

Planning Commission Staff Report

June 24, 2009
Item 6.b.

- SUBJECT:** PUD-68
- APPLICANT:** Continuing Life Communities
- PROPERTY OWNERS:** Alameda County Surplus Property Authority (ACSPA)
- PURPOSE:** PUD Development Plan to establish allowed uses and the construction of a senior continuing care community totaling $\pm 1,079,150$ square feet and related site improvements on ± 46 acres
- GENERAL PLAN:** *Alameda County General Plan—Mixed-Use/Business Park*
City of Pleasanton General Plan—Medium Density Residential (2 to 8 dwelling units per gross acre) and High Density Residential (greater than 8 dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices
- SPECIFIC PLAN:** Stoneridge Drive Specific Plan, as amended
- ZONING:** *Alameda County—Agriculture*

46 acres of the project site are currently located in unincorporated Alameda County

City of Pleasanton—Prezoning for the property is PUD-C (Planned Unit Development-Commercial), for the portion of the project site with the Health Center, and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial) for the remainder of the development site

An approximately 1.5-acre site already within the City of Pleasanton is zoned PUD-MDR (Planned Unit Development – Medium Density Residential), PUD-C (Planned Unit Development – Commercial), and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial)

LOCATION: The south west intersection of I-580 and El Charro Road (Staples Ranch)

- ATTACHMENTS:**
1. Exhibit A, Draft Project-Specific Conditions of Approval, Draft General Conditions of Approval, and Draft Conditions of Approval – Appendix 1
 2. Exhibit B, Proposed Plans, Slope Planting Plan, Conceptual Color Palette, Green Point Checklist, Project Narrative, Additional Parking Analysis, Transportation System Management (TSM) Plan, Plan to Reduce Air Pollution from Stationary Sources, Tree Report (available at the Planning Division), Fencing Proposal by Existing Residents, Health Risk Assessment (available at the Planning Division), dated Received January 21, 2009, and Addendum to the Project Narrative Concerning Delivery Trucks, dated April 24, 2009, and Noise Study, dated May 4, 2009 (available at the Planning Division)
 3. Exhibit C, Meeting Notes from the Joint Planning Commission and City Council Workshop, dated November 8, 2007
 4. Exhibit D, Neighborhood Meeting Notes, dated March 21, 2007
 5. Exhibit E, Stoneridge Drive Specific Plan Amendment/ Staples Ranch
 6. Exhibit F, Housing Commission Report and Meeting Minutes, dated January 17, 2008 and March 20, 2008
 7. Exhibit G, Stoneridge Drive Specific Plan Amendment/ Staples Ranch EIR (available on the web at www.staplesranch.org)
 8. Exhibit H, Impartial Analysis of Measures PP and QQ
 9. Exhibit I, Affordable Housing Needs Staff Report, dated April 4, 2006
 10. Exhibit J, Correspondence

BACKGROUND

The Continuing Life Communities (CLC) Planned Unit Development (PUD) is one of several proposed uses on the Staples Ranch property. On November 8, 2007, the City Council and the Planning Commission held a joint workshop to review the conceptual development proposals for the Staples Ranch site, including the CLC proposal. Since the workshop, CLC has agreed to several changes to address the Council's and Commission's comments. CLC proposes to develop approximately 46 acres of the Staples Ranch property as a senior continuing care community.

Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR

On February 24, 2009, the City Council certified the Final Environmental Impact Report (FEIR) for the Staples Ranch Project, including an amendment to the Stoneridge Drive Specific Plan and rezoning/prezoning for the site.

Stoneridge Drive Specific Plan Amendment/Staples Ranch

On February 24, 2009, the City Council approved a Stoneridge Drive Specific Plan Amendment (Specific Plan Amendment) for the Staples Ranch project. The Specific Plan Amendment includes an extension of Stoneridge Drive to El Charro Road.

Staples Ranch Rezoning and Prezoning

On March 3, 2009, the City Council adopted the rezoning and pre-zoning for the Staples Ranch project, including the PUD-C (Planned Unit Development – Commercial) pre-zoning for the portion of the project site with the Health Center and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial) pre-zoning for the remainder of the CLC development site.

Legal Challenge to the Project Approvals

On March 27, 2009, a petition and complaint was filed in State court by Safe Streets Pleasanton, Center for Biological Diversity, Alameda Creek Alliance, Mark Emerson, and Matt Morrison challenging the adequacy of the EIR, namely, 1) the review process for the Stoneridge Drive extension; and 2) the disclosure/analysis/mitigation of the following:

- cumulative noise impacts;
- impacts to sensitive species;
- impacts on climate change; and
- dust and traffic impacts associated with nearby surface mining operations.

The petition and complaint also seek to set aside all of the relevant project approvals; nevertheless, the lawsuit does not prohibit the Planning Commission's review of the Staples Ranch PUDs.

Voters Deserve A Voice Initiative

An initiative measure has been filed which could impact the Staples Ranch project if adopted by voters. The initiative would amend the General Plan by adding new policies about certain development projects and road extensions that must be approved by Pleasanton voters. To qualify for the ballot, the initiative sponsors must collect signatures from 10 percent of the registered voters in Pleasanton – around 4,176 signatures. To qualify for the ballot, the sponsors need to collect the required number of signatures by September 8, 2009. Staff is unaware of any significant signature gathering efforts to date.

Supplemental Environmental Impact Report

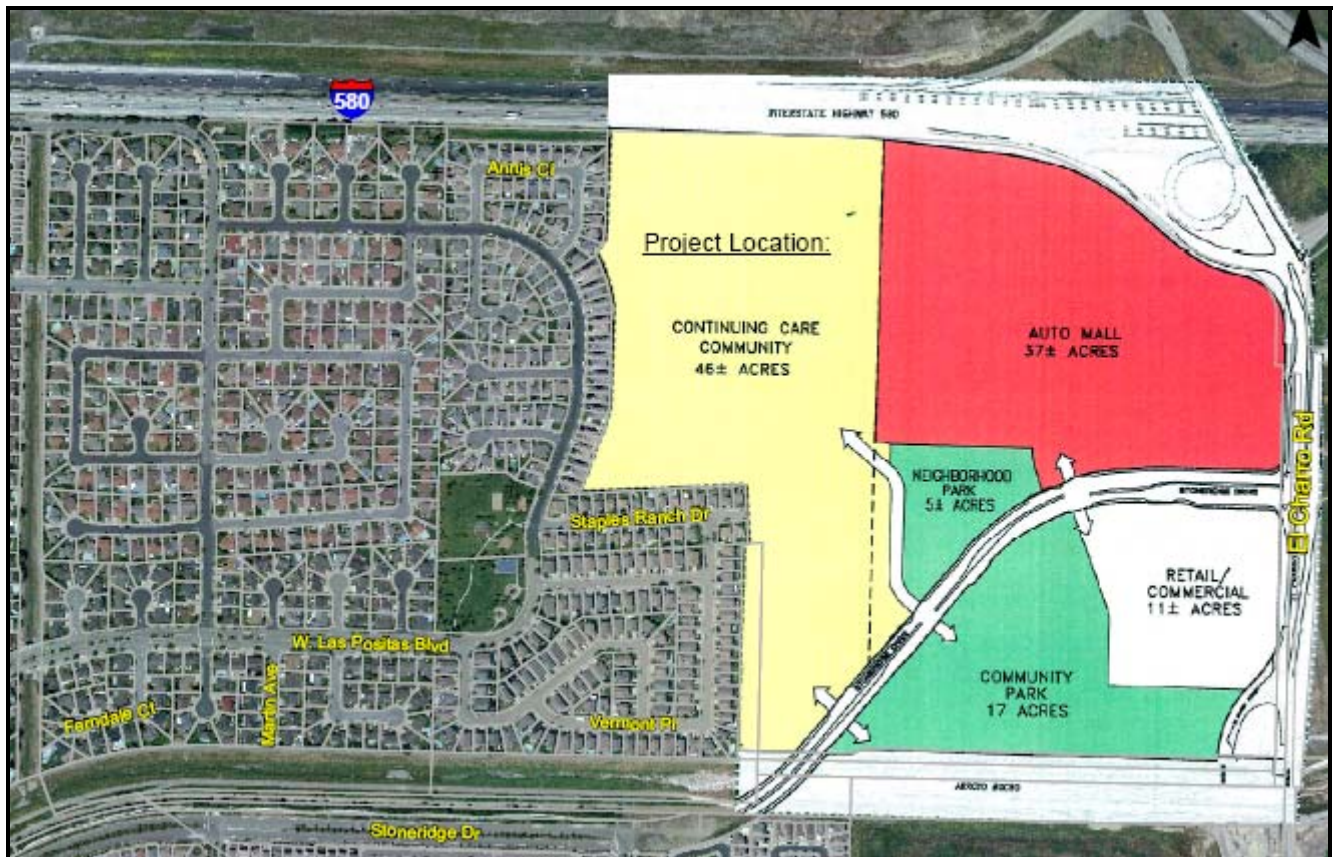
Recently, the City Council authorized preparation of a Supplemental Environmental Impact Report (SEIR) that will consider the environmental impacts, if any, of a two-lane Stoneridge Drive extension as compared to the four lane roadway extension included in

the Amended Stoneridge Drive Specific Plan and update certain biological studies. Staff is currently defining the scope of the SEIR. Once the draft SEIR has been prepared and circulated, the Planning Commission will conduct a public hearing to take public comment on the draft document. Staff does not believe the SEIR will not have an impact on either the CLC or Hendrick Automotive PUD's currently being considered by the Planning Commission and, hence, believes the Commission has sufficient and adequate environmental information to make a recommendation on this PUD development plan to the City Council.

SITE DESCRIPTION

The project site is vacant and is within Pleasanton's Sphere-of-Influence and Urban Growth Boundary. The development site is bounded on the north by I-580, on the west by existing single-family residential development, on the east by vacant property proposed to be an auto mall developed by Hendrick Automotive Group (Hendrick) and vacant land planned to be a neighborhood park with a stormwater flow control basin, and on the south by the Arroyo Mocho and vacant land planned for a Community Park which may include a four-rink ice center developed by San Jose Arena Management. Figure 1 (below) shows the project location.

FIGURE 1
Project Location



Site Constraints

Two large easements (a Pacific Gas and Electric gas pipeline easement and a Zone 7 water transmission line easement) totaling 55 feet in width are adjacent to I-580 and limit what tree species and how many trees can be planted near I-580.

Caltrans is planning a high occupancy vehicle (HOV) lane in I-580 which is not anticipated to impact the edge of paving adjacent to the Staples Ranch property or proposed landscaping in this area. However, in the future, Caltrans may convert the HOV lane into a high occupancy toll (HOT) lane, and the existing BART line in the center of the freeway may be extended to Livermore. If these projects are approved, some or all of the landscaping in the Caltrans right-of-way adjacent to CLC's I-580 frontage may need to be removed. In addition, right-of-way may need to be acquired on the project site to accommodate freeway widening(s). Caltrans may need approximately 32 feet (in width) of additional right-of-way along CLC's frontage. For this reason, CLC is not proposing any buildings in this area. In the event additional right of way is acquired, CLC has agreed to submit an application for a redesign of its frontage which may include new landscape buffer/design treatments by the freeway to soften the visual impact of the widening.

There is a 20-foot wide Pacific Telephone and Telegraph easement (now owned by AT&T) crossing the southern portion of the project site. Buildings cannot be located within this easement.

PROJECT DESCRIPTION

CLC proposes to construct a senior continuing care community with 635 senior living units (plus 12 guest units) on the northern portion of the site and 114 units (with 152 beds) in a new Health Center on the southern portion of the site, for a total of 749 units. An approximately 70,016-square-foot Club House with multiple dining areas, an auditorium, a movie theater, computer room, billiards room, card room, library, medical exam rooms, beauty salon, and other related features will be constructed on the northern portion of the site. An approximately 20,146-square-foot Central Plant with an employee lounge, lockers, and offices, laundry facilities, heating and cooling equipment, storage, and related features will be constructed by the northern boundary. Numerous outdoor amenities – wood shop, indoor pool, outdoor pool, tennis court, 4-hole golf course, lake, koi pond, picnic area, bocce ball court, etc. – will be constructed on site. The buildings are proposed to range from one to four stories with a maximum height of 50 feet. The dwelling units will range in size from 670 to 2,419 square feet, with the exception of the Health Center units which will range in size from 298 to 1,182 square feet. The northern portion of the property is proposed to be gated for security reasons. The residents will be age 62 years and older.

Project features include the following:

- Approximately 1,079,150 square feet of gross floor area, thus allowing for a future expansion of approximately 120,850 square feet per the Stoneridge Drive Specific Plan Amendment
- A floor area ratio (FAR) of approximately 55 percent for the project site, not including the Health Center, and 54 percent for the entire project site, including the Health Center
- A density of approximately 16 units per acre for the entire project site
- Single-story Villa units; two-story Garden Terrace units; three- and four-story Independent Living units (ILUs); and two-story Health Center units
- Garages; carports; uncovered parking; and golf cart parking
- Brown and off-white building colors
- Brown concrete roof tiles
- Daily meals served in one of three dining rooms, weekly laundry service, maid and cleaning service for every residence every other week, and weekly gardening of the grounds
- Garbage collection by CLC staff (and taken to central on-site locations for pick-up by Pleasanton Garbage Service)
- Two emergency back up generators
- A 20-foot tall landscaped berm, with an eight-foot tall wall on top, by the northern property line to reduce freeway noise on-site
- An eight-foot tall wall by the existing residences adjacent to the Health Center and a seven-foot tall wood fence by other existing residences (not including those with an existing soundwall)
- An eight-foot tall wall on the eastern boundary by Hendrick's project
- A six-foot tall open fence with decorative stucco columns around the practice golf course
- A gated emergency vehicle access point at the terminus of Staples Ranch Drive and on the eastern property boundary by Hendrick's project
- Removal of 31 of the existing 68 trees on site
- Planting of more than 1,300 new trees on/adjacent to the project site
- Planting of 41 new trees generally where the existing trees will be removed
- A landscape buffer approximately 26 foot wide, by the eastern property line (during the 4th phase of construction)
- A high efficiency Central Plant containing boilers, cooling towers, variable speed pumps and natural gas water heaters to serve the dwelling units (not including the Villas)
- Free scheduled bus service by CLC to medical offices, religious services, grocery and pharmacy shopping, the Stoneridge Shopping Center, BART, etc.
- Bike racks for employees by all main employee lounge/entrance areas
- Numerous pedestrian pathways, thus encouraging/facilitating walking within the project site
- Electric vehicles will comprise 90 percent of the housekeeping, maintenance, security, and administration vehicle fleet
- Appliances provided within the residences will be Energy Star rated

- Dedication of a strip of land 19-foot wide to the adjacent residents along Vermont Place
- The funding and construction of the public entrance roadway adjacent to the Neighborhood Park, including approximately 8 public parking spaces and a sidewalk along the western side of the road

The recommended conditions of approval will allow the following at the Continuing Care Community:

- Assisted living, skilled nursing, related accessory uses including restaurants, cafes, beauty shops, massage services, physical therapy, gift shops, religious services, recreation activities for the residents of the site, and temporary events
- Home occupations conducted in accord with the Pleasanton Municipal Code (PMC)
- Not more than two weaned household pets, excepting fish and caged birds, per unit
- Accessory uses conducted in accord with the regulations prescribed for accessory uses in Chapter 18.36, RM Multi Family Residential Districts of the PMC
- Dry land hay farming is allowed on any parcel until occupancy of any building on the PUD site

The recommended conditions of approval require the following:

- A smooth stucco finish on the front elevation of the Health Center
- Numerous windows to be recessed approximately one to two inches into the building wall, including all windows facing Stoneridge Drive, Club House windows, Villa windows facing the public entrance road, and front elevation Villa windows
- Items taller than the wall around the outdoor storage area by the freeway to be stored elsewhere and the storage area to be designed with a trellis to help deter the storage of tall items
- A new black, decorative open fence along the shared property line with Caltrans if allowed by Caltrans (and the existing chain link fence will be removed)
- All porches, decks, and outdoor patios to be a minimum of six feet in width
- A maximum of two monument signs on Stoneridge Drive, both a maximum of five-foot tall with text letters a maximum of 12 inches in height
- A single wall sign visible from the freeway with text letters a maximum of 24 inches tall
- All sign illumination to be halo or top down illumination
- All parking spaces by loading and unloading areas to be employee parking only
- The unloading area by the Health Center to be revised such that it is not in the fire lane
- Payment for 17 additional 24-inch box canopy trees in Hendrick's landscape buffer by Hendrick's western property line
- Additional trees to be installed by the western property line, such that there are no visible gaps between the trees once mature

- California native and/or adaptive native landscaping species and species known to tolerate some aridity in the Caltrans' right of way, and the on-site landscape buffer adjacent to the freeway
- Undeveloped portions of the site to be hydroseeded annually with native wildflowers
- A full time manager at the senior continuing care community to join the City of Pleasanton's Transit System Management (TSM) Program
- Paratransit services provided and designed so as to minimize any impact on the current level of service of the City's Dial A Ride program and paratransit service
- The on-site light standards by the Vermont Place properties (abutting the Health Center site) and by Staples Ranch Drive to be a maximum of 10' tall
- The construction of a bus shelter adjacent to the site
- Sonic rodent control by the existing residents (during construction)
- The management of the development to rehabilitate a current or prospective resident's unit to address the physical needs of the resident at no cost to the resident
- The management of the development to make space available in the Club House and Health Center for printed materials/information to be provided to residents by the City or other social service agencies
- Access through the site to the Arroyo Mocho for maintenance
- Pedestrian and bicycle access to the northern Arroyo Mocho maintenance road
If there is pedestrian access from the Zone 7 G-3 channel to the Staples Ranch site, payment for fencing along the rear of the existing residential properties bordering the pedestrian access (payment may be used for landscaping, at the City's discretion)
- Approval of an agreement for the design and construction of the non-stormwater detention basin portion of the Staples Ranch Neighborhood Park

Table 1 below shows the unit mix and proposed parking.

**Table 1
Proposed Unit Mix and Parking**

| Independent Living Units (3 and 4 Stories) | |
|--|---|
| Number of Units | 515 Units |
| Number of Parking Spaces per Unit | 515 Spaces |
| Types of Units | Studio/1, 1/1, 1/1.5, ½, and 2/2 (Bedroom/Bathroom) |
| Garden Terrace Units (2 Stories) | |
| Number of Units | 34 Units |
| Number of Parking Spaces per Unit | 34 Spaces |
| Types of Units | 1/2, and 2/2 (Bedroom/Bathroom) |
| Villa Units (Single Story) | |
| Number of Units | 86 Units |
| Number of Parking Spaces Per Unit | 86 Spaces ¹ |
| Types of Units | 1/2, 2/2, and 2/2.5 (Bedroom/Bathroom) |
| Non-Health Center Subtotal | 635 Units/ 635 Spaces |
| Health Center | |
| Assisted Living Units | 48 Units/50 Beds |
| Semi-Private Skilled Nursing Units | 35 Units/70 Beds |
| Private Skilled Nursing Units | 13 Units/13 Beds |
| Dementia Units | 18 Units/20 Beds |
| Health Center Subtotal | 114 Units/153 Beds |
| Total All Units | 749 Units |
| Total Number of Employees (Maximum Shift – Entire Site) | 120 Employees |
| Employee Parking (Entire Site) | 148 Spaces |
| Visitor Parking (Entire Site) | 58 Spaces |

Note: ¹ Eighty eight parking spaces are proposed. However, the 2-car garages are approximately 18' wide (clear) which is substandard per the PMC. A single parking space has been counted in each of the larger garages.

The project will be licensed as a Continuing Care Retirement Community (CCRC) through the State of California Department of Social Services Continuing Care Branch, and as a Residential Care Facility for the Elderly (RCFE). The Health Center will be licensed for assisted living and special care (dementia care) as an RCFE, and for skilled nursing by the Department of Public Health.

The PUD development plan, in conjunction with the conditions of approval, will establish the allowed uses, structures, and site improvements for the project site. The entitlements required for this project include a development agreement, tentative subdivision map approval, final map approval, and building permits. The project site will need to be annexed into Pleasanton as part of the process. It is anticipated that the site will be subdivided into four parcels. Once developed, the Health Center will continue to be part of the CLC project, but will have a separate owner. It is anticipated that the other three parcels will be owned by the same CLC limited liability corporation.

Additional project details, including additional recommended conditions of approval are described below.

Building Designs

The proposed buildings are a simple mission design and are similar in appearance to CLC's existing buildings in Southern California. A few examples of these buildings are shown in Photographs 1, 2, and 3.



PHOTOGRAPH 1
Villa Unit

The four-story buildings will be approximately 50 feet tall. As a comparison, the tallest Archstone apartment buildings in Hacienda Business Park are approximately 46 feet tall.

As conditioned, the building designs visible from public rights-of-way will be enhanced. The front elevation of the Health Center will have a smooth stucco finish. In addition, the windows visible from public entrance road and the windows on the front elevation of the Health Center will be recessed approximately one to two inches into the building walls. Staff has worked with the applicant to attempt to achieve building designs which are attractive and is satisfied with the current proposal.

Per the General Plan, the project requires an amenity since it exceeds a 35-percent FAR. As part of the project, the applicant will contribute to the construction of the adjacent Staples Ranch Neighborhood Park. This will be described in greater detail in a separate agreement between the City, the Surplus Property Authority and the various developers of the project site.



PHOTOGRAPH 2
ILU Units and
Grounds



PHOTOGRAPH 3
ILU Units and Lake

Outdoor Areas

The applicant would like to use its proposed landscape buffer area by the eastern boundary as a construction drive aisle until the 4th phase of project construction. When the drive aisle is converted into a landscape buffer, CLC will plant deodar cedars and two small resident gardens in this area. Deodar cedars are evergreen species which require no water once established, and can grow to 80 feet in height. Staff believes the deodar cedar trees are appropriate in this location due to the proximity of the proposed auto mall to the east. Since the 4th phase of construction may not be built for several years, staff has added a recommended condition of approval that the applicant pay Hendrick to plant 17 additional 24-inch box screen trees in Hendrick's proposed landscape buffer along its western boundary by CLC.

There is an existing landscape buffer by the western boundary of the site which was planted in the 1990s in anticipation of future development on the Staples Ranch site. Thirty-one trees located in this buffer will be removed to accommodate grading on the project site. All of the trees, with the exception of a single London Plane tree, are Aleppo Pines. According to the tree report, the Aleppo Pines at the project site exhibit many of the structural problems associated with the species (especially when the trees do not receive maintenance): stem or branch failures; partial root failure; growth around the tree stakes or ties; and sap flow along the trunks and branches associated with insect damage from larvae of the Sequoia pitch moth. Eleven of the 31 trees to be removed are heritage size. As conditioned, the applicant would provide new evergreen screen trees in this buffer area such that there are no visible gaps between the trees when mature. According to the applicant, 32 residents adjacent to the site have requested that the applicant clean up the existing tree buffer and plant new screen trees.

Numerous on-site outdoor amenities are proposed. The proposed amenities are similar to those CLC has at its other existing facilities in Southern California. A few examples of these amenities are shown in Photographs 4 and 5 below. In addition to on-site outdoor amenities, the project will be adjacent to the proposed Staples Ranch Neighborhood Park which may include a walking trail and tennis court(s). The project will also be across the street from the proposed Staples Ranch Community Park which is proposed to have several outdoor amenities including walking trails, sitting areas, an open meadow with wildflowers and native grasses, and a connection to a regional trail.

A significant amount of landscaping (over 1,300 trees) is proposed. Landscaping details would be submitted prior to the issuance of a building permit. As conditioned, the street landscaping along new portions of Stoneridge Drive will mimic the street landscaping by the existing eastern terminus of Stoneridge Drive. Some on-site landscaping, such as the resident garden areas, will not be drought tolerant.



**PHOTOGRAPH 4
Pool Facility**



**PHOTOGRAPH 5
Resident Garden**

Lighting

The applicant proposes several different types of light standards. The tallest light standard is 14 feet, 8 inches. As conditioned, the light standards immediately east of the existing residents (by the Health Center) will not exceed 10 feet in height. The street light standards by the Villas are proposed to be taller (14 feet, 8 inches in height). Since the taller light standards are not proposed on a street or drive aisle adjacent to the existing residents, staff believes the proposal is acceptable. Staff has added a recommended condition of approval requiring the light standard by the terminus of Staples Ranch Drive to be reduced to 10 feet in height and to incorporate shields for the existing residents.

Fencing and Walls

On October 21, 2008, CLC sent letters to several property owners adjacent to the site asking if they would prefer a new fence on the shared property line. CLC did not receive a response from 21 neighbors, and seven neighbors responded that they would prefer to keep their existing fence. For this reason, CLC proposes a new fence on its own property, instead of a shared fence. The fence will be a seven-foot tall board on board wood fence with lattice on top. A new fence will not be installed where there is an existing sound wall by the freeway, and an eight-foot tall wall will be installed by the Health Center.

As conditioned, several other walls and fences will be constructed throughout the site as described in the Project Description (above). The plans show that the shared boundary line wall by Hendrick may have a pink hue. Staff has added a recommended condition of approval requiring this wall to be brown.

Storm Drainage and Utilities

Stormwater treatment on the site will be provided via a series of vegetated bioswales. Treated stormwater will be transported from the site to the stormwater flow control basin proposed in the adjacent Staples Ranch Neighborhood Park.

The applicant proposes to loop the water and sewer utilities, with a connection at Stoneridge Drive and another connection stub at CLC's proposed eastern property line, to increase reliability of these services.

Circulation

One public road and two private driveways will connect the project site to Stoneridge Drive. The intersection of the public road and Stoneridge Drive will be signalized. The ACSPA will pay for the signal.

The applicant will provide a bus shelter on Stoneridge Drive as part of the project. The Livermore Amador Valley Transit Authority (LAVTA) has not yet agreed to provide bus service along this portion of Stoneridge Drive. As such, the construction of the shelter may be delayed until LAVTA agrees to provide service.

Separated sidewalks will be provided on Stoneridge Drive. In addition, a series of sidewalks are proposed throughout the site.

Stoneridge Drive will be the primary emergency vehicle response route for ambulances and other emergency service vehicles. Two gated emergency vehicle access points are proposed for additional access in the event of a major/catastrophic emergency.

Access to the Arroyo Mocho Trail and Staples Ranch Parks

For security reasons, the entire site, with the exception of the Health Center, is proposed to be gated. Staff evaluated the potential of allowing public pedestrian access through the development which would improve access to the Neighborhood and Community Parks for residents in the existing neighborhood to the west. However, based on concerns related to this access and its impacts on the safety and security of CLC's elderly residents, staff has secured approval from Zone 7 to alternatively allow public access on the service road on the north side of the Arroyo Mocho Canal the G3 channel to the parks. As the Staples development commences construction, staff will conduct a process of determining if the neighborhood supports this additional access. In anticipation of this access, the conditions of approval require the applicant to pay to the City an amount equal to the actual cost (materials and labor) to install a 6-foot tall redwood fence along the rear of the residential properties bordering the pedestrian access. As conditioned, the amount and timing of the payment to the City shall be determined by the Director of Parks and Community Services. The City may elect to use the developer payment for landscaping along the pedestrian access in lieu of fencing.

The ACSPA has agreed to provide a connection from Zone 7's northern maintenance road to the sidewalk fronting the CLC project site.

Zone 7 has agreed to allow public access along its northern Arroyo Mocho maintenance road to the CLC site and Staples Ranch Community Park. The City would be required to enter into an agreement with Zone 7 for this purpose.

The applicant is proposing vehicle access to the Arroyo Mocho for Zone 7 and City of Pleasanton for the purposes of maintaining the arroyo. Staff has added a condition of approval that the access be constructed in phase 1.

Parking

Generally, a single parking space per unit is proposed for each unit on the northern portion of the site. As designed, a couple residing in a Villa unit could park a car in their garage and a car in their driveway (or have a visitor park in the driveway). The other unit types do not include driveways. The streets, as designed, are not wide enough to accommodate parallel on-street parking. To widen the streets, the setbacks by the existing residents and/or the size of the proposed Villa units would likely need to be reduced.

Staff has some reservations about the proposed parking ratio on the northern portion of the site; however, CLC's proposed parking ratio is generally consistent with the parking ratio it has provided on its other sites in Southern California. CLC believes this ratio works. According to CLC's statistics, 10 percent of incoming residents will not bring a car. Over time, 35 percent of all units on the northern portion of the site will be occupied by residents who will not drive. Based on these statistics and CLC's experience with Continuing Care Communities, staff supports the parking proposal.

One hundred and one parking spaces are proposed at the Health Center. At the maximum shift, the Health Center will have 38 employees. Thus, 63 spaces will be available for employees who arrive early/leave late for a shift change and for visitors. Staff believes this represents adequate parking.

As conditioned, parking spaces by truck loading and unloading areas will be for employees only, paratransit services will be provided and designed so as to minimize any level of service impact to the City's Dial-A-Ride program, and a full time manager at the senior continuing care community will implement a Transportation Systems Management (TSM) program.

Noise

As required by the EIR for the Staples Ranch project, the applicant has submitted an outdoor noise study by Charles Salter and Associates as part of the PUD submittal package. The mitigation measure requires the applicant to submit a noise study demonstrating, to the extent feasible, that all proposed outdoor recreation areas by the I-580 freeway will meet the City's standard of 60 Ldn. The study shows that two of the Villas by the freeway will exceed the standard by approximately 2 dB. Accordingly, the applicant has agreed to enclose the rear patios on these two units to help reduce noise levels. The patios will be made of solid walls and glass and will have a roof. According to the results of the noise study, the common outdoor recreation areas by the freeway, courtyards A and B, will be at or below 60 Ldn.

Interior noise studies (to address airplane noise) are required prior to the issuance of a building permit.

Per the EIR, noise attenuating pavement is required on Stoneridge Drive (in front of the Health Center).

Air Quality

Environmental Resources Management (ERM) prepared a Health Risk Assessment for diesel particulate matter exposure on the project site as required by the EIR. The report states that a 10 in 1 million cancer risk threshold is typically used as the significance criteria under the California Environmental Quality Act. Assuming a resident would reside on the project site for 23 years, the distance from the edge of the anticipated ultimate travel lane of the I-580 to the point at which the cancer risk falls below 10 in 1 million is approximately 215 feet. It is anticipated that the ultimate I-580 southern travel lane may shift 32 feet south in the near future.

Staff has added a recommended condition of approval that all units within 247 feet of the existing edge of the southern travel lane either have high efficiency particulate air filters (HEPA filters) or be relocated out of the 247-foot setback. The condition also requires the applicant to show the southern edge of the existing southern travel lane on the plans submitted for the issuance of a building permit. (This lane is not clearly shown on the PUD plans.) It is anticipated that at least a few of the Villa units will need HEPA filters or will need to be relocated. The setback line appears to be within a few feet of ILU buildings #5 and #6.

Plan Reduce Operational Emissions

As required by the EIR, the applicant has submitted a plan to reduce operational air emissions. The plan includes a TSM program which will reduce single occupancy vehicle trips, increase the use of electric vehicles, and reduce energy consumption in general.

Vermont Place – Land Transfer

The applicant proposes to transfer land (approximately 19 feet in width) to the adjacent residents along Vermont Place, so that the property line can be “squared.” The adjacent residents on Vermont Place requested this. The land transfer is consistent with the Stoneridge Drive Specific Plan Amendment.

Phasing

The project is proposed to be constructed in phases. As conditioned, the berm, the major on-site infrastructure, the Central Plant, the Club House, and most of the units on the northern portion of the site will be constructed in Phase 1. The Health Center will be constructed in Phase 2. ILU #5 and a few Villa units will be built in Phase 3. ILU #6 will be constructed in Phase 4.

Green building

The applicant has agreed to exceed the minimum number of green building points (50 is the minimum required). A condition of approval has been added to ensure this.

ANALYSIS

This section addresses Pleasanton’s housing cap, and how CLC revised its proposal to address the City Council’s and Planning Commission’s comments from the joint workshop. The project’s consistency with the General Plan and the Stoneridge Drive Specific Plan Amendment are described in the PUD Considerations section below.

Housing Cap and Regional Housing Needs

In 2008 initiative Measures PP and QQ were both passed by Pleasanton voters. Both measures relate to Pleasanton’s voter approved residential housing cap of 29,000 units in that both define a housing unit for purposes of the City’s housing cap. Measure PP added a policy to the General Plan broadly defining a housing unit as any residence

with a kitchen and a bathroom and mandated that the City Council cannot waive or exclude from the housing cap units consistent with Measure PP's definition. Measure QQ's definition of housing unit more specifically lists types of units that count toward the housing cap rather than referencing specific features within such units.

Significantly, Measure QQ specifically excludes from the housing cap assisted living facilities but does grant Council the discretion to count a portion of an assisted living facility towards the housing cap based on impacts to infrastructure and community services. That assisted living facilities are generally not considered housing units is consistent with the U.S. Census Bureau's characterization of these facilities (Group Quarters) and with statements made by the proponents of Measure PP that assisted living units with large central kitchens were not intended to count against the housing cap.

While the applicant has worked cooperatively with staff regarding the housing cap issues, it has provided information indicating that in accordance with state regulations the entire development may be viewed as a commercial development and hence not impact the housing cap at all.

Based on these various issues, the City Council will need to determine how many of the 749 units within the CLC project, if any, should count against the housing cap, based on the impact of the project on infrastructure and community services. Previously, Council had preliminarily thought that 240 of the units (of the then estimated 823 units within the project) should count against the cap based on impacts to traffic, water, schools, parks etc.

The question of whether or not units in a continuing care community are counted towards the City's housing cap is separate from the question of whether or not such units are counted towards the City's Regional Housing Needs Determination (RHND) for affordable housing purposes. The State Department of Housing and Community Development has determined that residential units that meet the United States Census definition of a residential unit may be counted towards a City's RHND. Accordingly, all of the ILUs units, Garden Terrace units, Villa units, and units with a single bed in the Health Center (a total 712 units) will count towards the RHND. For more information regarding the RHND, see Exhibit I.

Plan Revisions

In an effort to address the City Council's and Planning Commission's comments from the joint workshop on November 8, 2007, CLC has revised its proposal. The changes and recommended conditions of approval related to the comments are noted below in Table 2. Staff believes the project, with the conditions of approval recommended by staff, is supportable, and does a sufficient job of addressing the workshop comments.

**Table 2
Response to Joint Workshop Comments**

| Potential Issue | Workshop Comments | CLC Response | Staff Comments |
|---------------------------|--|--|---|
| Parking | -Demonstrate how employee, resident, and visitor parking needs will be met (strong interest in visitor parking) | -Provided a parking ratio similar to what is provided at CLC's other existing facilities in Southern California -Added 12 new visitor parking spaces by the southern Villa units -Lengthened the Villa unit driveways to accommodate parking | -Staff believes the developer has unique expertise regarding continuing care communities and believes the parking proposal is supportable -Staff added the following recommended condition of approval <ul style="list-style-type: none"> • Require 1 additional disabled person parking space by the southern Villa units |
| Phasing | -Provide information detailing how undeveloped areas will be maintained during construction -Include pedestrian pathways in undeveloped areas | -A detailed response was not provided | -Staff added the following recommended conditions of approval: <ul style="list-style-type: none"> • Once building construction has commenced, undeveloped portions of later development phases shall be hydroseeded annually with native wildflowers • Install a public sidewalk along the Stoneridge Drive frontage in phase 1 -Pathways are not proposed north of the ILUs to be built in phase 1, due to freeway noise and air quality concerns |
| Pedestrian Pathway | -Provide a pedestrian pathway from Staples Ranch Road to the Staples Ranch Neighborhood Park | -A public pathway is not proposed | -Staff added the following recommended conditions of approval: -If there is pedestrian access to the Zone 7 maintenance road from the G-3 channel to the PUD site, the applicant shall pay to the City an amount equal to the actual cost (materials and labor) to install a 6' tall redwood fence along the rear of the residential properties bordering the pedestrian access. As conditioned, the amount and timing of the payment to the City shall be determined by the Director of Parks and Community Services. The City may elect to use the developer payment for landscaping along the pedestrian access in lieu of fencing. |
| Bus Shelter | -Consider Wheels bus access and show bus stop on plans | -CLC proposes to install a bus shelter and bus stop in front of the project site | -LAVTA has not yet agreed to provide bus service, so the installation of the shelter may be delayed |

| Potential Issue | Workshop Comments | CLC Response | Staff Comments |
|---------------------------|--|---|---|
| Affordable Housing | -Consider providing affordable housing | -An affordable housing proposal has been proposed | -CLC's affordable housing proposal has been approved by the Housing Commission and will be forwarded to the City Council |
| Noise | -Provide examples of noise mitigation measures | -None proposed at this time | -Staff has added the following recommended condition of approval: <ul style="list-style-type: none"> • Prior to the issuance of a building permit for phase 3, the project developer will revise the Villa plans and enclose the outdoor patios on the 2 Villa units closest to the I-580 freeway -Per the EIR, interior noise mitigation measures are not required to be provided to staff until building permit review |
| Berm | -Soften berm, needs round shape | -No change proposed -The applicant provided several examples of existing berms, some of which have a slope similar to the proposed slope | -Based on the berm examples provided, staff believes the proposed berm will be attractive once the proposed landscaping on the northern side of the berm is mature -Staff has added the following recommended condition of approval: <ul style="list-style-type: none"> • Revise the plans such that the wall on top of the berm, the berm retaining walls, and storage walls visible from the freeway are completely screened with landscaping to deter graffiti tagging |
| Cogeneration | -If considering cogeneration, show it on the plans | -Cogeneration is not proposed | -No comment |
| Central Plant | -Improve the design of the Central Plant elevations facing the freeway | -Revised the design and added architectural treatments including a hip/gable roof, exposed roof rafters, windows, belly bands, and arched wall recesses | -Staff believes the revised design is supportable |

HOUSING COMMISSION

On March 20, 2008, the Housing Commission supported CLC's affordable housing proposal by a 4 to 0 vote. As proposed, a total of 15 percent of the units (not including the Health Center Units) will be occupied by households with an annual income in the following income categories:

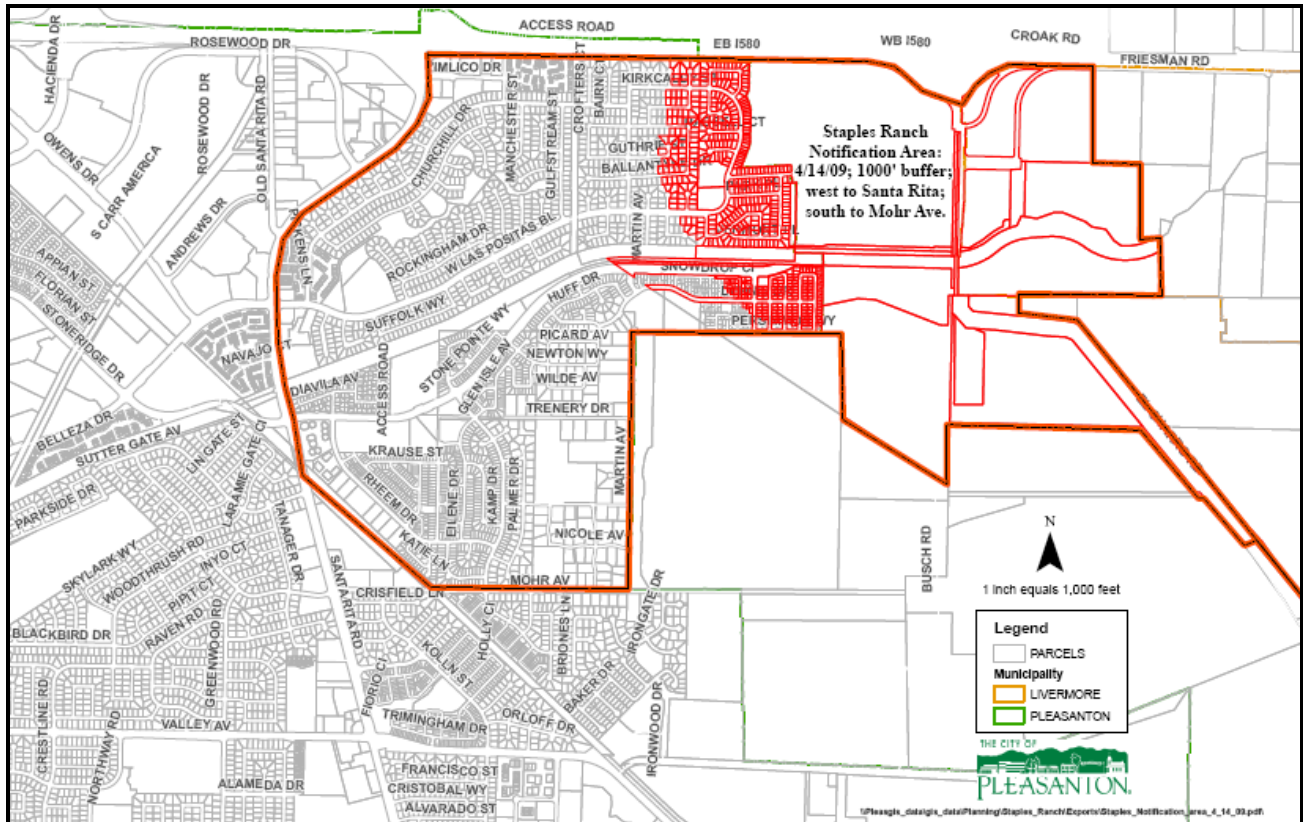
- 5 percent at 100 percent of the Area Median Income (AMI)
- 5 percent at 80 percent of the AMI
- 5 percent at 50 percent of the AMI

In addition, CLC will establish an annuity estimated at \$1,946,000 to provide an estimated ongoing subsidy of \$400/month for approximately 31 units occupied by households with incomes less than 80 percent of the AMI. More details about the proposal are in Exhibit F. The Housing Commission's recommendation will be forwarded to the City Council for review and consideration.

PUBLIC NOTICE

Public notices were sent to all property owners and residents as shown in Figure 3 below. The noticing area is greater than the standard 1,000-foot radius noticing distance. Staff has also received comments from Zone 7 and LAVTA. LAVTA requested a bus stop (even though LAVTA is not proposing bus service at this time) and unrestricted, non-gated pedestrian access from the terminus of Staples Ranch Drive to the bus stop. The Zone 7 and LAVTA letters are in Exhibit G. At the time this report was written, 2 comments had been received from Pleasanton residents. One is in support of the senior continuing care community, so long as he/she can afford to live there. The other resident is in opposition and expressed concern that new employees would live as far away as possible to find affordable housing, and then drive to Pleasanton. He expressed a concern about increasing traffic, and planning for increased auto traffic (see Exhibit G). Comments from the March 21, 2007 neighborhood meeting are attached in Exhibit J.

**Figure 2
Noticing Area**



Note: The properties within a 1,000-foot radius are shown in red. The project noticing area is substantially greater than the standard 1,000-foot radius noticing area.

FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development District and “considerations” the Planning Commission and City Council should consider when reviewing a PUD development plan. These considerations are typically used as PUD findings. The considerations and staff’s response are below.

1. Is the plan in the best interests of the public health, safety, and general welfare?

The project, as conditioned, will adhere to all applicable City standards concerning public health, safety, and welfare. The subject development will include the installation of all required on-site utilities with connections to municipal systems in order to serve the project. The structures will be designed to meet the requirements of the Uniform Building Code and Fire Code. Two emergency vehicle access points will be provided. As described in consideration number 3 (below), staff believes the proposed development, as conditioned, is compatible with adjacent uses.

Staff's analysis indicates the project, as conditioned, is in the best interest of the public health, safety, and general welfare.

2. Is the plan consistent with the City's General Plan and any applicable specific plan?

The site's General Plan Land Use designation Medium Density Residential (two to eight dwelling units per gross acre) and High Density Residential (greater than eight dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices allows for a mix of uses on the Staples Ranch site including a senior continuing care community. Per the General Plan, commercial development with a floor area ratio of 35 percent or less can be provided on the site without an amenity. The proposed FAR is approximately 55 percent. The applicant is proposing to assist with the construction of the Staples Ranch Neighborhood Park as an amenity.

Development of the proposed project will further the implementation of the Stoneridge Drive Specific Plan Amendment, as approved by the City Council on February 24, 2009. The Stoneridge Drive Specific Plan Amendment anticipates an approximately 46-acre senior continuing care community on the project site. As conditioned, the project will adhere to the design constraints of the Specific Plan Amendment, includes a visually coordinated, appealing architecture, a site layout which creates useable and pleasant outdoor spaces, does not conflict with the existing underground fiber optic cable that traverses the site, and provides a gated emergency vehicle access at the terminus of Staples Ranch Drive, separated sidewalks along Stoneridge Drive, a landscape berm along the I-580 frontage to reduce noise impacts, and landscaping in the adjacent Caltrans right of way as required/encouraged by the Specific Plan Amendment. Staff believes the plans, as conditioned, will be consistent with the Specific Plan Amendment.

Staff's analysis indicates the project, as conditioned, is consistent with the City's General Plan.

3. Is the plan compatible with previously developed properties in the vicinity and the natural, topographic features of the site?

