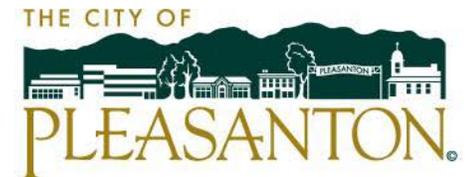


East Pleasanton Planning Update

Zone 7 Liaison Committee

February 24, 2026



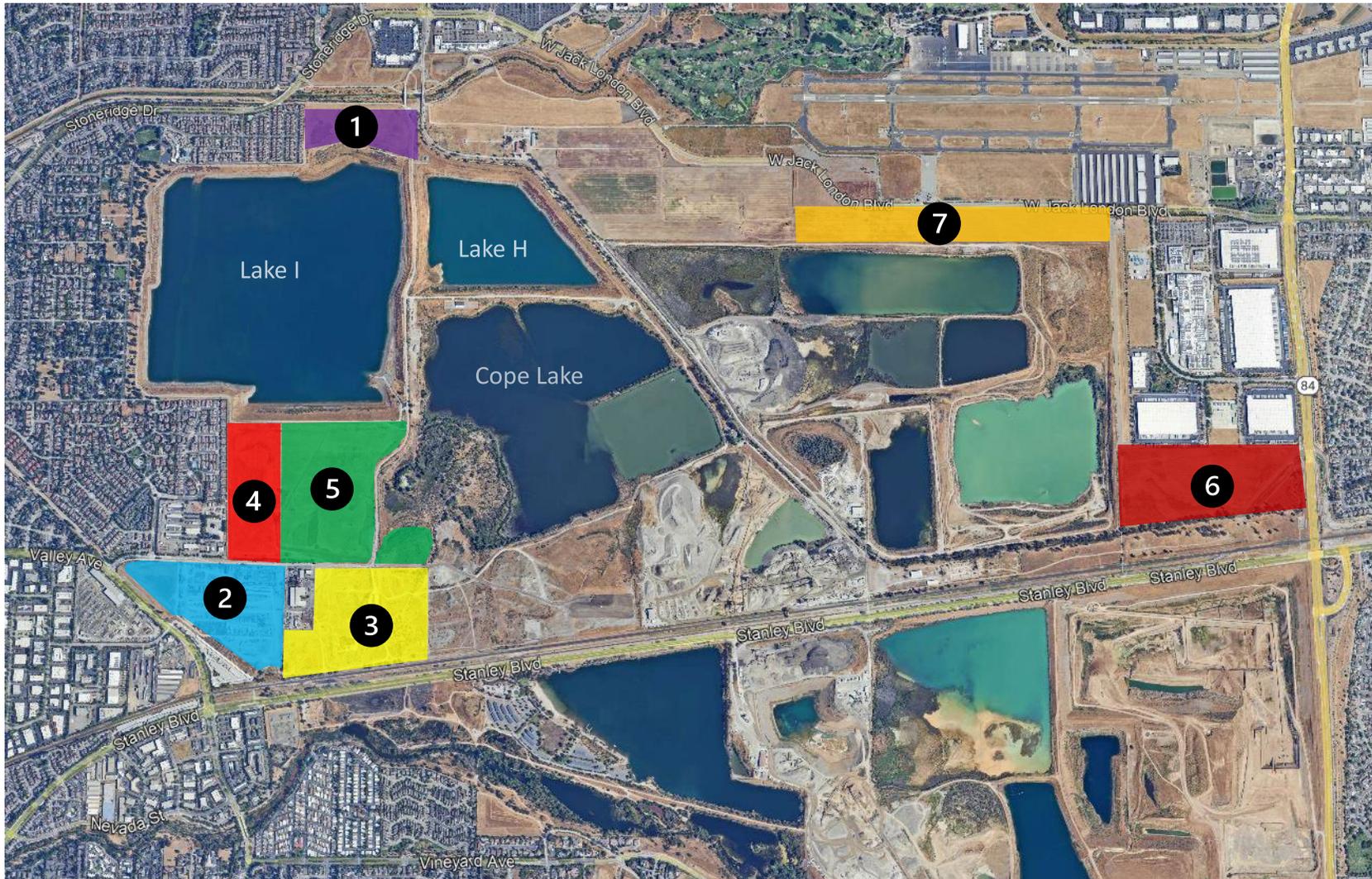
East Pleasanton: General Plan Policies

- Identifies East Pleasanton as an “area of special interest”
- Land Use Map designates area as East Pleasanton Specific Plan
- Identifies a range of potential land uses, but does not specify where allowed
- Calls for City to prepare a Specific Plan for this area
- 2012 and 2019 efforts to adopt Specific Plan unsuccessful



