding the referenced project.

Sincerely,
Jaimee

Jaimee Bourgeois, P.E.
Senior Civil Engineer (Traffic)
City Traffic Engineer
City of Dublin
100 Civic Plaza
Dublin, CA 94568
(925) 833-6630

SUPPLEMENTAL MATERIAL

Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 10/22/08 mlh



CITY OF DUBLIN

100 Civic Plaza, Dublin, California 94568

Website: <http://www.ci.dublin.ca.us>

October 22, 2008

Robin Giffin
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Subject: Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report

Dear Ms. Giffin:

Thank you for the opportunity to comment on the draft Specific Plan Amendment and Final Environmental Impact Report (FEIR) for the Stoneridge Drive Specific Plan Amendment/Staples Ranch project. The Staples Ranch project area contains approximately 124 acres of undeveloped land within the larger 293-acre Specific Plan area and is bounded by Interstate 580 (I-580) and the City of Dublin to the north, Arroyo Mocho to the south, the eastern edge of Pleasanton to the west, and the City of Livermore and El Charro Road to the east. The proposed project would include amendments to the Specific Plan to revise planned land use designations, development intensities, and circulation patterns to allow development of an auto mall, senior continuing care facility, public park, and related infrastructure improvements.

The City of Dublin has reviewed as part of the FEIR the responses to Dublin's comments submitted to the City of Pleasanton on June 4, 2008. We appreciate the effort put forth to respond to each of the comments. As part of the Planning Commission review of the project, the City of Dublin would respectfully like to submit the following comments:

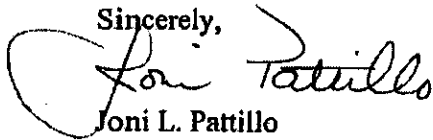
1. Mitigation Measure TR-2.3 indicates that the City of Pleasanton is willing to "ensure that projects it approves contribute fair share mitigation cost for improvements in other jurisdictions but only if the other jurisdictions are also willing to reciprocate for projects within their jurisdictions that contribute considerably to traffic occurring within the City of Pleasanton." The City of Dublin recognizes Pleasanton's willingness to work cooperatively to insure that mitigation measures are implemented in other jurisdictions but respectfully disagrees that the City of Pleasanton is only obligated to do so if the other jurisdiction "reciprocates" in similar circumstances. Reciprocity is not a component of the analysis of whether a mitigation measure is feasible. Thus, Dublin expects Pleasanton to condition the projects that it approves to pay those projects' fair share of the cost of the improvements necessitated by those projects, notwithstanding the fact that the cities had not entered into a binding agreement to ensure that Dublin would reciprocate under similar circumstances.
2. The City of Dublin strongly encourages the City of Pleasanton to construct the extension of Stoneridge Drive for use as a public roadway either as part of the project or otherwise concurrent with the project. The Stoneridge Drive extension has been assumed in the City of Pleasanton General Plan and consequently assumed in Tri-Valley transportation planning for more than a decade. The Stoneridge Drive extension not only has been envisioned as a parallel facility and relief

Robin Giffin
October 22, 2008
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route to the freeway in the event of a major disaster, but also as an alternative to the freeway for local trips traveling within the Tri-Valley. As long as the Stoneridge Drive extension is not constructed, access to the portion of the project that will generate nearly 90% of the traffic (the auto dealers and retail component) is limited to Auto Mall Place via El Charro Road. The City of Dublin feels that it would be a logical addition to the road network to construct the roadway as part of the project so as to minimize the burden of project traffic on the road network located in neighboring jurisdictions.

Please feel free to contact me if you have any questions or need further information regarding the above comments. I can be reached at 925-833-6650.

Sincerely,



Joni L. Patillo
City Manager

cc: City of Dublin City Council
Chris Foss, Assistant City Manager
Melissa Morton, Public Works Director
Jeri Ram, Community Development Director
Mary Jo Wilson, Planning Manager

EXHIBIT F

CORRESPONDENCE

Verbal Correspondence

1. 6/18/08—Daniel Tsai came to the Planning Division counter to review the Staples Ranch project. He is in support of the project, so long as Stoneridge Drive is not extended to El Charro Road.

Daniel Tsai resides at 2588 Wilde Avenue, Pleasanton.

2. 10/14/08—Phone call from "Jack" (no last name, no address). He stated that he is a long time Pleasanton resident. He would like Stoneridge Drive to be extended to El Charro Road as part of the Staples Ranch project. He requested that Stoneridge Drive be constructed as a four lane road as part of the project. He stated that Pleasanton residents should have access to retail projects proposed on Staples Ranch.

Written Correspondence

(See attached letters)