The site is predominately flat. The site is generally 346 feet – 350 feet in elevation. There is a mound on the property which is material imported by KB Homes in 1995 in anticipation of using it for fill material as part of a residential project that was never constructed. Along the western boundary there is an existing drainage swale which will be regraded as part of the project. The swale will not be needed once the flood improvements required by the EIR are constructed in Livermore.

The project site and land to the east is currently vacant. The City Council approved the Stoneridge Drive Specific Plan Amendment which allows for an auto mall and a neighborhood park (with a stormwater flow control basin) east of the site and the Arroyo Mocho and a community park south of the site. Existing residences are west of the site.

The I-580 freeway is north of the site. As conditioned, the project will be designed to minimize impacts on the existing residents and the Arroyo Mocho.

For example, to minimize impacts to the existing residents and Arroyo Mocho, the project features, as conditioned, will include:

- An eight-foot tall wall by the existing residents adjacent to the Health Center and a seven-foot tall wood fence by the other existing residents (not including those with an existing soundwall)
- Dedication of a strip of land 19 feet wide to the adjacent residents along Vermont Place
- Additional trees to be installed by the western property line, such that there are no visible gaps between the trees once mature
- Lower light standards (10 feet tall) by the existing residents on Vermont Place and by the terminus of Staples Ranch Drive
- Single story Villa units with rear yards setbacks of at least 24 feet by the existing residents on Staples Ranch Drive, West Las Positas Boulevard, and Annis Circle
- Sonic rodent control by the existing residents (during construction)
- Buildings to be setback at least 20 feet from the Arroyo Mocho
- Access through the site to the Arroyo Mocho will be provided to the City and Zone 7 for maintenance

Staff's analysis indicates the project, as conditioned, is compatible with previously developed properties in the vicinity and adjacent proposed projects, and the natural, topographic features of the site.

4. Does grading take into account environmental characteristics and is it designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible?

The natural topography of the site is relatively flat. Minimal changes in grades are proposed, with the exception of the filling of an existing drainage swale by the western boundary and the construction of a berm by the I-580. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Slides are not anticipated.

The proposed project will require the construction of stormwater detention facilities to contain the 100-year flood. An EIR mitigation measure for the project requires the site to be removed from the flood hazard area prior to occupancy. Engineering modeling indicates that implementation of the Livermore flood protection improvements, as part of Livermore's approved El Charro Specific Plan, will provide sufficient detention to prevent inundation of the Staples Ranch site for the 100-year storm event. It is anticipated that Livermore will begin the construction of these improvements this year.

To help prevent the erosion and pollution of the Arroyo Mocho, on-site stormwater will be treated on site for contaminants and directed into the stormwater flow control basin

on the Staples Ranch Neighborhood Park, before being released into the Arroyo Mocho.

On-site erosion control and dust suppression measures will be documented in the improvement plans and inspected by the Building and Safety Division during construction.

Staff believes the grading, as conditioned, takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

5. Have the streets and buildings been designed and located to complement the natural terrain and landscape?

As stated above, minimal changes to the natural grade elevations are proposed.

There are 68 existing trees on site which are proposed to be removed. Over 1,300 new trees are proposed to be planted as part of the project. Shrubs and ground cover, including native California species, will also be planted.

Staff's analysis indicates the project, as conditioned, has been designed and located to complement the natural terrain and landscape.

6. Have adequate public safety measures been incorporated into the design of the plan?

The project, as conditioned, will be consistent with City safety standards. As conditioned, the buildings will be equipped with automatic fire suppression systems (fire sprinklers). The project includes 2 points of access for emergency vehicles. The project will be required to comply with all building and fire code requirements.

Staff's analysis indicates the project, as conditioned, will include adequate public safety measures.

7. Does the plan conform to the purposes of the PUD District?

The purposes of the PUD District are as follows:

- To encourage imagination and housing variety in the development of property of varying sizes and topography in order to avoid the monotony and often destructive characteristics of standard residential, commercial and industrial developments
- To provide a development procedure which will insure that the desires of the developer and the community are understood and approved prior to commencement of construction

- To insure that the goals and objectives of the city's general plan are promoted without the discouragement of innovation by application of restrictive developmental standards
- To encourage efficient usage of small, odd-sized or topographically affected parcels difficult for development by themselves
- To accommodate changing market conditions and community desires
- To provide a mechanism whereby the city can designate parcels and areas requiring special consideration regarding the manner in which development occurs
- To encourage the establishment of open areas in residential, commercial and industrial developments and provide a mechanism for insuring that said areas will be beautified and/or maintained
- To complement the objectives of the hillside planned development district (HPD) in areas

A primary purpose of the district is to allow flexibility in the design of development projects that the City determines are in its best interest. Staff believes that the proposed project implements a key component of the Stoneridge Drive Specific Plan Amendment which was approved by the City Council on February 24, 2009. The project is also consistent with General Plan. The PUD process allows for ample input from the public and for an ultimate decision by the City Council regarding the appropriateness of the development plan.

Staff's analysis indicates the project, as conditioned, conforms to the purposes of the PUD District.

ENVIRONMENTAL ASSESSMENT

The Environmental Impact Report for the Staples Ranch project has been certified by the City Council. The potential environmental impacts of this proposed project have been addressed in that EIR and no further environmental review is necessary. This is so even though City Council recently directed that a Supplemental EIR be prepared concerning narrowing a portion of the Stoneridge Drive extension to only two lanes and updating studies of certain biological resources. Neither of these issues has any direct impact on the PUD development plan for this project and hence staff believes that the Commission has sufficient and adequate environmental information to make an informed recommendation to the City Council as to this project.

CONCLUSION

Staff believes the project is consistent with the Stoneridge Drive Specific Plan Amendment. Staff believes the applicant has revised the project to sufficiently address the City Council's and Planning Commission's previous comments. Staff has added

several conditions of approval which it believes will improve the project. Staff believes the project, as conditioned, is supportable.

STAFF RECOMMENDATION

1. Make the PUD findings (“PUD Considerations”) for the proposed development plan as listed in the staff report; and
2. Adopt a resolution recommending approval of Case PUD-68, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

Staff: Steven Bocian, Assistant City Manager, (925) 931-5005, sbocian@ci.pleasanton.ca.us
Robin Giffin, Associate Planner, (925) 931-5612, rgiffin@ci.pleasanton.ca.us

PUD-68/CLC

JAN 21 2009

CITY OF PLEASANTON
PLANNING DIVISION

Stoneridge Creek, Pleasanton
Project Narrative

Definition

Stoneridge Creek will be a Continuing Care Retirement Community (“CCRC”) regulated by the California Department of Social Services. The community is designed for people over the age of 62 and contains three defining elements. First, it will be a great place to live which encourages wellness, mental and physical stimulation, and the companionship of friends. Second, it will provide extensive services, activities, and special amenities, including fine dining. Third, it will provide residents unlimited access to skilled nursing and assisted living facilities. With this programming residents are freed from the responsibilities of home ownership and long term care arrangements. This leads to security and peace of mind in an environment of high quality living.

The community will be licensed as a CCRC through the State of California Department of Social Services (DSS) Continuing Care Branch, and as an RCFE (Residential Care Facility for the Elderly). The Health Center will be licensed for assisted living and special care (dementia care) as an RCFE by DSS, and for skilled nursing by the Department of Public Health.

Operator

Continuing Life Communities, a prominent senior housing operator, includes principals who possess over 20 years of direct retirement community ownership. Continuing Life currently owns and operates three other communities in San Diego County (La Costa Glen / www.lacostaglen.com), Orange County (Morningside / www.Morningside.com) and Ventura County (University Village / www.uvto.com). Continuing Life Communities will also employ the services of Life Care Services LLC, the nation’s leader in retirement living management, currently managing over 50 communities nationwide.

Form of Ownership

Stoneridge Creek will be located on four separate legal lots as identified on the proposed tentative map. Lots 6,7 & 8 (Independent Living) will be owned by Continuing Life Communities Pleasanton LLC and lot 5 (Health Center) will be owned by Continuing Life Communities Pleasanton HC LLC. Although having the same ownership composition, the two entities will operate independently.

| Legal Lot | Product | Phase | Owner |
|-----------|--------------------|-------|---|
| 5 | Health Center | II | Continuing Life Communities Pleasanton HC LLC |
| 6 | Independent Living | I | Continuing Life Communities Pleasanton LLC |
| 7 | Independent Living | III | Continuing Life Communities Pleasanton LLC |
| 8 | Independent Living | IV | Continuing Life Communities Pleasanton LLC |

INDEPENDENT LIVING COMMUNITY

Clubhouse Building

This two-story building will contain many of the common facilities used by residents: three large dining rooms, private dining rooms, administration, reception, lounges, card rooms, billiards room, computer center, business center, bank, mail room and auditorium. The Clubhouse acts as the nucleus of the community.

Recreation Building

A one story building containing a pool, hot tub, gym and Yoga room.

Independent Living Residences – 515 units in 6 buildings

Residences range from one to three bedrooms and are located in structures 1-6 on the site plan. All residents of Stoneridge Creek (including the Garden Terrace and Villa Residents) are monitored by CLC's Resident Services department for their daily well being. Meals for all residents are served in the Clubhouse, where many daily activities also occur. Buildings are 4 stories (3 stories closest to adjacent residential neighbors to the west) and heights do not exceed the maximum 50'.

Villas – 86 units in 39 buildings

Detached duplexes, triplexes and single structures. All Villas are one-story with attached garages.

Garden Terraces – 34 units in 3 buildings

Two-story, eight-plexes, the Garden Terraces are constructed in pods and are connected by covered walkways serviced by common elevators/stairwells.

Central Plant/Maintenance – 1 building

The property will be served by means of a Central Plant located on the northern boundary. The plant consists of cooling towers, boilers, water heaters, water softeners, emergency generators, and variable speed pumps. The HVAC system is a highly efficient "two-pipe" system with water distributed throughout the site to water source heat pumps located in all residences except Villas. The Health Center will contain its own separate smaller Central Plant. In addition to water source heat pumps, Continuing Life is considering the possibility of photovoltaic panels on the roofs of the Independent Living buildings as a supplemental source of energy. At a minimum, electrical rooms will be sized and conduit provided to accommodate the installation of photovoltaic roof panels.

The Maintenance department is the largest user of the Central Plant/Maintenance building. Components of this department include plan storage, a workshop, a data center, key/card machines, offices and an employee lounge.

Also contained within the Central Plant/Maintenance building is a commercial laundry. The laundry provides services to the Independent Living portion of Stoneridge Creek as well as the Health Center. The laundry does not provide outside services to the public.

Phasing of the Project

| Phase | ILU Units | Garden Terrace Units | Villa Units | Total Units | ALF Units | SNF Units |
|--------------------|------------------|-----------------------------|--------------------|--------------------|------------------|------------------|
| Sitework | 0 | 0 | 0 | 0 | 0 | 0 |
| I | 210 | 34 | 78 | 322 | 0 | 0 |
| IA | 97 | 0 | 0 | 97 | 0 | 0 |
| II | 0 | 0 | 0 | 0 | 66 | 83 |
| III | 89 | 0 | 8 | 97 | 0 | 0 |
| IV | 119 | 0 | 0 | 119 | 0 | 0 |
| Total Units | 515 | 34 | 86 | 635 | 66 | 83 |

Sitework – Grading, utilities, roads, perimeter site walls and berm

Phase I – Independent Living buildings #1 (79 units), #3 (83 units) and # 4 (48 units). 34 Garden Terrace units, 78 Villas, Clubhouse, Central Plant with associated Carports and Garages.

Phase IA – Independent Living building #2 (97 units) with associated Carports and Garages.

Phase II – 66 Assisted Living Units and 83 Skilled Nursing beds

Phase III – Independent Living building #5 (89 units), 8 Villas with associated Carports and Garages

Phase IV – Independent Living building #6 (119 units) with associated Carports and Garages

Description of Physical Amenities

The overall community has many similarities to a resort. The amenities include, but may not be limited to, the following features:

- 3 separate dining venues in the Clubhouse
- Beauty/barber shop and Spa with massage tables
- Lake with water feature
- Lounges
- Arts and crafts studio
- Computer lab
- Library
- Billiards room
- Indoor swimming pool / outdoor swimming pool
- Auditorium with stage
- Putting green
- Croquet court
- Bocce ball court
- Gazebos
- Water fountains
- Tennis court
- Golf "chip and putt" course
- Dog park
- Resident vegetable garden
- Rose garden
- Fitness center with personal trainers
- Yoga studio
- Horseshoe pit
- Card rooms
- Jacuzzi
- Onsite banking

Services for the Elderly

Listed below are some of the services to be provided at Stoneridge Creek:

- *Unlimited use of the assisted living and skilled nursing facilities including dementia care.
- *Daily meals served in one of three dining rooms.
- *Maintenance of the residence, including provided appliances.
- *Weekly laundry service.
- *Scheduled transportation to shopping, grocery stores, drugstores, special events, recreational facilities, BART, entertainment venues and places of worship.
- *All utilities, including heat, air conditioning, gas, electricity and water.
- *Planned social, recreational, educational and cultural activities.

- *Maid and cleaning service for each residence every other week.
- *Weekly linen service for sheets and towels.
- *Ample parking.
- *24 hour emergency call system monitored by trained professionals.
- * Guarded, 24-hour security.
- *24-hour fire detection system including heat and smoke detectors with automatic sprinklers.
- *Personal storage compartment assigned to each resident.
- *In-house television station with dedicated channels capable of being broadcast from within the community.
- *In-house high speed internet service.
- *Weekly gardening service of the grounds.

Operations

Continuing Life estimates that the Independent Living Community, at full occupancy, will employ up to 208 full time employees on three shifts/day, 24 hours/day, 365 days/year.

Separate departments within the community include Administration, Resident Services, Environmental Services, Maintenance, Security and Dining Room Services.

Administration – Includes management of resident accounts/statements, corporate finances, tax preparation, etc.

Resident Services – Includes monitoring the health of residents in Independent Living by a licensed nurse and assistants. A medical doctor is not included on the Independent Living staff although certain senior-related specialists may choose to see a patient in the Exam room located in the Resident Services department.

Environmental Services – Includes housekeeping, janitorial and laundry staff.

Maintenance – Includes the repair of apartments, landscape maintenance and waste management.

Security – Includes 24-hour policing of the site and emergency response.

Dining Room Services – Includes serving three meals per day in three, separate dining rooms.

Miscellaneous Operating Issues

Waste Management

Waste at Stoneridge creek will be classified as both recycled and non-recycled with a targeted diversion rate exceeding 50%. Separate chutes and compactors will be provided for recyclable materials in all Independent Living Residences and Garden Terraces. Villas will also have separate cans for recycled and non-recycled trash.

Garbage containers in the Independent Living buildings and Garden Terraces will be emptied twice per week by CLC staff. Villa cans are emptied once per week.

Separate compactors for recycled and non-recycled materials, located near the Commons building, will be emptied on regularly scheduled pick-ups with the local provider using standard trash trucks.

Additionally, all cardboard generated from the kitchens at both the Clubhouse and Health Center will be collected by the CLC maintenance staff and fed into a bailing machine located in the Maintenance/Central Plant building. Cardboard bales will be stored in the maintenance yard until monthly pick up.

Delivery Trucks

Regularly scheduled deliveries of community supplies occur at both the Clubhouse and the Health Center in “back of house” areas. Deliveries include food, medical and janitorial supplies provided by vendors such as Sysco, Ecolabs or National Sanitary Supply.

Food deliveries typically come in one 50’ truck every other day with an average of three large-truck deliveries per week. Miscellaneous deliveries of supplies average 3-4 times per week in smaller, 20-24’ trucks.

Independent Living Work Shifts

Work shifts occur at the following times:

| | Weekday | Weekday | Weekday | Weekend | Weekend | Weekend | Total FTE |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Shift | Day | Evening | Night | Day | Evening | Night | |
| Ind. Living | 82 | 63 | 5 | 22 | 31 | 5 | 208 |
| Central Plant | inc | inc | inc | inc | inc | inc | inc |
| Total | 82 | 63 | 5 | 22 | 31 | 5 | 208 |

Project Statistics - Independent Living

| Independent Living | # Units |
|---------------------------|----------------|
| Building #1 | 79 |
| Building #2 | 97 |
| Building #3 | 83 |
| Building #4 | 48 |
| Building #5 | 89 |
| Building #6 | 119 |
| Total ILU | 515 |
| Garden Terraces | 34 |
| Villas | 86 |
| Grand Total | 635 |

HEALTH CENTER

Assisted Living Facility

Within the 66-unit/70 bed Assisted Living Facility (including the Special Care Unit), trained staff assist residents with the Activities of Daily Living. Personal laundry, medication management, health monitoring, assistance with bathing, eating and dressing are some of the services provided in this building. Units include studios, one-bedrooms and two-bedrooms.

The Assisted Living Facility will be designed around a central courtyard allowing residents free access to the outdoors during daylight hours.

Special Care Unit

The 20-bed, Special Care Unit, a component of the Assisted Living Facility and included in the 66 units, provides dementia care in a safe, comfortable, home-like setting where residents can participate in activities that are specialized to their needs. Participation and social interaction are encouraged to enrich the lives of all residents. A uniquely designed outdoor area is also provided.

Skilled Nursing

The Skilled Nursing Facility includes 83 beds in a single-story structure, separated from the Assisted Living Facility by a two-hour separation wall. Care includes around-the-clock nursing services and rehabilitative care. Respite care is also available. The building is constructed to create a residential atmosphere with secure courtyards.

Therapy Department

A Therapy department will be located within the Skilled Nursing Facility to provide Speech, Occupational and Physical therapy to residents of the Health Center and Independent Living. Stoneridge Creek will subcontract with a local therapy provider to offer these services. Therapy services will not be provided to the general public from this department.

Operations

The Health Center, at full occupancy, will employ an estimated 148 full time employees on three shifts/day, 24 hours/day, 365 days/year.

Separate departments within the community include Administration, Nursing, Environmental Services, Housekeeping, Maintenance, Security and Dining Room Services. Responsibilities match those found in Independent Living.

The Skilled Nursing facility will employ a Medical Director (licensed physician) who will visit the community 1-2 days per week, depending upon resident demand.

Health Center Work Shifts

Work shifts occur at the following times:

| | Weekday | Weekday | Weekday | Weekend | Weekend | Weekend | Total FTE |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Shift | Day | Evening | Night | Day | Evening | Night | |
| Health Center | 38 | 23 | 14 | 37 | 22 | 14 | 148 |

Project Statistics - Health Center

| Assisted Living | Units | Beds |
|------------------------|--------------|-------------|
| Studio Apartments | 19 | 19 |
| One-Bedroom Apartments | 27 | 27 |
| Two-Bedroom Apartments | 2 | 4 |
| Dementia Apartments | 18 | 20 |
| ALF Total | 66 | 70 |

| Skilled Nursing | Rooms | Beds |
|------------------------|--------------|-------------|
| Private Rooms | 13 | 13 |
| Semi-Private Rooms | 35 | 70 |
| SNF Total | 48 | 83 |

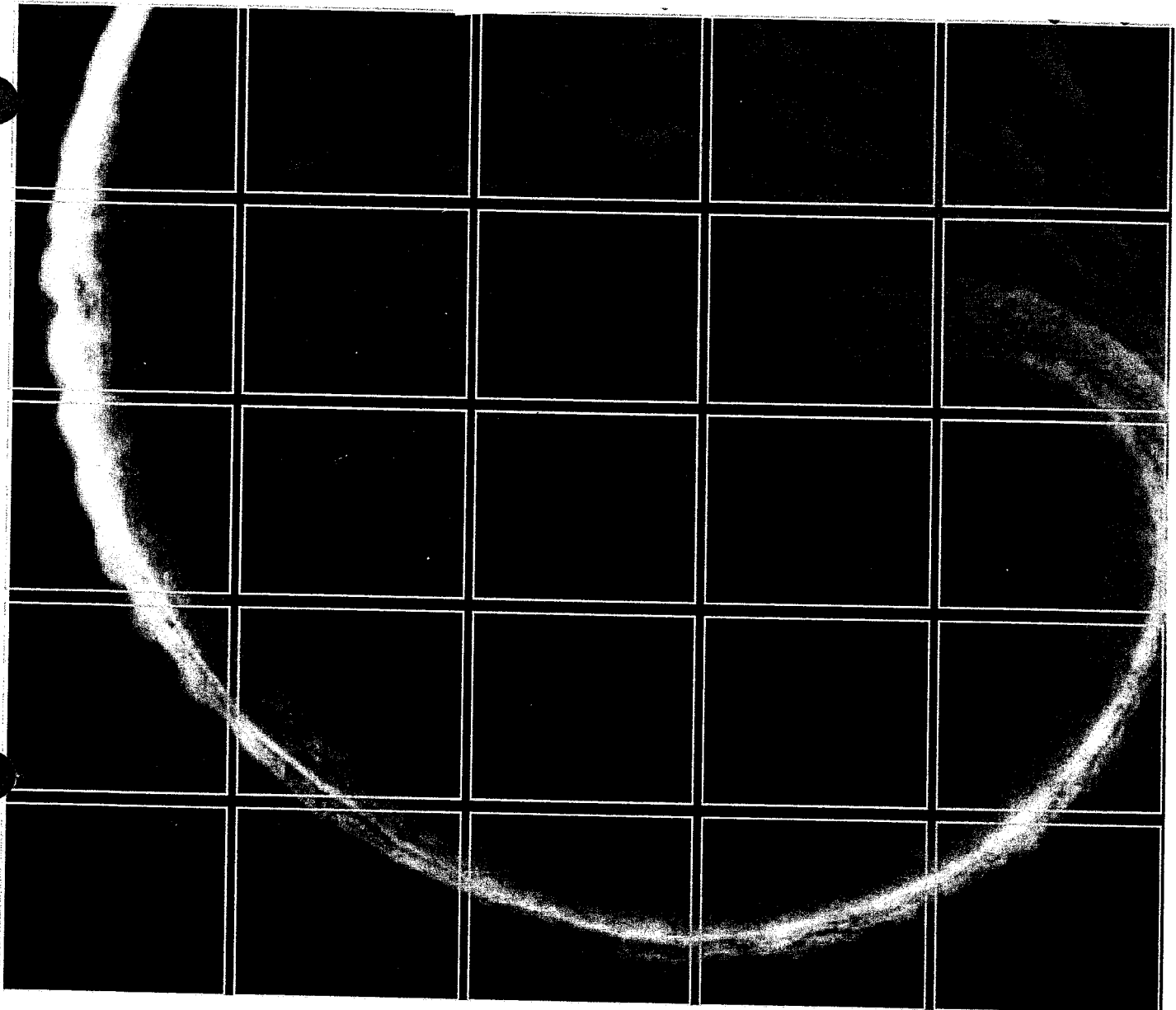


EXHIBIT B

APPROVED
PLEASANTON PLANNING COMMISSION Diesel Exposure Health Risk
BY [Signature] Assessment

DATE 6-24 2009

Continuing Life Communities
Staples Ranch
Pleasanton, California

PUD-68
RECEIVED

JAN 21 2009
CITY OF PLEASANTON
PLANNING DIVISION

Prepared for:
Continuing Life Communities
Menlo Park, CA

October 2008

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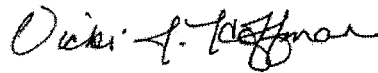
Continuing Life Communities

Diesel Exposure Health Risk Assessment

Continuing Life Communities,
Staples Ranch
Pleasanton, California

October 2008

Project No. 0086166



Vicki J. Hoffman
Project Manager, ERM



John Koehler, Sc.D.
Program Director, ERM

Environmental Resources Management
1777 Botelho Drive, Suite 260
Walnut Creek, California 94596
T: 925-946-0455
F: 925-946-9968

Authors

Vicki J. Hoffman is an air quality scientist with over 17 years experience as a Bay Area air quality consultant. Her primary focus is air dispersion modeling - the application of computer models to simulate the dispersion of air pollutants from emission sources. She has run many different regulatory models in a variety of applications, including human health risk assessments for diverse facility types including roadways, refineries, power plants, landfills, university campuses, wastewater treatment plants, ports, and military air stations. Given her longevity in Bay Area consulting, she is well known by senior staff at the Bay Area Air Quality Management District (BAAQMD). Vicki Hoffman holds a Bachelors' degree in Environmental Science and Physical Geography from the University of California, Santa Barbara.

Dr. John Koehler is an air quality scientist with 24 years of professional experience in the air quality field, including as a regulator with the U.S. Environmental Protection Agency. For the past 21 years, he has been an air quality consultant in the Bay Area for both private and public sector clients, with an additional 5 years in academic research and teaching. He is a member of the Technical Council of the Air and Waste Management Association (A&WMA),* where he currently chairs the Technical Coordinating Committee on Health Risk Assessment/Management (2006-2009 term). Dr. Koehler holds a Chemical Engineering degree from UCLA, and earned his Doctor of Science from the Harvard School of Public Health, specializing in the study of air pollution. He has taught at Harvard University and the University of California, Berkeley.

* A&WMA is a nonprofit, nonpartisan professional organization that provides a neutral forum for technology exchange, professional development, public education, and outreach to more than 9,000 environmental professionals in 65 countries.

TABLE OF CONTENTS

| | |
|---|----|
| LIST OF ACRONYMS | iv |
| EXECUTIVE SUMMARY | 1 |
| 1.0 INTRODUCTION | 1 |
| 2.0 BACKGROUND | 2 |
| 2.1 PROJECT SITE | 2 |
| 2.2 POTENTIAL HEALTH EFFECTS | 2 |
| 2.3 HEALTH RISK ASSESSMENT PROCESS | 3 |
| 3.0 ANALYSIS | 5 |
| 3.1 EMISSION ESTIMATES | 5 |
| 3.2 AIR DISPERSION MODELING | 6 |
| 3.2.1 MODEL SELECTION | 6 |
| 3.2.2 METEOROLOGICAL DATA | 6 |
| 3.2.3 RECEPTORS | 7 |
| 3.3 CANCER RISK | 7 |
| 3.3.1 DIESEL PARTICULATE MATTER CONCENTRATION | 7 |
| 3.3.2 INDOOR VERSUS OUTDOOR EXPOSURE | 8 |
| 3.3.3 ESTIMATED MAXIMUM RESIDENTIAL EXPOSURE PERIOD | 9 |
| 3.3.4 ESTIMATED CANCER RISK | 9 |
| 3.4 NON-CANCER RISK | 10 |
| 4.0 DISCUSSION OF RESULTS | 11 |
| 4.1 SUMMARY OF POTENTIAL IMPACTS | 11 |
| 4.2 RISK PERSPECTIVES | 12 |
| 4.2.1 BACKGROUND AIR POLLUTION | 12 |
| 4.2.2 NATIONAL CANCER RATES | 13 |
| 4.3 PROPOSED MITIGATION | 13 |
| 4.4 CONCLUSIONS | 16 |
| 5.0 REFERENCES | 17 |

APPENDIX A – EMISSION CALCULATIONS

APPENDIX B – CAL3QHCR DISPERSION MODEL PRINTOUT

APPENDIX C – CANCER RISK CALCULATIONS

APPENDIX D – GENERAL POPULATION RISKS

LIST OF ACRONYMS

| | |
|----------|---|
| ASHRAE | American Society of Heating, Refrigerating and Air-Conditioning Engineers |
| BAAQMD | Bay Area Air Quality Management District |
| CARB | California Air Resources Board |
| Caltrans | California Department of Transportation |
| CEQA | California Environmental Quality Act |
| CPIEM | California Population Indoor Exposure Model |
| DPM | diesel particulate matter |
| EIR | environmental impact report |
| HEPA | high efficiency particulate air (filter) |
| HVAC | heating, ventilation, and air conditioning |
| I-580 | Interstate 580 |
| MERV | minimum efficiency reporting value |
| MEI | maximally exposed individual |
| MTC | Metropolitan Transportation Commission |
| NCI | National Cancer Institute |
| NSC | National Safety Council |
| OEHHA | Office of Environmental Health Hazard Assessment |
| PM | particulate matter |
| REL | reference exposure level |
| SEER | Surveillance, Epidemiology, and End Results |
| TAC | toxic air contaminant |
| URF | unit risk factor |
| USEPA | United States Environmental Protection Agency |
| VMT | vehicle miles travelled |

EXECUTIVE SUMMARY

This report presents an assessment of potential health risks to future residents at the proposed Continuing Life Communities senior care facility at Staples Ranch in Pleasanton, California, from exposure to diesel particulate matter (DPM) due to Interstate 580 (I-580) traffic. The purpose of this report is to provide background for the City of Pleasanton's assessment of environmental impacts as part of the City's land use decision for this project. The following observations can be made from the information described in this report:

- In the regulation of new or modified emission sources, a **10-in-one-million** cancer risk is typically used as a significance criterion under the California Environmental Quality Act (CEQA), developed from air pollution control district permitting policies for *stationary sources* of air emissions. There is no universally accepted significance criterion for the assessment of cancer risk to human receptors placed near existing *mobile sources* of emissions such as highways.
- As noted in the City of Pleasanton's Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR (page S-20), risks from mobile sources can be acceptable at higher levels, thus the significance threshold could be somewhat more than 10 in one million. However, for the purposes of this analysis, the more restrictive threshold of 10 in one million is used.
- Based on records from another senior care facility managed by the proposed operators of the Staples Ranch facility, a residency period range of 20 - 23 years represents the expected maximum length of stay.
- Before the application of mitigation measures, the estimated maximally exposed individual (MEI) cancer risk from exposure to diesel truck emissions at the closest proposed residential duplex unit to I-580, assuming continuous exposure over a maximum exposure period of 23 years, is **12.7 in one million**. This represents a 0.00127 percent chance of contracting cancer at this residential "receptor" location over the exposure period, or a 99.99873 percent chance of not contracting cancer. Estimated cancer risks at all other proposed residences on the project site fall below 10 in one million for a maximum exposure period of 23 years.
- Exposure to DPM also has the potential to cause **chronic non-cancer health effects**. The maximum predicted annual DPM level at the MEI location resulted in a calculated chronic hazard index of 0.047 prior to the application of mitigation measures, a value well below the commonly accepted significance threshold of 1.0 for non-cancer health effects.
- The distance from the edge of the ultimate travel lane of I-580 to the point at which the calculated 23-year residential cancer risk falls below 10 in one million is approximately 215 feet. The closest proposed residential duplex

INTRODUCTION

This report contains supplemental information concerning the Continuing Life Communities senior care facility at Staples Ranch in Pleasanton, California. Specifically, potential exposure to diesel particulate matter (DPM) to future residents at the proposed facility is evaluated. This concern was raised in the City of Pleasanton's Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR due to the site's proximity to Interstate 580 (I-580). In 1998, DPM from diesel exhaust was identified as a toxic air contaminant (TAC) by the California Air Resources Board (CARB).

The primary health concern from DPM exposure is cancer risk. A secondary concern is the potential for chronic non-cancer health effects due to exposure to specific compounds in DPM. The study described in this report uses standard health risk assessment methodology to assess potential health risks in the project area due to diesel truck traffic on I-580. Air dispersion modeling was performed to estimate DPM levels in the project area. State-approved toxicity factors were then applied to assess potential cancer and non-cancer health risks.

The remainder of this report is organized as follows:

- Section 2.0, Background. Provides a description of the project area and the health risk assessment process;
- Section 3.0, Analysis. Includes a description of the DPM emission estimates, dispersion modeling, and assessment of the cancer and non-cancer health risks;
- Section 4.0, Discussion of Results. Summarizes results of the study; and
- Section 5.0, References. Lists the cited references.

2.0 BACKGROUND

2.1 PROJECT SITE

The proposed Continuing Life Communities senior care facility is located in Pleasanton, California, at Staples Ranch. The site is bounded by I-580 to the north, the proposed auto mall just west of El Charro Road to the east, the Arroyo Mocho to the south and the existing California Somerset residential neighborhood to the west.

2.2 POTENTIAL HEALTH EFFECTS

The project area is adjacent to I-580, which carries diesel truck traffic. Thus, future residents at the proposed development could be exposed to DPM. On 27 August 1998, the CARB formally identified DPM as a TAC. Diesel engines emit TACs in both gaseous and particulate forms. The particles emitted by diesel engines are coated with chemicals, many of which have been identified by the CARB as TACs. The vast majority of diesel exhaust particles is very small. Approximately 94 percent of their combined mass consists of particles less than 2.5 micrometers in diameter (CARB 1998a), with most particles typically below 1 micrometer in diameter (OEHHA 1998). Because of their small size, these particles can be inhaled and a portion will eventually become trapped within the small airways and alveolar regions of the lung. While the gaseous portion of diesel exhaust also contains TACs, the CARB's August 1998 action was specific to diesel particulate emissions, which, according to supporting CARB studies, represent 50 to 90 percent of the mutagenicity of diesel exhaust (CARB 1998a). From the documentation developed during the CARB rulemaking on DPM, the California Office of Environmental Health Hazard Assessment (OEHHA) developed cancer and chronic non-cancer toxicity factors for DPM.

Cancer risk is defined as the probability (chance) of developing cancer as a result of exposure to a carcinogen, typically expressed as the increased chances in one million. The cancer risk for an inhaled air toxic is estimated by multiplying the exposure concentration (in micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]), by its cancer "unit risk factor" (URF), which is the estimated lifetime cancer risk for a continuous exposure to $1 \mu\text{g}/\text{m}^3$ of the substance over a specified averaging time, usually assumed as 70 years in a URF value. The URF for DPM recommended by the CARB and adopted by OEHHA is 0.0003 per $\mu\text{g}/\text{m}^3$ [written in "scientific notation" as $3 \times 10^{-4} (\mu\text{g}/\text{m}^3)^{-1}$].

The calculation procedure for lifetime cancer risk assumes that cancer risk is proportional to concentration at any level of exposure; that is, there is no dose that would result in a zero probability of contracting cancer. This is a conservative assumption for low doses, but consistent with the current OEHHA regulatory approach.

Non-cancer health risk of an inhaled air toxic is measured by the hazard index, the ratio of the reported concentration of an air toxic compound to an acceptable or "reference" exposure level (REL). Hazard indices can be calculated both on a chronic toxicity and acute toxicity basis. Chronic toxicity is defined as adverse biologic effects caused by prolonged chemical exposure. Since chemical accumulation to toxic levels typically occurs slowly, symptoms of chronic effects usually do not appear until long after exposure commences. The highest no-effect exposure level is the chronic REL. Below this threshold, the body is capable of eliminating or detoxifying the chemicals rapidly enough to prevent accumulation. Acute toxicity is defined as adverse biologic effects caused by a brief chemical exposure of no more than 24 hours. OEHHA established only a chronic REL for DPM, at $5 \mu\text{g}/\text{m}^3$, based on a review of the toxicological literature and accounting for a margin of safety for sensitive population groups such as the elderly.

If the reported concentration is less than the REL, then the hazard index will be less than 1.0. A total hazard index exceeding 1.0 indicates a potential health impact.

2.3

HEALTH RISK ASSESSMENT PROCESS

A health risk assessment is a process that estimates potential exposures to environmental contaminants typically using State- and federally-approved procedures to assess the fate and transport of these contaminants in the environment and potential human doses. For the air pathway, this includes government developed computer dispersion models and use of local weather data. Toxicity profiles for pollutants of concern developed by government toxicologists are used with these human dose estimates to assess potential health risks.

There are uncertainties associated with each step of this process. These uncertainties are addressed by the use of safety factors, based on the best scientific knowledge available. Safety factors tend to create an upward bias in health risk assessment estimates.

For example, for the toxicology factors used, long-term follow-up epidemiological studies for directly monitored exposures to humans are available for only a few chemicals from occupational exposure studies. More

often, toxicologists have to rely on animal studies, and apply safety factors for extrapolation to humans. In the case of DPM, human epidemiological data are available and were considered by the OEHHA in support of the CARB's listing of DPM as a TAC (OEHHA 1998). Thus, the toxicology factors used for DPM may have less upward bias, although a margin of safety was still applied.

To assess general population exposures in health risk assessments, the government computer models that are used tend to overpredict rather than underpredict exposures, by design. Site-specific cancer risk estimates are often based on these dispersion modeling methods, and typically assume that someone is exposed at a particular location for a lifetime, usually taken to be a continuous 70-year period (i.e., never leaves that location). For a special population group, a maximum exposure period may be taken to be some other period of time appropriate for that group.

When all of these safety factors are multiplied out, it is more likely than not that predicted risks at any given location are overestimated, and probably by a substantial margin. Yet, from a regulatory standpoint, these procedures are the accepted practice to develop a conservative and consistent basis to compare health risk estimates, although they are likely high estimates. These conservative procedures have a place with air quality regulatory agencies in making health protective decisions on a consistent basis, especially when considering the merits of an emissions control strategy to reduce area-wide exposures over a large population, but are likely overpredictive of actual individual health risks at any particular location.

The health risk assessment process described in Section 2.3 was applied to the estimated truck traffic on I-580 to assess potential DPM health risks to future residents at the proposed Continuing Life Communities senior care facility at Staples Ranch in Pleasanton. This involved estimating DPM emissions from this truck traffic, modeling potential exposures with an air dispersion model, and estimating health risks with OEHHA toxicity factors.

3.1

EMISSION ESTIMATES

The emissions input into the air dispersion model consists of grams of particulate matter (PM) per mile of roadway and vehicle counts per unit time.

The PM emission factor used in the model was obtained from EMFAC2007, a vehicle emissions model developed by the CARB. Emission factors for diesel trucks were assessed from these data. Traffic counts were obtained from Caltrans (<http://www.dot.ca.gov/hq/traffops/saferesr/trafdata/index.htm>, accessed August 2008) for the year 2007, the most recent year for which vehicle count data were available. The Caltrans website provides peak-hour traffic data. Peak-hour traffic data were available for the El Charro Road interchange with I-580 (13,000 vehicles per hour). The air dispersion modeling described in Section 3.2 is capable of modeling different hourly traffic scenarios for each day of the week. The EMFAC2007 model contains county-specific hourly distributions of vehicle miles travelled (VMT) per vehicle class, which can be used to estimate off-peak hour traffic volumes from peak hour data for input into the dispersion model. This analysis used the same scenario for each day of the week because the Caltrans traffic data are only given for one weekday. These traffic counts were multiplied by the percentage that is diesel trucks.

The diesel truck percentage was obtained from the 2006 Truck Traffic Report from Caltrans' Traffic Operations website cited above. This was the most recent year of truck data available. Both truck and passenger car data are provided in the Caltrans Truck Traffic Report in terms of annual average daily traffic volumes. In addition, the truck volumes are divided into axle groups. It was assumed that trucks with three axles or more are diesel-fueled, while all two-axle trucks are gasoline fueled. The percentage of three-axle and greater trucks relative to total vehicles in the Caltrans Truck Traffic Report was 5.09% at the intersection of I-580 and I-680, and 9.97% at the intersection of State Route 84 and I-680. The project site is between these

intersections. For the purposes of the analysis, the higher of these percentages was used.

The use of annual average data to estimate the percentage of diesel trucks compensated to some extent the use of peak hour traffic counts to represent both weekday and weekend truck travel. The overall analysis is still believed to be conservative because (1) truck volumes are typically down on the weekends, (2) the higher percentage of trucks from the available data was used, and (3) not all 3-axle and above trucks are diesel-powered. The emission calculations are presented in Appendix A.

3.2 *AIR DISPERSION MODELING*

3.2.1 *MODEL SELECTION*

An air dispersion model is a computer model that simulates the transport and dispersion of air pollutant plumes from emission sources to estimate potential ground-level air pollutant concentrations at specified distances from the emission sources. There are many air dispersion models that have been developed for different applications. CAL3QHCR is a Gaussian line source dispersion model developed by the U.S. Environmental Protection Agency (USEPA) for calculation of carbon monoxide and particulate matter concentrations at locations (receptors) near roadways from vehicles traveling on roadways. This model incorporates hourly traffic data for all 24 hours in a day and each day of the week, in addition to the use of hourly meteorological data. Thus the model inputs include traffic counts for each hour, emission rates (in grams per mile) for each hour, meteorological data, and roadway link and receptor coordinates. Annual concentration predictions from the model were used in the analysis since the health effects of concern were long term (lifetime cancer risk and chronic non-cancer health effects). CAL3QHCR output files for the runs with 2007 emissions and traffic data can be found in Appendix B.

3.2.2 *METEOROLOGICAL DATA*

The CAL3QHCR model requires the input of an hourly meteorological data set consisting of hourly wind speed, wind direction, temperature, atmospheric stability (a measure of the atmosphere's susceptibility to disperse pollutants due to thermal and turbulent forces), and mixing height (a measure of the vertical constraint to atmospheric mixing). Five years of surface meteorological data collected in Pleasanton between 2001 and 2005 were obtained from the Bay Area Air Quality Management District (BAAQMD) and used in the modeling (<http://www.baaqmd.gov/tec/data/metdata1905.html> [the 300-meter mixing height data set], accessed August 2008).

3.2.3

RECEPTORS

Receptors were placed for modeling purposes at 60 locations within the proposed facility's property out to 500 feet from the edge of the ultimate travel lane of I-580 (as required by Mitigation Measure AQ-5.1 in the City of Pleasanton's Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR). Included in these receptor locations was a single receptor placed at the proposed residential duplex unit nearest to the edge of the ultimate travel lane of I-580 to represent the proposed facility's maximally exposed individual (MEI). Appendix B includes a plot of the receptors used in the modeling.

The 500-foot distance from the edge of the ultimate I-580 travel lane for this modeling analysis is consistent with the CARB-guideline setback of 500 feet for locating sensitive land uses near high-volume freeways from their *Air Quality and Land Use Handbook: A Community Health Perspective* (CARB 2005). This guidance was based on California freeway studies showing a 70% drop off in particulate pollution levels at 500 feet. As stated by the CARB in the *Air Quality and Land Use Handbook*, the setback guidelines are advisory, as there is variability in actual risks, and to determine actual risks for a particular facility, a site-specific analysis would be required. The HRA performed for the proposed Staples Ranch senior care facility provides a site-specific analysis within the CARB-recommended 500-foot setback.

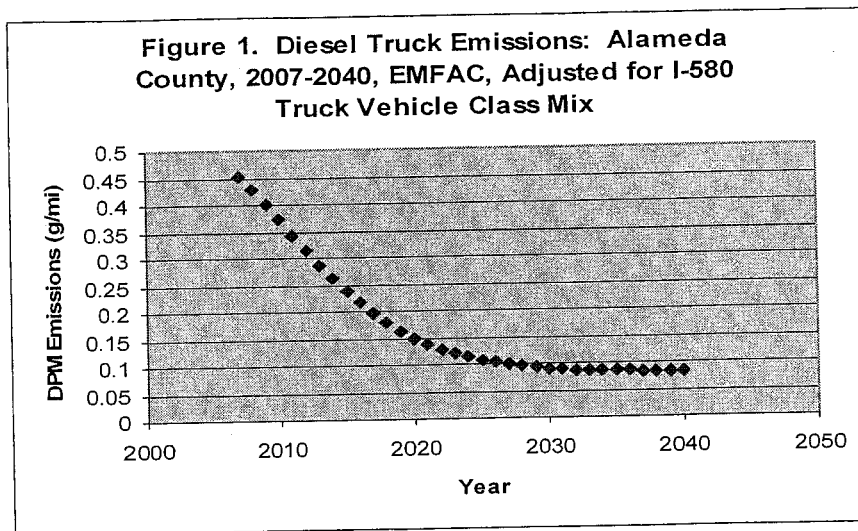
3.3

CANCER RISK

3.3.1

DIESEL PARTICULATE MATTER CONCENTRATION

The highest average DPM concentration at the closest proposed residential duplex unit to I-580 (the "MEI" location, receptor #60) was estimated to be 0.540 $\mu\text{g}/\text{m}^3$, assuming all exposure occurs outdoors, averaged over the 5-year meteorological data set used for the modeling. This receptor is approximately 148 feet from the edge of I-580. This predicted DPM concentration assumes emissions calculated by EMFAC2007 for the year 2007 as well as 2007 Caltrans traffic data. New USEPA emission standards for heavy duty diesel trucks took effect in the 2007 model year (Federal Register, 2001). The effect of the new federal emission standards have been programmed by the CARB into the EMFAC2007 model with assumptions on vehicle turnover in future years. Predictions from EMFAC2007 are available out to 2040. Figure 1 shows the DPM in grams per mile (g/mi) from trucks for the period 2007 through 2040, as predicted by the EMFAC2007 model.



This decline in diesel truck emissions with time was factored into the cancer risk calculations showed in Appendix C. For each year, there is also an expected increase in truck traffic volume, which was also factored into the calculations. The increase in truck traffic volumes was taken from the Metropolitan Transportation Commission (MTC) *Mobility for the Next Generation: Transportation 2030 Plan for the San Francisco Bay Area* (MTC 2005). MTC estimates a 37% increase in truck traffic between 2000 and 2030, which calculates to a rate of increase of 1.06% per year.