East Pleasanton Specific Plan Area

Recent Development Applications



Pleasanton Applications

- 1 Parcel H: 300,000 sq. ft. industrial and office (proposed)
- 2 Seefried: 310 single-family and 102 multifamily homes (approved)
- 3 Amazon: 640,000 sq. ft. warehouse (proposed, under review)

County and Pleasanton Applications

- 4 Arroyo Lago: 189 single-family homes (Approved by County; City Application in process)
- 5 East Lakes: ~330 single-family and ~367 multi-family homes (Application in process with County; City Application Pending)

6

Livermore Applications

- 7 SMP 39 – 755,500 square feet industrial (approved)

SMP 40 — 759,275 square feet industrial (approved)



Future El Charro Road



City Council Direction – February 4, 2025

Initiate the East Pleasanton Policy Framework project:

- Streamlined process
- Independent from City review of currently proposed projects
- Update General Plan vision and policies for East Pleasanton
- Subsequent actions needed for any changes to City boundaries or land use designations



EPPF Boundaries

 Core Area

 Study Area

Process and Schedule



Completed Tasks:

- Background Information Review
- Planning Commission & City Council Input on Scope of Project Issues
- Community Meeting (October 2025)
- Stakeholder Meetings (Round 1 and 2)



Upcoming Tasks:

- Scenario Creation and Analysis (Winter 2025)
- Planning Commission & City Council Scenario Feedback (Spring 2026)
- General Plan Amendments (Spring 2026)

Joint City Council Planning Commission Study Session – September 16, 2025

Requested feedback on key policy questions for continued study:

- City boundaries
- Land uses
- Open space and recreation
- Public service facilities
- Infrastructure and circulation

Joint City Council Planning Commission Study Session – September 16, 2025

Major Themes in Feedback:

- Fiscal impacts of development to City
- Development needed to pay for infrastructure, particularly El Charro Road
- Traffic impacts
- Study different options:
 - Existing vision
 - Light Industrial Expansion
 - “Go Big” – Consider area east of Arroyo Mocho

Community Meeting - October 28, 2025

Requested Public Input:

- What issues are important to you for the EPPF scenarios?
- What land uses should we study in the EPPF scenarios? Where should they be located?

How important is this to the EPPF Scenarios?

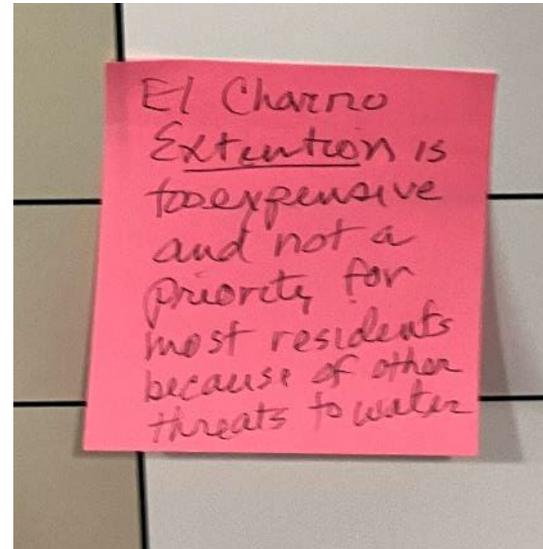
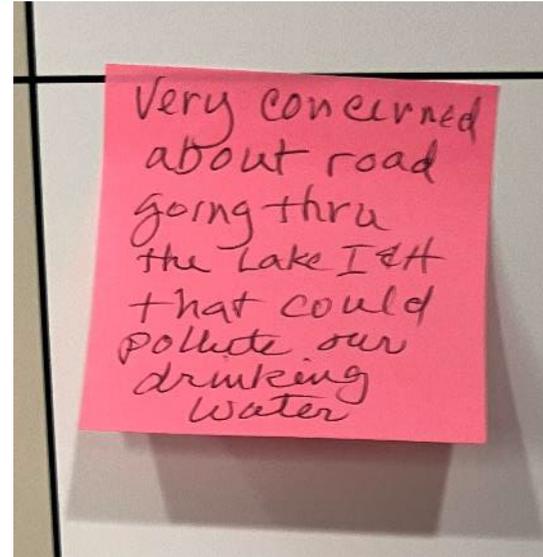
OPEN SPACE AND NATURAL RESOURCES

Help us understand what aspects are most important to study for the EPPF Scenarios.