3.3.2

INDOOR VERSUS OUTDOOR EXPOSURE

The CAL3QHCR model run provided predicted outdoor concentrations. In real life experience, people do not spend all their time outdoors. In the *Exposure Assessment* (CARB 1998b) that supported the listing of DPM as a TAC, the CARB estimated the combined risk of indoor and outdoor exposure. The California Population Indoor Exposure Model (CPIEM) was used to calculate a total population time-weighted average concentration across an assumed distribution of outdoor exposure and various indoor exposure environments (residences, stores, schools, offices, restaurants). Using 1990 data, the statewide average total DPM concentration considering indoor and outdoor exposures was estimated at 2.1 $\mu\text{g}/\text{m}^3$ versus a statewide average outdoor concentration of 3.0 $\mu\text{g}/\text{m}^3$. In other words, the estimated exposure considering both indoor and outdoor environments was 70% of the estimated outdoor-only exposure. It should be noted that higher estimated indoor exposures were predicted in stores and restaurants as part of this calculation, places where the senior population of the proposed project is likely to spend less time than the average Californian (there are no proposed stores or restaurants located within the exposure field). In addition, the senior population is likely to spend more overall time indoors than the average Californian. Therefore, the estimate of indoor/outdoor exposure is more

likely to be conservative when applied to the senior population than it is to be less likely.

3.3.3 ESTIMATED MAXIMUM RESIDENTIAL EXPOSURE PERIOD

Based on records from another senior care facility in Fullerton, California, managed by the operators of the proposed Staples Ranch facility, of 175 original residents in 1991, there were 10 remaining as of September 10, 2007, approximately 17 years later. These data are shown in Appendix C, along with the details of a statistical analysis to predict remaining residents beyond Year 17 as compared against the operators' projections of future resident runoff. The statistical analysis included a least mean squares regression ($r^2 = 0.49$) and calculation of 80% confidence intervals around the predicted regression line. Details are provided in Appendix C. The results are as follows:

| Remaining Residents of 175 Original Residents at Fullerton CA Facility | | | |
|---|---|--|---|
| Year | Regression Prediction of Remaining Residents | Upper 80% Confidence Limit of Regression Prediction | Operator Projection of Remaining Residents |
| 18 | 5.6 | 10.0 | 7.0 |
| 19 | 1.8 | 7.7 | 4.0 |
| 20 | 0 | 4.6 | 1.9 |
| 21 | 0 | 2.2 | 1.1 |
| 22 | 0 | 0.3 | 0 |
| 23 | 0 | 0.0 | 0 |

Beyond Year 17, these results provide a regression prediction of 5.6 remaining residents after 18 years; however, taking into account the variance of this statistical projection around the regression, the true value would lie somewhere between 0.9 and 10 persons at an 80% confidence level. At 19 years, the regression predicts 1.8 remaining residents with 80% confidence that the true value would lie between 0 and 7.7 persons. At 20 years, the regression predicts zero remaining residents, with 80% confidence that the true value would lie somewhere between 0 and 4.6 persons. At 22 years, the true value at 80% confidence may lie between 0 and 0.3 persons (whereas the operators predict zero persons after 22 years). At 23 years, there is 80% confidence the true value is zero persons. It can be seen that the operators' projections are more conservative than the regression predictions, and fall within the 80% upper confidence limits of the regression analysis. Again, more details for these calculations are contained in Appendix C.

3.3.4 ESTIMATED CANCER RISK

As described in Section 3.3.3, the expected maximum length of stay is estimated to be between 20 and 23 years. Residency at the proposed Staples

Ranch senior care facility, in the area within 500 feet of the ultimate travel lane of I-580 (the exposure field), is expected to start no earlier than 2014, the earliest potential year of residency (see Appendix C). Prior to any mitigation, the estimated average exposure at the MEI location is $0.129 \mu\text{g}/\text{m}^3$, considering indoor and outdoor exposures over a 23-year period beginning in 2014. Appendix C presents the details for this calculation.

The URF for DPM is $3 \times 10^{-4} (\mu\text{g}/\text{m}^3)^{-1}$, assuming a 70-year exposure period. Taking all of the above factors into account and adjusting for a 23-year exposure period, the estimated 23-year cancer risk (unmitigated) at the MEI location, beginning in 2014, is:

$$0.129 \mu\text{g}/\text{m}^3 \times (3 \times 10^{-4} (\mu\text{g}/\text{m}^3)^{-1}) \times (23/70) = 12.7 \text{ in one million}$$

Appendix C presents the calculations for the 23-year cancer risk, and also shows the "standard" 70-year risk calculation, which results in a 70-year risk estimate of 37.4 in one million at the MEI location. The 70-year risk estimate is provided for informational purposes for comparison against other risks calculated over an assumed 70-year exposure time, such as how the BAAQMD estimates potential risk from background ambient air.

3.4

NON-CANCER RISK

DPM also presents potential chronic non-cancer health risks. This is assessed by comparison to the OEHHA "chronic REL" for DPM, which is $5 \mu\text{g}/\text{m}^3$. The highest annual DPM concentration modeled in this study was $0.235 \mu\text{g}/\text{m}^3$ at the MEI location for the year 2014, the earliest potential year of residency. Dividing this modeled concentration by the chronic REL results in a hazard index of about 0.047. This value is well below the non-cancer hazard index threshold of 1.0. Therefore, DPM exposure in the project area would not result in significant non-cancer health effects.

The following discussion summarizes the findings detailed in this report and provides further perspectives in interpreting these results.

SUMMARY OF POTENTIAL IMPACTS

The cancer risk at the maximally exposed residential unit assuming a maximum estimated exposure period of 23 years is 12.7 in one million without mitigation. All other proposed residences on the project site fall below 10 in one million for the 23-year exposure period. Stated in terms of probability, the calculated unmitigated MEI cancer risk of 12.7 in one million (or a 0.00127 percent chance) for the maximum estimated 23-year residential exposure period equates to a probability of 99.99873 percent for not contracting cancer. For informational purposes, a 70-year cancer risk calculated at this location is 37.4 in one million (or a 0.00374 percent chance), which equates to a probability of 99.99626 percent for not contracting cancer.

For potential non-cancer health risks, a maximum chronic hazard index of 0.047 was calculated based on estimated DPM concentrations for the year 2014, the earliest potential year of residency. The commonly accepted significance threshold used by the CARB and local air pollution control districts is 1.0 for non-cancer hazard index. Thus, in terms of potential non-cancer impact, the estimated exposures are below levels of concern.

The commonly accepted significance threshold for cancer risk that has been used by CEQA lead agencies and by local air pollution control districts for assessing proposed new and modified *stationary sources* of air emissions is 10 in one million. The 10-in-one-million cancer risk threshold is reasonable from a public policy perspective in establishing programs to reduce area-wide exposures over a large population, including the assessment of potential risks from the construction of new stationary emission sources that would add cumulatively to other exposures in an air basin. The goal of these regulatory programs is to control emissions at their source to reduce exposure.

Continuing Life Communities is not proposing to add *stationary sources* but is proposing to build a senior community in proximity to existing highway with *mobile sources*. At issue in the current land use decision is weighing the benefits and costs (economic and societal) for siting a proposed senior care facility near an emission source (i.e., I-580) known to pose potential health risks – risks that are being addressed by other regulatory programs (e.g., USEPA heavy-duty diesel truck tailpipe standards). Should the risks

calculate below 10 in one million, the potential risks could be deemed "de minimus." noted in the City of Pleasanton's Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR (page S-20), risks from *mobile sources* can be acceptable at higher levels, thus the significance threshold could be somewhat more than 10 in one million. However, for the purposes of this analysis, the more restrictive threshold of 10 in one million is used.

4.2 RISK PERSPECTIVES

4.2.1 BACKGROUND AIR POLLUTION

The predicted cancer risks from I-580 truck traffic for future residents of the proposed senior care facility can be compared against estimated cancer rates from exposure to background air pollution. Using the same conservative health risk assessment procedures as used in this report, the average estimated 70-year cancer risk level from DPM in the San Francisco Bay Area Air Basin was 659 in one million in the year 2000, the latest year with a DPM risk estimate (CARB 2008). The estimated average 70-year cancer risk from other monitored airborne pollutants in the San Francisco Bay Area Air Basin¹ was 179 in one million in the year 2000, resulting in a total estimated risk of 838 in one million for the year 2000 (DPM + other TACs).² The total estimated risk for the year 2000 was down from 1,556 in one million (with 1,153 in one million from DPM) in 1990 and from 1,198 in one million (with 884 in one million from DPM) in 1995 due to existing air pollution control measures already in place for combustion sources of particulate matter.

In 2000, the CARB adopted a comprehensive diesel risk reduction program (CARB 2000), under which new regulations targeting DPM control have been promulgated, including: (1) lower federal emission limits for new heavy duty truck engines effective in 2007, (2) cleaner (low-sulfur) diesel fuel, also effective in 2007, (3) California emission standards for new off-road vehicles, (4) control of new and existing stationary diesel engines, (4) control of new and existing diesel-fueled transport refrigeration units and electrical generation sets, (5) limitations on commercial diesel vehicle idling, (6) control of certain diesel vehicles fleets (garbage trucks and school buses), and (7)

¹ From the other nine compounds that comprise most of the suspected ambient cancer risk from air pollutants, according to the CARB.

² The latest year with published TAC data for the San Francisco Bay Area Air Basin was 2006, with an estimate of 91 in one million (minus DPM).

recent rules for the control of in-use (existing) off-road vehicles. Future regulations are also under consideration, including the control of in-use (existing) heavy duty diesel trucks. These measures will contribute to the continuing reduction of background DPM levels.

Between 1990 and 2000, prior to the adoption of the CARB diesel risk reduction plan, then in-place control measures for combustion sources of particulate matter, as described above, cut regional DPM exposure in the San Francisco Bay Area by about 23%. If CARB's diesel risk reduction plan is fully implemented, regional background DPM concentration in the San Francisco Bay Area and throughout California is projected by 2010 to decline by 75% from 2000 levels and continue on a downward trend at least through 2020. Figure 1 (page 8) demonstrates this trend for projected diesel truck emissions from the implementation of 2007 federal tailpipe standards, with an estimated 82% drop in the diesel truck DPM emission rate between 2007 and 2040.

4.2.2 NATIONAL CANCER RATES

The predicted cancer risks from I-580 truck traffic for future residents of the proposed senior care facility can also be compared against actual cancer statistics in the United States available from the National Cancer Institute (NCI 2008). In summary, the lifetime chance of being diagnosed with cancer from all causes in the United States is 403,500 in one million (or about 40%). Smoking is estimated to cause approximately 30% of all cancers, so for non-smokers, the estimated lifetime cancer risk from all causes is approximately 282,450 in one million (or about 28%). DPM exposure via the air pathway is primarily linked to lung cancer. In terms of lung cancer, the lifetime chance of being diagnosed is currently 69,400 in one million (or about 7%). For non-smokers, this probability drops to 9,022 in one million (or about 0.9%). Data source citations and more discussion of these statistics can be found in Appendix D.

4.3 PROPOSED MITIGATION

As described in Section 3.3.3, a 70-year exposure period is not relevant for the proposed facility's residential population. Based on a 17-year record from another senior care facility in Fullerton, California, managed by the operators of the proposed Staples Ranch facility, Section 3.3.3 provides estimates for the maximum expected residential exposure period ranging between 20 and 23 years. Figure 2 depicts contour lines for a 10-in-one-million cancer risk for 20-, 22-, and 23-year exposures calculated from the dispersion modeling results. All calculated cancer risks exceed 10 in one million north of these contours, and are less than 10 in one million south of these contours. The contour

farthest south (23-year exposure) is approximately 215 feet from the edge of the ultimate travel lane of I-580. The only proposed residential unit north of any of these contours is the northernmost duplex unit on the west side of the property (the MEI location with the unmitigated cancer risk prediction of 12.7 in one million over a 23-year exposure period).

A 10-in-one-million risk level to assess a potentially significant cancer risk has been a commonly used CEQA criterion based on local air pollution control district permitting for new and modified *stationary sources* of air emissions, as described in Section 4.1. In that case, the permitting authority has direct control to require best available control technology in order to control emissions at their source. The cumulative effect of many of these permitting actions in any air basin is lowering overall regional exposures over time. In the case of siting a development near a freeway, the permitting authority does not have this control. However, in this case, other regulatory agencies, here the USEPA and the CARB, have authority through tailpipe standards and other actions to reduce emissions of *mobile sources* over time (as depicted by Figure 1, page 8), which has the overall effect of also lowering cumulative regional exposures over time. Therefore, the question to ask for this land use decision is whether calculated maximum cancer risks exceeding 10 in one million constitutes a significant cancer risk.

Although a 10-in-one-million cancer risk may not necessarily constitute a significant risk, risks below 10 in one million can be considered a "de minimus" or insignificant risk. To this end, if mitigation is applied to the northern most proposed residential duplex unit closest to I-580 sufficient to lower the estimated cancer risk there to less than 10 in one million, then all locations at the proposed facility would have maximum estimated cancer risks less than 10 in one million, and hence, would present an insignificant cancer risk to the proposed facility's population.

Therefore, it is proposed that a filtration system capable of high efficiency - filtration of 0.3-micrometer ("micron") particles be installed in the heating, ventilation, and air conditioning (HVAC) system of this northern most proposed duplex (i.e., Receptor #60). A 0.3-micron particle is the standard for testing the minimum filter efficiency for fine particles (e.g., 0.01 to 1 microns) because minimum filter efficiency is generally known to occur in the vicinity of 0.3-micron particles at relatively low filtration velocities such as in residential units (Lee and Liu, 1980). The larger the particles are relative to 0.3 microns, the more they are affected by their inertia to collect on the filter media by "impaction" due to their higher mass. Less intuitive, however, is as particles become extremely small relative to 0.3 microns, the more easily they can also be collected because they become more affected by the random motion of air molecules to cause "diffusion" to the filter media. A filter rated at higher efficiencies for 0.3-micron particles is necessary for the proposed mitigation

since the majority of DPM consists of particles less than 1 micron in diameter, a size roughly 1/30th of the diameter of the average human hair. Most particles less than 1 micron can pass through filters at lower ratings.

The two potential filter types that could be installed for this application include:

- Pleated fiberglass media filters with a minimum efficiency reporting value (MERV) between 14 to 16.
- High efficiency particulate air (HEPA) filters

The table below depicts MERV ratings and associated particle size collection efficiencies:

| MERV Rating | Average Particle Size Efficiency in Microns |
|-------------|--|
| 1 - 4 | 3.0 - 10.0: less than 20% |
| 6 | 3.0 - 10.0: 49.9% |
| 8 | 3.0 - 10.0: 84.9% |
| 10 | 1.0 - 3.0: 50% - 64.9% 3.0 - 10.0: 85% or greater |
| 12 | 1.0 - 3.0: 80% - 89.9% 3.0 - 10.0: 90% or greater |
| 14 | 0.3 - 1.0: 75% - 84.9% 1.0 - 3.0: 90% or greater |
| 16 | 0.3 - 1.0: 75% or greater |

MERV ratings are determined by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Test Method 52.2, which is based on the number of particles in specified size ranges penetrating the filter media.

MERV 14 - 16 filters have a minimum particle collection efficiency of 75% for 0.30 - 1 micron particles. These filters have a significantly higher pressure drop than filters with lower ratings typically associated with residential HVAC systems, which in turn requires larger air moving fans than the typical residential unit to maintain the desired ventilation rate.

In contrast, a HEPA filter has much higher fine particle collection efficiency than MERV 14 - 16 filters. The minimum efficiency of a HEPA filter is defined as 99.97% collection of 0.3-micrometer particles. HEPA filters are also pleated media filters, but larger than MERV 14 - 16 filters with much higher pressure drops, thus requiring even larger HVAC systems than MERV 14 - 16 filters. They also have a higher filter replacement cost.

The selection of either a MERV 14 -16 or HEPA filtration system should reduce the actual cancer risk at the subject duplex to less than 10 in one million. To assess the effect of applying either filtration system to the subject duplex's HVAC system, if it is assumed that the resident spends an average of 14 hours per day indoors and 10 hours per day outdoors at this location, the mitigated cancer risk over the maximum estimated 23-year residential exposure period would be calculated as follows:

$$\text{Mitigated 23-year cancer risk (per million)} = (14/24)(1-\eta)(12.7) + (10/24)(12.7/0.7)$$

where η = filter particle size collection efficiency

In the above calculation, the indoor/outdoor risk prediction at the duplex was taken to represent the 14-hour indoor exposure. The indoor/outdoor risk was divided by 70% to estimate the 10-hour outdoor exposure. This calculation therefore includes a conservative assessment for the unmitigated indoor exposure since it would actually be lower than the combined indoor/outdoor exposure used. In addition, the resident is likely to spend more than 14 hours per average day indoors. Finally, while outdoors, the resident is unlikely to stay at this location at all times. All of these assumptions, when taken together, are likely to overestimate the actual 23-year risk at this location with the proposed mitigation.

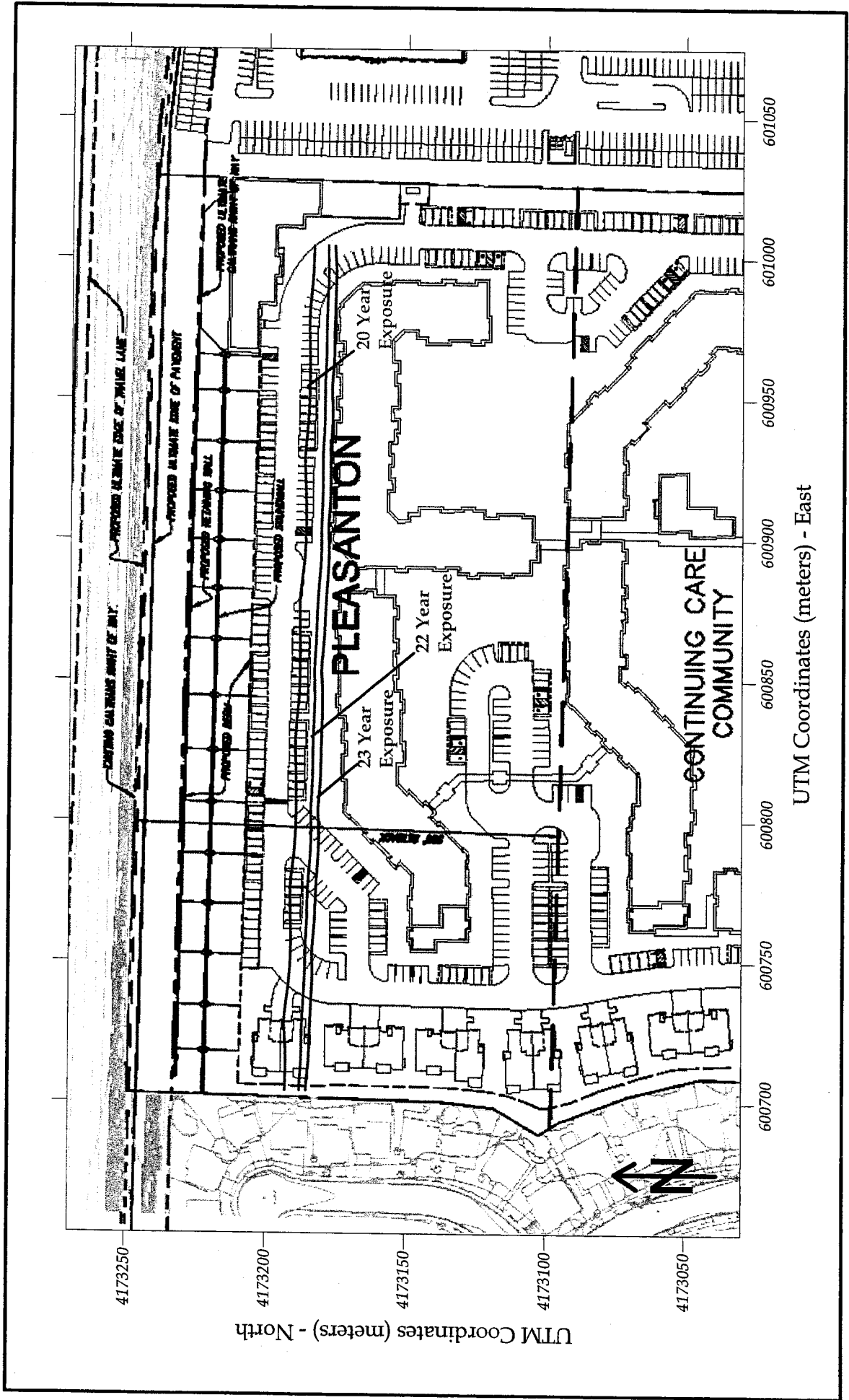
For a MERV 14 -16 filter ($\eta = 0.75$), the equation above provides a calculated mitigated 23-year cancer risk at the duplex (Receptor #60) of 9.4 in one million. The HEPA filter option ($\eta = 0.9997$) provides an estimate of 7.6 in one million.

4.4

CONCLUSIONS

Because risk assessments are so often performed to set a limit on exposure in order to protect the public health, the assumptions of risk assessments have tended to more likely overestimate rather than underestimate risk through the use of safety factors, as described in Section 2.3. Thus, there is a reasonable likelihood that the actual unmitigated maximum cancer risk estimate of 12.7 in one million from this study could actually be less than 10 in one million. However, mitigation is proposed in Section 4.3 for the proposed residential duplex unit closest to I-580 that would result in calculated cancer risks of less than 10 in one million at all residential locations at the proposed senior care facility. The 10-in-one-million cancer risk criterion is an accepted significance threshold for CEQA studies. In addition, the maximum chronic hazard index of 0.047 calculated for this study in the assessment of potential non-cancer health effects is well below the commonly accepted significance threshold of 1.0.

Figure 2
 Continuing Life Communities
 10-in-One-Million Cancer Risk Contours



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Appendix A
Emission Calculations

2006

Annual Average Daily Truck Traffic
on the
California State Highway System

Compiled by
Division of Traffic Operations
Office of System Planning Management
Traffic Data Branch

State of California
Business, Transportation and Housing Agency
Department of Transportation

Prepared in cooperation with the
U.S. Department of Transportation
Federal Highway Administration

DECEMBER 2007

| Route | Route Suffix | District | County | Postmile | | AADT Total | Total Trucks | Total Truck % | 2 Axle | | 3 Axle | | 4 Axle | | 5 Axle | | Description | Year | Verify/Estimate |
|-------|--------------|----------|--------|----------|-----|------------|--------------|---------------|--------|---------|--------|---------|--------|---------|--------|---------|---------------------------------|------|-----------------|
| | | | | Prefix | Leg | | | | Volume | Percent | Volume | Percent | Volume | Percent | Volume | Percent | | | |
| 580 | | 4 ALA | | 10.689 B | | 184000 | 20608 | 11.2 | 3668 | 17.8 | 701 | 3.4 | 433 | 2.1 | 15806 | | 76.7 JCT. RTE. 84 | 96 E | |
| 580 | | 4 ALA | | 10.689 A | | 176000 | 21472 | 12.2 | 3929 | 18.3 | 666 | 3.1 | 451 | 2.1 | 16426 | | 76.5 JCT. RTE. 84 | 96 E | |
| 580 | | 4 ALA | | 20.726 A | | 178000 | 16358 | 9.19 | 4036 | 24.67 | 1322 | 8.08 | 543 | 3.32 | 10459 | | 63.94 PLEASANTON, JCT. RTE. 680 | 0 E | |
| 580 | | 4 ALA | | 20.726 B | | 210000 | 14217 | 6.77 | 3524 | 24.79 | 951 | 6.69 | 562 | 3.95 | 9181 | | 64.58 PLEASANTON, JCT. RTE. 680 | 0 V | |
| 580 | | 4 ALA | R | 30.807 B | | 178000 | 10235 | 5.75 | 2419 | 23.63 | 502 | 4.9 | 294 | 2.87 | 7020 | | 68.59 JCT. RTE. 238 | 5 V | |
| 580 | | 4 ALA | R | 30.807 A | | 152000 | 9378 | 6.17 | 2448 | 26.1 | 619 | 6.6 | 304 | 3.24 | 6008 | | 64.06 JCT. RTE. 238 | 5 V | |

Conituing Life Communities

Peak Hour Volume - All Vehicles = 13000
 Peak Hour Diesel Truck Volume^a = 1,296
 percent trucks 9.97%

| Time of Day | Off Peak Volume to Peak Volume Ratio ^b | Vehicles/hour ALL-TTL from hourly EMFAC data ^d | Per-Link Veh/hr | PM10 Emission Rate (g/vmt) ^c |
|-------------|---|---|-----------------|---|
| Hr 00 | 0.0988 | 128.1 | 64.0 | 0.453 |
| Hr 01 | 0.0511 | 66.2 | 33.1 | 0.453 |
| Hr 02 | 0.0264 | 34.2 | 17.1 | 0.453 |
| Hr 03 | 0.0223 | 28.9 | 14.4 | 0.453 |
| Hr 04 | 0.0357 | 46.3 | 23.1 | 0.453 |
| Hr 05 | 0.0551 | 71.4 | 35.7 | 0.453 |
| Hr 06 | 0.2094 | 271.5 | 135.7 | 0.453 |
| Hr 07 | 0.6130 | 794.5 | 397.3 | 0.453 |
| Hr 08 | 0.6526 | 845.9 | 422.9 | 0.453 |
| Hr 09 | 0.7520 | 974.7 | 487.4 | 0.453 |
| Hr 10 | 0.7415 | 961.0 | 480.5 | 0.453 |
| Hr 11 | 0.9536 | 1236.0 | 618.0 | 0.453 |
| Hr 12 | 1.0000 | 1296.1 | 648.1 | 0.453 |
| Hr 13 | 0.8269 | 1071.7 | 535.9 | 0.453 |
| Hr 14 | 0.8909 | 1154.8 | 577.4 | 0.453 |
| Hr 15 | 0.9456 | 1225.5 | 612.8 | 0.453 |
| Hr 16 | 0.8760 | 1135.3 | 567.7 | 0.453 |
| Hr 17 | 0.8733 | 1131.9 | 566.0 | 0.453 |
| Hr 18 | 0.7008 | 908.3 | 454.1 | 0.453 |
| Hr 19 | 0.5574 | 722.4 | 361.2 | 0.453 |
| Hr 20 | 0.3748 | 485.8 | 242.9 | 0.453 |
| Hr 21 | 0.3197 | 414.4 | 207.2 | 0.453 |
| Hr 22 | 0.2301 | 298.2 | 149.1 | 0.453 |
| Hr 23 | 0.1936 | 250.9 | 125.5 | 0.453 |

^a Peak hour truck volumes calculated as:

$$\text{Peak hour traffic} * (\text{average annual truck traffic} / \text{average annual total traffic})$$

These data were obtained from the Caltrans traffic operations website .

EMFAC2007 was used to estimate the percent of diesel trucks - 3 axle and greater (9.97%).

^b The off-peak to peak hour traffic volume ratios were obtained from EMFAC2007 hourly trip data for Alameda County

^c Emission factor from EMFAC2007 run for 2007 model year, rate summary.

^d Data for calculating vehicles per mile obtained from EMFAC2007 hourly trip data.

Title : Continuing Life Communities - HRA 2007 - 2040
 Version : Emfac2007 V2.3 Nov 1 2006
 Run Date : 2008/09/15 13:26:30
 Scen Year: 2007 -- All model years in the range 1965 to 2007 selected
 Season : Annual
 Area : Alameda

Year: 2007 -- Model Years 1965 to 2007 Inclusive -- Annual
 Emfac2007 Emission Factors: V2.3 Nov 1 2006

County Average Alameda County Average

Table 1: Running Exhaust Emissions (grams/mile)

Pollutant Name: Total Organic Gases Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| 55 | 0.148 | 0.170 | 0.125 | 0.724 | 0.488 | 4.364 | 0.215 |
| 60 | 0.162 | 0.186 | 0.133 | 0.833 | 0.500 | 5.425 | 0.241 |
| 65 | 0.187 | 0.213 | 0.148 | 0.997 | 0.531 | 7.058 | 0.284 |

Pollutant Name: Carbon Monoxide Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|---------|-------|
| 55 | 3.068 | 3.924 | 2.734 | 4.490 | 2.964 | 60.276 | 3.751 |
| 60 | 3.219 | 4.123 | 2.854 | 4.881 | 3.406 | 82.846 | 4.069 |
| 65 | 3.532 | 4.527 | 3.113 | 5.626 | 4.148 | 119.949 | 4.660 |

Pollutant Name: Oxides of Nitrogen Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|--------|--------|-------|-------|
| 55 | 0.365 | 0.583 | 1.007 | 15.231 | 24.191 | 1.604 | 1.499 |
| 60 | 0.384 | 0.620 | 1.114 | 16.158 | 30.407 | 1.660 | 1.615 |
| 65 | 0.411 | 0.674 | 1.269 | 17.479 | 40.180 | 1.717 | 1.784 |

Pollutant Name: Carbon Dioxide Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|---------|---------|---------|----------|----------|---------|---------|
| 55 | 313.314 | 383.754 | 522.376 | 1488.502 | 2517.688 | 98.408 | 433.399 |
| 60 | 343.333 | 420.244 | 572.823 | 1505.107 | 2523.152 | 99.819 | 466.183 |
| 65 | 390.455 | 477.521 | 652.747 | 1540.198 | 2532.136 | 103.367 | 518.260 |

Pollutant Name: Sulfur Dioxide Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| 55 | 0.003 | 0.004 | 0.005 | 0.014 | 0.024 | 0.002 | 0.004 |
| 60 | 0.003 | 0.004 | 0.006 | 0.014 | 0.024 | 0.002 | 0.005 |
| 65 | 0.004 | 0.005 | 0.006 | 0.015 | 0.024 | 0.003 | 0.005 |

Pollutant Name: PM10 Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| 55 | 0.007 | 0.013 | 0.013 | 0.459 | 0.174 | 0.048 | 0.038 |
| 60 | 0.008 | 0.014 | 0.014 | 0.522 | 0.179 | 0.060 | 0.042 |
| 65 | 0.009 | 0.016 | 0.016 | 0.609 | 0.191 | 0.078 | 0.049 |

Pollutant Name: PM10 - Tire Wear Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| 55 | 0.008 | 0.008 | 0.009 | 0.026 | 0.008 | 0.004 | 0.009 |
| 60 | 0.008 | 0.008 | 0.009 | 0.026 | 0.008 | 0.004 | 0.009 |
| 65 | 0.008 | 0.008 | 0.009 | 0.026 | 0.008 | 0.004 | 0.009 |

Pollutant Name: PM10 - Brake Wear Temperature: 60F Relative Humidity: 50%

| Speed MPH | LDA | LDT | MDT | HDT | UBUS | MCY | ALL |
|-----------|-------|-------|-------|-------|-------|-------|-------|
| 55 | 0.013 | 0.013 | 0.013 | 0.022 | 0.013 | 0.006 | 0.013 |
| 60 | 0.013 | 0.013 | 0.013 | 0.022 | 0.013 | 0.006 | 0.013 |
| 65 | 0.013 | 0.013 | 0.013 | 0.022 | 0.013 | 0.006 | 0.013 |

Prorated Emission Factor Based on Truck Percentages

| Truck Type | Speed | EMFAC 2007 Emission Factor (grams/mile) | No. of Trucks | Percent of Trucks | Prorated Emission Factor (grams/mile) |
|-------------------|--------------|--|----------------------|--------------------------|--|
| TTL | | | 47543 | | |
| 2017 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.197 |
| 4 axle | 55 | 0.199 | 451 | 0.95% | |
| 5 axle | 55 | 0.199 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2018 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.179 |
| 4 axle | 55 | 0.181 | 451 | 0.95% | |
| 5 axle | 55 | 0.181 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2019 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.163 |
| 4 axle | 55 | 0.165 | 451 | 0.95% | |
| 5 axle | 55 | 0.165 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2020 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.149 |
| 4 axle | 55 | 0.151 | 451 | 0.95% | |
| 5 axle | 55 | 0.151 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2021 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.137 |
| 4 axle | 55 | 0.139 | 451 | 0.95% | |
| 5 axle | 55 | 0.139 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2022 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.128 |
| 4 axle | 55 | 0.13 | 451 | 0.95% | |
| 5 axle | 55 | 0.13 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2023 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.121 |
| 4 axle | 55 | 0.122 | 451 | 0.95% | |
| 5 axle | 55 | 0.122 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2024 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.114 |
| 4 axle | 55 | 0.115 | 451 | 0.95% | |
| 5 axle | 55 | 0.115 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2025 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.108 |
| 4 axle | 55 | 0.109 | 451 | 0.95% | |
| 5 axle | 55 | 0.109 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2026 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.104 |
| 4 axle | 55 | 0.105 | 451 | 0.95% | |

Prorated Emission Factor Based on Truck Percentages

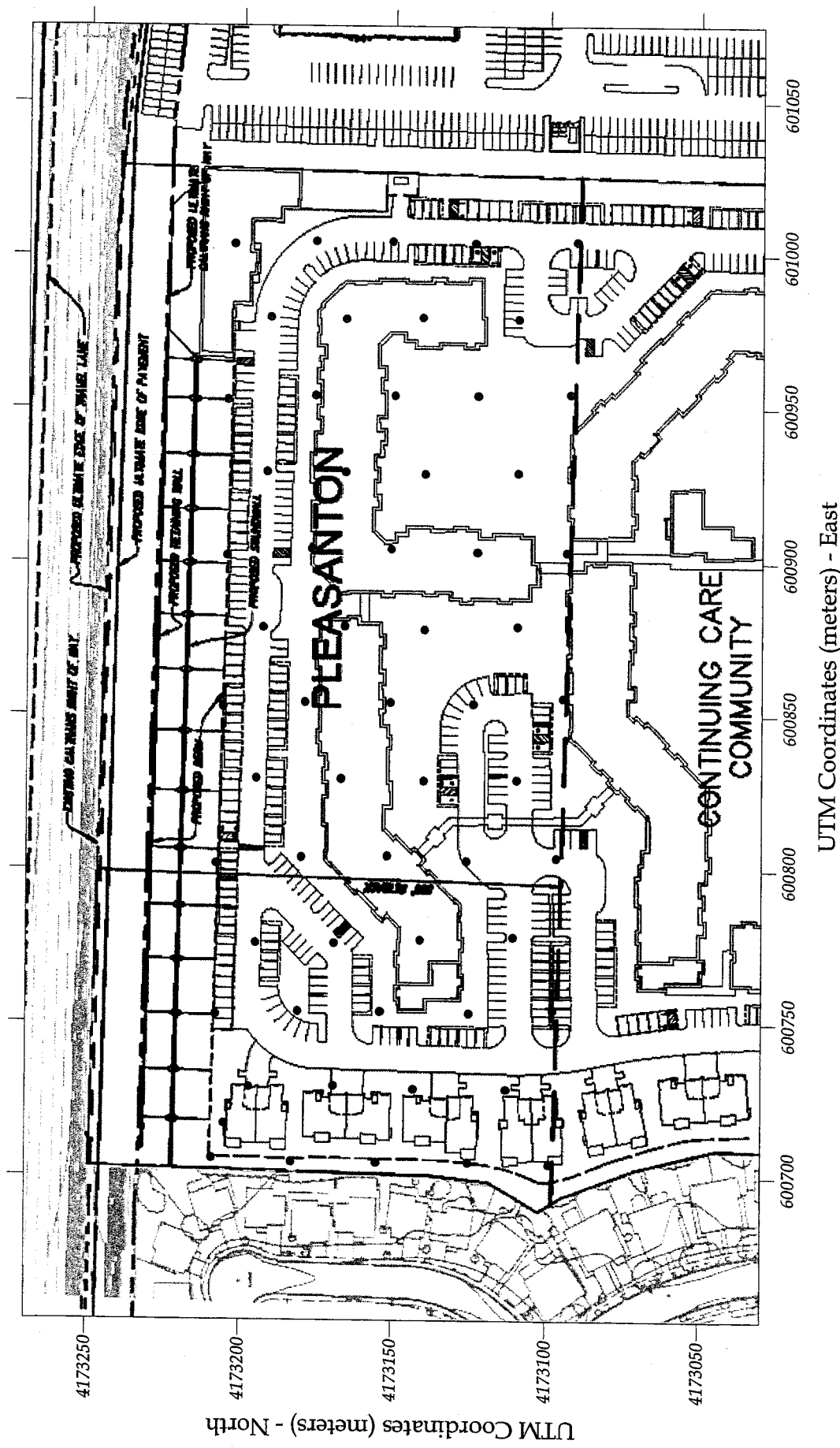
| Truck Type | Speed | EMFAC 2007 Emission Factor (grams/mile) | No. of Trucks | Percent of Trucks | Prorated Emission Factor (grams/mile) |
|-------------|-------|---|---------------|-------------------|---------------------------------------|
| 5 axle | 55 | 0.105 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2027 | | | | | |
| 3 axle | 65 | 0.022 | 666 | 1.40% | 0.100 |
| 4 axle | 55 | 0.101 | 451 | 0.95% | |
| 5 axle | 55 | 0.101 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2028 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.097 |
| 4 axle | 55 | 0.098 | 451 | 0.95% | |
| 5 axle | 55 | 0.098 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2029 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.094 |
| 4 axle | 55 | 0.095 | 451 | 0.95% | |
| 5 axle | 55 | 0.095 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2030 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.092 |
| 4 axle | 55 | 0.093 | 451 | 0.95% | |
| 5 axle | 55 | 0.093 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2031 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.090 |
| 4 axle | 55 | 0.091 | 451 | 0.95% | |
| 5 axle | 55 | 0.091 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2032 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.088 |
| 4 axle | 55 | 0.089 | 451 | 0.95% | |
| 5 axle | 55 | 0.089 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2033 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.087 |
| 4 axle | 55 | 0.088 | 451 | 0.95% | |
| 5 axle | 55 | 0.088 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2034 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.086 |
| 4 axle | 55 | 0.087 | 451 | 0.95% | |
| 5 axle | 55 | 0.087 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2035 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.085 |
| 4 axle | 55 | 0.086 | 451 | 0.95% | |
| 5 axle | 55 | 0.086 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2036 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.085 |

Prorated Emission Factor Based on Truck Percentages

| Truck Type | Speed | EMFAC 2007 | | Percent of Trucks | Prorated Emission Factor (grams/mile) |
|-------------|-------|------------------------------|---------------|-------------------|---------------------------------------|
| | | Emission Factor (grams/mile) | No. of Trucks | | |
| 4 axle | 55 | 0.086 | 451 | 0.95% | |
| 5 axle | 55 | 0.086 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2037 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.084 |
| 4 axle | 55 | 0.085 | 451 | 0.95% | |
| 5 axle | 55 | 0.085 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2038 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.084 |
| 4 axle | 55 | 0.085 | 451 | 0.95% | |
| 5 axle | 55 | 0.085 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2039 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.083 |
| 4 axle | 55 | 0.084 | 451 | 0.95% | |
| 5 axle | 55 | 0.084 | 46426 | 97.65% | |
| TTL | | | 47543 | | |
| 2040 | | | | | |
| 3 axle | 65 | 0.023 | 666 | 1.40% | 0.083 |
| 4 axle | 55 | 0.084 | 451 | 0.95% | |
| 5 axle | 55 | 0.084 | 46426 | 97.65% | |
| TTL | | | 47543 | | |

Appendix B
CAL3QHCR Dispersion Model
Printout

Continuing Life Communities Receptor Locations



UTM Coordinates (meters) - North

UTM Coordinates (meters) - East

DATE : 9/16/ 8
 TIME : 21:26:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

=====
 General Information
 =====

Run start date: 1/ 1/ 1 Julian: 1
 end date: 12/31/ 1 Julian: 365

A Tier 2 approach was used for input data preparation.

The MODE flag has been set to p for calculating PM averages.

Ambient background concentrations are included in the averages below.

Site & Meteorological Constants

VS = 0.0 CM/S VD = 0.0 CM/S Z0 = 175. CM ATIM = 60.

Met. Sfc. Sta. Id & Yr = 1905 1
 Upper Air Sta. Id & Yr = 1905 1

Urban mixing heights were processed.

In 2001, Julian day 1 is a Monday.

The patterns from the input file
 have been assigned as follows:

Pattern # 1 is assigned to Monday.
 Pattern # 1 is assigned to Tuesday.
 Pattern # 1 is assigned to Wednesday.
 Pattern # 1 is assigned to Thursday.
 Pattern # 1 is assigned to Friday.
 Pattern # 1 is assigned to Saturday.
 Pattern # 1 is assigned to Sunday.

Link Data Constants - (Variable data in *.LNK file)

| LINK DESCRIPTION | LINK COORDINATES (M) | | | | LENGTH (M) | BRG (DEG) | TYPE | H (M) | W (M) | NLANS |
|------------------|----------------------|----------|----------|----------|---------------|--------------|------|----------|----------|-------|
| | X1 | Y1 | X2 | Y2 | | | | | | |
| 1. EB Link 1 | * 599740.9 | 173279.5 | 601162.7 | 173251.8 | * 1422. | 91. | AG | 3.7 | 24.4 | |
| 2. EB Link 2 | * 601162.7 | 173251.8 | 602027.5 | 173230.5 | * 865. | 91. | AG | 3.7 | 20.7 | |
| 3. WB Link 1 | * 602024.2 | 173270.0 | 601159.6 | 173294.5 | * 865. | 272. | AG | 3.7 | 20.7 | |
| 4. WB Link 2 | * 601159.6 | 173294.5 | 599743.1 | 173331.8 | * 1417. | 272. | AG | 3.7 | 24.4 | |

DATE : 9/16/8
 TIME : 21:26:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

Receptor Data

| RECEPTOR | COORDINATES (M) | | |
|------------|-----------------|----------|-----|
| | X | Y | Z |
| 44. REC 44 | 600804.2 | 173180.0 | 1.8 |
| 45. REC 45 | 600829.6 | 173194.5 | 1.8 |
| 46. REC 46 | 600854.4 | 173178.8 | 1.8 |
| 47. REC 47 | 600878.8 | 173192.8 | 1.8 |
| 48. REC 48 | 600904.6 | 173177.3 | 1.8 |
| 49. REC 49 | 600929.5 | 173191.8 | 1.8 |
| 50. REC 50 | 600954.3 | 173176.3 | 1.8 |
| 51. REC 51 | 600979.7 | 173191.3 | 1.8 |
| 52. REC 52 | 601004.6 | 173175.8 | 1.8 |
| 53. REC 53 | 601003.6 | 173203.3 | 1.8 |
| 54. REC 54 | 600705.9 | 173208.8 | 1.8 |
| 55. REC 55 | 600752.8 | 173208.0 | 1.8 |
| 56. REC 56 | 600802.1 | 173207.5 | 1.8 |
| 57. REC 57 | 600852.9 | 173206.0 | 1.8 |
| 58. REC 58 | 600902.3 | 173205.0 | 1.8 |
| 59. REC 59 | 600952.8 | 173204.5 | 1.8 |
| 60. REC 60 | 600717.1 | 173204.8 | 1.8 |

Model Results

Remarks : In search of the wind direction corresponding to the maximum concentration, only the first direction, of the directions with the same maximum concentrations, is indicated as the maximum.

* MAXIMUM HOURLY CONCENTRATIONS WITH ANY AMBIENT BACKGROUND CONCENTRATIONS (BKG) ADDED
 * (MICROGRAMS/M**3)

| | REC1 | REC2 | REC3 | REC4 | REC5 | REC6 | REC7 | REC8 | REC9 | REC10 |
|-----------|------|------|------|------|------|------|------|------|------|-------|
| MAX+BKG * | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 |
| - BKG * | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAX * | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 | 2.8 | 3.1 |
| WIND DIR* | 66 | 320 | 66 | 66 | 66 | 320 | 320 | 320 | 296 | 320 |
| JULIAN * | 28 | 363 | 28 | 28 | 28 | 363 | 363 | 363 | 23 | 363 |
| HOURLY * | 9 | 17 | 9 | 9 | 9 | 17 | 17 | 17 | 9 | 17 |

DATE : 9/16/ 8
 TIME : 21:26:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

* MAXIMUM HOURLY CONCENTRATIONS WITH ANY AMBIENT BACKGROUND CONCENTRATIONS (BKG) ADDED
 * (MICROGRAMS/M**3)

| | REC51 | REC52 | REC53 | REC54 | REC55 | REC56 | REC57 | REC58 | REC59 | REC60 |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| MAX+BKG * | 5.2 | 4.6 | 6.0 | 6.2 | 6.1 | 6.2 | 6.1 | 6.1 | 6.0 | 5.8 |
| - BKG * | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAX * | 5.2 | 4.6 | 6.0 | 6.2 | 6.1 | 6.2 | 6.1 | 6.1 | 6.0 | 5.8 |
| WIND DIR* | 297 | 297 | 297 | 74 | 75 | 74 | 76 | 74 | 297 | 76 |
| JULIAN * | 1 | 1 | 1 | 239 | 34 | 239 | 253 | 239 | 1 | 253 |
| HOUR * | 12 | 12 | 12 | 9 | 10 | 9 | 9 | 9 | 12 | 9 |

THE HIGHEST CONCENTRATION OF 6.20 UG/M**3 OCCURRED AT RECEPTOR REC56.

DATE : 9/16/ 8
TIME : 21:27:31

PAGE: 7

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

FIVE HIGHEST 24-HOUR END-TO-END AVERAGE CONCENTRATIONS IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Reptr No. | Highest Ending | | | Second Highest Ending | | | Third Highest Ending | | | Fourth Highest Ending | | | Fifth Highest Ending | | |
|--------------|-------------------|---------|------|--------------------------|----------|------|-------------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|
| | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm |
| 27 | 1.21 | (3,24) | C 0 | 1.03 | (313,24) | C 0 | 1.02 | (78,24) | C 0 | 1.00 | (342,24) | C 0 | 0.99 | (287,24) | C 0 |
| 28 | 1.34 | (3,24) | C 0 | 1.15 | (313,24) | C 0 | 1.13 | (78,24) | C 0 | 1.10 | (342,24) | C 0 | 1.10 | (287,24) | C 0 |
| 29 | 1.21 | (3,24) | C 0 | 1.02 | (78,24) | C 0 | 1.02 | (313,24) | C 0 | 1.00 | (342,24) | C 0 | 0.99 | (14,24) | C 0 |
| 30 | 1.35 | (3,24) | C 0 | 1.16 | (313,24) | C 0 | 1.15 | (78,24) | C 0 | 1.13 | (287,24) | C 0 | 1.12 | (342,24) | C 0 |
| 31 | 1.21 | (3,24) | C 0 | 1.03 | (78,24) | C 0 | 1.02 | (313,24) | C 0 | 1.00 | (342,24) | C 0 | 0.99 | (20,24) | C 0 |
| 32 | 1.35 | (3,24) | C 0 | 1.15 | (313,24) | C 0 | 1.14 | (78,24) | C 0 | 1.12 | (287,24) | C 0 | 1.12 | (342,24) | C 0 |
| 33 | 1.21 | (3,24) | C 0 | 1.02 | (313,24) | C 0 | 1.01 | (78,24) | C 0 | 1.00 | (342,24) | C 0 | 0.99 | (20,24) | C 0 |
| 34 | 1.35 | (3,24) | C 0 | 1.15 | (313,24) | C 0 | 1.13 | (78,24) | C 0 | 1.13 | (287,24) | C 0 | 1.12 | (342,24) | C 0 |
| 35 | 1.22 | (3,24) | C 0 | 1.03 | (313,24) | C 0 | 1.03 | (78,24) | C 0 | 1.01 | (342,24) | C 0 | 1.00 | (287,24) | C 0 |
| 36 | 1.35 | (3,24) | C 0 | 1.17 | (313,24) | C 0 | 1.14 | (287,24) | C 0 | 1.14 | (78,24) | C 0 | 1.12 | (342,24) | C 0 |
| 37 | 1.22 | (3,24) | C 0 | 1.03 | (313,24) | C 0 | 1.02 | (78,24) | C 0 | 1.02 | (287,24) | C 0 | 1.01 | (342,24) | C 0 |
| 38 | 1.35 | (3,24) | C 0 | 1.17 | (313,24) | C 0 | 1.16 | (287,24) | C 0 | 1.13 | (14,24) | C 0 | 1.12 | (78,24) | C 0 |
| 39 | 1.22 | (3,24) | C 0 | 1.05 | (313,24) | C 0 | 1.03 | (78,24) | C 0 | 1.03 | (342,24) | C 0 | 1.02 | (287,24) | C 0 |
| 40 | 1.49 | (3,24) | C 0 | 1.29 | (313,24) | C 0 | 1.25 | (287,24) | C 0 | 1.25 | (342,24) | C 0 | 1.25 | (78,24) | C 0 |
| 41 | 1.72 | (3,24) | C 0 | 1.50 | (313,24) | C 0 | 1.45 | (287,24) | C 0 | 1.44 | (78,24) | C 0 | 1.43 | (342,24) | C 0 |
| 42 | 1.49 | (3,24) | C 0 | 1.28 | (313,24) | C 0 | 1.25 | (287,24) | C 0 | 1.25 | (78,24) | C 0 | 1.25 | (342,24) | C 0 |
| 43 | 1.70 | (3,24) | C 0 | 1.48 | (313,24) | C 0 | 1.45 | (78,24) | C 0 | 1.43 | (287,24) | C 0 | 1.43 | (342,24) | C 0 |
| 44 | 1.49 | (3,24) | C 0 | 1.28 | (313,24) | C 0 | 1.27 | (78,24) | C 0 | 1.26 | (287,24) | C 0 | 1.25 | (342,24) | C 0 |
| 45 | 1.72 | (3,24) | C 0 | 1.49 | (313,24) | C 0 | 1.46 | (287,24) | C 0 | 1.45 | (78,24) | C 0 | 1.45 | (342,24) | C 0 |
| 46 | 1.49 | (3,24) | C 0 | 1.28 | (313,24) | C 0 | 1.25 | (342,24) | C 0 | 1.25 | (78,24) | C 0 | 1.25 | (287,24) | C 0 |
| 47 | 1.70 | (3,24) | C 0 | 1.48 | (313,24) | C 0 | 1.44 | (287,24) | C 0 | 1.43 | (78,24) | C 0 | 1.43 | (342,24) | C 0 |
| 48 | 1.50 | (3,24) | C 0 | 1.27 | (313,24) | C 0 | 1.25 | (287,24) | C 0 | 1.25 | (342,24) | C 0 | 1.24 | (78,24) | C 0 |
| 49 | 1.71 | (3,24) | C 0 | 1.47 | (313,24) | C 0 | 1.45 | (78,24) | C 0 | 1.44 | (287,24) | C 0 | 1.44 | (342,24) | C 0 |
| 50 | 1.49 | (3,24) | C 0 | 1.28 | (313,24) | C 0 | 1.26 | (287,24) | C 0 | 1.25 | (342,24) | C 0 | 1.23 | (14,24) | C 0 |
| 51 | 1.72 | (3,24) | C 0 | 1.49 | (313,24) | C 0 | 1.45 | (287,24) | C 0 | 1.45 | (342,24) | C 0 | 1.43 | (78,24) | C 0 |
| 52 | 1.50 | (3,24) | C 0 | 1.28 | (313,24) | C 0 | 1.26 | (287,24) | C 0 | 1.26 | (342,24) | C 0 | 1.25 | (14,24) | C 0 |
| 53 | 1.97* | (3,24) | C 0 | 1.72 | (313,24) | C 0 | 1.69 | (287,24) | C 0 | 1.67 | (342,24) | C 0 | 1.64 | (14,24) | C 0 |
| 54 | 1.95 | (3,24) | C 0 | 1.70 | (313,24) | C 0 | 1.65 | (287,24) | C 0 | 1.64 | (78,24) | C 0 | 1.64 | (342,24) | C 0 |
| 55 | 1.95 | (3,24) | C 0 | 1.70 | (313,24) | C 0 | 1.67 | (287,24) | C 0 | 1.65 | (78,24) | C 0 | 1.64 | (342,24) | C 0 |
| 56 | 1.96 | (3,24) | C 0 | 1.73* | (313,24) | C 0 | 1.68 | (287,24) | C 0 | 1.66 | (78,24) | C 0 | 1.65 | (342,24) | C 0 |
| 57 | 1.96 | (3,24) | C 0 | 1.71 | (313,24) | C 0 | 1.67 | (287,24) | C 0 | 1.65 | (78,24) | C 0 | 1.65 | (342,24) | C 0 |
| 58 | 1.96 | (3,24) | C 0 | 1.70 | (313,24) | C 0 | 1.67 | (287,24) | C 0 | 1.67 | (78,24) | C 0 | 1.65 | (342,24) | C 0 |
| 59 | 1.96 | (3,24) | C 0 | 1.72 | (313,24) | C 0 | 1.70 | (287,24) | C 0 | 1.66 | (78,24) | C 0 | 1.66 | (342,24) | C 0 |
| 60 | 1.86 | (3,24) | C 0 | 1.63 | (313,24) | C 0 | 1.58 | (287,24) | C 0 | 1.58 | (342,24) | C 0 | 1.57 | (78,24) | C 0 |

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Ending | | |
|--------------------|----------------|----------|------|
| | Conc | Day Hr | Calm |
| 1 | 0.20 | (365,24) | C 27 |

DATE : 9/16/ 8
TIME : 21:27:31

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|--------------------|-----------------|------------------|------|
| 43 | 0.48 | (365,24) | C 27 |
| 44 | 0.41 | (365,24) | C 27 |
| 45 | 0.48 | (365,24) | C 27 |
| 46 | 0.41 | (365,24) | C 27 |
| 47 | 0.48 | (365,24) | C 27 |
| 48 | 0.41 | (365,24) | C 27 |
| 49 | 0.48 | (365,24) | C 27 |
| 50 | 0.41 | (365,24) | C 27 |
| 51 | 0.49 | (365,24) | C 27 |
| 52 | 0.41 | (365,24) | C 27 |
| 53 | 0.58* | (365,24) | C 27 |
| 54 | 0.56 | (365,24) | C 27 |
| 55 | 0.57 | (365,24) | C 27 |
| 56 | 0.57 | (365,24) | C 27 |
| 57 | 0.57 | (365,24) | C 27 |
| 58 | 0.57 | (365,24) | C 27 |
| 59 | 0.58 | (365,24) | C 27 |
| 60 | 0.53 | (365,24) | C 27 |

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.90 | (3,24) | 0.00 | 0.90 | 0.48 | 0.02 | 0.03 | 0.38 |
| 2 | 0.97 | (3,24) | 0.00 | 0.97 | 0.52 | 0.02 | 0.03 | 0.40 |
| 3 | 0.90 | (3,24) | 0.00 | 0.90 | 0.48 | 0.02 | 0.03 | 0.38 |
| 4 | 0.97 | (3,24) | 0.00 | 0.97 | 0.50 | 0.03 | 0.03 | 0.41 |
| 5 | 0.90 | (3,24) | 0.00 | 0.90 | 0.47 | 0.03 | 0.03 | 0.38 |
| 6 | 0.95 | (3,24) | 0.00 | 0.95 | 0.50 | 0.03 | 0.03 | 0.40 |
| 7 | 0.91 | (3,24) | 0.00 | 0.91 | 0.47 | 0.03 | 0.03 | 0.38 |
| 8 | 0.97 | (3,24) | 0.00 | 0.97 | 0.50 | 0.04 | 0.03 | 0.40 |
| 9 | 0.90 | (3,24) | 0.00 | 0.90 | 0.46 | 0.04 | 0.04 | 0.37 |
| 10 | 0.97 | (3,24) | 0.00 | 0.97 | 0.50 | 0.04 | 0.04 | 0.40 |
| 11 | 0.90 | (3,24) | 0.00 | 0.90 | 0.45 | 0.05 | 0.04 | 0.36 |
| 12 | 0.98 | (3,24) | 0.00 | 0.98 | 0.49 | 0.05 | 0.05 | 0.39 |
| 13 | 0.90 | (3,24) | 0.00 | 0.90 | 0.44 | 0.05 | 0.05 | 0.36 |
| 14 | 1.02 | (3,24) | 0.00 | 1.02 | 0.55 | 0.02 | 0.02 | 0.44 |
| 15 | 1.14 | (3,24) | 0.00 | 1.14 | 0.62 | 0.02 | 0.02 | 0.48 |

DATE : 9/16/ 8
 TIME : 21:27:31

PAGE: 11

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-----------|------------|---------------|-----------------|------------|---------|---------|---------|---------|
| 55 | 1.95 | (3,24) | 0.00 | 1.95 | 1.18 | 0.01 | 0.02 | 0.73 |
| 56 | 1.96 | (3,24) | 0.00 | 1.96 | 1.18 | 0.02 | 0.03 | 0.73 |
| 57 | 1.96 | (3,24) | 0.00 | 1.96 | 1.18 | 0.03 | 0.03 | 0.73 |
| 58 | 1.96 | (3,24) | 0.00 | 1.96 | 1.17 | 0.03 | 0.04 | 0.72 |
| 59 | 1.96 | (3,24) | 0.00 | 1.96 | 1.16 | 0.04 | 0.05 | 0.72 |
| 60 | 1.86 | (3,24) | 0.00 | 1.86 | 1.12 | 0.01 | 0.02 | 0.70 |

SECOND HIGHEST 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-----------|------------|---------------|-----------------|------------|---------|---------|---------|---------|
| 1 | 0.76 | (78,24) | 0.00 | 0.76 | 0.39 | 0.03 | 0.04 | 0.30 |
| 2 | 0.82 | (78,24) | 0.00 | 0.82 | 0.41 | 0.04 | 0.05 | 0.32 |
| 3 | 0.77 | (78,24) | 0.00 | 0.77 | 0.38 | 0.05 | 0.06 | 0.29 |
| 4 | 0.82 | (78,24) | 0.00 | 0.82 | 0.41 | 0.05 | 0.06 | 0.30 |
| 5 | 0.77 | (78,24) | 0.00 | 0.77 | 0.36 | 0.06 | 0.08 | 0.28 |
| 6 | 0.83 | (78,24) | 0.00 | 0.82 | 0.40 | 0.06 | 0.08 | 0.29 |
| 7 | 0.76 | (313,24) | 0.00 | 0.76 | 0.40 | 0.02 | 0.01 | 0.33 |
| 8 | 0.82 | (78,24) | 0.00 | 0.82 | 0.38 | 0.08 | 0.09 | 0.27 |
| 9 | 0.76 | (313,24) | 0.00 | 0.76 | 0.40 | 0.02 | 0.01 | 0.33 |
| 10 | 0.83 | (78,24) | 0.00 | 0.82 | 0.35 | 0.10 | 0.11 | 0.26 |
| 11 | 0.75 | (313,24) | 0.00 | 0.75 | 0.40 | 0.02 | 0.01 | 0.33 |
| 12 | 0.82 | (313,24) | 0.00 | 0.82 | 0.44 | 0.02 | 0.01 | 0.35 |
| 13 | 0.75 | (313,24) | 0.00 | 0.75 | 0.40 | 0.02 | 0.01 | 0.33 |
| 14 | 0.87 | (313,24) | 0.00 | 0.87 | 0.47 | 0.02 | 0.02 | 0.37 |
| 15 | 0.97 | (313,24) | 0.00 | 0.97 | 0.52 | 0.03 | 0.02 | 0.40 |
| 16 | 0.87 | (313,24) | 0.00 | 0.88 | 0.47 | 0.02 | 0.02 | 0.37 |
| 17 | 0.96 | (313,24) | 0.00 | 0.96 | 0.52 | 0.03 | 0.02 | 0.40 |
| 18 | 0.87 | (313,24) | 0.00 | 0.87 | 0.46 | 0.02 | 0.02 | 0.37 |
| 19 | 0.96 | (313,24) | 0.00 | 0.96 | 0.52 | 0.03 | 0.02 | 0.40 |
| 20 | 0.87 | (313,24) | 0.00 | 0.88 | 0.47 | 0.02 | 0.02 | 0.37 |
| 21 | 0.96 | (313,24) | 0.00 | 0.96 | 0.52 | 0.03 | 0.02 | 0.40 |
| 22 | 0.87 | (313,24) | 0.00 | 0.87 | 0.47 | 0.02 | 0.01 | 0.37 |
| 23 | 0.98 | (313,24) | 0.00 | 0.98 | 0.52 | 0.03 | 0.02 | 0.41 |
| 24 | 0.88 | (313,24) | 0.00 | 0.88 | 0.47 | 0.02 | 0.01 | 0.38 |
| 25 | 0.99 | (313,24) | 0.00 | 0.99 | 0.53 | 0.03 | 0.02 | 0.41 |

DATE : 9/16/ 8
 TIME : 21:27:31

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM ANNUAL AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.20 | (365,24) | 0.00 | 0.20 | 0.11 | 0.01 | 0.01 | 0.08 |
| 2 | 0.22 | (365,24) | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 3 | 0.20 | (365,24) | 0.00 | 0.20 | 0.11 | 0.01 | 0.01 | 0.08 |
| 4 | 0.22 | (365,24) | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 5 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 6 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 7 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 8 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 9 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 10 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 11 | 0.21 | (365,24) | 0.00 | 0.21 | 0.10 | 0.01 | 0.01 | 0.08 |
| 12 | 0.24 | (365,24) | 0.00 | 0.24 | 0.12 | 0.02 | 0.01 | 0.09 |
| 13 | 0.21 | (365,24) | 0.00 | 0.21 | 0.10 | 0.02 | 0.02 | 0.08 |
| 14 | 0.24 | (365,24) | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 15 | 0.28 | (365,24) | 0.00 | 0.28 | 0.16 | 0.01 | 0.01 | 0.11 |
| 16 | 0.25 | (365,24) | 0.00 | 0.25 | 0.13 | 0.01 | 0.01 | 0.10 |
| 17 | 0.28 | (365,24) | 0.00 | 0.28 | 0.15 | 0.01 | 0.01 | 0.11 |
| 18 | 0.25 | (365,24) | 0.00 | 0.25 | 0.14 | 0.01 | 0.01 | 0.10 |
| 19 | 0.28 | (365,24) | 0.00 | 0.28 | 0.15 | 0.01 | 0.01 | 0.11 |
| 20 | 0.25 | (365,24) | 0.00 | 0.25 | 0.13 | 0.01 | 0.01 | 0.10 |
| 21 | 0.29 | (365,24) | 0.00 | 0.29 | 0.15 | 0.01 | 0.01 | 0.11 |
| 22 | 0.25 | (365,24) | 0.00 | 0.25 | 0.13 | 0.01 | 0.01 | 0.10 |
| 23 | 0.29 | (365,24) | 0.00 | 0.29 | 0.16 | 0.02 | 0.01 | 0.11 |
| 24 | 0.26 | (365,24) | 0.00 | 0.26 | 0.13 | 0.02 | 0.01 | 0.09 |
| 25 | 0.30 | (365,24) | 0.00 | 0.30 | 0.15 | 0.02 | 0.02 | 0.11 |
| 26 | 0.26 | (365,24) | 0.00 | 0.26 | 0.13 | 0.02 | 0.02 | 0.09 |
| 27 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 28 | 0.35 | (365,24) | 0.00 | 0.35 | 0.20 | 0.01 | 0.01 | 0.13 |
| 29 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 30 | 0.36 | (365,24) | 0.00 | 0.36 | 0.21 | 0.01 | 0.01 | 0.13 |
| 31 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 32 | 0.36 | (365,24) | 0.00 | 0.36 | 0.20 | 0.01 | 0.01 | 0.13 |
| 33 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 34 | 0.36 | (365,24) | 0.00 | 0.36 | 0.20 | 0.01 | 0.01 | 0.13 |
| 35 | 0.32 | (365,24) | 0.00 | 0.32 | 0.17 | 0.01 | 0.01 | 0.12 |
| 36 | 0.36 | (365,24) | 0.00 | 0.36 | 0.20 | 0.02 | 0.01 | 0.13 |
| 37 | 0.32 | (365,24) | 0.00 | 0.32 | 0.17 | 0.02 | 0.02 | 0.11 |
| 38 | 0.37 | (365,24) | 0.00 | 0.37 | 0.20 | 0.02 | 0.02 | 0.13 |
| 39 | 0.32 | (365,24) | 0.00 | 0.32 | 0.17 | 0.02 | 0.02 | 0.11 |

DATE : 9/16/8
TIME : 21:27:31

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

CALM DURATION FREQUENCY

| Hours of Consecutive Calm Winds | Frequency of Occurrence | (Julian day/hour ending) of Significant Occurrences |
|---------------------------------------|-------------------------------|---|
| 1 | 1 | (232, 11) |
| 2 | 1 | (332, 16) |

Program terminated normally

DATE : 9/16/ 8
 TIME : 21:25:15

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

Receptor Data

| RECEPTOR | * | COORDINATES (M) | | |
|------------|---|-----------------|----------|-----|
| | | X | Y | Z |
| 1. REC 1 | * | 600704.3 | 173098.5 | 1.8 |
| 2. REC 2 | * | 600728.6 | 173113.0 | 1.8 |
| 3. REC 3 | * | 600754.5 | 173097.5 | 1.8 |
| 4. REC 4 | * | 600778.3 | 173111.0 | 1.8 |
| 5. REC 5 | * | 600804.2 | 173096.5 | 1.8 |
| 6. REC 6 | * | 600829.3 | 173110.3 | 1.8 |
| 7. REC 7 | * | 600855.9 | 173095.0 | 1.8 |
| 8. REC 8 | * | 600879.3 | 173110.3 | 1.8 |
| 9. REC 9 | * | 600903.6 | 173094.0 | 1.8 |
| 10. REC 10 | * | 600929.3 | 173110.3 | 1.8 |
| 11. REC 11 | * | 600954.9 | 173092.5 | 1.8 |
| 12. REC 12 | * | 600979.3 | 173110.3 | 1.8 |
| 13. REC 13 | * | 601004.6 | 173091.3 | 1.8 |
| 14. REC 14 | * | 600704.8 | 173125.0 | 1.8 |
| 15. REC 15 | * | 600728.6 | 173142.8 | 1.8 |
| 16. REC 16 | * | 600753.4 | 173125.0 | 1.8 |
| 17. REC 17 | * | 600777.3 | 173140.5 | 1.8 |
| 18. REC 18 | * | 600803.1 | 173125.5 | 1.8 |
| 19. REC 19 | * | 600829.0 | 173140.0 | 1.8 |
| 20. REC 20 | * | 600853.9 | 173124.0 | 1.8 |
| 21. REC 21 | * | 600878.2 | 173139.5 | 1.8 |
| 22. REC 22 | * | 600903.6 | 173123.0 | 1.8 |
| 23. REC 23 | * | 600928.9 | 173140.0 | 1.8 |
| 24. REC 24 | * | 600954.3 | 173123.0 | 1.8 |
| 25. REC 25 | * | 600979.7 | 173140.5 | 1.8 |
| 26. REC 26 | * | 601004.1 | 173123.5 | 1.8 |
| 27. REC 27 | * | 600704.8 | 173154.5 | 1.8 |
| 28. REC 28 | * | 600729.6 | 173168.5 | 1.8 |
| 29. REC 29 | * | 600753.9 | 173153.5 | 1.8 |
| 30. REC 30 | * | 600776.2 | 173168.5 | 1.8 |
| 31. REC 31 | * | 600804.7 | 173151.5 | 1.8 |
| 32. REC 32 | * | 600829.6 | 173167.0 | 1.8 |
| 33. REC 33 | * | 600854.4 | 173150.5 | 1.8 |
| 34. REC 34 | * | 600879.3 | 173166.0 | 1.8 |
| 35. REC 35 | * | 600904.6 | 173150.5 | 1.8 |
| 36. REC 36 | * | 600929.5 | 173165.5 | 1.8 |
| 37. REC 37 | * | 600954.3 | 173150.0 | 1.8 |
| 38. REC 38 | * | 600979.2 | 173165.5 | 1.8 |
| 39. REC 39 | * | 601004.6 | 173150.5 | 1.8 |
| 40. REC 40 | * | 600704.8 | 173182.5 | 1.8 |
| 41. REC 41 | * | 600729.1 | 173196.5 | 1.8 |
| 42. REC 42 | * | 600753.9 | 173181.0 | 1.8 |
| 43. REC 43 | * | 600776.2 | 173195.0 | 1.8 |

DATE : 9/16/ 8
 TIME : 21:26: 3

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

=====
 Output Section
 =====

NOTES PERTAINING TO THE REPORT

1. THE HIGHEST AVERAGE IN EACH OF THE FIRST TWO COLUMNS OF EACH TABLE BELOW ARE SUFFIXED BY AN ASTERISK (*). FOR PM OUTPUT, THERE IS ONLY ONE COLUMN AND ASTERISK FOR THE ANNUAL AVERAGE/PERIOD OF CONCERN TABLE.
2. THE NUMBERS IN PARENTHESES ARE THE JULIAN DAY AND ENDING HOUR FOR THE PRECEDING AVERAGE.
3. THE NUMBER OF CALM HOURS USED IN PRODUCING EACH AVERAGE ARE PREFIXED BY A C.

PRIMARY AND SECONDARY AVERAGES.

FIVE HIGHEST 24-HOUR END-TO-END AVERAGE CONCENTRATIONS IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Highest Ending | | | Second Highest Ending | | | Third Highest Ending | | | Fourth Highest Ending | | | Fifth Highest Ending | | |
|--------------|-------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|
| | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm |
| 1 | 0.93 | (342,24) | C 0 | 0.80 | (12,24) | C 0 | 0.80 | (355,24) | C 0 | 0.74 | (41,24) | C 0 | 0.68 | (39,24) | C 0 |
| 2 | 1.00 | (342,24) | C 0 | 0.86 | (355,24) | C 0 | 0.84 | (12,24) | C 0 | 0.82 | (41,24) | C 0 | 0.74 | (39,24) | C 0 |
| 3 | 0.93 | (342,24) | C 0 | 0.80 | (355,24) | C 0 | 0.79 | (12,24) | C 0 | 0.74 | (41,24) | C 0 | 0.68 | (39,24) | C 0 |
| 4 | 0.99 | (342,24) | C 0 | 0.85 | (355,24) | C 0 | 0.82 | (12,24) | C 0 | 0.81 | (41,24) | C 0 | 0.72 | (39,24) | C 0 |
| 5 | 0.93 | (342,24) | C 0 | 0.80 | (355,24) | C 0 | 0.79 | (12,24) | C 0 | 0.72 | (41,24) | C 0 | 0.68 | (39,24) | C 0 |
| 6 | 1.00 | (342,24) | C 0 | 0.86 | (355,24) | C 0 | 0.83 | (12,24) | C 0 | 0.79 | (41,24) | C 0 | 0.73 | (39,24) | C 0 |
| 7 | 0.92 | (342,24) | C 0 | 0.80 | (355,24) | C 0 | 0.79 | (12,24) | C 0 | 0.73 | (41,24) | C 0 | 0.67 | (39,24) | C 0 |
| 8 | 0.99 | (342,24) | C 0 | 0.86 | (355,24) | C 0 | 0.83 | (12,24) | C 0 | 0.80 | (41,24) | C 0 | 0.72 | (39,24) | C 0 |
| 9 | 0.93 | (342,24) | C 0 | 0.80 | (12,24) | C 0 | 0.80 | (355,24) | C 0 | 0.73 | (41,24) | C 0 | 0.67 | (39,24) | C 0 |
| 10 | 0.99 | (342,24) | C 0 | 0.87 | (355,24) | C 0 | 0.85 | (12,24) | C 0 | 0.81 | (41,24) | C 0 | 0.73 | (39,24) | C 0 |
| 11 | 0.93 | (342,24) | C 0 | 0.80 | (355,24) | C 0 | 0.78 | (12,24) | C 0 | 0.74 | (41,24) | C 0 | 0.68 | (39,24) | C 0 |
| 12 | 1.00 | (342,24) | C 0 | 0.87 | (355,24) | C 0 | 0.83 | (12,24) | C 0 | 0.81 | (41,24) | C 0 | 0.74 | (39,24) | C 0 |
| 13 | 0.93 | (342,24) | C 0 | 0.80 | (355,24) | C 0 | 0.77 | (12,24) | C 0 | 0.72 | (41,24) | C 0 | 0.68 | (39,24) | C 0 |
| 14 | 1.05 | (342,24) | C 0 | 0.90 | (12,24) | C 0 | 0.89 | (355,24) | C 0 | 0.85 | (41,24) | C 0 | 0.76 | (39,24) | C 0 |
| 15 | 1.15 | (342,24) | C 0 | 1.00 | (12,24) | C 0 | 0.99 | (355,24) | C 0 | 0.93 | (41,24) | C 0 | 0.87 | (39,24) | C 0 |
| 16 | 1.06 | (342,24) | C 0 | 0.90 | (12,24) | C 0 | 0.90 | (355,24) | C 0 | 0.86 | (41,24) | C 0 | 0.77 | (39,24) | C 0 |
| 17 | 1.15 | (342,24) | C 0 | 1.00 | (355,24) | C 0 | 0.99 | (12,24) | C 0 | 0.93 | (41,24) | C 0 | 0.87 | (39,24) | C 0 |
| 18 | 1.06 | (342,24) | C 0 | 0.91 | (355,24) | C 0 | 0.90 | (12,24) | C 0 | 0.85 | (41,24) | C 0 | 0.78 | (39,24) | C 0 |
| 19 | 1.15 | (342,24) | C 0 | 1.01 | (355,24) | C 0 | 0.98 | (12,24) | C 0 | 0.93 | (41,24) | C 0 | 0.88 | (39,24) | C 0 |
| 20 | 1.06 | (342,24) | C 0 | 0.91 | (355,24) | C 0 | 0.90 | (12,24) | C 0 | 0.85 | (41,24) | C 0 | 0.79 | (39,24) | C 0 |
| 21 | 1.06 | (342,24) | C 0 | 0.91 | (355,24) | C 0 | 0.99 | (12,24) | C 0 | 0.93 | (41,24) | C 0 | 0.87 | (39,24) | C 0 |
| 22 | 1.15 | (342,24) | C 0 | 1.01 | (355,24) | C 0 | 0.99 | (12,24) | C 0 | 0.93 | (41,24) | C 0 | 0.87 | (39,24) | C 0 |
| 23 | 1.06 | (342,24) | C 0 | 0.91 | (355,24) | C 0 | 0.90 | (12,24) | C 0 | 0.86 | (41,24) | C 0 | 0.77 | (39,24) | C 0 |
| 24 | 1.17 | (342,24) | C 0 | 1.02 | (355,24) | C 0 | 1.00 | (12,24) | C 0 | 0.95 | (41,24) | C 0 | 0.88 | (39,24) | C 0 |
| 25 | 1.06 | (342,24) | C 0 | 0.92 | (355,24) | C 0 | 0.90 | (12,24) | C 0 | 0.87 | (41,24) | C 0 | 0.78 | (39,24) | C 0 |
| 26 | 1.17 | (342,24) | C 0 | 1.02 | (355,24) | C 0 | 1.00 | (12,24) | C 0 | 0.97 | (41,24) | C 0 | 0.88 | (39,24) | C 0 |
| 26 | 1.05 | (342,24) | C 0 | 0.93 | (355,24) | C 0 | 0.90 | (12,24) | C 0 | 0.87 | (41,24) | C 0 | 0.80 | (39,24) | C 0 |

DATE : 9/16/ 8
TIME : 21:26: 3

PAGE: 8

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
IN MICROGRAMS/M*3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|--------------------|-----------------|------------------|------|
| 2 | 0.25 | (365,24) | C 30 |
| 3 | 0.23 | (365,24) | C 30 |
| 4 | 0.25 | (365,24) | C 30 |
| 5 | 0.23 | (365,24) | C 30 |
| 6 | 0.25 | (365,24) | C 30 |
| 7 | 0.23 | (365,24) | C 30 |
| 8 | 0.25 | (365,24) | C 30 |
| 9 | 0.23 | (365,24) | C 30 |
| 10 | 0.26 | (365,24) | C 30 |
| 11 | 0.23 | (365,24) | C 30 |
| 12 | 0.26 | (365,24) | C 30 |
| 13 | 0.23 | (365,24) | C 30 |
| 14 | 0.27 | (365,24) | C 30 |
| 15 | 0.31 | (365,24) | C 30 |
| 16 | 0.27 | (365,24) | C 30 |
| 17 | 0.31 | (365,24) | C 30 |
| 18 | 0.28 | (365,24) | C 30 |
| 19 | 0.31 | (365,24) | C 30 |
| 20 | 0.28 | (365,24) | C 30 |
| 21 | 0.31 | (365,24) | C 30 |
| 22 | 0.28 | (365,24) | C 30 |
| 23 | 0.32 | (365,24) | C 30 |
| 24 | 0.28 | (365,24) | C 30 |
| 25 | 0.33 | (365,24) | C 30 |
| 26 | 0.29 | (365,24) | C 30 |
| 27 | 0.34 | (365,24) | C 30 |
| 28 | 0.38 | (365,24) | C 30 |
| 29 | 0.34 | (365,24) | C 30 |
| 30 | 0.39 | (365,24) | C 30 |
| 31 | 0.34 | (365,24) | C 30 |
| 32 | 0.39 | (365,24) | C 30 |
| 33 | 0.34 | (365,24) | C 30 |
| 34 | 0.39 | (365,24) | C 30 |
| 35 | 0.35 | (365,24) | C 30 |
| 36 | 0.40 | (365,24) | C 30 |
| 37 | 0.35 | (365,24) | C 30 |
| 38 | 0.40 | (365,24) | C 30 |
| 39 | 0.36 | (365,24) | C 30 |
| 40 | 0.44 | (365,24) | C 30 |
| 41 | 0.52 | (365,24) | C 30 |
| 42 | 0.44 | (365,24) | C 30 |

DATE : 9/16/ 8
 TIME : 21:26: 3

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 16 | 1.06 | (342,24) | 0.00 | 1.06 | 0.55 | 0.03 | 0.02 | 0.46 |
| 17 | 1.15 | (342,24) | 0.00 | 1.15 | 0.62 | 0.03 | 0.02 | 0.48 |
| 18 | 1.06 | (342,24) | 0.00 | 1.06 | 0.56 | 0.03 | 0.03 | 0.45 |
| 19 | 1.15 | (342,24) | 0.00 | 1.15 | 0.61 | 0.03 | 0.03 | 0.48 |
| 20 | 1.06 | (342,24) | 0.00 | 1.06 | 0.55 | 0.03 | 0.03 | 0.45 |
| 21 | 1.15 | (342,24) | 0.00 | 1.15 | 0.61 | 0.03 | 0.03 | 0.48 |
| 22 | 1.06 | (342,24) | 0.00 | 1.06 | 0.55 | 0.03 | 0.03 | 0.45 |
| 23 | 1.17 | (342,24) | 0.00 | 1.17 | 0.62 | 0.04 | 0.03 | 0.48 |
| 24 | 1.06 | (342,24) | 0.00 | 1.06 | 0.55 | 0.04 | 0.03 | 0.45 |
| 25 | 1.17 | (342,24) | 0.00 | 1.17 | 0.61 | 0.04 | 0.03 | 0.49 |
| 26 | 1.05 | (342,24) | 0.00 | 1.05 | 0.55 | 0.04 | 0.03 | 0.45 |
| 27 | 1.23 | (342,24) | 0.00 | 1.23 | 0.68 | 0.03 | 0.02 | 0.51 |
| 28 | 1.36 | (342,24) | 0.00 | 1.36 | 0.76 | 0.03 | 0.03 | 0.55 |
| 29 | 1.23 | (342,24) | 0.00 | 1.23 | 0.67 | 0.03 | 0.02 | 0.51 |
| 30 | 1.36 | (342,24) | 0.00 | 1.36 | 0.76 | 0.03 | 0.03 | 0.55 |
| 31 | 1.22 | (342,24) | 0.00 | 1.22 | 0.66 | 0.03 | 0.03 | 0.50 |
| 32 | 1.36 | (342,24) | 0.00 | 1.36 | 0.75 | 0.03 | 0.03 | 0.55 |
| 33 | 1.22 | (342,24) | 0.00 | 1.22 | 0.66 | 0.03 | 0.03 | 0.50 |
| 34 | 1.36 | (342,24) | 0.00 | 1.36 | 0.74 | 0.04 | 0.03 | 0.55 |
| 35 | 1.24 | (342,24) | 0.00 | 1.24 | 0.66 | 0.04 | 0.03 | 0.51 |
| 36 | 1.36 | (342,24) | 0.00 | 1.36 | 0.74 | 0.04 | 0.03 | 0.54 |
| 37 | 1.23 | (342,24) | 0.00 | 1.23 | 0.65 | 0.04 | 0.03 | 0.51 |
| 38 | 1.38 | (342,24) | 0.00 | 1.38 | 0.75 | 0.05 | 0.04 | 0.55 |
| 39 | 1.25 | (342,24) | 0.00 | 1.25 | 0.67 | 0.05 | 0.03 | 0.51 |
| 40 | 1.52 | (342,24) | 0.00 | 1.52 | 0.87 | 0.03 | 0.02 | 0.61 |
| 41 | 1.72 | (342,24) | 0.00 | 1.72 | 1.00 | 0.03 | 0.03 | 0.66 |
| 42 | 1.51 | (342,24) | 0.00 | 1.51 | 0.85 | 0.03 | 0.03 | 0.60 |
| 43 | 1.71 | (342,24) | 0.00 | 1.71 | 1.00 | 0.03 | 0.03 | 0.66 |
| 44 | 1.51 | (342,24) | 0.00 | 1.51 | 0.85 | 0.03 | 0.03 | 0.60 |
| 45 | 1.71 | (342,24) | 0.00 | 1.71 | 0.99 | 0.03 | 0.03 | 0.66 |
| 46 | 1.51 | (342,24) | 0.00 | 1.51 | 0.85 | 0.03 | 0.03 | 0.60 |
| 47 | 1.70 | (342,24) | 0.00 | 1.70 | 0.98 | 0.04 | 0.03 | 0.65 |
| 48 | 1.50 | (342,24) | 0.00 | 1.50 | 0.83 | 0.04 | 0.03 | 0.60 |
| 49 | 1.71 | (342,24) | 0.00 | 1.71 | 0.97 | 0.05 | 0.04 | 0.65 |
| 50 | 1.51 | (342,24) | 0.00 | 1.51 | 0.82 | 0.05 | 0.04 | 0.60 |
| 51 | 1.71 | (342,24) | 0.00 | 1.71 | 0.97 | 0.05 | 0.05 | 0.65 |
| 52 | 1.51 | (342,24) | 0.00 | 1.51 | 0.82 | 0.06 | 0.04 | 0.59 |
| 53 | 1.95 | (342,24) | 0.00 | 1.95 | 1.13 | 0.07 | 0.05 | 0.70 |
| 54 | 1.94 | (342,24) | 0.00 | 1.94 | 1.17 | 0.03 | 0.03 | 0.72 |

DATE : 9/16/8
 TIME : 21:26:3

PAGE: 12

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

SECOND HIGHEST 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Reptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 26 | 0.93 | (355,24) | 0.00 | 0.92 | 0.42 | 0.10 | 0.10 | 0.31 |
| 27 | 1.09 | (355,24) | 0.00 | 1.09 | 0.62 | 0.02 | 0.02 | 0.44 |
| 28 | 1.21 | (355,24) | 0.00 | 1.21 | 0.70 | 0.02 | 0.02 | 0.48 |
| 29 | 1.09 | (355,24) | 0.00 | 1.09 | 0.61 | 0.02 | 0.03 | 0.43 |
| 30 | 1.22 | (355,24) | 0.00 | 1.22 | 0.70 | 0.02 | 0.03 | 0.48 |
| 31 | 1.08 | (355,24) | 0.00 | 1.08 | 0.60 | 0.03 | 0.04 | 0.42 |
| 32 | 1.22 | (355,24) | 0.00 | 1.22 | 0.69 | 0.03 | 0.04 | 0.47 |
| 33 | 1.09 | (355,24) | 0.00 | 1.09 | 0.59 | 0.03 | 0.05 | 0.42 |
| 34 | 1.23 | (355,24) | 0.00 | 1.23 | 0.68 | 0.03 | 0.05 | 0.46 |
| 35 | 1.09 | (355,24) | 0.00 | 1.09 | 0.58 | 0.04 | 0.06 | 0.41 |
| 36 | 1.23 | (355,24) | 0.00 | 1.22 | 0.67 | 0.05 | 0.07 | 0.45 |
| 37 | 1.10 | (355,24) | 0.00 | 1.10 | 0.57 | 0.06 | 0.08 | 0.39 |
| 38 | 1.23 | (355,24) | 0.00 | 1.23 | 0.65 | 0.07 | 0.09 | 0.42 |
| 39 | 1.11 | (355,24) | 0.00 | 1.11 | 0.54 | 0.10 | 0.10 | 0.37 |
| 40 | 1.35 | (355,24) | 0.00 | 1.35 | 0.79 | 0.01 | 0.02 | 0.54 |
| 41 | 1.54 | (355,24) | 0.00 | 1.54 | 0.93 | 0.01 | 0.02 | 0.59 |
| 42 | 1.36 | (355,24) | 0.00 | 1.36 | 0.79 | 0.02 | 0.03 | 0.53 |
| 43 | 1.55 | (355,24) | 0.00 | 1.55 | 0.92 | 0.02 | 0.02 | 0.59 |
| 44 | 1.35 | (355,24) | 0.00 | 1.35 | 0.78 | 0.02 | 0.03 | 0.53 |
| 45 | 1.55 | (355,24) | 0.00 | 1.55 | 0.92 | 0.02 | 0.03 | 0.58 |
| 46 | 1.35 | (355,24) | 0.00 | 1.35 | 0.78 | 0.03 | 0.04 | 0.52 |
| 47 | 1.54 | (355,24) | 0.00 | 1.54 | 0.90 | 0.03 | 0.04 | 0.57 |
| 48 | 1.35 | (355,24) | 0.00 | 1.35 | 0.76 | 0.03 | 0.05 | 0.50 |
| 49 | 1.55 | (355,24) | 0.00 | 1.55 | 0.90 | 0.03 | 0.05 | 0.56 |
| 50 | 1.35 | (355,24) | 0.00 | 1.35 | 0.74 | 0.05 | 0.08 | 0.48 |
| 51 | 1.56 | (355,24) | 0.00 | 1.56 | 0.88 | 0.05 | 0.08 | 0.54 |
| 52 | 1.36 | (355,24) | 0.00 | 1.36 | 0.72 | 0.08 | 0.10 | 0.45 |
| 53 | 1.79 | (355,24) | 0.00 | 1.79 | 1.05 | 0.06 | 0.09 | 0.59 |
| 54 | 1.77 | (355,24) | 0.00 | 1.77 | 1.09 | 0.01 | 0.02 | 0.66 |
| 55 | 1.77 | (355,24) | 0.00 | 1.77 | 1.09 | 0.01 | 0.02 | 0.65 |
| 56 | 1.78 | (355,24) | 0.00 | 1.78 | 1.10 | 0.01 | 0.02 | 0.65 |
| 57 | 1.77 | (355,24) | 0.00 | 1.77 | 1.08 | 0.02 | 0.03 | 0.64 |
| 58 | 1.77 | (355,24) | 0.00 | 1.77 | 1.07 | 0.03 | 0.04 | 0.63 |
| 59 | 1.79 | (355,24) | 0.00 | 1.79 | 1.07 | 0.04 | 0.06 | 0.62 |
| 60 | 1.68 | (355,24) | 0.00 | 1.68 | 1.02 | 0.01 | 0.02 | 0.63 |

DATE : 9/16/8
 TIME : 21:26:3

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM ANNUAL AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 40 | 0.44 | (365,24) | 0.00 | 0.44 | 0.26 | 0.01 | 0.01 | 0.16 |
| 41 | 0.52 | (365,24) | 0.00 | 0.52 | 0.32 | 0.01 | 0.01 | 0.19 |
| 42 | 0.44 | (365,24) | 0.00 | 0.44 | 0.26 | 0.01 | 0.01 | 0.16 |
| 43 | 0.52 | (365,24) | 0.00 | 0.52 | 0.32 | 0.01 | 0.01 | 0.19 |
| 44 | 0.44 | (365,24) | 0.00 | 0.44 | 0.26 | 0.01 | 0.01 | 0.16 |
| 45 | 0.53 | (365,24) | 0.00 | 0.53 | 0.32 | 0.01 | 0.01 | 0.19 |
| 46 | 0.45 | (365,24) | 0.00 | 0.45 | 0.26 | 0.01 | 0.01 | 0.16 |
| 47 | 0.53 | (365,24) | 0.00 | 0.53 | 0.32 | 0.01 | 0.01 | 0.19 |
| 48 | 0.45 | (365,24) | 0.00 | 0.45 | 0.26 | 0.01 | 0.01 | 0.16 |
| 49 | 0.53 | (365,24) | 0.00 | 0.53 | 0.31 | 0.02 | 0.01 | 0.18 |
| 50 | 0.45 | (365,24) | 0.00 | 0.45 | 0.26 | 0.02 | 0.02 | 0.16 |
| 51 | 0.53 | (365,24) | 0.00 | 0.53 | 0.31 | 0.02 | 0.02 | 0.18 |
| 52 | 0.45 | (365,24) | 0.00 | 0.45 | 0.25 | 0.02 | 0.02 | 0.16 |
| 53 | 0.63 | (365,24) | 0.00 | 0.63 | 0.38 | 0.02 | 0.02 | 0.21 |
| 54 | 0.61 | (365,24) | 0.00 | 0.61 | 0.39 | 0.01 | 0.01 | 0.21 |
| 55 | 0.61 | (365,24) | 0.00 | 0.61 | 0.39 | 0.01 | 0.01 | 0.21 |
| 56 | 0.62 | (365,24) | 0.00 | 0.62 | 0.39 | 0.01 | 0.01 | 0.21 |
| 57 | 0.62 | (365,24) | 0.00 | 0.62 | 0.39 | 0.01 | 0.01 | 0.21 |
| 58 | 0.62 | (365,24) | 0.00 | 0.62 | 0.39 | 0.01 | 0.01 | 0.21 |
| 59 | 0.63 | (365,24) | 0.00 | 0.63 | 0.39 | 0.02 | 0.02 | 0.21 |
| 60 | 0.58 | (365,24) | 0.00 | 0.58 | 0.36 | 0.01 | 0.01 | 0.20 |

DATE : 9/16/ 8
 TIME : 21:21:56

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

=====
 General Information
 =====

Run start date: 1/ 1/ 3 Julian: 1
 end date: 12/31/ 3 Julian: 365

A Tier 2 approach was used for input data preparation.