Place dots in this column

Very Important Important Somewhat Important

	How important is this to you for the EPPF Scenarios?	Comments
Maintaining an open space buffer between Pleasanton and Livermore		
Maintaining the existing urban growth boundary location		
Protecting water quality in the Chain of Lakes		
Providing new recreational amenities such as parks and trails		
Other issues (list below)		



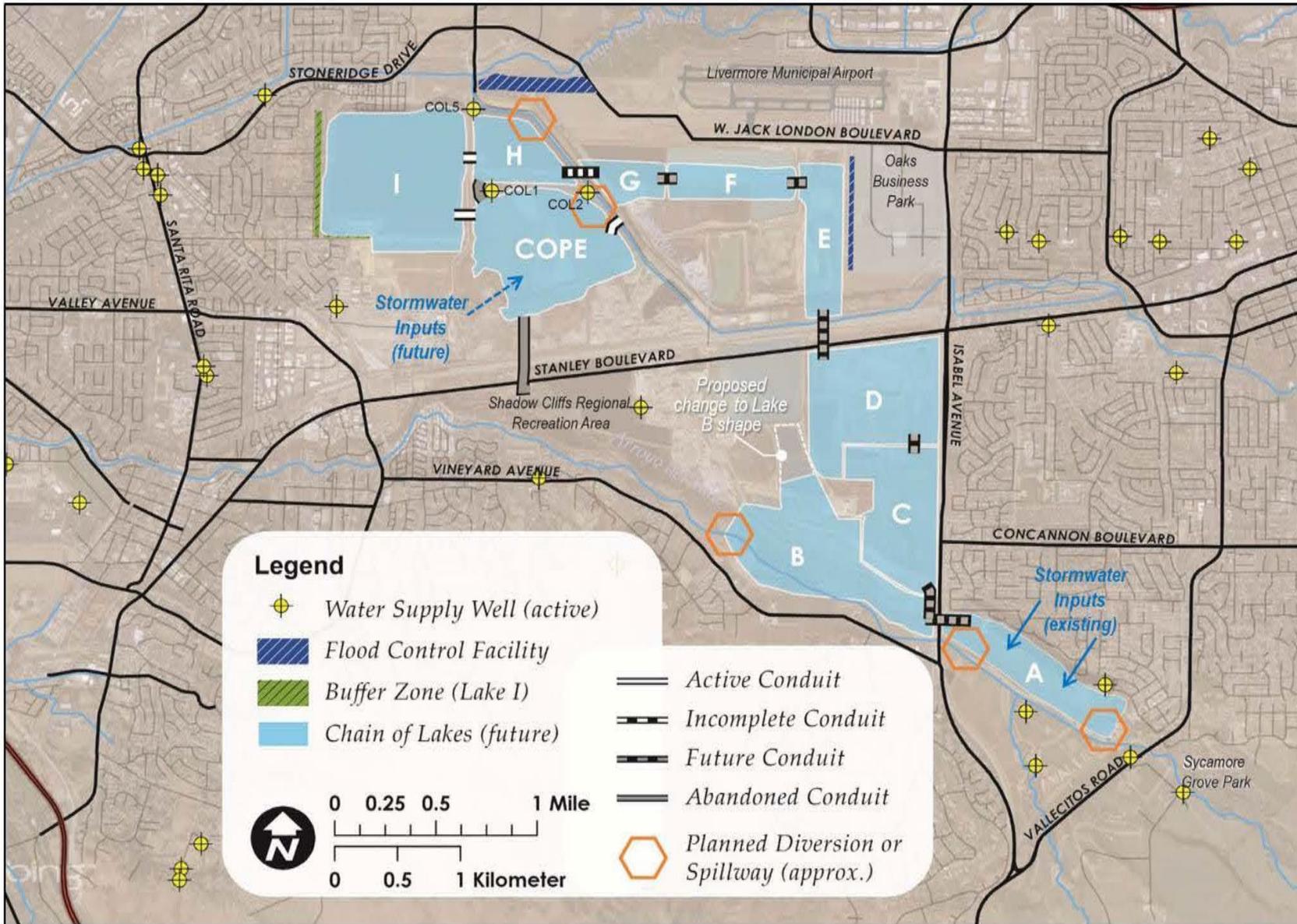
Next Steps

- Continue Land Use Scenario Development and Refinement
- Utilities and Economic Analysis: March 2026
- Planning Commission and City Council Study Session: April – May 2026
- Draft General Plan Amendments
- Adopt General Plan Amendments: June 2026

Zone 7 Staff Feedback to Date

- Safeguarding water quality and supply is a paramount concern
 - Avoid contamination of surface water and groundwater
 - El Charro designed to minimize the risk of accidental spills
- Public safety and access need to be balanced:
 - Passive vs. active recreation
 - Safety Concerns:
 - Steep, unstable embankments
 - Subsurface obstacles (changing water levels)
- Chain of Lakes Conveyance System: Coordination with El Charro future alignment and future development projects

Zone 7 Future Chain of Lakes Configuration (2020)



Source:
 Addendum 1 – 2020 Update
 Preliminary Lake Use Evaluation
 for the Chain of Lakes

East Pleasanton Planning Update

Zone 7 Liaison Committee

February 24, 2026