The MODE flag has been set to p for calculating PM averages.

Ambient background concentrations are included in the averages below.

 Site & Meteorological Constants

VS = 0.0 CM/S VD = 0.0 CM/S Z0 = 175. CM ATIM = 60.

Met. Sfc. Sta. Id & Yr = 1905 3
 Upper Air Sta. Id & Yr = 1905 3

Urban mixing heights were processed.

In 2003, Julian day 1 is a Wednesday.

The patterns from the input file
 have been assigned as follows:

- Pattern # 1 is assigned to Monday.
- Pattern # 1 is assigned to Tuesday.
- Pattern # 1 is assigned to Wednesday.
- Pattern # 1 is assigned to Thursday.
- Pattern # 1 is assigned to Friday.
- Pattern # 1 is assigned to Saturday.
- Pattern # 1 is assigned to Sunday.

 Link Data Constants - (Variable data in *.LNK file)

| LINK DESCRIPTION | LINK COORDINATES (M) | | | | LENGTH (M) | BRG (DEG) | TYPE | H (M) | W (M) | NLANS |
|------------------|----------------------|----------|----------|----------|---------------|--------------|------|----------|----------|-------|
| | X1 | Y1 | X2 | Y2 | | | | | | |
| 1. EB Link 1 | * 599740.9 | 173279.5 | 601162.7 | 173251.8 | * 1422. | 91. | AG | 3.7 | 24.4 | |
| 2. EB Link 2 | * 601162.7 | 173251.8 | 602027.5 | 173230.5 | * 865. | 91. | AG | 3.7 | 20.7 | |
| 3. WB Link 1 | * 602024.2 | 173270.0 | 601159.6 | 173294.5 | * 865. | 272. | AG | 3.7 | 20.7 | |
| 4. WB Link 2 | * 601159.6 | 173294.5 | 599743.1 | 173331.8 | * 1417. | 272. | AG | 3.7 | 24.4 | |

DATE : 9/16/ 8
 TIME : 21:21:56

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

Receptor Data

| RECEPTOR | * | COORDINATES (M) | | |
|------------|---|-----------------|----------|-----|
| | | X | Y | Z |
| 44. REC 44 | * | 600804.2 | 173180.0 | 1.8 |
| 45. REC 45 | * | 600829.6 | 173194.5 | 1.8 |
| 46. REC 46 | * | 600854.4 | 173178.8 | 1.8 |
| 47. REC 47 | * | 600878.8 | 173192.8 | 1.8 |
| 48. REC 48 | * | 600904.6 | 173177.3 | 1.8 |
| 49. REC 49 | * | 600929.5 | 173191.8 | 1.8 |
| 50. REC 50 | * | 600954.3 | 173176.3 | 1.8 |
| 51. REC 51 | * | 600979.7 | 173191.3 | 1.8 |
| 52. REC 52 | * | 601004.6 | 173175.8 | 1.8 |
| 53. REC 53 | * | 601003.6 | 173203.3 | 1.8 |
| 54. REC 54 | * | 600705.9 | 173208.8 | 1.8 |
| 55. REC 55 | * | 600752.8 | 173208.0 | 1.8 |
| 56. REC 56 | * | 600802.1 | 173207.5 | 1.8 |
| 57. REC 57 | * | 600852.9 | 173206.0 | 1.8 |
| 58. REC 58 | * | 600902.3 | 173205.0 | 1.8 |
| 59. REC 59 | * | 600952.8 | 173204.5 | 1.8 |
| 60. REC 60 | * | 600717.1 | 173204.8 | 1.8 |

Model Results

Remarks : In search of the wind direction corresponding to the maximum concentration, only the first direction, of the directions with the same maximum concentrations, is indicated as the maximum.

* MAXIMUM HOURLY CONCENTRATIONS WITH ANY AMBIENT BACKGROUND CONCENTRATIONS (BKG) ADDED
 * (MICROGRAMS/M**3)

| | REC1 | REC2 | REC3 | REC4 | REC5 | REC6 | REC7 | REC8 | REC9 | REC10 |
|-----------|------|------|------|------|------|------|------|------|------|-------|
| MAX+BKG * | 2.9 | 3.0 | 2.8 | 2.9 | 2.8 | 3.0 | 2.7 | 2.9 | 2.7 | 3.0 |
| - BKG * | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAX * | 2.9 | 3.0 | 2.8 | 2.9 | 2.8 | 3.0 | 2.7 | 2.9 | 2.7 | 3.0 |
| WIND DIR* | 70 | 61 | 61 | 293 | 66 | 66 | 293 | 293 | 293 | 293 |
| JULIAN * | 243 | 40 | 40 | 37 | 339 | 339 | 37 | 37 | 37 | 37 |
| HOUR * | 9 | 9 | 9 | 9 | 10 | 10 | 9 | 9 | 9 | 9 |

DATE : 9/16/ 8
 TIME : 21:21:56

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

* MAXIMUM HOURLY CONCENTRATIONS WITH ANY AMBIENT BACKGROUND CONCENTRATIONS (BKG) ADDED
 * (MICROGRAMS/M**3)

| | REC51 | REC52 | REC53 | REC54 | REC55 | REC56 | REC57 | REC58 | REC59 | REC60 |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| MAX+BKG * | 5.2 | 4.6 | 5.9 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 5.9 | 5.7 |
| - BKG * | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAX * | 5.2 | 4.6 | 5.9 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 5.9 | 5.7 |
| WIND DIR* | 70 | 293 | 293 | 75 | 74 | 74 | 75 | 70 | 70 | 74 |
| JULIAN * | 243 | 37 | 37 | 360 | 95 | 95 | 360 | 243 | 243 | 95 |
| HOURLY * | 9 | 9 | 9 | 10 | 9 | 9 | 10 | 9 | 9 | 9 |

THE HIGHEST CONCENTRATION OF 6.00 UG/M**3 OCCURRED AT RECEPTOR REC55.

DATE : 9/16/ 8
 TIME : 21:22:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

FIVE HIGHEST 24-HOUR END-TO-END AVERAGE CONCENTRATIONS IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Highest Ending | | | Second Highest Ending | | | Third Highest Ending | | | Fourth Highest Ending | | | Fifth Highest Ending | | |
|--------------|-------------------|----------|------|--------------------------|---------|------|-------------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|
| | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm |
| 27 | 1.18 | (332,24) | C 0 | 0.95 | (8,24) | C 0 | 0.94 | (310,24) | C 0 | 0.92 | (21,24) | C 0 | 0.90 | (23,24) | C 0 |
| 28 | 1.30 | (332,24) | C 0 | 1.07 | (8,24) | C 0 | 1.05 | (310,24) | C 0 | 1.01 | (21,24) | C 0 | 1.00 | (23,24) | C 0 |
| 29 | 1.18 | (332,24) | C 0 | 0.95 | (8,24) | C 0 | 0.94 | (310,24) | C 0 | 0.92 | (21,24) | C 0 | 0.90 | (23,24) | C 0 |
| 30 | 1.31 | (332,24) | C 0 | 1.08 | (8,24) | C 0 | 1.07 | (310,24) | C 0 | 1.02 | (21,24) | C 0 | 1.01 | (23,24) | C 0 |
| 31 | 1.17 | (332,24) | C 0 | 0.94 | (8,24) | C 0 | 0.94 | (310,24) | C 0 | 0.93 | (21,24) | C 0 | 0.90 | (23,24) | C 0 |
| 32 | 1.31 | (332,24) | C 0 | 1.07 | (8,24) | C 0 | 1.06 | (310,24) | C 0 | 1.02 | (21,24) | C 0 | 1.00 | (23,24) | C 0 |
| 33 | 1.18 | (332,24) | C 0 | 0.95 | (8,24) | C 0 | 0.94 | (310,24) | C 0 | 0.93 | (21,24) | C 0 | 0.91 | (23,24) | C 0 |
| 34 | 1.31 | (332,24) | C 0 | 1.07 | (8,24) | C 0 | 1.06 | (310,24) | C 0 | 1.02 | (21,24) | C 0 | 1.01 | (23,24) | C 0 |
| 35 | 1.19 | (332,24) | C 0 | 0.96 | (8,24) | C 0 | 0.95 | (310,24) | C 0 | 0.93 | (21,24) | C 0 | 0.91 | (23,24) | C 0 |
| 36 | 1.31 | (332,24) | C 0 | 1.08 | (8,24) | C 0 | 1.07 | (310,24) | C 0 | 1.03 | (21,24) | C 0 | 1.00 | (23,24) | C 0 |
| 37 | 1.20 | (332,24) | C 0 | 0.96 | (8,24) | C 0 | 0.95 | (310,24) | C 0 | 0.92 | (21,24) | C 0 | 0.91 | (23,24) | C 0 |
| 38 | 1.33 | (332,24) | C 0 | 1.10 | (8,24) | C 0 | 1.06 | (310,24) | C 0 | 1.03 | (21,24) | C 0 | 1.02 | (23,24) | C 0 |
| 39 | 1.21 | (332,24) | C 0 | 0.96 | (8,24) | C 0 | 0.95 | (310,24) | C 0 | 0.94 | (21,24) | C 0 | 0.92 | (23,24) | C 0 |
| 40 | 1.46 | (332,24) | C 0 | 1.20 | (8,24) | C 0 | 1.16 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (23,24) | C 0 |
| 41 | 1.67 | (332,24) | C 0 | 1.39 | (8,24) | C 0 | 1.31 | (310,24) | C 0 | 1.28 | (21,24) | C 0 | 1.28 | (23,24) | C 0 |
| 42 | 1.45 | (332,24) | C 0 | 1.20 | (8,24) | C 0 | 1.16 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (23,24) | C 0 |
| 43 | 1.66 | (332,24) | C 0 | 1.37 | (8,24) | C 0 | 1.31 | (310,24) | C 0 | 1.28 | (23,24) | C 0 | 1.27 | (21,24) | C 0 |
| 44 | 1.46 | (332,24) | C 0 | 1.20 | (8,24) | C 0 | 1.16 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (23,24) | C 0 |
| 45 | 1.66 | (332,24) | C 0 | 1.38 | (8,24) | C 0 | 1.31 | (310,24) | C 0 | 1.30 | (21,24) | C 0 | 1.28 | (23,24) | C 0 |
| 46 | 1.45 | (332,24) | C 0 | 1.20 | (8,24) | C 0 | 1.15 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (23,24) | C 0 |
| 47 | 1.65 | (332,24) | C 0 | 1.38 | (8,24) | C 0 | 1.31 | (310,24) | C 0 | 1.28 | (21,24) | C 0 | 1.27 | (23,24) | C 0 |
| 48 | 1.45 | (332,24) | C 0 | 1.18 | (8,24) | C 0 | 1.15 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.11 | (23,24) | C 0 |
| 49 | 1.65 | (332,24) | C 0 | 1.38 | (8,24) | C 0 | 1.30 | (310,24) | C 0 | 1.29 | (21,24) | C 0 | 1.28 | (23,24) | C 0 |
| 50 | 1.45 | (332,24) | C 0 | 1.19 | (8,24) | C 0 | 1.16 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.11 | (23,24) | C 0 |
| 51 | 1.66 | (332,24) | C 0 | 1.38 | (8,24) | C 0 | 1.31 | (310,24) | C 0 | 1.30 | (21,24) | C 0 | 1.29 | (23,24) | C 0 |
| 52 | 1.45 | (332,24) | C 0 | 1.20 | (8,24) | C 0 | 1.17 | (310,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (23,24) | C 0 |
| 53 | 1.91* | (332,24) | C 0 | 1.57 | (8,24) | C 0 | 1.52 | (310,24) | C 0 | 1.48 | (23,24) | C 0 | 1.44 | (21,24) | C 0 |
| 54 | 1.87 | (332,24) | C 0 | 1.56 | (8,24) | C 0 | 1.49 | (310,24) | C 0 | 1.46 | (23,24) | C 0 | 1.42 | (21,24) | C 0 |
| 55 | 1.88 | (332,24) | C 0 | 1.56 | (8,24) | C 0 | 1.51 | (310,24) | C 0 | 1.46 | (23,24) | C 0 | 1.42 | (21,24) | C 0 |
| 56 | 1.89 | (332,24) | C 0 | 1.57 | (8,24) | C 0 | 1.51 | (310,24) | C 0 | 1.47 | (23,24) | C 0 | 1.44 | (21,24) | C 0 |
| 57 | 1.87 | (332,24) | C 0 | 1.56 | (8,24) | C 0 | 1.50 | (310,24) | C 0 | 1.47 | (23,24) | C 0 | 1.43 | (21,24) | C 0 |
| 58 | 1.88 | (332,24) | C 0 | 1.56 | (8,24) | C 0 | 1.50 | (310,24) | C 0 | 1.47 | (23,24) | C 0 | 1.43 | (21,24) | C 0 |
| 59 | 1.91 | (332,24) | C 0 | 1.58* | (8,24) | C 0 | 1.52 | (310,24) | C 0 | 1.48 | (23,24) | C 0 | 1.45 | (21,24) | C 0 |
| 60 | 1.80 | (332,24) | C 0 | 1.48 | (8,24) | C 0 | 1.44 | (310,24) | C 0 | 1.39 | (23,24) | C 0 | 1.38 | (21,24) | C 0 |

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|--------------------|-----------------|------------------|------|
| 1 | 0.21 | (365,24) | C 2 |

DATE : 9/16/ 8
 TIME : 21:22:44

PAGE: 9

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|--------------------|-----------------|------------------|------|
| 43 | 0.50 | (365,24) | C 2 |
| 44 | 0.42 | (365,24) | C 2 |
| 45 | 0.51 | (365,24) | C 2 |
| 46 | 0.42 | (365,24) | C 2 |
| 47 | 0.50 | (365,24) | C 2 |
| 48 | 0.43 | (365,24) | C 2 |
| 49 | 0.51 | (365,24) | C 2 |
| 50 | 0.43 | (365,24) | C 2 |
| 51 | 0.51 | (365,24) | C 2 |
| 52 | 0.43 | (365,24) | C 2 |
| 53 | 0.61* | (365,24) | C 2 |
| 54 | 0.58 | (365,24) | C 2 |
| 55 | 0.59 | (365,24) | C 2 |
| 56 | 0.60 | (365,24) | C 2 |
| 57 | 0.60 | (365,24) | C 2 |
| 58 | 0.60 | (365,24) | C 2 |
| 59 | 0.60 | (365,24) | C 2 |
| 60 | 0.55 | (365,24) | C 2 |

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.88 | (332,24) | 0.00 | 0.88 | 0.49 | 0.00 | 0.00 | 0.40 |
| 2 | 0.95 | (332,24) | 0.00 | 0.95 | 0.53 | 0.00 | 0.00 | 0.42 |
| 3 | 0.88 | (332,24) | 0.00 | 0.88 | 0.49 | 0.00 | 0.00 | 0.40 |
| 4 | 0.95 | (332,24) | 0.00 | 0.95 | 0.53 | 0.00 | 0.00 | 0.42 |
| 5 | 0.88 | (332,24) | 0.00 | 0.88 | 0.49 | 0.00 | 0.00 | 0.40 |
| 6 | 0.95 | (332,24) | 0.00 | 0.95 | 0.53 | 0.00 | 0.00 | 0.42 |
| 7 | 0.89 | (332,24) | 0.00 | 0.89 | 0.49 | 0.00 | 0.00 | 0.40 |
| 8 | 0.96 | (332,24) | 0.00 | 0.96 | 0.53 | 0.00 | 0.00 | 0.42 |
| 9 | 0.89 | (332,24) | 0.00 | 0.89 | 0.49 | 0.00 | 0.00 | 0.40 |
| 10 | 0.96 | (332,24) | 0.00 | 0.96 | 0.53 | 0.00 | 0.00 | 0.42 |
| 11 | 0.88 | (332,24) | 0.00 | 0.88 | 0.49 | 0.00 | 0.00 | 0.40 |
| 12 | 0.96 | (332,24) | 0.00 | 0.96 | 0.53 | 0.00 | 0.00 | 0.43 |
| 13 | 0.88 | (332,24) | 0.00 | 0.88 | 0.48 | 0.00 | 0.00 | 0.39 |
| 14 | 0.99 | (332,24) | 0.00 | 0.99 | 0.55 | 0.00 | 0.00 | 0.44 |
| 15 | 1.11 | (332,24) | 0.00 | 1.11 | 0.62 | 0.00 | 0.00 | 0.49 |

DATE : 9/16/ 8
 TIME : 21:22:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 55 | 1.88 | (332,24) | 0.00 | 1.88 | 1.15 | 0.00 | 0.00 | 0.72 |
| 56 | 1.89 | (332,24) | 0.00 | 1.89 | 1.16 | 0.00 | 0.00 | 0.72 |
| 57 | 1.87 | (332,24) | 0.00 | 1.88 | 1.15 | 0.00 | 0.00 | 0.72 |
| 58 | 1.88 | (332,24) | 0.00 | 1.88 | 1.15 | 0.01 | 0.00 | 0.72 |
| 59 | 1.91 | (332,24) | 0.00 | 1.91 | 1.15 | 0.01 | 0.00 | 0.74 |
| 60 | 1.80 | (332,24) | 0.00 | 1.80 | 1.10 | 0.00 | 0.00 | 0.70 |

SECOND HIGHEST 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 2 | 0.76 | (310,24) | 0.00 | 0.76 | 0.41 | 0.00 | 0.00 | 0.34 |
| 3 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 4 | 0.76 | (310,24) | 0.00 | 0.76 | 0.41 | 0.00 | 0.00 | 0.34 |
| 5 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 6 | 0.76 | (310,24) | 0.00 | 0.76 | 0.41 | 0.00 | 0.00 | 0.34 |
| 7 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 8 | 0.76 | (310,24) | 0.00 | 0.76 | 0.41 | 0.00 | 0.00 | 0.35 |
| 9 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 10 | 0.76 | (310,24) | 0.00 | 0.76 | 0.41 | 0.00 | 0.00 | 0.35 |
| 11 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 12 | 0.77 | (310,24) | 0.00 | 0.77 | 0.41 | 0.00 | 0.00 | 0.35 |
| 13 | 0.71 | (310,24) | 0.00 | 0.71 | 0.38 | 0.00 | 0.00 | 0.32 |
| 14 | 0.80 | (310,24) | 0.00 | 0.80 | 0.45 | 0.00 | 0.00 | 0.35 |
| 15 | 0.89 | (8,24) | 0.00 | 0.89 | 0.50 | 0.00 | 0.00 | 0.38 |
| 16 | 0.81 | (8,24) | 0.00 | 0.81 | 0.45 | 0.00 | 0.00 | 0.35 |
| 17 | 0.88 | (8,24) | 0.00 | 0.88 | 0.50 | 0.00 | 0.00 | 0.38 |
| 18 | 0.82 | (8,24) | 0.00 | 0.82 | 0.46 | 0.00 | 0.00 | 0.35 |
| 19 | 0.89 | (8,24) | 0.00 | 0.89 | 0.50 | 0.00 | 0.00 | 0.38 |
| 20 | 0.82 | (8,24) | 0.00 | 0.82 | 0.45 | 0.00 | 0.00 | 0.35 |
| 21 | 0.89 | (8,24) | 0.00 | 0.89 | 0.50 | 0.00 | 0.00 | 0.38 |
| 22 | 0.82 | (8,24) | 0.00 | 0.82 | 0.45 | 0.00 | 0.00 | 0.35 |
| 23 | 0.89 | (310,24) | 0.00 | 0.89 | 0.49 | 0.00 | 0.00 | 0.39 |
| 24 | 0.82 | (8,24) | 0.00 | 0.82 | 0.45 | 0.01 | 0.00 | 0.35 |
| 25 | 0.91 | (310,24) | 0.00 | 0.91 | 0.50 | 0.00 | 0.00 | 0.40 |

DATE : 9/16/8
 TIME : 21:22:44

PAGE: 13

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM ANNUAL AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.21 (365,24) | | 0.00 | 0.21 | 0.12 | 0.01 | 0.00 | 0.09 |
| 2 | 0.23 (365,24) | | 0.00 | 0.23 | 0.13 | 0.01 | 0.01 | 0.09 |
| 3 | 0.21 (365,24) | | 0.00 | 0.21 | 0.12 | 0.01 | 0.01 | 0.09 |
| 4 | 0.24 (365,24) | | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 5 | 0.22 (365,24) | | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 6 | 0.24 (365,24) | | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 7 | 0.22 (365,24) | | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 8 | 0.24 (365,24) | | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 9 | 0.22 (365,24) | | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 10 | 0.25 (365,24) | | 0.00 | 0.25 | 0.13 | 0.01 | 0.01 | 0.09 |
| 11 | 0.22 (365,24) | | 0.00 | 0.22 | 0.11 | 0.01 | 0.01 | 0.08 |
| 12 | 0.25 (365,24) | | 0.00 | 0.25 | 0.13 | 0.01 | 0.01 | 0.09 |
| 13 | 0.22 (365,24) | | 0.00 | 0.22 | 0.11 | 0.01 | 0.01 | 0.08 |
| 14 | 0.25 (365,24) | | 0.00 | 0.25 | 0.14 | 0.01 | 0.01 | 0.10 |
| 15 | 0.29 (365,24) | | 0.00 | 0.29 | 0.17 | 0.01 | 0.01 | 0.11 |
| 16 | 0.26 (365,24) | | 0.00 | 0.26 | 0.14 | 0.01 | 0.01 | 0.10 |
| 17 | 0.29 (365,24) | | 0.00 | 0.29 | 0.16 | 0.01 | 0.01 | 0.11 |
| 18 | 0.26 (365,24) | | 0.00 | 0.26 | 0.15 | 0.01 | 0.01 | 0.10 |
| 19 | 0.30 (365,24) | | 0.00 | 0.30 | 0.17 | 0.01 | 0.01 | 0.11 |
| 20 | 0.26 (365,24) | | 0.00 | 0.26 | 0.14 | 0.01 | 0.01 | 0.10 |
| 21 | 0.30 (365,24) | | 0.00 | 0.30 | 0.17 | 0.01 | 0.01 | 0.12 |
| 22 | 0.27 (365,24) | | 0.00 | 0.27 | 0.14 | 0.01 | 0.01 | 0.10 |
| 23 | 0.30 (365,24) | | 0.00 | 0.30 | 0.17 | 0.01 | 0.01 | 0.12 |
| 24 | 0.27 (365,24) | | 0.00 | 0.27 | 0.14 | 0.01 | 0.01 | 0.10 |
| 25 | 0.31 (365,24) | | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 26 | 0.27 (365,24) | | 0.00 | 0.27 | 0.14 | 0.02 | 0.01 | 0.10 |
| 27 | 0.32 (365,24) | | 0.00 | 0.32 | 0.18 | 0.01 | 0.01 | 0.12 |
| 28 | 0.37 (365,24) | | 0.00 | 0.37 | 0.22 | 0.01 | 0.01 | 0.14 |
| 29 | 0.32 (365,24) | | 0.00 | 0.32 | 0.19 | 0.01 | 0.01 | 0.12 |
| 30 | 0.37 (365,24) | | 0.00 | 0.37 | 0.22 | 0.01 | 0.01 | 0.14 |
| 31 | 0.32 (365,24) | | 0.00 | 0.32 | 0.18 | 0.01 | 0.01 | 0.12 |
| 32 | 0.37 (365,24) | | 0.00 | 0.37 | 0.22 | 0.01 | 0.01 | 0.14 |
| 33 | 0.32 (365,24) | | 0.00 | 0.32 | 0.18 | 0.01 | 0.01 | 0.12 |
| 34 | 0.38 (365,24) | | 0.00 | 0.38 | 0.22 | 0.01 | 0.01 | 0.14 |
| 35 | 0.33 (365,24) | | 0.00 | 0.33 | 0.18 | 0.01 | 0.01 | 0.12 |
| 36 | 0.38 (365,24) | | 0.00 | 0.38 | 0.22 | 0.01 | 0.01 | 0.14 |
| 37 | 0.33 (365,24) | | 0.00 | 0.33 | 0.18 | 0.01 | 0.01 | 0.12 |
| 38 | 0.39 (365,24) | | 0.00 | 0.39 | 0.22 | 0.01 | 0.01 | 0.14 |
| 39 | 0.34 (365,24) | | 0.00 | 0.34 | 0.18 | 0.02 | 0.02 | 0.12 |

DATE : 9/16/8
TIME : 21:22:44

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

CALM DURATION FREQUENCY

| Hours of Consecutive Calm Winds | Frequency of Occurrence | (Julian day/hour ending) of Significant Occurrences |
|---------------------------------------|-------------------------------|---|
| 2 | 1 | (350,13) |

Program terminated normally

DATE : 9/16/8
 TIME : 21:20:54

PAGE: 2

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

Receptor Data

| RECEPTOR | * | COORDINATES (M) | | |
|------------|---|-----------------|----------|-----|
| | | X | Y | Z |
| 1. REC 1 | * | 600704.3 | 173098.5 | 1.8 |
| 2. REC 2 | * | 600728.6 | 173113.0 | 1.8 |
| 3. REC 3 | * | 600754.5 | 173097.5 | 1.8 |
| 4. REC 4 | * | 600778.3 | 173111.0 | 1.8 |
| 5. REC 5 | * | 600804.2 | 173096.5 | 1.8 |
| 6. REC 6 | * | 600829.3 | 173110.3 | 1.8 |
| 7. REC 7 | * | 600855.9 | 173095.0 | 1.8 |
| 8. REC 8 | * | 600879.3 | 173110.3 | 1.8 |
| 9. REC 9 | * | 600903.6 | 173094.0 | 1.8 |
| 10. REC 10 | * | 600929.3 | 173110.3 | 1.8 |
| 11. REC 11 | * | 600954.9 | 173092.5 | 1.8 |
| 12. REC 12 | * | 600979.3 | 173110.3 | 1.8 |
| 13. REC 13 | * | 601004.6 | 173091.3 | 1.8 |
| 14. REC 14 | * | 600704.8 | 173125.0 | 1.8 |
| 15. REC 15 | * | 600728.6 | 173142.8 | 1.8 |
| 16. REC 16 | * | 600753.4 | 173125.0 | 1.8 |
| 17. REC 17 | * | 600777.3 | 173140.5 | 1.8 |
| 18. REC 18 | * | 600803.1 | 173125.5 | 1.8 |
| 19. REC 19 | * | 600829.0 | 173140.0 | 1.8 |
| 20. REC 20 | * | 600853.9 | 173124.0 | 1.8 |
| 21. REC 21 | * | 600878.2 | 173139.5 | 1.8 |
| 22. REC 22 | * | 600903.6 | 173123.0 | 1.8 |
| 23. REC 23 | * | 600928.9 | 173140.0 | 1.8 |
| 24. REC 24 | * | 600954.3 | 173123.0 | 1.8 |
| 25. REC 25 | * | 600979.7 | 173140.5 | 1.8 |
| 26. REC 26 | * | 601004.1 | 173123.5 | 1.8 |
| 27. REC 27 | * | 600704.8 | 173154.5 | 1.8 |
| 28. REC 28 | * | 600729.6 | 173168.5 | 1.8 |
| 29. REC 29 | * | 600753.9 | 173153.5 | 1.8 |
| 30. REC 30 | * | 600776.2 | 173168.5 | 1.8 |
| 31. REC 31 | * | 600804.7 | 173151.5 | 1.8 |
| 32. REC 32 | * | 600829.6 | 173167.0 | 1.8 |
| 33. REC 33 | * | 600854.4 | 173150.5 | 1.8 |
| 34. REC 34 | * | 600879.3 | 173166.0 | 1.8 |
| 35. REC 35 | * | 600904.6 | 173150.5 | 1.8 |
| 36. REC 36 | * | 600929.5 | 173165.5 | 1.8 |
| 37. REC 37 | * | 600954.3 | 173150.0 | 1.8 |
| 38. REC 38 | * | 600979.2 | 173165.5 | 1.8 |
| 39. REC 39 | * | 601004.6 | 173150.5 | 1.8 |
| 40. REC 40 | * | 600704.8 | 173182.5 | 1.8 |
| 41. REC 41 | * | 600729.1 | 173196.5 | 1.8 |
| 42. REC 42 | * | 600753.9 | 173181.0 | 1.8 |
| 43. REC 43 | * | 600776.2 | 173195.0 | 1.8 |

DATE : 9/16/8
 TIME : 21:21:42

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

=====
 Output Section
 =====

NOTES PERTAINING TO THE REPORT

1. THE HIGHEST AVERAGE IN EACH OF THE FIRST TWO COLUMNS OF EACH TABLE BELOW ARE SUFFIXED BY AN ASTERISK (*). FOR PM OUTPUT, THERE IS ONLY ONE COLUMN AND ASTERISK FOR THE ANNUAL AVERAGE/PERIOD OF CONCERN TABLE.
2. THE NUMBERS IN PARENTHESES ARE THE JULIAN DAY AND ENDING HOUR FOR THE PRECEDING AVERAGE.
3. THE NUMBER OF CALM HOURS USED IN PRODUCING EACH AVERAGE ARE PREFIXED BY A C.

PRIMARY AND SECONDARY AVERAGES.

FIVE HIGHEST 24-HOUR END-TO-END AVERAGE CONCENTRATIONS IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Highest Ending | | | Second Highest Ending | | | Third Highest Ending | | | Fourth Highest Ending | | | Fifth Highest Ending | | |
|--------------|-------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|--------------------------|----------|------|-------------------------|----------|------|
| | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm |
| 1 | 0.71 | (354,24) | C 0 | 0.69 | (352,24) | C 0 | 0.68 | (8,24) | C 0 | 0.68 | (344,24) | C 0 | 0.66 | (355,24) | C 0 |
| 2 | 0.78 | (354,24) | C 0 | 0.75 | (344,24) | C 0 | 0.74 | (8,24) | C 0 | 0.72 | (355,24) | C 0 | 0.71 | (352,24) | C 0 |
| 3 | 0.71 | (354,24) | C 0 | 0.70 | (352,24) | C 0 | 0.70 | (344,24) | C 0 | 0.68 | (8,24) | C 0 | 0.67 | (355,24) | C 0 |
| 4 | 0.77 | (354,24) | C 0 | 0.75 | (344,24) | C 0 | 0.73 | (352,24) | C 0 | 0.73 | (8,24) | C 0 | 0.73 | (355,24) | C 0 |
| 5 | 0.72 | (354,24) | C 0 | 0.70 | (352,24) | C 0 | 0.69 | (344,24) | C 0 | 0.68 | (8,24) | C 0 | 0.67 | (355,24) | C 0 |
| 6 | 0.77 | (354,24) | C 0 | 0.74 | (344,24) | C 0 | 0.74 | (8,24) | C 0 | 0.73 | (352,24) | C 0 | 0.72 | (355,24) | C 0 |
| 7 | 0.72 | (354,24) | C 0 | 0.70 | (344,24) | C 0 | 0.69 | (352,24) | C 0 | 0.68 | (8,24) | C 0 | 0.66 | (355,24) | C 0 |
| 8 | 0.78 | (354,24) | C 0 | 0.76 | (344,24) | C 0 | 0.74 | (8,24) | C 0 | 0.73 | (352,24) | C 0 | 0.72 | (355,24) | C 0 |
| 9 | 0.72 | (354,24) | C 0 | 0.69 | (344,24) | C 0 | 0.68 | (8,24) | C 0 | 0.68 | (352,24) | C 0 | 0.65 | (355,24) | C 0 |
| 10 | 0.78 | (354,24) | C 0 | 0.76 | (344,24) | C 0 | 0.75 | (8,24) | C 0 | 0.73 | (352,24) | C 0 | 0.72 | (355,24) | C 0 |
| 11 | 0.71 | (354,24) | C 0 | 0.69 | (344,24) | C 0 | 0.68 | (8,24) | C 0 | 0.68 | (352,24) | C 0 | 0.65 | (355,24) | C 0 |
| 12 | 0.79 | (354,24) | C 0 | 0.77 | (344,24) | C 0 | 0.75 | (8,24) | C 0 | 0.72 | (355,24) | C 0 | 0.72 | (352,24) | C 0 |
| 13 | 0.71 | (354,24) | C 0 | 0.70 | (352,24) | C 0 | 0.68 | (344,24) | C 0 | 0.68 | (8,24) | C 0 | 0.65 | (355,24) | C 0 |
| 14 | 0.80 | (344,24) | C 0 | 0.80 | (354,24) | C 0 | 0.77 | (352,24) | C 0 | 0.76 | (355,24) | C 0 | 0.76 | (8,24) | C 0 |
| 15 | 0.90 | (354,24) | C 0 | 0.89 | (344,24) | C 0 | 0.87 | (352,24) | C 0 | 0.85 | (8,24) | C 0 | 0.84 | (355,24) | C 0 |
| 16 | 0.82 | (344,24) | C 0 | 0.80 | (354,24) | C 0 | 0.79 | (352,24) | C 0 | 0.77 | (8,24) | C 0 | 0.76 | (355,24) | C 0 |
| 17 | 0.89 | (354,24) | C 0 | 0.88 | (344,24) | C 0 | 0.88 | (352,24) | C 0 | 0.84 | (8,24) | C 0 | 0.83 | (355,24) | C 0 |
| 18 | 0.83 | (354,24) | C 0 | 0.81 | (352,24) | C 0 | 0.80 | (344,24) | C 0 | 0.77 | (8,24) | C 0 | 0.76 | (355,24) | C 0 |
| 19 | 0.90 | (354,24) | C 0 | 0.89 | (344,24) | C 0 | 0.88 | (352,24) | C 0 | 0.85 | (8,24) | C 0 | 0.84 | (355,24) | C 0 |
| 20 | 0.82 | (354,24) | C 0 | 0.82 | (344,24) | C 0 | 0.81 | (352,24) | C 0 | 0.77 | (8,24) | C 0 | 0.76 | (355,24) | C 0 |
| 21 | 0.91 | (354,24) | C 0 | 0.90 | (344,24) | C 0 | 0.87 | (352,24) | C 0 | 0.85 | (8,24) | C 0 | 0.84 | (355,24) | C 0 |
| 22 | 0.83 | (354,24) | C 0 | 0.81 | (344,24) | C 0 | 0.80 | (352,24) | C 0 | 0.77 | (8,24) | C 0 | 0.76 | (355,24) | C 0 |
| 23 | 0.91 | (344,24) | C 0 | 0.91 | (354,24) | C 0 | 0.88 | (352,24) | C 0 | 0.85 | (8,24) | C 0 | 0.84 | (355,24) | C 0 |
| 24 | 0.84 | (354,24) | C 0 | 0.81 | (352,24) | C 0 | 0.80 | (344,24) | C 0 | 0.79 | (8,24) | C 0 | 0.76 | (355,24) | C 0 |
| 25 | 0.92 | (354,24) | C 0 | 0.91 | (344,24) | C 0 | 0.89 | (352,24) | C 0 | 0.88 | (8,24) | C 0 | 0.85 | (355,24) | C 0 |
| 26 | 0.85 | (354,24) | C 0 | 0.83 | (344,24) | C 0 | 0.81 | (352,24) | C 0 | 0.79 | (8,24) | C 0 | 0.77 | (355,24) | C 0 |

DATE : 9/16/ 8
TIME : 21:21:42

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|--------------------|-----------------|------------------|------|
| 2 | 0.23 | (366,24) | C 0 |
| 3 | 0.21 | (366,24) | C 0 |
| 4 | 0.23 | (366,24) | C 0 |
| 5 | 0.21 | (366,24) | C 0 |
| 6 | 0.23 | (366,24) | C 0 |
| 7 | 0.21 | (366,24) | C 0 |
| 8 | 0.23 | (366,24) | C 0 |
| 9 | 0.21 | (366,24) | C 0 |
| 10 | 0.24 | (366,24) | C 0 |
| 11 | 0.21 | (366,24) | C 0 |
| 12 | 0.24 | (366,24) | C 0 |
| 13 | 0.21 | (366,24) | C 0 |
| 14 | 0.24 | (366,24) | C 0 |
| 15 | 0.28 | (366,24) | C 0 |
| 16 | 0.25 | (366,24) | C 0 |
| 17 | 0.28 | (366,24) | C 0 |
| 18 | 0.25 | (366,24) | C 0 |
| 19 | 0.29 | (366,24) | C 0 |
| 20 | 0.26 | (366,24) | C 0 |
| 21 | 0.29 | (366,24) | C 0 |
| 22 | 0.26 | (366,24) | C 0 |
| 23 | 0.29 | (366,24) | C 0 |
| 24 | 0.26 | (366,24) | C 0 |
| 25 | 0.30 | (366,24) | C 0 |
| 26 | 0.26 | (366,24) | C 0 |
| 27 | 0.31 | (366,24) | C 0 |
| 28 | 0.35 | (366,24) | C 0 |
| 29 | 0.31 | (366,24) | C 0 |
| 30 | 0.36 | (366,24) | C 0 |
| 31 | 0.31 | (366,24) | C 0 |
| 32 | 0.36 | (366,24) | C 0 |
| 33 | 0.31 | (366,24) | C 0 |
| 34 | 0.36 | (366,24) | C 0 |
| 35 | 0.32 | (366,24) | C 0 |
| 36 | 0.37 | (366,24) | C 0 |
| 37 | 0.32 | (366,24) | C 0 |
| 38 | 0.37 | (366,24) | C 0 |
| 39 | 0.33 | (366,24) | C 0 |
| 40 | 0.41 | (366,24) | C 0 |
| 41 | 0.48 | (366,24) | C 0 |
| 42 | 0.41 | (366,24) | C 0 |

DATE : 9/16/8
 TIME : 21:21:42

PAGE: 10

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 16 | 0.82 | (344,24) | 0.00 | 0.82 | 0.44 | 0.03 | 0.04 | 0.31 |
| 17 | 0.89 | (354,24) | 0.00 | 0.89 | 0.51 | 0.00 | 0.00 | 0.38 |
| 18 | 0.83 | (354,24) | 0.00 | 0.83 | 0.47 | 0.00 | 0.00 | 0.35 |
| 19 | 0.90 | (354,24) | 0.00 | 0.90 | 0.51 | 0.00 | 0.00 | 0.39 |
| 20 | 0.82 | (354,24) | 0.00 | 0.83 | 0.47 | 0.00 | 0.00 | 0.35 |
| 21 | 0.91 | (354,24) | 0.00 | 0.91 | 0.51 | 0.00 | 0.00 | 0.39 |
| 22 | 0.83 | (354,24) | 0.00 | 0.83 | 0.47 | 0.00 | 0.01 | 0.35 |
| 23 | 0.91 | (344,24) | 0.00 | 0.91 | 0.45 | 0.07 | 0.08 | 0.30 |
| 24 | 0.84 | (354,24) | 0.00 | 0.84 | 0.47 | 0.01 | 0.02 | 0.34 |
| 25 | 0.92 | (354,24) | 0.00 | 0.92 | 0.51 | 0.01 | 0.02 | 0.38 |
| 26 | 0.85 | (354,24) | 0.00 | 0.85 | 0.46 | 0.02 | 0.03 | 0.33 |
| 27 | 0.97 | (354,24) | 0.00 | 0.97 | 0.55 | 0.00 | 0.00 | 0.41 |
| 28 | 1.09 | (344,24) | 0.00 | 1.09 | 0.62 | 0.02 | 0.03 | 0.42 |
| 29 | 0.97 | (354,24) | 0.00 | 0.97 | 0.55 | 0.00 | 0.00 | 0.42 |
| 30 | 1.10 | (344,24) | 0.00 | 1.10 | 0.62 | 0.02 | 0.03 | 0.43 |
| 31 | 0.97 | (354,24) | 0.00 | 0.97 | 0.55 | 0.00 | 0.00 | 0.41 |
| 32 | 1.10 | (344,24) | 0.00 | 1.10 | 0.61 | 0.03 | 0.04 | 0.42 |
| 33 | 0.97 | (354,24) | 0.00 | 0.97 | 0.55 | 0.00 | 0.00 | 0.42 |
| 34 | 1.10 | (344,24) | 0.00 | 1.10 | 0.60 | 0.04 | 0.06 | 0.40 |
| 35 | 0.97 | (354,24) | 0.00 | 0.98 | 0.55 | 0.00 | 0.01 | 0.42 |
| 36 | 1.10 | (344,24) | 0.00 | 1.10 | 0.58 | 0.05 | 0.08 | 0.38 |
| 37 | 0.98 | (354,24) | 0.00 | 0.98 | 0.55 | 0.00 | 0.01 | 0.41 |
| 38 | 1.10 | (344,24) | 0.00 | 1.10 | 0.56 | 0.09 | 0.10 | 0.35 |
| 39 | 0.99 | (354,24) | 0.00 | 0.99 | 0.55 | 0.01 | 0.03 | 0.40 |
| 40 | 1.21 | (344,24) | 0.00 | 1.21 | 0.71 | 0.02 | 0.02 | 0.47 |
| 41 | 1.39 | (344,24) | 0.00 | 1.39 | 0.84 | 0.02 | 0.02 | 0.52 |
| 42 | 1.21 | (344,24) | 0.00 | 1.21 | 0.71 | 0.02 | 0.03 | 0.46 |
| 43 | 1.40 | (344,24) | 0.00 | 1.40 | 0.83 | 0.02 | 0.03 | 0.52 |
| 44 | 1.21 | (344,24) | 0.00 | 1.21 | 0.70 | 0.02 | 0.03 | 0.45 |
| 45 | 1.40 | (344,24) | 0.00 | 1.40 | 0.84 | 0.02 | 0.03 | 0.50 |
| 46 | 1.21 | (344,24) | 0.00 | 1.21 | 0.69 | 0.03 | 0.05 | 0.44 |
| 47 | 1.40 | (344,24) | 0.00 | 1.40 | 0.83 | 0.03 | 0.05 | 0.49 |
| 48 | 1.21 | (344,24) | 0.00 | 1.21 | 0.68 | 0.05 | 0.06 | 0.42 |
| 49 | 1.41 | (344,24) | 0.00 | 1.41 | 0.82 | 0.05 | 0.07 | 0.47 |
| 50 | 1.21 | (344,24) | 0.00 | 1.21 | 0.65 | 0.07 | 0.09 | 0.40 |
| 51 | 1.42 | (344,24) | 0.00 | 1.42 | 0.79 | 0.08 | 0.10 | 0.45 |
| 52 | 1.21 | (344,24) | 0.00 | 1.21 | 0.62 | 0.10 | 0.12 | 0.37 |
| 53 | 1.64 | (344,24) | 0.00 | 1.64 | 0.94 | 0.08 | 0.11 | 0.51 |
| 54 | 1.61 | (344,24) | 0.00 | 1.61 | 1.00 | 0.01 | 0.02 | 0.58 |

DATE : 9/16/ 8
 TIME : 21:21:42

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

SECOND HIGHEST 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Reptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 26 | 0.83 | (344,24) | 0.00 | 0.83 | 0.35 | 0.12 | 0.11 | 0.25 |
| 27 | 0.95 | (344,24) | 0.00 | 0.95 | 0.53 | 0.02 | 0.03 | 0.38 |
| 28 | 1.07 | (354,24) | 0.00 | 1.07 | 0.62 | 0.00 | 0.00 | 0.45 |
| 29 | 0.95 | (344,24) | 0.00 | 0.95 | 0.52 | 0.02 | 0.03 | 0.38 |
| 30 | 1.07 | (354,24) | 0.00 | 1.07 | 0.62 | 0.00 | 0.00 | 0.45 |
| 31 | 0.96 | (344,24) | 0.00 | 0.96 | 0.52 | 0.03 | 0.04 | 0.37 |
| 32 | 1.07 | (352,24) | 0.00 | 1.07 | 0.61 | 0.01 | 0.01 | 0.43 |
| 33 | 0.95 | (344,24) | 0.00 | 0.95 | 0.51 | 0.04 | 0.06 | 0.35 |
| 34 | 1.07 | (352,24) | 0.00 | 1.07 | 0.61 | 0.01 | 0.02 | 0.42 |
| 35 | 0.96 | (344,24) | 0.00 | 0.96 | 0.50 | 0.05 | 0.07 | 0.34 |
| 36 | 1.08 | (354,24) | 0.00 | 1.08 | 0.62 | 0.00 | 0.01 | 0.45 |
| 37 | 0.97 | (344,24) | 0.00 | 0.97 | 0.48 | 0.08 | 0.10 | 0.32 |
| 38 | 1.10 | (354,24) | 0.00 | 1.10 | 0.62 | 0.00 | 0.02 | 0.46 |
| 39 | 0.99 | (344,24) | 0.00 | 0.99 | 0.45 | 0.11 | 0.12 | 0.30 |
| 40 | 1.19 | (354,24) | 0.00 | 1.19 | 0.69 | 0.00 | 0.00 | 0.50 |
| 41 | 1.34 | (352,24) | 0.00 | 1.34 | 0.82 | 0.00 | 0.00 | 0.52 |
| 42 | 1.19 | (354,24) | 0.00 | 1.19 | 0.69 | 0.00 | 0.00 | 0.50 |
| 43 | 1.34 | (354,24) | 0.00 | 1.34 | 0.80 | 0.00 | 0.00 | 0.54 |
| 44 | 1.19 | (354,24) | 0.00 | 1.19 | 0.69 | 0.00 | 0.00 | 0.50 |
| 45 | 1.36 | (352,24) | 0.00 | 1.36 | 0.82 | 0.01 | 0.01 | 0.52 |
| 46 | 1.19 | (354,24) | 0.00 | 1.19 | 0.69 | 0.00 | 0.00 | 0.50 |
| 47 | 1.35 | (352,24) | 0.00 | 1.35 | 0.81 | 0.01 | 0.01 | 0.52 |
| 48 | 1.18 | (354,24) | 0.00 | 1.18 | 0.69 | 0.00 | 0.00 | 0.50 |
| 49 | 1.35 | (352,24) | 0.00 | 1.35 | 0.80 | 0.01 | 0.02 | 0.52 |
| 50 | 1.18 | (354,24) | 0.00 | 1.18 | 0.69 | 0.00 | 0.01 | 0.49 |
| 51 | 1.35 | (354,24) | 0.00 | 1.35 | 0.80 | 0.00 | 0.01 | 0.55 |
| 52 | 1.19 | (354,24) | 0.00 | 1.19 | 0.68 | 0.01 | 0.02 | 0.48 |
| 53 | 1.57 | (352,24) | 0.00 | 1.57 | 0.95 | 0.02 | 0.03 | 0.57 |
| 54 | 1.54 | (352,24) | 0.00 | 1.54 | 0.97 | 0.00 | 0.00 | 0.57 |
| 55 | 1.54 | (352,24) | 0.00 | 1.54 | 0.96 | 0.00 | 0.00 | 0.57 |
| 56 | 1.55 | (352,24) | 0.00 | 1.55 | 0.97 | 0.00 | 0.01 | 0.57 |
| 57 | 1.56 | (352,24) | 0.00 | 1.56 | 0.96 | 0.01 | 0.01 | 0.57 |
| 58 | 1.55 | (352,24) | 0.00 | 1.55 | 0.96 | 0.01 | 0.01 | 0.57 |
| 59 | 1.57 | (352,24) | 0.00 | 1.57 | 0.96 | 0.01 | 0.02 | 0.58 |
| 60 | 1.47 | (352,24) | 0.00 | 1.47 | 0.91 | 0.00 | 0.00 | 0.56 |

DATE : 9/16/ 8
 TIME : 21:21:42

PAGE: 14

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM ANNUAL AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 40 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.01 | 0.01 | 0.15 |
| 41 | 0.48 | (366,24) | 0.00 | 0.48 | 0.30 | 0.01 | 0.01 | 0.17 |
| 42 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.01 | 0.01 | 0.15 |
| 43 | 0.48 | (366,24) | 0.00 | 0.48 | 0.29 | 0.01 | 0.01 | 0.17 |
| 44 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.01 | 0.01 | 0.15 |
| 45 | 0.49 | (366,24) | 0.00 | 0.49 | 0.30 | 0.01 | 0.01 | 0.17 |
| 46 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.01 | 0.01 | 0.15 |
| 47 | 0.49 | (366,24) | 0.00 | 0.49 | 0.29 | 0.01 | 0.01 | 0.17 |
| 48 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.01 | 0.01 | 0.15 |
| 49 | 0.49 | (366,24) | 0.00 | 0.49 | 0.29 | 0.02 | 0.01 | 0.17 |
| 50 | 0.41 | (366,24) | 0.00 | 0.41 | 0.24 | 0.02 | 0.01 | 0.15 |
| 51 | 0.49 | (366,24) | 0.00 | 0.49 | 0.29 | 0.02 | 0.02 | 0.17 |
| 52 | 0.42 | (366,24) | 0.00 | 0.42 | 0.23 | 0.02 | 0.02 | 0.14 |
| 53 | 0.58 | (366,24) | 0.00 | 0.58 | 0.35 | 0.02 | 0.02 | 0.19 |
| 54 | 0.56 | (366,24) | 0.00 | 0.56 | 0.36 | 0.01 | 0.01 | 0.19 |
| 55 | 0.57 | (366,24) | 0.00 | 0.57 | 0.36 | 0.01 | 0.01 | 0.19 |
| 56 | 0.58 | (366,24) | 0.00 | 0.58 | 0.36 | 0.01 | 0.01 | 0.19 |
| 57 | 0.57 | (366,24) | 0.00 | 0.57 | 0.36 | 0.01 | 0.01 | 0.19 |
| 58 | 0.58 | (366,24) | 0.00 | 0.58 | 0.36 | 0.01 | 0.01 | 0.19 |
| 59 | 0.58 | (366,24) | 0.00 | 0.58 | 0.36 | 0.02 | 0.02 | 0.19 |
| 60 | 0.54 | (366,24) | 0.00 | 0.54 | 0.34 | 0.01 | 0.01 | 0.18 |

DATE : 9/16/ 8
 TIME : 21:19:12

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

=====
 General Information
 =====

Run start date: 1/ 1/ 5 Julian: 1
 end date: 12/31/ 5 Julian: 365

A Tier 2 approach was used for input data preparation.

The MODE flag has been set to p for calculating PM averages.

Ambient background concentrations are included in the averages below.

Site & Meteorological Constants

VS = 0.0 CM/S VD = 0.0 CM/S ZO = 175. CM ATIM = 60.

Met. Sfc. Sta. Id & Yr = 1905 5
 Upper Air Sta. Id & Yr = 1905 5

Urban mixing heights were processed.

In 2005, Julian day 1 is a Saturday.

The patterns from the input file
 have been assigned as follows:

Pattern # 1 is assigned to Monday.
 Pattern # 1 is assigned to Tuesday.
 Pattern # 1 is assigned to Wednesday.
 Pattern # 1 is assigned to Thursday.
 Pattern # 1 is assigned to Friday.
 Pattern # 1 is assigned to Saturday.
 Pattern # 1 is assigned to Sunday.

Link Data Constants - (Variable data in *.LNK file)

| LINK DESCRIPTION | LINK COORDINATES (M) | | | | LENGTH (M) | BRG (DEG) | TYPE | H (M) | W (M) | NLANS |
|------------------|----------------------|----------|----------|----------|---------------|--------------|------|----------|----------|-------|
| | X1 | Y1 | X2 | Y2 | | | | | | |
| 1. EB Link 1 | * 599740.9 | 173279.5 | 601162.7 | 173251.8 | * 1422. | 91. | AG | 3.7 | 24.4 | |
| 2. EB Link 2 | * 601162.7 | 173251.8 | 602027.5 | 173230.5 | * 865. | 91. | AG | 3.7 | 20.7 | |
| 3. WB Link 1 | * 602024.2 | 173270.0 | 601159.6 | 173294.5 | * 865. | 272. | AG | 3.7 | 20.7 | |
| 4. WB Link 2 | * 601159.6 | 173294.5 | 599743.1 | 173331.8 | * 1417. | 272. | AG | 3.7 | 24.4 | |

DATE : 9/16/ 8
 TIME : 21:19:12

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

* MAXIMUM HOURLY CONCENTRATIONS WITH ANY AMBIENT BACKGROUND CONCENTRATIONS (BKG) ADDED
 * (MICROGRAMS/M**3)
 *

| | REC51 | REC52 | REC53 | REC54 | REC55 | REC56 | REC57 | REC58 | REC59 | REC60 |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| MAX+BKG * | 5.3 | 4.6 | 6.1 | 6.1 | 6.1 | 6.2 | 6.0 | 6.0 | 6.1 | 5.7 |
| - BKG * | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| *-----* | | | | | | | | | | |
| MAX * | 5.3 | 4.6 | 6.1 | 6.1 | 6.1 | 6.2 | 6.0 | 6.0 | 6.1 | 5.7 |
| WIND DIR* | 287 | 287 | 287 | 75 | 75 | 72 | 287 | 287 | 287 | 75 |
| JULIAN * | 21 | 21 | 21 | 4 | 4 | 83 | 21 | 21 | 21 | 4 |
| hour * | 10 | 10 | 10 | 10 | 10 | 9 | 10 | 10 | 10 | 10 |

THE HIGHEST CONCENTRATION OF 6.20 UG/M**3 OCCURRED AT RECEPTOR REC56.

DATE : 9/16/ 8
 TIME : 21:20: 0

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

FIVE HIGHEST 24-HOUR END-TO-END AVERAGE CONCENTRATIONS IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt No. | Highest Ending | | | Second Highest Ending | | | Third Highest Ending | | | Fourth Highest Ending | | | Fifth Highest Ending | | |
|-------------|----------------|----------|------|-----------------------|----------|------|----------------------|----------|------|-----------------------|----------|------|----------------------|----------|------|
| | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm | Conc | Day Hr | Calm |
| 27 | 1.08 | (25,24) | C 0 | 1.07 | (47,24) | C 0 | 1.05 | (5,24) | C 0 | 1.01 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 28 | 1.21 | (47,24) | C 0 | 1.20 | (25,24) | C 0 | 1.15 | (5,24) | C 0 | 1.12 | (3,24) | C 0 | 1.11 | (21,24) | C 0 |
| 29 | 1.08 | (25,24) | C 0 | 1.07 | (47,24) | C 0 | 1.05 | (5,24) | C 0 | 1.01 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 30 | 1.22 | (47,24) | C 0 | 1.20 | (25,24) | C 0 | 1.17 | (5,24) | C 0 | 1.12 | (21,24) | C 0 | 1.12 | (3,24) | C 0 |
| 31 | 1.07 | (25,24) | C 0 | 1.07 | (47,24) | C 0 | 1.05 | (5,24) | C 0 | 1.01 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 32 | 1.22 | (47,24) | C 0 | 1.20 | (25,24) | C 0 | 1.15 | (5,24) | C 0 | 1.13 | (3,24) | C 0 | 1.13 | (21,24) | C 0 |
| 33 | 1.07 | (25,24) | C 0 | 1.07 | (47,24) | C 0 | 1.05 | (5,24) | C 0 | 1.01 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 34 | 1.22 | (47,24) | C 0 | 1.20 | (25,24) | C 0 | 1.16 | (5,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (3,24) | C 0 |
| 35 | 1.09 | (47,24) | C 0 | 1.08 | (25,24) | C 0 | 1.04 | (5,24) | C 0 | 1.02 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 36 | 1.23 | (47,24) | C 0 | 1.20 | (25,24) | C 0 | 1.16 | (5,24) | C 0 | 1.13 | (21,24) | C 0 | 1.12 | (3,24) | C 0 |
| 37 | 1.09 | (47,24) | C 0 | 1.08 | (25,24) | C 0 | 1.05 | (5,24) | C 0 | 1.03 | (21,24) | C 0 | 1.00 | (3,24) | C 0 |
| 38 | 1.24 | (47,24) | C 0 | 1.21 | (25,24) | C 0 | 1.17 | (5,24) | C 0 | 1.15 | (21,24) | C 0 | 1.13 | (3,24) | C 0 |
| 39 | 1.10 | (47,24) | C 0 | 1.09 | (25,24) | C 0 | 1.06 | (5,24) | C 0 | 1.05 | (21,24) | C 0 | 1.01 | (3,24) | C 0 |
| 40 | 1.34 | (47,24) | C 0 | 1.33 | (25,24) | C 0 | 1.28 | (5,24) | C 0 | 1.24 | (21,24) | C 0 | 1.23 | (3,24) | C 0 |
| 41 | 1.56 | (25,24) | C 0 | 1.53 | (47,24) | C 0 | 1.45 | (5,24) | C 0 | 1.45 | (21,24) | C 0 | 1.41 | (3,24) | C 0 |
| 42 | 1.33 | (25,24) | C 0 | 1.33 | (47,24) | C 0 | 1.27 | (5,24) | C 0 | 1.24 | (21,24) | C 0 | 1.23 | (3,24) | C 0 |
| 43 | 1.55 | (25,24) | C 0 | 1.53 | (47,24) | C 0 | 1.45 | (21,24) | C 0 | 1.45 | (5,24) | C 0 | 1.40 | (3,24) | C 0 |
| 44 | 1.33 | (25,24) | C 0 | 1.33 | (47,24) | C 0 | 1.28 | (5,24) | C 0 | 1.24 | (21,24) | C 0 | 1.23 | (3,24) | C 0 |
| 45 | 1.55 | (25,24) | C 0 | 1.53 | (47,24) | C 0 | 1.46 | (5,24) | C 0 | 1.46 | (21,24) | C 0 | 1.42 | (3,24) | C 0 |
| 46 | 1.34 | (47,24) | C 0 | 1.33 | (25,24) | C 0 | 1.28 | (5,24) | C 0 | 1.24 | (21,24) | C 0 | 1.23 | (3,24) | C 0 |
| 47 | 1.55 | (25,24) | C 0 | 1.54 | (47,24) | C 0 | 1.45 | (5,24) | C 0 | 1.45 | (21,24) | C 0 | 1.40 | (3,24) | C 0 |
| 48 | 1.34 | (47,24) | C 0 | 1.33 | (25,24) | C 0 | 1.27 | (5,24) | C 0 | 1.24 | (21,24) | C 0 | 1.24 | (3,24) | C 0 |
| 49 | 1.55 | (25,24) | C 0 | 1.53 | (47,24) | C 0 | 1.46 | (21,24) | C 0 | 1.45 | (5,24) | C 0 | 1.40 | (3,24) | C 0 |
| 50 | 1.34 | (47,24) | C 0 | 1.33 | (25,24) | C 0 | 1.27 | (5,24) | C 0 | 1.25 | (21,24) | C 0 | 1.24 | (3,24) | C 0 |
| 51 | 1.57 | (25,24) | C 0 | 1.54 | (47,24) | C 0 | 1.46 | (21,24) | C 0 | 1.46 | (5,24) | C 0 | 1.42 | (3,24) | C 0 |
| 52 | 1.35 | (47,24) | C 0 | 1.33 | (25,24) | C 0 | 1.29 | (5,24) | C 0 | 1.25 | (21,24) | C 0 | 1.22 | (3,24) | C 0 |
| 53 | 1.79 | (25,24) | C 0 | 1.78 | (47,24) | C 0 | 1.67 | (21,24) | C 0 | 1.65 | (5,24) | C 0 | 1.60 | (3,24) | C 0 |
| 54 | 1.77 | (25,24) | C 0 | 1.74 | (47,24) | C 0 | 1.66 | (21,24) | C 0 | 1.65 | (5,24) | C 0 | 1.59 | (3,24) | C 0 |
| 55 | 1.77 | (25,24) | C 0 | 1.75 | (47,24) | C 0 | 1.66 | (5,24) | C 0 | 1.66 | (21,24) | C 0 | 1.59 | (3,24) | C 0 |
| 56 | 1.77 | (25,24) | C 0 | 1.77 | (47,24) | C 0 | 1.66 | (21,24) | C 0 | 1.65 | (5,24) | C 0 | 1.60 | (3,24) | C 0 |
| 57 | 1.77 | (25,24) | C 0 | 1.77 | (47,24) | C 0 | 1.67 | (21,24) | C 0 | 1.65 | (5,24) | C 0 | 1.60 | (3,24) | C 0 |
| 58 | 1.77 | (25,24) | C 0 | 1.76 | (47,24) | C 0 | 1.67 | (21,24) | C 0 | 1.65 | (5,24) | C 0 | 1.61 | (3,24) | C 0 |
| 59 | 1.79* | (47,24) | C 0 | 1.78* | (25,24) | C 0 | 1.67 | (21,24) | C 0 | 1.66 | (5,24) | C 0 | 1.62 | (3,24) | C 0 |
| 60 | 1.70 | (25,24) | C 0 | 1.67 | (47,24) | C 0 | 1.59 | (21,24) | C 0 | 1.58 | (5,24) | C 0 | 1.53 | (3,24) | C 0 |

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|-----------------|--------------|---------------|------|
| 1 | 0.20 | (365,24) | C 0 |

DATE : 9/16/ 8
 TIME : 21:20: 0

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

THE HIGHEST ANNUAL AVERAGE CONCENTRATIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Receptor Number | Maximum Conc | Ending Day Hr | Calm |
|-----------------|--------------|---------------|------|
| 43 | 0.48 | (365,24) | C 0 |
| 44 | 0.41 | (365,24) | C 0 |
| 45 | 0.49 | (365,24) | C 0 |
| 46 | 0.41 | (365,24) | C 0 |
| 47 | 0.49 | (365,24) | C 0 |
| 48 | 0.41 | (365,24) | C 0 |
| 49 | 0.49 | (365,24) | C 0 |
| 50 | 0.41 | (365,24) | C 0 |
| 51 | 0.49 | (365,24) | C 0 |
| 52 | 0.42 | (365,24) | C 0 |
| 53 | 0.59* | (365,24) | C 0 |
| 54 | 0.56 | (365,24) | C 0 |
| 55 | 0.57 | (365,24) | C 0 |
| 56 | 0.58 | (365,24) | C 0 |
| 57 | 0.58 | (365,24) | C 0 |
| 58 | 0.58 | (365,24) | C 0 |
| 59 | 0.59 | (365,24) | C 0 |
| 60 | 0.54 | (365,24) | C 0 |

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|-----------|------------|---------------|-----------------|------------|---------|---------|---------|---------|
| 1 | 0.80 | (5,24) | 0.00 | 0.80 | 0.42 | 0.01 | 0.01 | 0.35 |
| 2 | 0.84 | (5,24) | 0.00 | 0.84 | 0.45 | 0.01 | 0.01 | 0.36 |
| 3 | 0.80 | (5,24) | 0.00 | 0.80 | 0.42 | 0.01 | 0.01 | 0.35 |
| 4 | 0.83 | (5,24) | 0.00 | 0.83 | 0.45 | 0.01 | 0.01 | 0.36 |
| 5 | 0.80 | (5,24) | 0.00 | 0.80 | 0.42 | 0.01 | 0.01 | 0.35 |
| 6 | 0.84 | (47,24) | 0.00 | 0.84 | 0.47 | 0.01 | 0.00 | 0.35 |
| 7 | 0.79 | (5,24) | 0.00 | 0.79 | 0.42 | 0.01 | 0.01 | 0.35 |
| 8 | 0.85 | (47,24) | 0.00 | 0.85 | 0.47 | 0.01 | 0.01 | 0.36 |
| 9 | 0.79 | (5,24) | 0.00 | 0.79 | 0.42 | 0.01 | 0.01 | 0.35 |
| 10 | 0.85 | (25,24) | 0.00 | 0.85 | 0.45 | 0.03 | 0.01 | 0.36 |
| 11 | 0.79 | (5,24) | 0.00 | 0.79 | 0.42 | 0.02 | 0.01 | 0.35 |
| 12 | 0.86 | (47,24) | 0.00 | 0.86 | 0.47 | 0.01 | 0.01 | 0.36 |
| 13 | 0.79 | (5,24) | 0.00 | 0.79 | 0.42 | 0.01 | 0.01 | 0.35 |
| 14 | 0.90 | (47,24) | 0.00 | 0.90 | 0.51 | 0.00 | 0.00 | 0.38 |
| 15 | 1.00 | (25,24) | 0.00 | 1.00 | 0.54 | 0.03 | 0.02 | 0.40 |

DATE : 9/16/ 8
TIME : 21:20: 0

PAGE: 11

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM 24-HOUR AVERAGED LINK CONTRIBUTIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt# | Total | Ending | Ambient | Total | Link | Link | Link | Link |
|-------|-------|----------|---------|-------|------|------|------|------|
| No. | Conc | Day Hr | Backgnd | Link | +1 | +2 | +3 | +4 |
| 55 | 1.77 | (25,24) | 0.00 | 1.78 | 1.06 | 0.05 | 0.04 | 0.63 |
| 56 | 1.77 | (25,24) | 0.00 | 1.77 | 1.05 | 0.05 | 0.04 | 0.63 |
| 57 | 1.77 | (25,24) | 0.00 | 1.77 | 1.05 | 0.06 | 0.04 | 0.63 |
| 58 | 1.77 | (25,24) | 0.00 | 1.77 | 1.04 | 0.07 | 0.05 | 0.62 |
| 59 | 1.79 | (47,24) | 0.00 | 1.79 | 1.10 | 0.01 | 0.01 | 0.67 |
| 60 | 1.70 | (25,24) | 0.00 | 1.70 | 1.01 | 0.04 | 0.04 | 0.61 |

SECOND HIGHEST 24-HOUR AVERAGED LINK CONTRIBUTIONS
IN MICROGRAMS/M**3
INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Rcpt# | Total | Ending | Ambient | Total | Link | Link | Link | Link |
|-------|-------|----------|---------|-------|------|------|------|------|
| No. | Conc | Day Hr | Backgnd | Link | +1 | +2 | +3 | +4 |
| 1 | 0.77 | (25,24) | 0.00 | 0.77 | 0.41 | 0.02 | 0.01 | 0.32 |
| 2 | 0.83 | (25,24) | 0.00 | 0.83 | 0.44 | 0.03 | 0.02 | 0.35 |
| 3 | 0.77 | (25,24) | 0.00 | 0.77 | 0.40 | 0.02 | 0.01 | 0.33 |
| 4 | 0.83 | (25,24) | 0.00 | 0.83 | 0.43 | 0.03 | 0.02 | 0.35 |
| 5 | 0.77 | (25,24) | 0.00 | 0.77 | 0.40 | 0.02 | 0.01 | 0.33 |
| 6 | 0.84 | (25,24) | 0.00 | 0.84 | 0.44 | 0.03 | 0.02 | 0.36 |
| 7 | 0.77 | (47,24) | 0.00 | 0.78 | 0.42 | 0.01 | 0.01 | 0.34 |
| 8 | 0.84 | (25,24) | 0.00 | 0.84 | 0.44 | 0.03 | 0.02 | 0.36 |
| 9 | 0.78 | (25,24) | 0.00 | 0.77 | 0.41 | 0.02 | 0.01 | 0.33 |
| 10 | 0.84 | (47,24) | 0.00 | 0.84 | 0.47 | 0.01 | 0.01 | 0.36 |
| 11 | 0.77 | (25,24) | 0.00 | 0.77 | 0.41 | 0.02 | 0.01 | 0.33 |
| 12 | 0.85 | (25,24) | 0.00 | 0.85 | 0.45 | 0.03 | 0.01 | 0.36 |
| 13 | 0.77 | (47,24) | 0.00 | 0.77 | 0.42 | 0.02 | 0.02 | 0.33 |
| 14 | 0.88 | (5,24) | 0.00 | 0.88 | 0.48 | 0.01 | 0.01 | 0.38 |
| 15 | 1.00 | (47,24) | 0.00 | 1.00 | 0.57 | 0.00 | 0.00 | 0.42 |
| 16 | 0.89 | (5,24) | 0.00 | 0.89 | 0.48 | 0.01 | 0.01 | 0.38 |
| 17 | 0.99 | (47,24) | 0.00 | 0.99 | 0.56 | 0.00 | 0.00 | 0.42 |
| 18 | 0.89 | (25,24) | 0.00 | 0.89 | 0.47 | 0.03 | 0.02 | 0.37 |
| 19 | 0.99 | (25,24) | 0.00 | 0.99 | 0.53 | 0.03 | 0.02 | 0.40 |
| 20 | 0.89 | (25,24) | 0.00 | 0.89 | 0.47 | 0.03 | 0.02 | 0.37 |
| 21 | 0.99 | (25,24) | 0.00 | 0.99 | 0.53 | 0.03 | 0.02 | 0.41 |
| 22 | 0.89 | (25,24) | 0.00 | 0.89 | 0.47 | 0.03 | 0.02 | 0.37 |
| 23 | 1.00 | (25,24) | 0.00 | 1.00 | 0.53 | 0.03 | 0.02 | 0.41 |
| 24 | 0.89 | (25,24) | 0.00 | 0.89 | 0.47 | 0.03 | 0.02 | 0.37 |
| 25 | 1.01 | (25,24) | 0.00 | 1.01 | 0.53 | 0.04 | 0.02 | 0.42 |

DATE : 9/16/ 8
 TIME : 21:20: 0

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

LINK CONTRIBUTION TABLES

MAXIMUM ANNUAL AVERAGED LINK CONTRIBUTIONS
 IN MICROGRAMS/M**3
 INCLUDING AMBIENT BACKGROUND CONCENTRATIONS.

| Reptr No. | Total Conc | Ending Day Hr | Ambient Backgnd | Total Link | Link +1 | Link +2 | Link +3 | Link +4 |
|--------------|---------------|------------------|--------------------|---------------|------------|------------|------------|------------|
| 1 | 0.20 | (365,24) | 0.00 | 0.20 | 0.11 | 0.01 | 0.01 | 0.08 |
| 2 | 0.22 | (365,24) | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 3 | 0.20 | (365,24) | 0.00 | 0.20 | 0.11 | 0.01 | 0.01 | 0.08 |
| 4 | 0.22 | (365,24) | 0.00 | 0.22 | 0.12 | 0.01 | 0.01 | 0.09 |
| 5 | 0.20 | (365,24) | 0.00 | 0.20 | 0.11 | 0.01 | 0.01 | 0.08 |
| 6 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 7 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 8 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 9 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 10 | 0.23 | (365,24) | 0.00 | 0.23 | 0.12 | 0.01 | 0.01 | 0.09 |
| 11 | 0.21 | (365,24) | 0.00 | 0.21 | 0.11 | 0.01 | 0.01 | 0.08 |
| 12 | 0.24 | (365,24) | 0.00 | 0.24 | 0.12 | 0.01 | 0.01 | 0.09 |
| 13 | 0.21 | (365,24) | 0.00 | 0.21 | 0.10 | 0.02 | 0.01 | 0.08 |
| 14 | 0.24 | (365,24) | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 15 | 0.28 | (365,24) | 0.00 | 0.28 | 0.16 | 0.01 | 0.01 | 0.11 |
| 16 | 0.24 | (365,24) | 0.00 | 0.24 | 0.13 | 0.01 | 0.01 | 0.09 |
| 17 | 0.28 | (365,24) | 0.00 | 0.28 | 0.16 | 0.01 | 0.01 | 0.11 |
| 18 | 0.25 | (365,24) | 0.00 | 0.25 | 0.14 | 0.01 | 0.01 | 0.10 |
| 19 | 0.28 | (365,24) | 0.00 | 0.28 | 0.16 | 0.01 | 0.01 | 0.11 |
| 20 | 0.25 | (365,24) | 0.00 | 0.25 | 0.14 | 0.01 | 0.01 | 0.10 |
| 21 | 0.28 | (365,24) | 0.00 | 0.28 | 0.16 | 0.01 | 0.01 | 0.11 |
| 22 | 0.25 | (365,24) | 0.00 | 0.25 | 0.14 | 0.01 | 0.01 | 0.10 |
| 23 | 0.29 | (365,24) | 0.00 | 0.29 | 0.16 | 0.01 | 0.01 | 0.11 |
| 24 | 0.26 | (365,24) | 0.00 | 0.26 | 0.14 | 0.01 | 0.01 | 0.10 |
| 25 | 0.30 | (365,24) | 0.00 | 0.30 | 0.16 | 0.02 | 0.01 | 0.11 |
| 26 | 0.26 | (365,24) | 0.00 | 0.26 | 0.14 | 0.02 | 0.01 | 0.09 |
| 27 | 0.30 | (365,24) | 0.00 | 0.30 | 0.18 | 0.01 | 0.01 | 0.12 |
| 28 | 0.35 | (365,24) | 0.00 | 0.35 | 0.21 | 0.01 | 0.01 | 0.13 |
| 29 | 0.31 | (365,24) | 0.00 | 0.31 | 0.18 | 0.01 | 0.01 | 0.12 |
| 30 | 0.36 | (365,24) | 0.00 | 0.36 | 0.21 | 0.01 | 0.01 | 0.13 |
| 31 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 32 | 0.36 | (365,24) | 0.00 | 0.36 | 0.21 | 0.01 | 0.01 | 0.13 |
| 33 | 0.31 | (365,24) | 0.00 | 0.31 | 0.17 | 0.01 | 0.01 | 0.12 |
| 34 | 0.36 | (365,24) | 0.00 | 0.36 | 0.21 | 0.01 | 0.01 | 0.13 |
| 35 | 0.32 | (365,24) | 0.00 | 0.32 | 0.18 | 0.01 | 0.01 | 0.12 |
| 36 | 0.37 | (365,24) | 0.00 | 0.37 | 0.21 | 0.01 | 0.01 | 0.13 |
| 37 | 0.32 | (365,24) | 0.00 | 0.32 | 0.17 | 0.01 | 0.01 | 0.12 |
| 38 | 0.37 | (365,24) | 0.00 | 0.37 | 0.21 | 0.02 | 0.02 | 0.13 |
| 39 | 0.33 | (365,24) | 0.00 | 0.33 | 0.17 | 0.02 | 0.02 | 0.12 |

DATE : 9/16/ 8
TIME : 21:20: 0

JOB: 4111 CL Communities 9.97%

RUN: 580 in Pleasanton EMFAC Hourly Data

CALM DURATION FREQUENCY

| Hours of Consecutive Calm Winds | Frequency of Occurrence | (Julian day/hour ending) of Significant Occurrences |
|---------------------------------------|-------------------------------|---|
|---------------------------------------|-------------------------------|---|

No calm wind hours were encountered during this processing period.

Program terminated normally

Appendix C
Cancer Risk Calculations

APPENDIX C. CANCER RISK CALCULATIONS ACCOUNTING FOR FEDERAL 2007 DIESEL TRUCK EMISSION STANDARDS

Maximum residential exposure location on property, Receptor #60, closest duplex unit to I-580

| Year | Alameda g/mi (60 MPH) | Factor Traffic Increase | Outdoor MEI conc'n (ug/m3) | Indoor/Outdoor MEI conc'n (ug/m3) | 70-yr risk w/ each year's emissions |
|------|-----------------------|-------------------------|----------------------------|-----------------------------------|-------------------------------------|
| 2007 | 0.453 | 1.000 | 0.540 | 0.378 | 113.4 |
| 2008 | 0.428 | 1.011 | 0.516 | 0.361 | 108.3 |
| 2009 | 0.401 | 1.021 | 0.488 | 0.342 | 102.5 |
| 2010 | 0.371 | 1.032 | 0.456 | 0.320 | 95.9 |
| 2011 | 0.341 | 1.043 | 0.424 | 0.297 | 89.0 |
| 2012 | 0.313 | 1.054 | 0.393 | 0.275 | 82.6 |
| 2013 | 0.286 | 1.065 | 0.363 | 0.254 | 76.3 |
| 2014 | 0.262 | 1.077 | 0.336 | 0.235 | 70.6 |
| 2015 | 0.238 | 1.088 | 0.309 | 0.216 | 64.8 |
| 2016 | 0.217 | 1.100 | 0.284 | 0.199 | 59.7 |
| 2017 | 0.197 | 1.111 | 0.261 | 0.183 | 54.8 |
| 2018 | 0.179 | 1.123 | 0.240 | 0.168 | 50.3 |
| 2019 | 0.163 | 1.135 | 0.221 | 0.154 | 46.3 |
| 2020 | 0.149 | 1.147 | 0.204 | 0.143 | 42.8 |
| 2021 | 0.137 | 1.159 | 0.189 | 0.133 | 39.8 |
| 2022 | 0.128 | 1.171 | 0.179 | 0.125 | 37.5 |
| 2023 | 0.121 | 1.184 | 0.171 | 0.120 | 35.9 |
| 2024 | 0.114 | 1.196 | 0.163 | 0.114 | 34.1 |
| 2025 | 0.108 | 1.209 | 0.156 | 0.109 | 32.7 |
| 2026 | 0.104 | 1.222 | 0.151 | 0.106 | 31.8 |
| 2027 | 0.100 | 1.235 | 0.147 | 0.103 | 30.9 |
| 2028 | 0.097 | 1.248 | 0.144 | 0.101 | 30.3 |
| 2029 | 0.094 | 1.261 | 0.141 | 0.099 | 29.7 |
| 2030 | 0.090 | 1.274 | 0.137 | 0.096 | 28.7 |
| 2031 | 0.088 | 1.288 | 0.135 | 0.095 | 28.4 |
| 2032 | 0.087 | 1.302 | 0.135 | 0.094 | 28.3 |
| 2033 | 0.086 | 1.315 | 0.135 | 0.094 | 28.3 |
| 2034 | 0.085 | 1.329 | 0.135 | 0.094 | 28.3 |
| 2035 | 0.085 | 1.343 | 0.136 | 0.095 | 28.6 |
| 2036 | 0.085 | 1.358 | 0.138 | 0.096 | 28.9 |

2014-2083:

| Per Million Risk | |
|------------------|------------------------|
| 70-yr | Max Actual Residential |
| "Standard" | 37.4 |
| | 12.7 |

Truck Traffic Increase Per Year:

1.06%

Maximum Resident Exposure:

23 years

Maximum Actual Residential Risk: Indoor/Outdoor Exposure Factor 2014-2036 (2014 is first potential year of residential occupation)

12.7

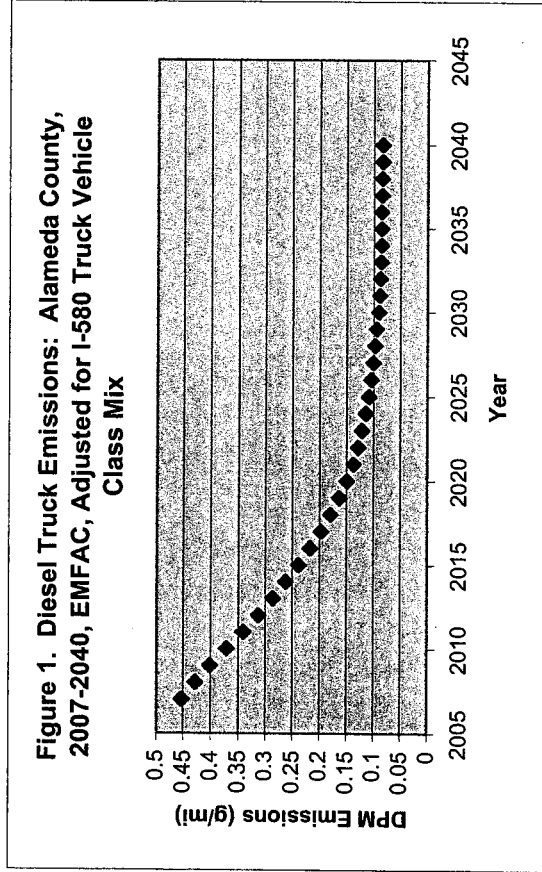


Figure 1. Diesel Truck Emissions: Alameda County, 2007-2040, EMFAC, Adjusted for I-580 Truck Vehicle Class Mix

Maximum residential exposure location on property, Receptor #60, closest duplex unit to I-580

| Year | Alameda g/mi (60 MPH) | Factor Traffic Increase | Outdoor MEI conc'n (ug/m3) | Indoor/ Outdoor MEI conc'n (ug/m3) | 70-yr risk w/ each year's emissions |
|------|-----------------------------|-------------------------------|----------------------------------|---|---|
| 2037 | 0.084 | 1.372 | 0.137 | 0.096 | 28.9 |
| 2038 | 0.084 | 1.387 | 0.139 | 0.097 | 29.2 |
| 2039 | 0.083 | 1.401 | 0.139 | 0.097 | 29.1 |
| 2040 | 0.083 | 1.416 | 0.140 | 0.098 | 29.4 |
| 2041 | 0.083 | 1.431 | 0.142 | 0.099 | 29.7 |
| 2042 | 0.083 | 1.446 | 0.143 | 0.100 | 30.1 |
| 2043 | 0.083 | 1.462 | 0.145 | 0.101 | 30.4 |
| 2044 | 0.083 | 1.477 | 0.146 | 0.102 | 30.7 |
| 2045 | 0.083 | 1.493 | 0.148 | 0.103 | 31.0 |
| 2046 | 0.083 | 1.509 | 0.149 | 0.104 | 31.3 |
| 2047 | 0.083 | 1.525 | 0.151 | 0.106 | 31.7 |
| 2048 | 0.083 | 1.541 | 0.152 | 0.107 | 32.0 |
| 2049 | 0.083 | 1.557 | 0.154 | 0.108 | 32.4 |
| 2050 | 0.083 | 1.574 | 0.156 | 0.109 | 32.7 |
| 2051 | 0.083 | 1.590 | 0.157 | 0.110 | 33.0 |
| 2052 | 0.083 | 1.607 | 0.159 | 0.111 | 33.4 |
| 2053 | 0.083 | 1.624 | 0.161 | 0.112 | 33.7 |
| 2054 | 0.083 | 1.641 | 0.162 | 0.114 | 34.1 |
| 2055 | 0.083 | 1.659 | 0.164 | 0.115 | 34.5 |
| 2056 | 0.083 | 1.676 | 0.166 | 0.116 | 34.8 |
| 2057 | 0.083 | 1.694 | 0.168 | 0.117 | 35.2 |
| 2058 | 0.083 | 1.712 | 0.169 | 0.119 | 35.6 |
| 2059 | 0.083 | 1.730 | 0.171 | 0.120 | 36.0 |
| 2060 | 0.083 | 1.749 | 0.173 | 0.121 | 36.3 |
| 2061 | 0.083 | 1.767 | 0.175 | 0.122 | 36.7 |
| 2062 | 0.083 | 1.786 | 0.177 | 0.124 | 37.1 |
| 2063 | 0.083 | 1.805 | 0.179 | 0.125 | 37.5 |
| 2064 | 0.083 | 1.824 | 0.180 | 0.126 | 37.9 |
| 2065 | 0.083 | 1.843 | 0.182 | 0.128 | 38.3 |
| 2066 | 0.083 | 1.863 | 0.184 | 0.129 | 38.7 |
| 2067 | 0.083 | 1.883 | 0.186 | 0.130 | 39.1 |
| 2068 | 0.083 | 1.903 | 0.188 | 0.132 | 39.5 |

70-yr risk: General standard "lifetime" exposure period
2014-2083 Assume Indoor/Outdoor Exposure Factor

37.4

Maximum residential exposure location on property, Receptor #60, closest duplex unit to I-580

| Year | Alameda g/mi (60 MPH) | Factor Traffic Increase | Outdoor MEI conc'n (ug/m3) | Indoor/ Outdoor MEI conc'n (ug/m3) | 70-yr risk w/ each year's emissions |
|------|-----------------------------|-------------------------------|----------------------------------|---|---|
| 2069 | 0.083 | 1.923 | 0.190 | 0.133 | 39.9 |
| 2070 | 0.083 | 1.943 | 0.192 | 0.135 | 40.4 |
| 2071 | 0.083 | 1.964 | 0.194 | 0.136 | 40.8 |
| 2072 | 0.083 | 1.985 | 0.196 | 0.137 | 41.2 |
| 2073 | 0.083 | 2.006 | 0.198 | 0.139 | 41.7 |
| 2074 | 0.083 | 2.027 | 0.201 | 0.140 | 42.1 |
| 2075 | 0.083 | 2.048 | 0.203 | 0.142 | 42.6 |
| 2076 | 0.083 | 2.070 | 0.205 | 0.143 | 43.0 |
| 2077 | 0.083 | 2.092 | 0.207 | 0.145 | 43.5 |
| 2078 | 0.083 | 2.114 | 0.209 | 0.146 | 43.9 |
| 2079 | 0.083 | 2.137 | 0.211 | 0.148 | 44.4 |
| 2080 | 0.083 | 2.159 | 0.214 | 0.150 | 44.9 |
| 2081 | 0.083 | 2.182 | 0.216 | 0.151 | 45.3 |
| 2082 | 0.083 | 2.205 | 0.218 | 0.153 | 45.8 |
| 2083 | 0.083 | 2.229 | 0.220 | 0.154 | 46.3 |

HISTORICAL DATA FOR INDEPENDENT LIVING (IL) RESIDENTS AT MORNINGSIDE FACILITY, FULLERTON, CA
 (Analysis of Historical Data Provided as Last Page of this Appendix C)

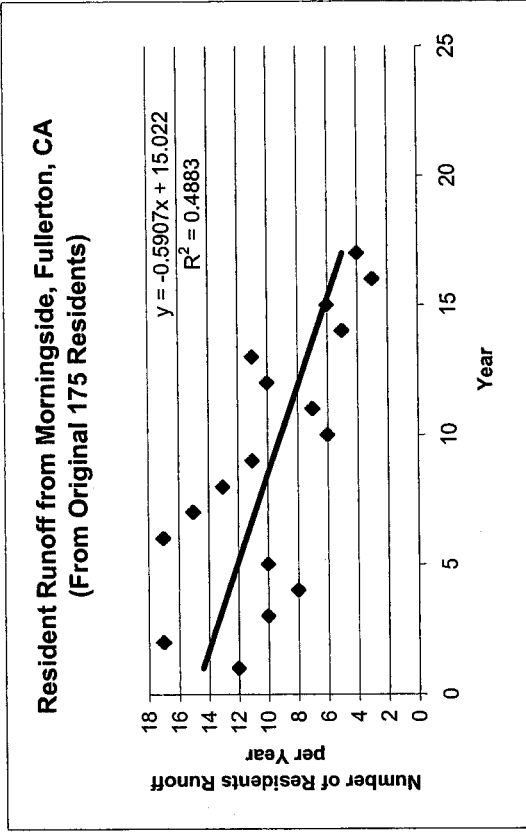
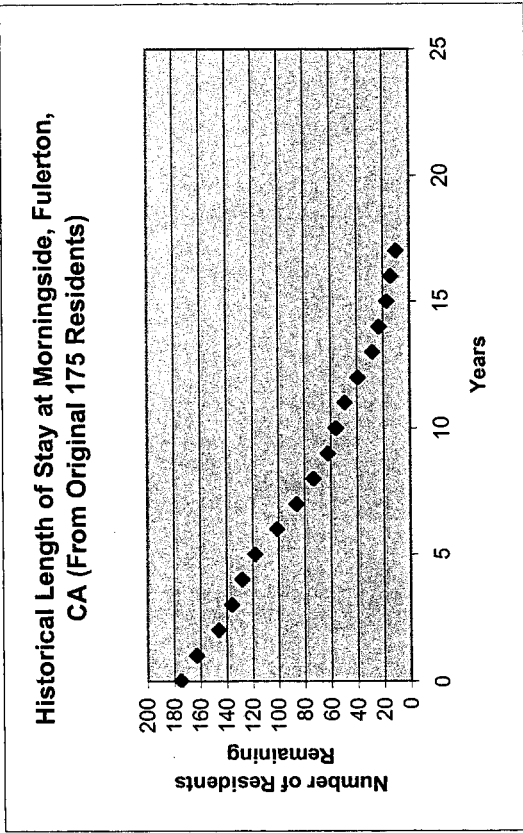
| RESULTS | | | | |
|---------|------------------------------|----------------|-------------------------------|----------------|
| Year | Statistical Analysis of Data | | Facility Operator Projections | |
| | Number Runoff | Percent Remain | Number Remain | Percent Remain |
| 0 | 0 | 100.00% | 175 | 100.00% |
| 1 | 12 | 93.14% | 163 | 93.14% |
| 2 | 17 | 83.43% | 146 | 83.43% |
| 3 | 10 | 77.71% | 136 | 77.71% |
| 4 | 8 | 73.14% | 128 | 73.14% |
| 5 | 10 | 67.43% | 118 | 67.43% |
| 6 | 17 | 57.71% | 101 | 57.71% |
| 7 | 15 | 49.14% | 86 | 49.14% |
| 8 | 13 | 41.71% | 73 | 41.71% |
| 9 | 11 | 35.43% | 62 | 35.43% |
| 10 | 6 | 32.00% | 56 | 32.00% |
| 11 | 7 | 28.00% | 49 | 28.00% |
| 12 | 10 | 22.29% | 39 | 22.29% |
| 13 | 11 | 16.00% | 28 | 16.00% |
| 14 | 5 | 13.14% | 23 | 13.14% |
| 15 | 6 | 9.71% | 17 | 9.71% |
| 16 | 3 | 8.00% | 14 | 8.00% |
| 17 | 4 | 5.71% | 10 | 5.71% |
| 18 | 4.4 | 4.00% | 7.0 | 4.00% |
| 19 | 3.8 | 2.30% | 4.0 | 2.30% |
| 20 | 3.2 | 1.10% | 1.9 | 1.10% |
| 21 | 2.6 | 0.60% | 1.1 | 0.60% |
| 22 | 2.0 | 0.00% | 0 | 0.00% |
| 23 | 1.4 | 0.00% | 0 | 0.00% |

Years 0-17 based on actual data for 1991 through 9/10/2007.
 Yellow-shaded projections based on (1) statistical analysis, and (2) operator projections.

80% Confidence Intervals

Given the variance of the data around the least mean squares regression line shown to the right, the following is the "+/-" confidence intervals applied to future "y" predictions from the regression equation, representing a 80% probability that the actual observation would be within the calculated intervals (details on next page):

| Year | 80% Confidence Intervals | | | |
|------|--------------------------|-------|-------|------|
| | Mean | Lower | Upper | Mean |
| 18 | 4.4 | -0.34 | 9.14 | 5.6 |
| 19 | 3.8 | -2.10 | 9.70 | 1.8 |
| 20 | 3.2 | -2.84 | 9.24 | -1.4 |
| 21 | 2.6 | -3.59 | 8.79 | -4.0 |
| 22 | 2.0 | -4.34 | 8.34 | -6.0 |
| 23 | 1.4 | -5.09 | 7.89 | -7.4 |



(Note: Negative predictions from the confidence interval calculations are set to zero and values above 10 (i.e., the year 17 value) in the shaded portions of Results table above.)

CALCULATION OF 80% CONFIDENCE INTERVALS ON LEAST MEAN SQUARE PREDICTIONS BASED ON HISTORICAL RUNOFF DATA

Calculation of Variance in Regression

$$Y = \text{Resident Runoff per Year and } X = \text{Year (from Year 0)}$$

Equation for confidence interval for predicted Y-value (Y'):

$$Y' \pm t_{n-2, 1-\alpha} [\text{Var}(Y_1)]^{0.5} \quad (\text{Source: Armitage, P., Statistical Methods in Medical Research, Blackwell Scientific Publications, Oxford, 1971.})$$

where: $t_{n-2, 1-\alpha} =$ Student's t-statistic at n-2 degrees of freedom at α probability level (two-tailed distribution)

$n =$ Number of samples

$\text{Var}(Y_1) =$ Variance of an actual expected Y_1 value from the predicted Y'

$$[\text{Var}(Y_1)]^{0.5} = s_y [1 + (1/n) + \{(X_0 - X_m)^2 / (\sum(X - X_m)^2)\}^{0.5}]$$

$$s_y = \text{Standard deviation of } Y = [(\sum(Y - Y')^2 / (n-2))]^{0.5}$$

$X_0 =$ X-value for a given Y' prediction

$X_m =$ Mean of X values

Student's t-statistic:

$$1-\alpha = 0.2, @ \alpha = 80\% \text{ probability}$$

$$t_{n-2, 1-\alpha} = 1.341 \quad (\text{two-tail distribution})$$

$$@ n-2 = 15 \text{ degrees of freedom}$$

| | X | Y | Y' | (Y-Y') ² | (X-X _m) ² | s _y | ± 80% Confidence Intervals |
|---|----------------|----|------|---------------------|----------------------------------|----------------|--|
| Actual Historical Data vs. Regression Predictions | 1 | 12 | 14.4 | 5.911 | 64 | 3.1536 | |
| | 2 | 17 | 13.8 | 9.982 | 49 | | |
| | 3 | 10 | 13.2 | 10.562 | 36 | | |
| | 4 | 8 | 12.7 | 21.708 | 25 | | |
| | 5 | 10 | 12.1 | 4.279 | 16 | | |
| | 6 | 17 | 11.5 | 30.495 | 9 | | |
| | 7 | 15 | 10.9 | 16.916 | 4 | | |
| | 8 | 13 | 10.3 | 7.309 | 1 | | |
| | 9 | 11 | 9.7 | 1.675 | 0 | | |
| | 10 | 6 | 9.1 | 9.703 | 1 | | |
| | 11 | 7 | 8.5 | 2.323 | 4 | | |
| | 12 | 10 | 7.9 | 4.270 | 9 | | |
| | 13 | 11 | 7.3 | 13.374 | 16 | | |
| | 14 | 5 | 6.8 | 3.070 | 25 | | |
| | 15 | 6 | 6.2 | 0.026 | 36 | | |
| | 16 | 3 | 5.6 | 6.609 | 49 | | |
| | 17 | 4 | 5.0 | 0.961 | 64 | | |
| Regression Predictions for Future Years | 18 | | 4.4 | | | | ± t _{n-2, 1-α} [Var(Y ₁)] ^{0.5} 4.742 |
| | 19 | | 3.8 | | | | 5.896 |
| | 20 | | 3.2 | | | | 6.039 |
| | 21 | | 2.6 | | | | 6.186 |
| | 22 | | 2.0 | | | | 6.336 |
| | 23 | | 1.4 | | | | 6.490 |
| For Years 1-17 | Σ = | | | 149.174 | 408 | | |
| | X _m | | | | | | |

Morningside of Fullerton

HISTORICAL Length of Stay in Independent Living (IL)

Based on actual data of initial 175 residents (entering in 1991) through 09/10/07

| Year | # of res. leaving IL this year | # of res. no longer in IL | # of res. still in IL | % of res. still in IL | For residents no longer in IL | | |
|------|--------------------------------------|---------------------------------|-----------------------------|-----------------------------|-------------------------------|--------------------|---------------------|
| | | | | | Avg. age at entry | IL Stay (years) | Avg. age at Exit |
| 0 | 0 | 0 | 175 | 100.0% | 79.4 | 0.6 | 80.0 |
| 1 | 12 | 12 | 163 | 93.1% | 81.3 | 0.6 | 81.9 |
| 2 | 17 | 29 | 146 | 83.4% | 82.9 | 1.1 | 84.0 |
| 3 | 10 | 39 | 136 | 77.7% | 82.7 | 1.5 | 84.2 |
| 4 | 8 | 47 | 128 | 73.1% | 81.9 | 1.8 | 83.7 |
| 5 | 10 | 57 | 118 | 67.4% | 82.2 | 2.3 | 84.5 |
| 6 | 17 | 74 | 101 | 57.7% | 82.0 | 3.0 | 85.0 |
| 7 | 15 | 89 | 86 | 49.1% | 81.4 | 3.6 | 85.0 |
| 8 | 13 | 102 | 73 | 41.7% | 81.3 | 4.1 | 85.4 |
| 9 | 11 | 113 | 62 | 35.4% | 81.0 | 4.5 | 85.5 |
| 10 | 6 | 119 | 56 | 32.0% | 81.0 | 4.8 | 85.8 |
| 11 | 7 | 126 | 49 | 28.0% | 81.0 | 5.1 | 86.1 |
| 12 | 10 | 136 | 39 | 22.3% | 80.5 | 5.6 | 86.1 |
| 13 | 11 | 147 | 28 | 16.0% | 80.2 | 6.1 | 86.3 |
| 14 | 5 | 152 | 23 | 13.1% | 80.2 | 6.3 | 86.5 |
| 15 | 6 | 158 | 17 | 9.7% | 80.1 | 6.7 | 86.8 |
| 16 | 3 | 161 | 14 | 8.0% | 80.0 | 6.8 | 86.8 |
| 17 | 4 | 165 | 10 | 5.7% | 79.8 | 7.1 | 86.9 |
| 18 | 3 | 168 | 7 | 4.0% | 79.7 | 7.2 | 86.9 |
| 19 | 3 | 171 | 4 | 2.3% | 79.6 | 7.5 | 87.1 |
| 20 | 2 | 173 | 2 | 1.1% | 79.5 | 7.6 | 87.1 |
| 21 | 1 | 174 | 1 | 0.6% | 79.5 | 7.7 | 87.2 |
| 22 | 1 | 175 | 0 | 0.0% | 79.5 | 7.8 | 87.3 |

Estimated runoff of remaining 10 IL residents

Appendix D
General Population Risks

GENERAL POPULATION RISKS

The federal agency charged with tracking cancer statistics in the United States is the National Cancer Institute (NCI), a branch of the National Institutes of Health (NIH) in Bethesda, Maryland. The following is summarized from the NCI's Surveillance, Epidemiology, and End Results (SEER) Cancer Statistics Review, 1975-2005 (NCI 2008):

Lifetime Risk of Being Diagnosed with Cancer (Tables I-14 through I-16 of SEER Statistics)

| | | |
|--------------|----------|--|
| All Cancers: | Males: | 43.89% (or 43,890 chances in one million) |
| | Females: | 37.35% (or 373,500 chances in one million) |
| | Average: | 40.35% (or 403,500 chances in one million) |

(http://seer.cancer.gov/csr/1975_2005/results_merged/topic_lifetime_risk_diagnosis.pdf)

As described below, smoking is estimated to cause 30% of all cancers, thus the current average cancer risk for non-smokers (males and females) is approximately **282,450** in one million. Of all cancers, the most common male cancer is prostate (15.78% lifetime chance of diagnosis or about 36.0 percent of all male cancers), and the most common female cancer is breast (12.03% lifetime chance of diagnosis or about 32.2 percent of all female cancers).

In addition to statistics on the risk of being diagnosed with cancer sometime in a lifetime, NCI SEER Statistics provide lifetime risk statistics of dying from cancer.

Lifetime Risk of Dying from Cancer (Table I-17 through I-19 of SEER Statistics)

| | | |
|--------------|----------|--|
| All Cancers: | Males: | 23.24% (or 232,400 chances in one million) |
| | Females: | 19.65% (or 196,500 chances in one million) |
| | Average: | 21.21% (or 212,100 chances in one million) |

(http://seer.cancer.gov/csr/1975_2005/results_merged/topic_lifetime_risk_death.pdf)

Some cancers have better survival rates than others, but across all cancers, the overall average survival rate in the United States in terms of the lifetime chance of dying from cancer compared against the lifetime chance of being diagnosed with cancer is 1 - (212,100/403,500), or about 47.4 percent.

A measure of the success in earlier detection and better treatments of cancer in recent years is the 5-year relative survival rate. This represents the percentage of cancer patients who are alive 5 years after diagnosis relative to persons without cancer. Between 1975 - 1977, the 5-year relative survival rate was 51%, and between 1996-2003, it improved to 66% (American Cancer Society 2008). While the 5-year relative survival rate is useful in monitoring progress with early detection and improvements in treatment, it does not represent the percentage of people who are

cured permanently, since cancer deaths can occur beyond 5 years of diagnosis. But the significant improvement in this statistic in recent years is a measure of the marked improvement in detecting and treating cancer.

Using the long-term NCI cancer figures (1975-2005), the lifetime chance of dying from prostate cancer (the most common male cancer) is 2.33% (17.9 percent of diagnosed cases, or an 82.1 percent survival rate). The lifetime chance of dying from breast cancer (the most common female cancer) is 2.86% (23.8% of diagnosed cases, or a 76.2 percent survival rate). **Lung cancer** is the second most common cancer in the United States in both males and females (in males, 7.78% lifetime chance of diagnosis or about 17.7 percent of all male cancers, and in females, 6.22% lifetime chance of diagnosis or about 16.7 percent of female cancers). The average lifetime chance of contracting lung cancer across males and females is 6.94% or about **69,400 chances in one million**. The chances of dying from lung cancer are 7.08% in males (91.0% of diagnosed cases) and 5.02% in females (80.7% of diagnosed cases). Thus, although lung cancer accounts for about 17 percent of all cancers, because the lifetime average survival rate (males and females combined) is only about 14 percent, it represents about 28 percent of all cancer deaths.

The table below is reproduced from the "Table 1" summary table found in Volume I of the *Harvard Report on Cancer Prevention* (Harvard School of Public Health 1996):

Estimated Percentage of Total Cancer Deaths Attributable to Established Causes of Cancer

| RISK FACTOR | PERCENTAGE |
|--|------------|
| Tobacco | 30% |
| Adult diet/obesity | 30% |
| Sedentary lifestyle | 5% |
| Occupational factors | 5% |
| Family history of cancer | 5% |
| Viruses/other biologic agents | 5% |
| Perinatal factors/growth | 5% |
| Reproductive factors | 3% |
| Alcohol | 3% |
| Socioeconomic status | 3% |
| Environmental pollution | 2% |
| Ionizing/ultraviolet radiation | 2% |
| Prescription drugs/medical procedures | 1% |
| Salt/other food additives/contaminants | <1% |

The environmental pollution risk estimated in the Harvard study includes exposures via air, water, and contaminated food. Issues involved in measuring effects of low-level exposures in large populations contribute to the uncertainty range in the environmental pollution risk factor.

DPM exposure via the air pathway is primarily linked to lung cancer. The lung cancer risk in the general U.S. population is about 69,400 in one million (NCI 2008), as described above. According to current estimates, smoking accounts for 87% of lung cancer deaths (American Cancer Society 2008), thus the lung cancer risk in the general population can be multiplied by 13% to estimate lung cancer risk for non-smokers, or approximately 9,022 in one million. Using these numbers, the calculated maximum unmitigated cancer risk of 12.7 in one million for the proposed Continuing Life Communities senior care facility at Staples Ranch (assuming continuous 23-year exposure) is equivalent to approximately 0.018% of the lung cancer risk from all causes and 0.14% of the non-smoking lung cancer risk. It is important to note that these percentages are based on conservatively calculated estimates for this proposed project divided by actual observed cancer cases in the general population, which would tend to provide an upward bias.

To put the cancer risk predictions from the proposed senior care facility into further perspective, some find it useful to compare risk levels across other categories of common experiences. In so-doing, it is important to try express these dissimilar risks as consistently as possible, in this case as lifetime risks. The following odds of accidental death in the United States, taken from National Safety Council (NSC) accident data (NSC 2004), are shown with other risks described in this report:

| <u>Event/Activity</u> | <u>Duration</u> | <u>Odds**</u> |
|---------------------------------------|-----------------|-----------------------------------|
| Motor vehicle accident | Lifetime | 11,905 in one million (death) |
| Lung cancer (nonsmoker risk) | Lifetime | 9,022 in one million (diagnosis) |
| Accidental poisoning | Lifetime | 5,556 in one million (death) |
| Falls | Lifetime | 5,000 in one million (death) |
| Pedestrian | Lifetime | 1,585 in one million (death) |
| Fire, smoke, flames | Lifetime | 857 in one million (death) |
| Pedalcyclist | Lifetime | 224 in one million (death) |
| Air/space transport | Lifetime | 180 in one million (death) |
| SR (70-yr risk)(1)* | 70 years | 37.4 in one million (cancer risk) |
| Venomous animal/insect | Lifetime | 21 in one million (death) |
| SR (Max Res)(2)* | 23 years | 12.7 in one million (cancer risk) |
| Lightning strike | Lifetime | 12 in one million (death) |
| "Stationary Source" Risk Threshold | 70 years | 10 in one million (cancer risk) |

*SR= Staples Ranch senior care facility project cancer risk: (1) 70-year scenario; (2) estimated unmitigated maximum residential 23-year scenario.

** These odds are statistical averages over the whole U.S. population and do not necessarily reflect the chances of death for a particular person. Any individual's odds of dying from various external causes are affected by the activities in which they participate, where they live and drive, what kind of work they do, and other factors. Note that these odds are given in the cited NSC reference as 1 in (a given value depending on event/activity). To convert to chances in one million, the reciprocal of the given value is multiplied by one million.

EXHIBIT B
Addendum to the
Written Narrative
Concerning Delivery
Trucks Dated April
24, 2009
PUD-68

Robin Giffin

From: Bob Bouchard [bouchardb@uvto.com]
Sent: Friday, April 24, 2009 2:28 PM
To: Robin Giffin
Cc: 'Toby Mellows'
Subject: Delivery Truck Language
Attachments: Delivery Trucks.doc

APR 24 2009

CITY OF PLEASANTON
PLANNING DIVISION

Robin,

Per your request, attached is the substitute language CLC proposes for the Delivery Truck portion of the Project Narrative. Most of the significant delivery volume arrives at the Commons building "back of house" and 50' trucks are not used to service the Health Center. I agree with you that the delivery area of the Health Center could use some more thought and will work with you through Design Development and Construction Documents to ensure that deliveries do not block the drive aisle and are comfortably accommodated. Thanks for all your help with the Conditions and I look forward to Planning Commission.

Bob Bouchard

EXHIBIT C

Meeting notes from Joint Planning Commission and
City Council Workshop Dated November 8, 2007

PUD-68

MINUTES CITY OF PLEASANTON JOINT WORKSHOP OF THE CITY COUNCIL AND PLANNING COMMISSION November 8, 2007

CALL TO ORDER

Mayor Hosterman called the joint workshop to order at 6:30 p.m.

ROLL CALL

Present: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Commissioners Narum, O'Connor, Olson, Pearce, Chair Fox

Absent: Commissioner Blank

Presentation and discussion of the proposed Staples Ranch Development, including intent to pursue Acquisition of a five-acre site for a Neighborhood Park/Joint Detention Basin

Assistant City Manager Steve Bocian said the developers would be making presentations of their projects, all materials presented were not final, and the purpose of the session was to obtain feedback from the Council and Planning Commission prior to starting the formal review process. He said staff plans to proceed with the purchase and sale agreement in the acquisition of the 5-acre neighborhood park, which would be discussed later in the meeting.

He presented the Staples Ranch site map, spoke about the Specific Plan for the site, and provided a brief history of the project area.

Mr. Bocian referred to the site plan and said one of the purposes of the workshop is to look at the development not as individual pieces but as a cohesive development. He said the public is viewing a significant amount of development as approved as part of the El Charro Specific Plan, so there is the potential of 1.5 square feet of retail of which 450,000 square feet is already approved for the prime retail outlet. This will have about 150 tenants in that development and approximately 2,400 parking spaces which should be developed within the next two years. He presented a future retail site and said a portion of it was being constructed jointly by the County and the City to provide flood protection for both Livermore property and for the Staples Ranch, stating that when the Council approved the cost sharing agreement, it also approved the detention area.

Commissioner Fox questioned whether the bridge to Arroyo would accommodate a four lane road lane if Stoneridge was ever connected through in the future. City Manager Falho said the bridge could not accommodate a four lane road; if it goes to four lanes and Stoneridge is ever connected to El Charro, two bridge structures would be needed, each with two lanes.

Commissioner Fox said when the community park was discussed, Brian Swift had said in 2004 that the community master plan for the parks had taken the Staples Ranch Community Park and presented it as a 30-acre park. When the MOU came out, it was 17 acres and she questioned if it was ascertained whether or not the community park was accurate at 30 acres. Mr. Bocian said yes, when the K&B proposal came through, they proposed a 30 acre park. Around that

same time, the Council was looking at park planning throughout the City. They had an interest in lighted sports field and identified a couple of sites in the City, so the General Plan did include the 30 acre park within the Staples Ranch area, but the specific plan shows the community park as 17.2 acres. City Manager Falho said what led to the change was that there was an active project being considered by the City that influenced the outcome of that General Plan designation to 30 acres. When the K&B project went away, in exchange for providing them density on the site, they were dedicating to the City a potential 30 acre park and now there is a conflict.

Ron Tai Regional Financial Officer with Hendrick Automotive and Project Manager for the Staples Ranch Auto Mall project, presented a PowerPoint presentation and videos. He described the proposal for an Auto Mall of 37 acres, noted Mercedes Benz of Pleasanton will join them, said they began in 1987 and were long time corporate citizens of the town. Their problem is that they are currently operating on 17 acres of owned land and 3 acres of leased land on 7 different sites, which operationally causes issues. Their manufacturers require certain minimum standards in land and building which they cannot meet on any of their franchises, so they must move. He presented recently completed buildings elsewhere in the country, said the site plan consists of 6 buildings with a total of 295,000 square feet, they are asking for rooftop parking over a portion of the 3 large buildings and propose parapet walls to disguise the parking, landscaping, lighting controls and they believe the parking will be invisible to anyone at road level. They are also proposing 4 carwashes on site and would use whatever is available in water reclaiming systems for environmental purposes.

Mr. Tai said the front of the property is beyond two public utility easements that have specific requirements of what you can put in them. They have presented a landscape plan and have agreed to landscape the Caltrans margin. They propose a double row of trees on El Charro and Auto Mall Place, thick landscaping, they have created two nice boulevards to access dealerships and the goal is to maximize landscaping on the exterior and the boulevards because of the way they operate. They do this because of problems with birds and tree sap and sight issues.

Mr. Tai presented elevations of all buildings and signage, stating their overriding goal is to get a sense of visibility from the freeway and said buying on the freeway was expensive but very important to them. He presented their proposed signs in comparison of neighboring cities, said the signs would be about 15 feet at the dealership and would be located close to the entry on the property.

Mayor Hosterman confirmed with Mr. Tai that the freeway sign was located at the northwest corner closest to the freeway.

Mr. Tai said the proposed facility will allow them to store twice as many cars, meet or exceed all manufacturers' standards for now and into the future, they will operate at much higher sales levels, which is good for them and the City as sales tax revenues increase.

Regarding their current 17 owned acres of property, they have significant interest from a number of developers who would like to buy all or part of the property and they would work with staff to pick projects that would enhance the City. Mr. Tai presented the fly-over videos for the project.

Mayor Hoesterman asked if it was possible to use porous materials to park cars on; something that would allow for greater permeability and lighter in color so it does not absorb so much heat. Mr. Tai said this was possible, but he would have to question their engineering representatives about surface materials.

Commissioner Narum said the staff report talks about building a potential extra 35,000 square feet of building and Mr. Tai said they believe the proposal is at maximum for now; however, if there was additional space built, it would be an addition to the existing structures' service department areas to accommodate future requirement from manufacturers.

Commissioner Fox questioned the 50-foot sign and said the FAA has a regulation that states from every hundred feet from the runway you can only have a one foot structure. Mr. Tai said the signage was under the slope. She referred to the lights on the parking lot and asked whether they will stay on for 24 hours and whether the City of Livermore had commented on them. Mr. Tai said they received no comments from Livermore. Their typical standard light fixture is a box light, they try and contain the light on the lot so that no light is going to the sky. During hours of operation, there needs to be enough light to show cars and walk people around. At closing, there will be security lighting at a level appropriate for that type of business. He said they have built facilities in many jurisdictions and lighting is easily solved. Commissioner Narum asked if they had been built so close to an airport before and Mr. Tai said they have in Concord, North Carolina.

Councilmember Sullivan referred to the pavement and said not only was permeability an issue, but run-off and potential water pollution, and felt this much pavement was a heat island for the site which affects energy use. He asked if the developer thought about a strategy similar to the Fremont site with PV carports. Mr. Tai said they have talked about PV, however, they have not taken this further. Councilmember Sullivan suggested looking at the economics of it, as it will reduce the heat island which will lower the air conditioning load, cool the site off and generate electricity.

Councilmember Sullivan referred to the site lighting and said many car lots are lit up all night. He questioned the level of security lighting and Mr. Tai said during hours of operation all lights are on, but half of the lights go off on timers after a certain hour for a security lighting level to just before dawn.

Councilmember Sullivan referred to rooftop parking of 36 to 43 feet and confirmed the drawings included the parapets and it would not exceed that height.

Councilmember Sullivan referred to the project's cream color palette and said the drawings look more like bright white. Mr. Tai said because they are a franchise, each manufacturer has a standard set of color palettes typical to their business. In some cases there are multiple palettes and sometimes just one, but this would need to be settled with the City and more detail could be provided.

Councilmember Thorne asked how far above the building parapet was the rooftop lighting. Mr. Tai said this has not been settled yet. They will keep it at the absolute minimum level, use parapet lighting and freestanding lighting. He did not anticipate it being that visible from the freeway or neighborhoods.

Mayor Hosterman questioned if the rooftop parking was for additional space for new cars and Mr. Tai said they envision it to be for employee parking, which is several hundred spaces. He said the ramp is not necessarily secure but if there are no cars there after hours, there should be no reason not to turn the lighting off altogether in that area.

Councilmember McGovern said one of the most important parts of the plan is how it fits in with the park, and the landscaping is very important to her. She asked if the landscaping was flat or bermed next to the 5 acre park. Mr. Tai said they are proposing a wall to separate the park from the automotive dealership. Landscaping against the wall could hide the wall or break it up, and they feel this works best for security and separation of uses.

Councilmember McGovern said she could understand the use of a wall, but she would like it to be very nice, inviting, colorful and soft as it goes into the park. She said she was having trouble with the 50 foot sign and night lighting of the project, stating when you drive down the freeway and see some of the dealerships at night close to Office Depot, they are very bright. She asked if there is a certain wattage that would keep the property safe but with lower lighting.

Councilmember McGovern preferred more landscaping be proposed around the buildings and voiced concerns over the visual amount of parking and building space.

Councilmember Cook-Kallio questioned if the signs were represented during the flyover video and Mr. Tai said he believed the pylon signs were shown. He said the project is very large and if a 5 foot sign is placed on the site, it would not be seen and therefore, something of presence must be implemented. He then presented the video and verified the sign was in the video.

Councilmember Cook-Kallio said the staff report indicates 2 car washes and Mr. Tai noted they were contemplating up to 4 car washes, those buildings will be landscaped and they were mindful of noise impacts.

Mayor Hosterman said she was having trouble with the signage and asked Mr. Tai to contemplate opportunities to reduce it. She thought the nighttime picture was much nicer than the daytime picture and she confirmed this was an actual depiction of the signage.

Mayor Hosterman said projects in Pleasanton need to be elegant and timeless architecture and asked Mr. Tai to return to those corporations and regardless of their brand, suggest that there be an opportunity to soften the large buildings and give them a more elegant look.

Councilmember McGovern referred to the wall and she asked if it was anticipated that it would be the City's responsibility to landscape on the park side of the wall. Mr. Tai said this has been contemplated.

Commissioner Fox referred to the car wash, the park, and wall stating the car wash is fairly close to what is envisioned to be residential, and she questioned if it could be moved. Mr. Tai said this was not cast in stone; however, they try to put car washes where there is a flow from where vehicles get serviced, cleaned and then return to the customer. Putting them large distances away adds time, so they try and locate them close and on the back sides of the facilities. He noted the car wash would be located approximately 200 feet away from residential and the area will incorporate a wall and heavy landscaping. Also, the car washes are built inside of an enclosure so noise can be attenuated in a certain direction. However, they have not done

sound studies, he acknowledged noise would be measured to show what the decibel levels are and they were mindful of this.

Councilmember McGovern said the trees on the property with CLC and the neighborhood park were all within their wall. She thinks the wall would create a problem for both the CLC and the City to actually landscape it well to soften it. She asked Mr. Tai to discuss this with staff to assist in the wall's landscaping. Mr. Tai said they envision the wall to actually be CLC's wall, which they will participate on with them and it will be landscaped on both sides.

Commissioner O'Conner referred to the pylon sign and confirmed that their tallest, current sign on the freeway was 35 feet.

Rick Ashenbrenner, CEO of Continuing Life Communities, presented a short video which showed their existing retirement communities and residents explained what they like about the facilities and how the communities work. He said he would then review plans for the project. Mayor Hosterman said she discussed issues relating to airport sound with Mr. Ashenbrenner and now had a level of comfort about it.

Mr. Ashenbrenner said the average age at move-in is about 79 and over time it will stabilize at about 86 or higher. He said there are about 1.45 people per independent unit, so 45% are couples, that over time this will trend down and stabilize at about 1.25. He said traffic generation is very low mostly at off peak hours, most is from employees coming to work and not going to work and they are usually able to schedule shift changes to be off peak periods. They provide transportation for residents is buses, vans and automobiles. Their parking need is much less than developments designed for younger people and have found in other communities they need only 1 space per unit, plus a small number for employees and visitors. Over time, residents drive less and many give up driving and car ownership altogether. He said at one 16 year old community, 30% of residents occupying apartment style units do not own a car. Therefore, auto traffic will reduce in time as residents age in place and in a few years there will be many empty parking spaces.

He said their impact on schools, water, parks and city services is negligible, all personal laundry is done at a central facility, and in neighborhoods where communities are located, property values have enjoyed excellent appreciation. They have held dialogue of existing neighbors in the area, they have received input on fencing and what to do about the existing trees and shrubs. He said they are not just a developer but an owner/operator and they expect to operate long-term.

He presented their latest plan which has been revised from comments made, said the entrance gate has been moved back off of Stoneridge, they added more green space inside the property, reduced density about 10% by removing one of the taller buildings, removed higher density buildings in one area and replaced them with lower density villas. Access from the site is from Stoneridge Drive, there is a security gate, a gate connected to the health center and emergency vehicle access will be reciprocal between them and Hendricks Automotive, which would rarely be used.

He described the structures as being grouped for a pyramid effect, said one-story buildings are closest to the existing homes in all cases, noting most neighbors around them have two-story homes. The site is designed to buffer the property from the neighboring commercial property and to reduce noise from the freeway. Charles M. Salter and Associates, their acoustical

consultant, has agreed that best is the strategic placement on site and a sound berm and wall. Neighbors are buffered from lights and noise from the commercial property, many will experience a reduction in traffic noise from the freeway of about 6 decibels, and residents will enjoy a better security situation as a result of the project backing up to their yards as opposed to other uses that may be proposed. He said the buildings have been laid out in an east/west configuration which is better for green building and energy conservation and air systems are centralized with an efficient centralized plant. They are also considering the possibility of co-generation, but they have not yet cited a facility.

Regarding the airport, they spent time with the airport representatives. He said the volume at the airport has been dropping and the activity is not objectionable to most people and agrees to notify all potential future residents of the project about the existence of the airport.

Mr. Ashenbrenner presented the health center, stating it is outside the fenced area but initially, the facility will accept residents and patients not part of the community. However, over time, most of the capacity will be occupied by residents of the campus. He described the central clubhouse, recreation center, potential indoor swimming pool, and courtyards. He presented architectural drawings and read into the record a statement from the architect relating their preference to use a California Mission style architecture, which is indigenous to most of the California coast. He presented building placement, cross section details, a bermed landscaped area, and he introduced David Gates, landscape architect.

David Gates, Landscape Architect, presented an animation of the gateway coming into Pleasanton from west to east, said they worked with the Auto Mall representatives to respect their signage, maintenance facility, the Auto Mall and transition into their landscaping. He presented the site plan, discussed their state-of-the-art bio-swale, bio-filters, and noted the area is well-landscaped facing neighbors as well as to the Auto Mall.

Commissioner Olsen questioned the berm along I-580 and confirmed material on site could be used.

Commissioner O'Conner questioned the average time from resident move in until their passage, and Mr. Ashenbrenner said the average time is about 12 years, with an average of the last one year in the health center. He discussed dementia care and said costs are included, which is a win/win for a family where one spouse transitions into the health center. He said they have found people who move into these facilities live better and longer, confirmed that many residents used their kitchens rarely in the units, and one meal a day was included from the facility's dining room.

Commissioner Pearce referred to visitor parking, stating there are 32 visitor parking spaces for 768 units, and Mr. Ashenbrenner said the numbers were not quite correct. He said there are 630 in the independent living side, and assured her that there will be more parking than needed, as many residents often do not have visitors on a daily basis.

Commissioner Pearce referred to the villas or duets and confirmed they all had garages; that the smaller ones have one car garage and the larger units have a larger garage, where some people use the added space for a golf cart. There will be enough parking for everyone and there will be at least one space per unit.

Commissioner Pearce referred to the timing of the phasing and asked how long they anticipated development between the Phase 1 and 1a in the case where residents may need to go off-site for health needs. Mr. Ashenbrenner said it was typical for the health center to open six months later than the main community due to skilled nursing being handled by OSHPOD, the State agency in charge of building hospitals, and said these approvals were very time-consuming. However, their contract stipulates they will send residents to a comparable facility until their health center is finished, but often times, both are built at the same time.

Commissioner Pearce referred to the wall separating the facilities and the park and she questioned how they would be involved with the wall and landscaping. Mr. Ashenbrenner said they do not have a wall between them and the park. There will be an 8 foot wall between them and Hendricks Automotive and they will share the cost of its construction and landscaping on both sides of it.

Commissioner Fox said on May 9, 2005 the City of Livermore sent Pleasanton a letter stating they strongly oppose the development of additional residential units in this area, even outside of the Airport Protection Area. They said senior health care facilities such as assisted living and congregate care should also not be developed in this area since they would be considered sensitive noise receptors. She asked if CLC representatives have had conversations regarding the compatibility issue, and Mr. Ashenbrenner said he has only had conversations with the airport and its operations, sounds levels, and all agree they were well below levels.

Commissioner Fox referred to the California Airport Land Use Planning Policy of January 2002, Chapter 9, page 45 and confirmed with Mr. Ashenbrenner he did not discuss what type of zone they are classified under, and said Zones 3, 4, and 5 are areas which prohibit uses of hospitals and nursing homes. Mr. Bocian said the City of Livermore has agreed to support this and other projects provided that this development include provisions to handle any potential complaints from the development and CLC is therefore required to have an operation to handle complaints. The only issue they have raised is relative to the amount of traffic that could be generated from the Staples Ranch collectively.

City Manager Flalho noted that the City did execute a cost-sharing agreement with the city of Livermore that basically concluded generally that, so long as Pleasanton did not change dramatically the land use proposals from the MOU, Livermore would support the project as proposed or at least not contest it.

Councilmember Sullivan referred to the issue of affordability and said the initial proposals had no affordability content. The staff report on page 7 talks about a couple of different concepts, but he thought it was somewhat unclear. Mr. Bocian said they have been meeting regarding this matter and have developed a framework of two components; one is that CLC will agree to have 15% of the units split between median, low and very low income. The second is to create an annuity which would be used to write down rents for those in the lowest income area. He thinks it is important to know that when looking at these developments, they do not translate clearly to an independent housing project. They do not look at food, transportation or medical service costs. With this opportunity, all of those components are included within their fees so it has been a challenge, but he felt it was consistent with the City's Inclusionary Zoning Ordinance. Staff's intent is to pass along the framework to the Housing Commission and go through the standard process of drafting an affordable housing agreement for Council approval.

Councilmember Sullivan asked how many units were counted toward the housing cap based on policies of independent living, and City Manager Fialho said when the proposal initially came in at the 800 unit range, staff tried to calculate impact on the community and the number was around 240 units. Because the project has come in lower, the number would go down proportionately based on the methodology.

Councilmember Sullivan referred to the chart on page 7 and the 81 independent units of duets/villas, and he confirmed that some other portion would be layered on top of this and more information would come back with the PUD. City Manager Fialho said the Council will have an opportunity to decide whether they want to count the duets or count units based on impact.

Councilmember Sullivan referred to reduced traffic and confirmed a traffic study would be conducted as part of the EIR.

Councilmember Sullivan referred to the green building aspects, felt the proposal was aggressive with the energy and plant systems, and asked what green building guidelines were being used for the project to comply with the ordinance. Mr. Bocian said residential guidelines would be used along with multi-family guidelines from Waste Management.

Councilmember Sullivan referred to the noise issues and confirmed the EIR would quantify noise impacts on buildings.

Councilmember Thorne referred to facility locations on site, the 432 seat auditorium and the 78 seat movie theater, and he confirmed with Mr. Bocian on the site map of their central location.

Councilmember McGovern said she serves on LAFTA, which is the wheels bus system. They have been asked how employees will get to work and asked if a service would be provided from BART or elsewhere. Mr. Ashenbrenner said most employees drive themselves or carpool. Some take public transportation, but he was not sure what would be arranged yet. Councilmember McGovern asked them to consider where a bus stop could be situated for employees, which she felt would be very important.

Councilmember McGovern referred to a walking path around the development to link to the 17-acre park and she wondered if Staples Ranch Drive by the EVA could be looked at. She asked if some pathway could be installed between the fences of those living on Vermont Place and the Villas, as well as access from the gated community from the health center.

Regarding affordability, she said Parkview was their latest approval that has an affordability component which took a long time due to the strain on their budget. When looking at the affordability provisions for renting and living in the community of independent living, she questioned if affordability was also being looked at for skilled nursing and dementia care. Mr. Bocian said yes, they are all wrapped in one in their basic fee. He said they offer a monthly fee which provides the cost for all levels throughout the development depending on the unit size and an insurance plan that allows someone to go through the health center. At any given time, those affordability standards in place would be there regardless of whether the person was on the independent or health center side. There is nothing separate with the units in the health center because they are wrapped into a basic monthly fee. He said 15% of the units would be occupied by individuals with incomes less than median, or 5% at median, 5% at low and 5% at very low. In addition, an annuity would be established that would provide a monthly subsidy for those most in need.

Councilmember McGovern confirmed the smallest independent living unit was approximately 600 square feet. She said she learned that every unit in independent living could be counted toward the housing cap because it followed the criteria of the US Census Bureau and felt continued discussion was needed.

Councilmember McGovern referred to phasing, said she understands the last section to be built is that closest to the freeway. She confirmed the berm will be built as part of Phase 1, noted there is a courtyard and another green space area between Phase 2 and she confirmed with Mr. Ashenbrenner that the area will be entirely green and walk-able even before the buildings go in.

Councilmember Cook-Kallio voiced concerns with affordability in how the units are counted. Even though they have kitchens they are not really being used because it is a full service facility. She referred to the formula to determine impact and she asked if it was consistent with the description. City Manager Fialho said it is based on the company's description of what they perceive the impacts to be, which takes into account cars driven, how often, etc.

Mayor Hosterman called for a short break and thereafter reconvened the meeting.

Mayor Hosterman said the third developer would make a presentation, questions and comments will be taken and the public hearing held, after which time a special meeting will be convened of the Council for possible action.

Steve Allen, Fremont Land, introduced Galan Grant, the primary architect, who would make a brief presentation.

Galan Grant, Architect, said they are very proud of their project, gave a background of Craig and Grant Architects and said this was one of the nicest projects done from the standpoint of energy conservation measures. They recently became credited as a green design firm, John Ambert was LEED certified and he gave a PowerPoint presentation showing the site elements, amenities, park area, potential retail shops, architecture of buildings, various building materials, the use of stone and corrugated metals, elevations, LEED elements, electric car charging stations, solar panels designed to generate enough electricity to power all site utilities, a recycling structure, dual purpose signage, outdoor room concepts, and pedestrian scale lighting. He said they were still working on the site plan and decided that the turn-in element completed as a circular form was more interesting and said the columns radiate around in a square pattern. The buildings were all clad in stone veneer, incorporate an armature for climbing plants and the only signage is the identifier for the project and no tenant names.

Regarding sustainable design strategies, he said it would incorporate solar, recycling, efficient lighting, indirect pedestrian lighting, direct down lighting and a green screen concept which covers the walkway that cuts across the parking lot. He said the green screens rise up above the parapets that help to create a growing, living organic surface which also assists in cooling. He noted the existence of a covered bicycle pavilion, vehicle charging stations, solar energy carports with continuous solar panels, and the use of sustainable materials.

Commissioner Narum referred to the site map and asked Mr. Grant to describe the circulation for the delivery trucks, particularly getting deliveries to the Majors. Mr. Grant said trucks will enter the site via Auto Mall Place, they will come through the boulevard, turn into the site, there is adequate circulation in the back of the Majors and he described the backup into the loading docks. The trucks then continue circulating in the same direction. On the north end, all shops

are front-loaded and all deliveries are made through the front doors, which is not uncommon in shopping centers.

Mr. Grant said one problem with dense landscaping is sign visibility, which must be balanced. They love street trees but it is tough on retailers because it conceals the architecture and signage.

Commissioner Narum referred to the south end of the plan by the community park and asked what the plans were for landscaping to create a buffer there. Mr. Grant said their landscaping concept consists of trees where there are no carports, a 10 foot high screen wall at the loading docks and the grid for climbing plants grow up above that. On the back side of the recycling structure there are climbing plants, green screens added to the back of the façade, all columns are wrapped with a woven wire mesh which is a common device for climbing plants and they may have some berming, as well. He confirmed there was no solid wall, but a living and growing wall of plants.

Commissioner O'Connor said since the shops will be front loaded, he asked and confirmed with Mr. Grant that certain hours will be built into the tenant's standard leases for deliveries.

Commissioner Perce said the staff report indicates the existence of a fast food restaurant to be allowed as a permitted use and she asked if allowed, where it would go, Mr. Grant said the restaurants typically like to be located on corners, they like visibility and there was not one currently shown on the plans. Mayor Hosterman asked that there be no fast food restaurants, and Mr. Allen said they do not anticipate any drive-thru's or convenient type fast foods, but other café type restaurants like Rubio's. Mr. Grant pointed out a location on the map for an outdoor bistro type operation, dell or café, and said it is important for them to make the areas active, live and friendly spaces.

Commissioner Perce confirmed with Mr. Grant that the drive-through drug store's traffic flow cuts across the pedestrian access to the park, and that the traffic from the drive-through would be low volume. Mr. Grant said these types of drug stores are approved typically where no drive-thru restaurants are allowed and he felt this would not be a critical issue.

Commissioner Olson asked if the retail center was a freeway-oriented center or a neighborhood oriented retail center, and Mr. Allen said they are proposing commercial regional because of the location; however, it was sort of neighborhood as well because with senior housing, they felt it would also serve that neighborhood..

Commissioner Olson referred to the pad next to the bank pad; Shope 1. She asked if it was 7 distinct stores or was it less. Mr. Grant said it could potentially be 35 retail stores; that all lines defined potential walls, but a tenant may want to take more than one space.

Councilmember Sullivan said it looks like the project is centered inward on the parking lot and the backs of the buildings are along major streets and the park. He asked if the developer considered having it the other way where it is more open to the community versus enclosed into itself. Mr. Grant said the philosophies of most cities have been to push buildings to the corner and street and not have parking lots as the primary visual element from streets. What they end up with is a highly animated exterior face so that the buildings become the screening devices for the field of parking in the middle. Also, the Majors is 30,000 square feet, their parking field extends far into the area which allows for shared parking that works for other shops. He said it

was approximately 11 acres and they have done projects of 100 acres where buildings would be placed along the boulevard, as well as buildings around the perimeter, but there is not that sense of scale for this project.

Councilmember Sullivan said he agreed with the buildings being along the streets if the fronts were along the streets as this would be more of a pedestrian, walk able neighborhood. However, it will not be and he agreed a lot has been done to soften the project with greenery. Mr. Allen referred to the buildings that face Auto Mall and El Charro and said the elevations provided showing the view from the parking lot are identical to what is seen from the street along those two major thoroughfare.

Councilmember Sullivan confirmed the developer was planning to build it as soon as it is approved. He asked about the PV powering the site, and John Ambert, their LEED certified representative, said they ultimately will have generated enough power to generate electricity for all site facilities and not necessarily for the structures themselves, which would make it a zero energy development.

Councilmember McGovern questioned what the smallest square foot retail space was, and Mr. Grant said they could have a space as small as 600 square feet. She voiced concern over the number of parking spaces versus the number of retail spaces. If a supermarket is put in, it usually attracts much more traffic than a restaurant for a prolonged time. She confirmed that there are 496 parking spaces and the City's requirement is 1 per 300 for the market. For restaurants, Mr. Grant said they park it at 10 per 1,000 because the heavier use is the restaurant and not the other retail spaces or the market.

Councilmember McGovern wanted staff to look at parking for retail to ensure there was adequate parking. She asked if they thought about making any of the buildings two stories so as to reduce the number of buildings on the site. Mr. Grant said in doing a two-story project, offices would go on the second floor. Councilmember McGovern referred to an example of the Asian Market on Dublin Boulevard with shops on the second floor and said the spaces seem very crowded to her.

Councilmember McGovern asked if there were more outdoor eating and resting/sitting areas proposed in the center, and Mr. Grant pointed them out on the site plan, stating they believe it is important to break up buildings. Councilmember McGovern sees the retail spaces as truly augmenting the park users, she hoped those types would come to the center and felt places should be provided for people to sit outside.

Councilmember McGovern referred to the EVA area and confirmed people would not be entering from this area. She said when the landscape plan returns, she will be concerned with the park and how it transitions. She was appreciative there is a path to the park as well as other nice elements and voiced concerns with parking and density.

Councilmember McGovern questioned if a gas station could be proposed, Mayor Hosterman agreed this was needed, and Mr. Grant noted they had not thrown out any ideas in terms of uses.

Councilmember McGovern questioned where El Charro ended, and Mr. Boclan said improvements to El Charro were being made up to a certain point and noted there is a median plan north of the area.

Councilmember McGovern voiced concerns with truck deliveries right next to the park and noise, as well as the garbage odors to the park and asked the developer to return with information on how this would be handled.

Mayor Hosterman thanked Mr. Allen and Grant and said the project was more appealing to her since seeing the presentation. She said she likes architectural design that is timeless, elegant and says Pleasanton. She felt there were spots in town that pull it together architecturally, had some ideas on designs, wanted to see more of a Biltmore-ish feel, she said the Council would be looking at a shopping center proposal at another location in town, and while she loves the architecture, she suggested they work with staff to further refine it. She said if it really looked like the actual plans, it would be nice, but she was worried it could look more like some of the strip malls seen along freeways. She also felt it was difficult to visualize signage and Mr. Grant said they like variety in signage and agreed it would add to the architecture.

Mayor Hosterman said she felt that with more uniformity, the better the entire center would look; however, she acknowledged Mr. Grant's idea of mixing design and lighting in signage. Mr. Grant felt worst was internally illuminated signage. He hoped the buildings look even better than what is presented on the plans, noted this was a work session and felt signage would be refined.

Mayor Hosterman said she was impressed with the green building measures, hoped there was an opportunity to make the surface area more permeable and something lighter than black pavement in color to minimize heat. Mr. Grant noted they are proposing permeable pavers and Mayor Hosterman asked that Hendrick Automotive also look at the use of permeable pavers.

Commissioner O'Connor asked if they have identified any of the anchor tenants yet, and Mr. Allen said the owners are dealing with several possible tenants for the market, drug store, restaurant, and for the bank; however, he could not disclose who they were given current negotiations.

Mayor Hosterman opened the item for public comment.

Dan Faustina representing Pleasanton First, said Pleasanton First and Friends of Pleasanton have been working for some time. The two groups formed over issues and differences in the development of Staples Ranch, they have come to agreement with certain key issues of the development and are hopeful that they can avoid having to go to the ballot.

Richard Pugh, representing Friends of Pleasanton, read a joint statement stating the development represents an opportunity for the City. He described the proposal, said the Planning Commission and Council will need to carefully consider the land use proposals in the context of the City's MOU with the County of Alameda while also balancing the needs and interests of the community. They support the timely review of the applications in an open and transparent manner, encourage the public's participation and emphasized their support for incorporating Staples Ranch into the City. The land use plan allows the City to relocate the existing auto mall to the Staples Ranch property, he described Hendricks Automotive and the partnership with Mercedes Benz and said both organizations collectively support this endeavor, as it will retain valuable sales tax revenues and jobs in Pleasanton. The proposed senior housing provides a mix of units, felt considerable thought, work with neighbors, setback requirements and architectural features have been put into the site and they are generally supportive of the use and look forward to the on-going review, given the community's input

relating to affordability and the City's inclusionary housing ordinance. Regarding the proposed 11 acre commercial project, Fremont Land has presented an opportunity that may provide a diverse project and he asked the Council to carefully review the proposal for creative opportunities to augment the community park site. He felt there should be semi-public uses and/or complimentary landscaped buffered areas. Both groups are also very supportive of parkland open space on the property and said the City will need to dedicate and earmark funds for the community park and future capital funds to construct the community park. While the City has approved a concept plan for the parks, they ask that the Council initiate a more comprehensive master planning process for the community park site, which will further refine site amenities and ensure future financing be approved by the City Council. He asked that the review process be transparent, open to the public and technical assistance be provided by staff and run parallel to the land use review process for the Staples Ranch property. They request the Council authorize City staff to initiate the effort and that staff be empowered to conduct public outreach including media advertising and hosting community workshops, support the joint statement and look forward in working mutually with the City.

Matt Morrison commented on the initial EIR study and said it had identified potential heritage trees, specifically two large Oak trees, on the property. The heritage tree ordinance does not protect them and he said protection must be done during the PUD. He believed that in order to increase pedestrian access from the park area to the retail site, it would be nice to see some of the smaller retail shops where front and back doors are proposed or multi-access sites for the south side of the retail property. He was supportive of multi-stories and felt this would draw more people in from the freeway.

Otis Nostrand hoped an ice facility will be included to enhance the project further, asked to include all four lanes of Stoneridge Drive and include the full four lane bridge funded and built by the development. He felt even greater will be the loss to Pleasanton if the project is developed in Livermore, Dublin or the County and asked the group to work swiftly and smartly in support of the MOU.

Ann Pfaff-Doss said she was opposed to having the extension done in a piecemeal fashion, said she was told West Las Positas would go all the way to Livermore which was lost and she hoped now this would be implemented. She also lives nearby the Val Vista Park, they do not have a lot of greenery, said it was necessary to be overly concerned about the retail development access to the park, and otherwise felt the project looked beautiful.

Sharrell Michelotti, Pleasanton First member, thanked Friends of Pleasanton, Pleasanton First, staff, the City Council and Planning Commissioners, said there are people from both groups and she asked them to raise their hands. She supported the process moving forward, supported the development to pay for the future four lanes for the bridge, felt signage was important for Hendricks, supported an ice arena and asked to move forward in the public hearing process and not an initiative process.

Becky Dennis thanked everyone who encouraged the groups to get together, felt it was interesting to hear the various presentations, felt the Stoneridge bridge should be four lanes, the road should be planned to go through, signage should be beautiful and said a small sign would look silly, suggested moving the locations of the restaurant space and some retail, feeling it would be nice to look out onto the park as opposed to the parking lot. She asked to put the right retail next to the park and supported a gas station to be located on the corner instead of a restaurant.

Brian Arkin said he was on the Planning Commission when the gas station was being proposed on the Bernal property. He said the applicant came in with a gas station of a stucco box, but eventually he came back with something approvable which is the nicest looking in the state. He found that the owner hired the architect who did the homes to do the gas station and he hoped the developers could use this approach. He said shops should integrate with the senior project and the park, he would envision 40 foot deep sidewalks and grass berms where people can mix in and integrate, and he said the "strip mall" effect should be enhanced as well as reduced density. Regarding the Stoneridge extension, it is based on a 20 year old traffic model in the EIR that has regional improvements made and he asked that the extension not be built just because of the shopping center and asked to look at the phasing and regional improvements that are 20 years out.

Mayor Hosterman closed public comment.

Commissioner O'Connor referred to the Hendricks proposal and said he would like to see more landscaping on the interior to soften the inside, and not necessarily trees.

Commissioner Narum said she would like to see the transition from the various developments to the parks reviewed further, liked the landscaping along the freeway by the CLC development and voiced concerns with the number of visitor parking spaces for CLC development. She wants to see sidewalks and bike paths on both sides of Stoneridge Drive and Auto Mall Parkway, questioned if there was a funding mechanism and preservation of the right-of-way for the four lanes, voiced concern with colors proposed and hoped for a consistent and compatible palette, supported the freeway Auto Mall sign as proposed, voiced concern about the delivery circulation for the shopping center which should be addressed in conditions of approval, voiced concern with the shopping center design and felt the center at Stanley and Valley was a fabulous design and asked to further look at the components of that. She appreciates the green building features but felt more could be done for the design of the center to fit in with the Pleasanton architecture.

Commissioner Olson said he likes what he has seen, but because of the concern for getting as many customers to the retail site, the City could put Stoneridge through, but short of this, he wanted unencumbered bicycle access through the EVA. He was not in favor of a gas station, suggested considering what Livermore is doing on the other side of El Charro and let them have the gas station if it is incorporated in their plan. He likes the green aspects of the development which he felt could be a template for other projects.

Commissioner Pearce agrees with the bike access and EVA, wanted to make sure parking for CLC was appropriate, felt the facility needs to be sound-proofed, said all projects should be integrated and synthesized with each other and blend together. She was not sure they needed to represent Pleasanton, but more have their own upscale architectural style.

Commissioner Fox asked to see the auto mall car wash moved further to the east so it is away from the neighborhood, wants a buffer area between the Auto Mall and the CLC property due to spill-over from the lights, felt the auto mall freeway sign should be reduced somewhat to fit in more with the existing signs in Pleasanton, as well as making sure there is no obstruction from the airport. She voiced concerns about the location of the convalescent hospital and suggested CLC talk with Livermore Airport in terms of planning and clarifying exactly what zone this falls into which needs to also be clarified prior to the draft EIR coming out. Regarding the retail center, she believes the scale does not fit in with the area. The area behind the retail spaces is adjacent to the Arroyo Mocho and the community park is situated so there is dead area between

the back of the buildings and the park, and she wanted it to flow more into the community park area by reconfiguring it. She felt the retail center looked like the one on Willow in Concord opposite I-680, but she wanted to see something that preserves the trees that are currently in Staples Ranch; something with a more creative solution than showing the backs of the buildings and the front of the street in what Councilmember Sullivan's comments indicated. She wants the retailer to look at retail centers like Livery Station in Danville, which she felt was a model that could integrate some of the parks and pedestrian features which would provide more of a transition into the community park area.

Councilmember Sullivan referred to the joint statement by Friends of Pleasanton and Pleasanton First, said this is a significant event as they initially had an initiative with people having very strong feelings about what should happen on the property. Another group had feelings on the opposite ends of the spectrum and even though they were very divergent in their views, both had a willingness to sit down, work together, find common ground and do what is best for Pleasanton, which is a huge testament to what is best for Pleasanton. He said it sends a huge message to neighbors and the County that we can work through issues and conflicts like this and do the right thing. He said the City needs to let both groups know that it is taking their statements seriously, agreed there needed to be an open transparent master planning process for the park which involves the community, outreach, workshop formats without politicians or commissioners in the room and allow for the community to talk about what they want to do with the park.

He said part of the MOU is consistent with the cul-de-sac-ing of the Stoneridge Drive, the EVA and easement, and the City will have discussion on the Stoneridge Drive connection as part of the Circulation Element of the General Plan. He felt the gas station was a surprise to him and for Fremont Land representatives and he had no preference for this. For Hendricks, there is a lot of pavement and wanted some sort of mitigation for the pavement, whether it is permeable, carports with or without PV, and something to reduce the heat islands. He felt the lighting aspects needed to be scrutinized and minimized after hours. He said the 50 foot and 15 foot signs need work and he suggested looking at the other freeway signs in town and use those more as a model than what was seen tonight. Regarding architecture, he felt more work needs to be done for the Hendricks site to fit in better with some of the other uses on the site.

He thanked CLC representatives for working with the neighbors, supported the green energy concepts, felt the City needed to hone in on the affordability issues and the number of units still needed to be discussed. Regarding the retail site, he likes the architecture, felt some innovative things were being done with green building and energy efficiency, but suggested another look at the property and how the site integrates with the park. It is centered on a parking lot with its back to the community and this was not appealing to him. He said in San Francisco, they have a concept of public open space on private development, with courtyards, fountains, eating areas, roofs as public open space, and some of these concepts were needed.

Councilmember Thorne echoed comments regarding the joint statement and agreement and hoped the Council will support the contents of the document and allow the projects to go through in PUD's and allow the master planning process for the community park. Regarding the Auto Mall, he had some reservations, but his questions have since been answered such as lighting and parking on top of the building. He supports the sign at the corner because it looks like it has been integrated in the assisted living facility quite well in that it is next to the maintenance facility. He also voiced concern about the car wash on the west side of the property and wanted to ensure it is adequately screened and separated from the neighbors.

Regarding CLC's project, he felt they have done a magnificent job with it, appreciates their work with the neighborhood, and he will look in the future at the affordability element to make sure as much affordability is incorporated as possible. Regarding the retail center, he did not have as much concern about the architecture but he echoed integrating the facility with the rest of the property, particularly the park, and said he envisioned it as an extension of the park.

Councilmember McGovern said the joint statement shows the community consists of good people with good intentions who can work for good results and thanked those who worked together. She was interested in the City's application for annexation and questioned if there was a rule that did not allow application until all PUD's were approved. Mr. Boclan said there was and particularly in this project because it is consistent with the MOU. City Manager Flalho said LAFCO has a policy that relates to large projects and that they want an approved PUD or development agreement that specifies exactly how it is going to integrate. Councilmember McGovern said she therefore wanted approval sooner rather than later.

She referred to the Auto Mall and retail, said the park is very important and how the transition happens and in making it feel more like a master plan than units that sit there. She was getting warmer with the sign's size and said it was probably the best she has seen thus far, but suggested having bigger pictures of it. She likes green space and softening, wants to preserve the heritage trees, wants a bike/pedestrian path from the neighborhood behind CLC near Staples Ranch Road to encourage more use of the park, voiced concern with the amount of parking spaces and whether they are adequate for the retail center, wanted the retail center to look at how they actually have the buildings laid out and the possibility of going to two-stories in certain places to allow for more green soft space and a better transition to the park. She appreciates everyone's presentations and hoped comments will be taken to heart. She was a little worried about landscaping and how fertilizing will be done, and does not want anything to contaminate the Arroyo Mocho water. She felt the project was good for Pleasanton and hoped to move forward sooner rather than later.

Councilmember Cook-Kallio thanked all presenters for their work, appreciates the statement between the two groups and welcomes transparency. She thinks it would be fiscally responsible for the City to put in the four lanes to Stoneridge Drive even though we did not open it. She thinks the CLC site is gorgeous and questioned the move-in age, felt it is differentiated from other senior housing and single-family housing and hoped for creativity in the impact it may have with the services in Pleasanton when counting the PUD's for the housing cap. She was concerned about affordability and availability of such units as people age, is thrilled with the green building aspect and thinks it is important for it to interact with the park, as well as how the Sharks facility might interact with that.

Adjournment: Mayor Hosterman adjourned the Joint Workshop at 10:51 p.m. and advised the Council would reconvene into a Special Meeting.

Respectfully submitted,

Karen Diaz
City Clerk

Staples Ranch Neighborhood Meeting
200 Old Bernal Avenue, Pleasanton
Wednesday, March 21, 2007
7:00 p.m.

Staff Present: Steve Bocian, Assistant City Manager; and Robin Giffin, Associate Planner; Cory Emberson, Recording Secretary

Staples Ranch is approximately 124 acres of undeveloped land within the larger 293-acre Stoneridge Drive Specific Plan (Specific Plan) area. The City of Pleasanton Planning and Community Development Department is hosting a neighborhood meeting at which the applicants, Alameda County Surplus Property Authority, Continuing Life Communities, and Hendrick Automotive Group, will solicit public input and comments and present their proposals for an approximately 1,400,000-square foot senior care retirement community and an approximately 330,000-square-foot automall on the Staples Ranch property located at the southwest corner of the I-580 and El Charro Road intersection.

Mr. Bocian described the purpose for the neighborhood meeting and encouraged the attendees to ask questions and be engaged with the process. He described the project's background and scope and described the memorandum of Understanding (MOU) process. He displayed the proposed site plan on the overhead screen. He noted that they had hired a consultant to perform the Environmental Impact Report (EIR) and added that they would also have a traffic analysis done by Dowling & Associates. He noted that a full planning process would follow the neighborhood meeting, as well as an EIR scoping meeting before the City Council on April 11, 2007. He noted that a Planning Commission workshop would be held late in the summer, as well as a Housing Commission and Parks and Recreation Commission review. He noted that ultimately, the review and request for approval by the City Council may occur towards the end of 2007. He noted that they were also working with the City of Livermore regarding the configuration, design, and construction of El Charro Road.

Mr. Bocian pointed out the timeline for the planning review process and noted that areas of environmental concerns would be identified for the subject area during the April 11 scoping session. He noted that a Parks and Recreation Commission workshop would be held on April 5, 2007 and a Parks and Recreation Commission meeting on April 12, 2007 to examine potential uses of a 17-acre park. He indicated that the matter would go to City Council in late fall/early winter and that the annexation of the final map would occur in the spring of 2008. He noted that at the end of 2006, the City Council directed staff and the Parks and Recreation Commission to look at the potential uses for this park and asked that they look at the opportunities and the potential for placing an ice skating rink there. The City received a proposal from the firm of Logitech Ice, affiliated with the San Jose Sharks. They indicated an interest in building a community/regional ice skating facility that would be open to the public and featuring a range of ice skating opportunities. He noted that it would not be open to the Sharks for workouts. The Parks

and Recreation Commission had an initial workshop and indicated interest in working with Logitech Ice; the rink facility would take eight acres of a 17-acre site. He described the parking scheme for the facility.

Mr. Bocian noted that there was a potential reorientation of the park and displayed the changed configuration. The Parks and Recreation Commission asked staff to look at the parking, and staff has met with the architect several times.

Stuart Cook, Assistant Director of Alameda County Surplus Property Authority, presented the background of this property and displayed the site characteristics and circulation pattern on the overhead screen.

Rick Ashenbrenner, CEO, Continuing Life Communities (CLC), provided an overview of the proposed continuing care retirement community, covering 45 acres. He noted that the plans were not set in stone and that they were very interested in the community's comments. He noted that they intended to be in Pleasanton for the long term and that they would be a good neighbor. He noted that the average age of the residents would be 86 years old and that there should be many people over 90 years. He noted that the services would include security, activities, fine dining and casual food service, access to assisted living and skilled nursing on the same campus, with the cost included. He noted that aging couples would be able to stay together longer as their nursing needs changed. He noted that the residents would probably not own the property but would enjoy most of the benefits of a private home, with CLC taking responsibility for running it and providing food and health services. He noted that the residents would be excellent neighbors who would not provide any nuisance or congestion to the surrounding community. He described the landscaping and noise mitigation measures, including a sound berm. He displayed and described the site plan and various building designs and features.

A woman in the audience inquired what the six-foot wall would be constructed of. Mr. Ashenbrenner replied that they had not decided and asked her what she would like to see. He emphasized that the wall would not look like a fortress and did not believe the City Planning Department would allow that kind of wall.

Another woman in the audience inquired whether a wall would be built behind the houses on West Las Positas Boulevard. Mr. Ashenbrenner replied that they intended to build a wall at that location and that it would be 5.5 feet high, not the full six feet. She inquired about the proposed gate to the park. Mr. Ashenbrenner noted that the Emergency Vehicle Access (EVA) connection was a requirement and that he would be surprised it is ever used. He noted that the EVA connections were used for emergencies and added that it had never been the case to have pedestrian access through the property.

A gentleman in the audience asked about the parking layout. Mr. Ashenbrenner replied that the parking would all be at grade and that the buildings would be at grade. He added that the buildings would be shorter than the buildings in the Dublin Ranch area across the freeway. He noted there would be a mixture of open spaces, carports, and garages.

A woman in the audience noted that the airport protection area was right outside the site area and added that 50 percent of airport noise complaints came from two houses in Pleasanton just west of the proposed development. She inquired about the noise mitigation that Mr. Ashenbrenner proposed for the residents of the development. She added that her mother was 98, and she would have loved to have had this kind of community for her mother. Mr. Ashenbrenner replied that the airplane traffic would not be a problem for nearly every resident because of their diminished hearing capacity. He noted that they would build a more solid building and that they did not enter this project lightly. He added that another of their developments was under the approach path to an airport. He noted another well-known resort in their home town of Carlsbad had the same orientation to the Carlsbad Airport that this property had to the Livermore Airport and that the volumes were approximately the same, except the Carlsbad Airport had a much higher percentage of business jet traffic. He noted that Livermore had a high percentage of general aviation and recreational pilots who loved the amount of surrounding open space for safety reasons. He did not believe the airport traffic would be a problem and that the pilots were conscious of noise restrictions. He noted that any noise complaints would come to the operator of the development rather than to the airport.

A woman in the audience did not believe the statistic about noise complaints coming from two houses was entirely accurate and noted that there were more residents off of Valley Avenue near Santa Rita Road as well as from Livermore who were bothered by the noise. She stated that Livermore Airport was planning on extending their runway to enable larger aircraft to use the airport. She noted that she had seen some jets departing from Livermore at a low altitude over her house and added that she had complained to the City, the police, and the airport management several times. She was very frustrated with the noise situation and was concerned about an accident similar to that at the Sun Valley Mall in Concord that occurred in the late 1980's. Mr. Ashenbrenner noted that it was their opinion that the site was not that close to the airport and that it was outside the protection zone. The woman of the audience disagreed with Mr. Ashenbrenner's assessment.

A woman in the audience noted that she lived on Staples Ranch and inquired how far the wall would be from the current fences. Mr. Ashenbrenner noted that it depended on whether the fence was on the property line. He believed that was the case and that the wall, if built, would be right off the property line. He believed she would be able to retain her fence unless she wanted to remove it. The woman noted that Staples Ranch was built higher than the surrounding properties, which had to carry flood insurance. She did not believe a wooden fence would be secure but believed the customers would like metal gates or masonry. She believed it would look strange if their fence butted up against the adjoining fences and suggested adding a landscaped strip between the two fences.

In response to an inquiry by a woman in the audience regarding the construction timeline, Mr. Ashenbrenner believed that if all the approvals moved forward as hoped, the project

could begin in mid-2008. The bridge and the grading work would begin immediately, and another nine months to a year would be needed to get under construction. The development would be built in phases, and the first phase would last approximately 18 months to two years. He demonstrated the elements of the first phase on the overhead screen. The berm and grading would be done at the same time.

In response to an inquiry by a woman in the audience regarding the number of independent living units versus assisted living units and skilled nursing beds, as well as how it would fit into the housing cap, Mr. Ashenbrenner replied that would be decided by people other than himself. He noted that the continuing care retirement community and its components are under State law, which is all classed as assisted living. The MOU states that they could have a combination of 800 independent and assisted living units in the center, and they expected to have close to that. The number of skilled beds was currently planned at 89, although that could change.

In response to an inquiry by a woman in the audience regarding the berm behind the creek, Mr. Ashenbrenner noted that it also served as a levy for flood protection, although it would not be needed for that purpose. He believed they would probably flatten the levy to improve the drainage. He would like to hear from neighbors who wanted to retain the trees behind the woman's trees, as well as from neighbors who did not wish them to stay.

In response to an inquiry by a woman in the audience regarding the total resident population, Mr. Ashenbrenner replied that it would be about 1,000 people. He said that most of the residents drove when they moved in, but after 15 years, most of the residents did not drive any more. They provided bus, car, and van transportation for the residents.

In response to an inquiry by a woman in the audience regarding the method of trash removal, Mr. Ashenbrenner noted that there would be no garbage bins near the adjacent residences. The trash would be picked up by the facility staff and brought to a central location, where it would be collected by the trucks.

In response to an inquiry by a woman in the audience regarding the landscaping style, Mr. Ashenbrenner replied that they had not decided and that that had spoken to a landscape architect. She hoped they would not be looking at huge palm trees like Dublin Ranch. Mr. Ashenbrenner made a note of her preference.

In response to an inquiry by a woman in the audience regarding the cost for the residents, Mr. Ashenbrenner believed that they were one of the best values in the business and added that elderly people who owned a California home and had a responsible career and Social Security would be able to live at this facility. Their studies found that many of their residents were low-income. He noted that at the properties in Southern California, people paid two ways: with an entrance fee and a monthly fee. The entrance fees were generally paid out of the sales proceeds of the resident's home and ranged from \$200,000 up to \$1 million.

A woman in the audience who lived in Dublin was delighted to see this project and anticipated being able to trade their home maintenance, cooking, and cleaning chores for a community such as this.

In response to an inquiry by a woman in the audience regarding the construction hours and any wildlife migration in the adjacent field, Mr. Ashenbrenner replied they had faced the same issues in other cities. They provided rodent protection and control, and he noted that while they wanted to have an aggressive construction schedule, they must comply with the local ordinances. Mr. Bocian stated that construction hours may not start until 8:00 a.m.

In response to an inquiry by a woman in the audience regarding her concerns about flood control, Mr. Ashenbrenner noted that Staples Ranch was no longer in the flood plain and that the freeway did not drain well, requiring a culvert. He noted that this project would have its own drainage system that would drain towards the creek.

Mr. Ashenbrenner pointed out the EVA road, which was not for ambulances. He noted that if there were a fire or other natural disaster, it would provide another escape route.

In response to an inquiry by a woman in the audience regarding the grocery shopping choices within the site, Mr. Ashenbrenner noted that they did not know at this time but that more than likely, they would go out for groceries. He noted that a free continental breakfast was provided and that the residents would likely make lunch at home. There was also a big dinner in the evening, which was a big social event. He noted that his own mother lived in one of the communities and that she used her dishwasher and oven for storage.

A man in the audience encouraged Mr. Ashenbrenner to meet with Leander Hauri, the Livermore Airport manager, to discuss airport operations. He described the procedures used by pilots when taking off and landing at the airport and noted that the aircraft generally stayed above 1,200 feet before descending to land.

Ron Tye, Regional Financial Officer, Hendrick Automotive Group, noted that he had been associated with their operations in Pleasanton for 19 years. He described their operations and company background. He noted that the Staples Ranch site would serve their long-term needs and secure their position. He noted that they employed 420 people in the City and produced approximately \$27 million in sales tax revenue, split between the City, County, and other agencies. He displayed and described their construction plans and noted that three of the buildings would have rooftop parking. The access would be off of El Charro Road. He displayed several of their other sites and noted that they were all attractive, high-end sites. He displayed the proposed site plan and elevations and described the circulation for the site.

A few people in the audience stated that they did not like the sign. One woman stated that it reminded her of a sign that might be seen in East Dublin. Mr. Tye noted her comment.

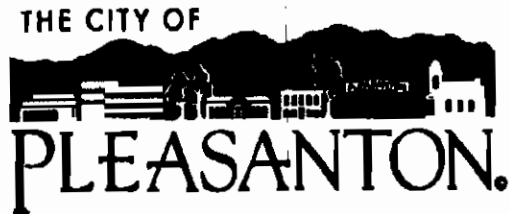
A woman in the audience wanted to keep the sales tax base in Pleasanton and inquired whether there was any issue of toxic materials. Mr. Tye replied that there were no toxicity issues on any of their properties and that the BMW store received a clean bill of health by the appropriate County agency after it removed its gas tank.

In response to an inquiry by a woman in the audience about EVA's, Mr. Tye pointed out the additional exit.

Mr. Bocian invited further comments from the public and noted that this was the beginning of the process. He noted that the public may reach him at (925) 931-5002 or sbocian@ci.pleasanton.ca.us. He introduced Robin Giffin, Associate Planner and project planner.

A woman who had arrived late requested information about the alignment of the ice rink and the park. Mr. Bocian displayed the site plan and described its features. He described the planning process as required by the MOU.

The meeting ended at 8:37 p.m.



City Council Chambers, 200 Old Bernal Ave., Pleasanton, CA

March 20, 2008
7:00 p.m.

1. **CALL TO ORDER**

Chairperson Stark called the meeting to order at 7:00 p.m. on Thursday, March 20, 2008, in the City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California.

2. **ROLL CALL**

Present: Chairperson Dave Stark, Commissioners Bob Harris, Amy Hodgett, and Joe Jones

Absent: Vice Chairperson John Casey

Staff: Steven Bocian, Assistant City Manager; Scott Erickson, Housing Specialist, and Edith Caponigro, Recording Secretary.

It was noted that a letter of resignation had been received from Ken Koenen.

3. **PLEDGE OF ALLEGIANCE**

The pledge was led by Chairperson Stark.

4. **AGENDA AMENDMENTS**

There were none.

5. **CONSENT CALENDAR**

- A. **Approval of the Minutes for the February 21, 2008, Housing Commission Meeting**

- B. Approval of the February 2008 Financial Reports for Ridge View Commons and Kottinger Place**
- C. Management Updates for Kottinger Place and Ridge View Commons**
- D. Miscellaneous Project Updates**

A motion was made by Commissioner Hodgett, seconded by Commissioner Jones, to approve the Consent Calendar. The motion was approved unanimously.

6. MEETING OPEN TO THE PUBLIC

There were none.

7. MATTERS CONTINUED FOR DISCUSSION

There were none.

8. PUBLIC HEARINGS AND OTHER MATTERS

- A. Presentations from Nonprofit Agencies and Recommendation to Allocate Federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Funds for Fiscal Year 2008 (2008-09)**

Mr. Erickson advised that the City had been notified by HUD that its funding allocation for FY 2008 would be \$274,681, a 3.9% decrease over FY 2007. A total of sixteen (16) applications were received by the deadline. The Human Services Commission reviewed the ten (10) non-housing applications at its meeting on March 5 and the remaining six (6) are to be reviewed at this meeting by the Commission.

Mr. Erickson reviewed with the Commission the funding requests received and the available funding and reminded the Commission that 70% of the grants should to benefit low-income people. He advised that staff was recommending several requests be funded through the City's Lower Income Housing Fund.

Chairperson Stark opened up the meeting for comments from the agencies. There were none.

Commissioner Hodgett had questions regarding the low funding recommendation made by staff for the capital project application submitted by Neighborhood Solutions. Mr. Erickson advised that funding for the Axis Community Health capital projects had been recommended by the Human Services Commission, and that funding for Neighborhood Solutions could be allocated from the Lower Income Housing Fund (LIHF) and other options would be considered, if necessary.

Vicki Johnson, Neighborhood Solutions – advised that the agency would be drawing down the current year's allocation for projects that are in progress. She felt it was important to know what funds would be available for this program and was concerned about not knowing since this is a City-run program.

Commissioner Hodgett asked about repayments on some of the loans made through the Housing Rehabilitation Program. Mr. Erickson advised that residents are not required to pay their loans back until the home sells, and then funds are recycled back to the program. He further advised that \$100,000 in HOME funds have been allocated to Neighborhood Solutions and have not yet been expended.

Commissioners also had questions regarding staff's recommendation of zero funding for Bay Area Community Services' rehab project for the Woodroe Place housing facility in Hayward. Mr. Erickson advised that the project had not been rated favorably because of its location. He also noted that no funding recommendation was being made by staff for ECHO's Reverse Mortgage program, but the program will be able to continue because of available unused carry-over funds from last year's allocation.

Chairperson Stark reviewed comments within the staff report regarding allocation of LIHF for Neighborhood Solutions, and supporting the \$5,000 allocation for ECHO's housing counseling services as recommended by the Human Services Commission.

A motion was made by Commissioner Harris, seconded by Commissioner Jones, recommending to City Council approval of the CDBG funding allocations as recommended by staff in the March 20, 2008, staff report.

ROLL CALL VOTE:

AYES: Commissioners Harris, Hodgett, Jones, and Chairperson Stark.

NOES: None

ABSENT: None

ABSTAIN: None

Chairperson Stark thanked everyone for their input and for attending the meeting.

B. Approval of the Affordable Housing Agreement for the Continuing Life Communities (CLC) Residential Care Facility for the Elderly (RCFE) Development Proposed for Staples Ranch

Mr. Bocian noted that at the January 17, 2008, meeting the Commission approved the affordable housing plan for the proposed Continuing Life Communities development planned for the Staples Ranch property. As a result of the action, staff has prepared an affordable housing agreement for the Commission to review.

The Commission was advised by Mr. Bocian that:

- 1) A total of 15% of the independent units of the complex will be occupied with households with an annual income in the following income categories:
 - 5% at 100% of the Area Median Income
 - 5% at 80% of the Area Median Income, and
 - 5% at 50% of the Area Median Income
- 2) CLC will establish an annuity based on the payment of \$3,055 per each independent living unit for an estimated amount of \$1,946,000 to provide an ongoing subsidy of approximately \$400/month for approximately 31 units occupied by households with incomes less than 80% AMI.
- 3) Affordable units will be rented in accordance with a preference system designed specifically for this project and similar to the system approved the Parkview,
- 4) The Low Income Housing Fund may be used to extend affordable housing terms including the annuity.
- 5) Terms will be memorialized in the affordable housing agreement and be in place for the life of the development (perpetuity).

Commissioner Harris had questions regarding the \$3,055 payment which represents about 30% of the low-income housing fee. Mr. Bocian advised that the annuity fee is higher than the current \$2,405 residential unit fee.

Commissioner Hodgett questioned whether the fee paid to enter the project and the monthly fee when calculated would be considered rent. Mr. Bocian explained that 15% of the households would be within the low-income category/

Chairperson Stark felt that the Housing Commission should be allowed to review the annual Developer's Report to the City. He also discussed responsibility of marketing the Affordable units.

A motion was made by Commissioner Harris, seconded by Commissioner Jones, recommending City Council approve the Draft Affordable Housing Agreement between the City of Pleasanton and Continuing Life Communities Pleasanton LLC.

ROLL CALL VOTE:

AYES: Commissioners Harris, Hodgett, Jones, and Chairperson Stark.
NOES: None
ABSENT: None
ABSTAIN: None

C. Approval of Amendments to the Affordable Housing Agreement for the Windstar Stoneridge Station Apartment Project

Mr. Bocian noted that at the September 20, 2007 meeting, the Commission approved an Affordable Housing Agreement with Windstar Communities for its 350-unit apartment project located near the Stoneridge Mall and the new East Dublin/Pleasanton BART station. Windstar had approached staff requesting an amendment to increase the project's affordability and amend the unit income mix. The request is being made to facilitate Windstar's financing plan to pursue tax credits and tax exempt bonds for the project. Based on their review staff is recommending an amendment to change the project's affordability so that 20% of the units are affordable at 50% AMI.

Commissioners Hodgett and Jones were happy to be getting more for less and felt that the recommendation was in line with the Commission's goals.

Commissioner Harris questioned whether the developer had originally asked that park fees be waived for all units. Chairperson Stark also asked about low-income funds and noted that park dedication fees for 62 units would be approximately \$500,000. He also had questions regarding the projects feasibility and financing and whether there were other project partners. These matters were discussed.

Eric Hefner, Windstar Pleasanton, LLC – indicated that low-income units would be overseen by a non-profit group that currently oversees other similar projects.

Commissioner Hodgett questioned whether this non-profit group would also provide services for the low-income families. Mr. Hefner was unsure about what the services would be, but was confident about the quality of services that would be provided.

Chairperson Stark stressed the importance of this being a successful project and wanted to make sure everything was done correctly.

Commissioner Harris questioned whether Windstar had requested reduced parking privileges be provided by the City.

Chairperson Stark requested staff provide for the Commission's review information about the Management Company and non-profit partner for this project.

A motion was made by Commissioner Harris, seconded by Commissioner Hodgett, recommending City Council approve the amended Affordable Housing Agreement with Windstar Communities establishing that 20% of the development units will be affordable to households at 50% AMI.

ROLL CALL VOTE:

AYES: Commissioners Harris, Hodgett, Jones, and Chairperson Stark.

NOES: None
ABSENT: None
ABSTAIN: None

9. **MATTERS INITIATED BY MEMBERS OF THE COMMISSION**

Chairperson Stark advised he would be attending a State of the City presentation given by the Mayor.

10. **DISCUSSION OF AGENDA AND SCHEDULE FOR APRIL 17, 2008, MEETING**

Mr. Erickson advised that the following items are tentatively scheduled for the Commission's April meeting:

- Approval of Annual Operating Budget for Kottinger Place for Fiscal Year 2008/09
- Approval of Annual Agency Plan Update for the Pleasanton Housing Authority
- Acceptance of Annual Housing Authority Independent Audit for the Year Ending June 30, 2007

Commissioner Hodgett suggested the Commission discuss "Mortgage Meltdown" at a future meeting.

Chairperson Stark asked about the progress on RILNA and was advised by Mr. Bocian that it should be finalized early June.

11. **ADJOURNMENT**

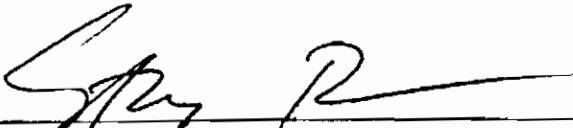
The meeting was adjourned at 8:05 p.m. by unanimous consent.

DATED: March 20, 2008

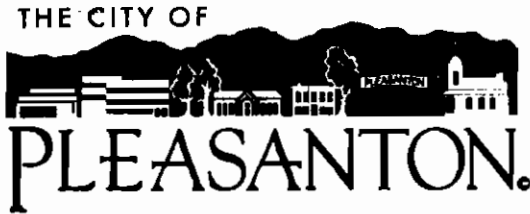


Dave Stark, Chairperson

ATTEST:



Steven Bocian, Assistant City Manager



**Housing Commission
Staff Report**

March 20, 2008
Item 8B

- SUBJECT:** **Approval of the Affordable Housing Agreement for the Continuing Life Communities (CLC) Residential Care Facility for the Elderly (RCFE) Development Proposed for Staples Ranch**
- STAFF RECOMMENDATION:** Recommend the City Council approval of the attached Affordable Housing Agreement (Attachment 1).
- ATTACHMENTS:**
1. Draft Affordable Housing Agreement
 2. Staff Report and Minutes from the Meeting of January 17, 2008

BACKGROUND

At your meeting of January 17, your Commission approved the affordable housing plan for the proposed Continuing Life Communities development planned for the Staples Ranch property. As a result of that action, staff has prepared the attached affordable housing agreement (Agreement).

The proposed senior continuing care facility would be located on approximately 46.1 acres and would have up to 1,400,000 square feet of buildings including up to 800 assisted/independent living units plus a health center. The tallest proposed independent living unit buildings would be approximately 49 feet in height, which is comparable to the tallest Archstone apartment buildings in Hacienda Business Park. The colors of the buildings would be warm neutral colors such as browns and creams with brown, gray, and white accent colors. For security reasons, the entire site, with the exception of the health center, would be gated. No living units are proposed in the Airport Protection Area Boundary as required by the Pleasanton General Plan. The applicant anticipates the project will be built in phases, with the units proposed by the I-580 being built last.

While the Developer has not yet submitted final plans with a specific unit count, the formal project application is expected to include from 628 to 637 independent living units plus the health center which is planned for 79 personal care/Alzheimer's units and 92 skilled nursing beds. After the development is fully constructed and stabilized, it is assumed that the majority of beds in the health center will be occupied by residents previously or concurrently occupying the independent living units. However, because of project phasing, the health center may initially include primarily non-residents.

The proposal includes numerous amenities for its residents:

- Indoor and outdoor casual and formal dining areas
- 300 seat auditorium
- 40 seat movie theater
- Billiards room
- Art/crafts and ceramics room
- Card room
- Computer room
- Library
- Beauty shop
- Lake
- Pool and spa
- Sauna
- Massage room
- Fitness room
- Resident gardening
- Pitch and put practice golf course
- Dog park

DISCUSSION

Based on the Commission's January 17 action, an outline of the affordable agreement is as follows:

1. A total of 15% of the independent units will be occupied by households with an annual income in the following income categories:

- 5% at 100% of the Area Median Income
- 5% at 80% of the Area Median Income
- 5% at 50% of the Area Median income

As noted in the Agreement, the developer will use its best efforts to reach this level of affordability and will be required to submit to the City, an annual report detailing that the affordability target has or has not been achieved. In the event the developer is unable to meet the affordability targets, it would be required to submit a plan indicating what additional steps it could take to reach the targets. It is assumed that the City will be part of this process and assist the Developer with exploring options. If an applicant is unavailable in any one of the above income ranges, the Developer could rent to households at any income range. However, based on experience, the City and the Developer assume that the stated targets can be met. Also, note that approximately 1% of the independent units are reserved as guest units used for brief stays by friends and family. As a result, the guest units are not included in the above calculations. .

2. CLC will establish an annuity based on the payment of \$3,055 per each independent living unit for an estimated amount of \$1,946,000, to provide an ongoing subsidy of approximately \$400/month for approximately 31 units occupied by households with incomes less than 80% AMI. This subsidy will have a term of approximately twenty years and would be used specifically for residents who might not otherwise have the financial means to afford living in this development. As such, the annuity may produce affordability in excess to the 15% detailed above since this program could be open any resident who experiences a loss of income requiring a subsidy. The subsidy will be based on need with an effort made to attract households at the lower end of the income ranges i.e., 50/60%. The annuity would be in lieu of paying affordable housing fee and the amount was set to assure it lasts for twenty years. As an option, the Commission could extend the timeline by reducing the number of units or amount of the subsidy.

3. The affordable units will be rented in accordance with a preference system designed specifically for this project. However, it is very similar to the system approved for the Parkview. The criteria are as follows:

1. Households currently residing in the City of Pleasanton;
2. Households that have moved away from the City of Pleasanton less than six months prior to the time of application and who resided in the City of Pleasanton continuously for at least ten (10) years prior to moving away;
3. Households with a Principal Care Giver, or (if such persons are not Principal Care givers) a son, daughter, stepchild, grandchild, parent, sibling, spouse or domestic partner currently residing in the City of Pleasanton;
4. Households with a Principal Care Giver, or (if such persons are not Principal Care givers) a son, daughter, stepchild, grandchild, parent, sibling, spouse or domestic partner currently working in the City of Pleasanton;
5. All other households

4. The City may use the Lower Income Housing Fund to extend affordable housing terms including the annuity.

5. These terms will be memorialized in the affordable housing agreement and will be in place for the life of the development (perpetuity).

As noted above, the IZO allows for alternative methods of meeting affordability and the above program meets the intent of the Inclusionary Zoning Ordinance by having a target of 15% of the units occupied by lower income households and providing additional affordability for residents

in need of assistance. Because it is impractical to restrict rents for this type of development, the emphasis on attracting households with limited incomes will assure that these households have an opportunity to occupy the development.

Staff Recommendation

That the Commission recommend City Council approval of the attached Affordable Housing Agreement.

DRAFT

AFFORDABLE HOUSING AGREEMENT

This **AGREEMENT** is made this ____ day of _____, 200____, by the **CITY OF PLEASANTON**, a Municipal Corporation (“City”), and Continuing Life Communities Pleasanton LLC and/or its assignee acquiring title to the underlying land (“Developer”).

Recitals

- A. Developer is the owner of approximately 46 acres of real property located near the present terminus of Stoneridge Drive in the Staples Ranch Development that is south of I-580, and to the west of El Charro Road, incorporated herein by reference (“Property”).
- B. Developer has obtained City approval (PUD) to develop the Property into Residential Care Facility for the Elderly (RCFE) (“Project”).
- C. Developer intends to phase project construction based on demand for units.
- D. The City’s Inclusionary Zoning Ordinance is designed to address the cost of rents and the cost of homeownership and does not specifically identify affordable housing requirements for a RCFE which has fees based predominantly on services.
- E. Due to the nature of the Property and the Project, the City and Developer have agreed to provide affordable housing to meet the City’s affordable housing needs for the Project. Developer and City agree that implementation of this Agreement may entail future consultation and agreement. The parties agree to use their best efforts to implement the conditions of this Agreement consistent with the Inclusionary Zoning Ordinance.
- F. Area Median Income (“AMI”) shall mean the area median income for the Oakland Primary Metropolitan Statistical Area adjusted for family size in accordance with the adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor statute.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions contained herein, City and Developer agree as follows:

- 1. Developer shall market and offer units so that fifteen percent (15%) of the total number of units designated for independent living (“Independent Living Units”) less up to one (1) percent of the units designated as guest units in the Project, hereinafter defined as “Affordable Units,” are occupied by households with an annual income in the following income categories:

5% at 100% of the Area Median Income
5% at 80% of the Area Median Income

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5% at 50% of the Area Median Income 2. The Developer shall establish an annuity for the purpose of providing ongoing fee subsidies to Project residents with incomes at less than 80% of the AMI. The annuity will be funded consistent with the phasing of Project units in the amount of \$3,055 per Independent Living Unit paid at the time of building permit issuance. City and Developer shall determine the specific application of the annuity prior to payment of the above amounts. The general terms of applying the annuity are as follows:

- Will be used to provide financial support to households with an emphasis on attracting and maintaining households with annual incomes below 60% AMI.
 - Special emphasis will be placed on attracting low (60% AMI) and very low (50% AMI) income households that would not otherwise have the financial means to afford living at the Project.
 - Maximum monthly subsidy per household will be \$400.
 - Will be managed to assure that resident financial support for a minimum of twenty (20) years from the commencement of the program.
 - Shall be used for approximately 31 units annually if developer completes all phases of the Project with no less than the proposed number of Independent Living Units, and shall be used for a proportionately lower number if the actual number of units constructed is less than the number proposed.
 - Any interest accrued to the annuity will be retained in the annuity. Developer shall use best business practices in investment funding.
 - Developer will provide City an annual financial report detailing the use and status of the annuity.
 - City and Developer shall establish specific administrative guidelines covering the use and investment of the annuity prior to project occupancy.
3. The Affordable units shall be located randomly throughout the Project as reasonably determined by the Developer so as not to cluster such units. The units described in this section shall not be fixed in the building and may change depending on vacancies. The Affordable units shall have the same interior standards of quality (e.g., appliances, interior features/amenities, services, etc.) as the market rate units.
4. Once each year, the Developer (or the Developer's successor in interest) shall provide the City a report detailing the number of Affordable units provided during the year and the annual incomes of residents occupying the Affordable Units. In the event the Project did not meet the target of Affordable units as outlined in Section 1, the Developer shall provide its plan for meeting targets in the future.
5. The Developer, with City's cooperation, shall assume all responsibility to market the Affordable units. Marketing shall be in accordance with income guidelines and Developer shall grant certain preferences to applicants of Affordable Units with an implementation policy mutually agreed to by Developer and City at the time Affordable Units become available for marketing. The order of such preference is described below:
1. Households currently residing in the City of Pleasanton;
 2. Households that have moved away from the City of Pleasanton less than six months

DRAFT

- prior to the time of application and who resided in the City of Pleasanton continuously for at least ten (10) years prior to moving away;
3. Households with a Principal Care Giver, or (if such persons are not Principal Care givers) a son, daughter, stepchild, grandchild, parent, sibling, spouse or domestic partner currently residing in the City of Pleasanton;
 4. Households with a Principal Care Giver, or (if such persons are not Principal Care givers) a son, daughter, stepchild, grandchild, parent, sibling, spouse or domestic partner currently working in the City of Pleasanton;
 5. All other households
6. City may elect to utilize its Lower Income Housing Fund (or other funding sources) to extend or increase the annuity to make available additional Affordable units or to make the units more affordable than as provided in this Agreement. Developer and City shall cooperate reasonably in these efforts.
9. This Agreement shall be recorded in Alameda County and shall run with the land.

AGREEMENT executed the date and year first above written.

DRAFT

DEVELOPER:

By: _____
CLC

CITY:

CITY OF PLEASANTON,
a Municipal Corporation

By:

Nelson Fialho, City Manager

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Michael H. Roush, City Attorney



City Council Chambers, 200 Old Bernal Ave., Pleasanton, CA

January 17, 2008
7:00 p.m.

1. **CALL TO ORDER**

Chairperson Stark called the meeting to order at 7:07 p.m. on Thursday, January 17, 2008, in the City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California.

2. **ROLL CALL**

Present: Chairperson Dave Stark, Vice Chairperson John Casey, Commissioners Bob Harris, Amy Hodgett, and Joe Jones

Absent: Commissioner Ken Koenen

Staff: Steven Bocian, Assistant City Manager; Scott Erickson, Housing Specialist, and Edith Caponigro, Recording Secretary.

3. **PLEDGE OF ALLEGIANCE**

The pledge was led by Commissioner Casey.

4. **AGENDA AMENDMENTS**

There were none.

5. **CONSENT CALENDAR**

- A. **Approval of the Minutes for the December 20, 2007, Housing Commission Meeting**

- B. Approval of the December 2007 Financial Reports for Ridge View Commons and Kottinger Place**
- C. Management Updates for Kottinger Place and Ridge View Commons**
- D. Miscellaneous Project Updates**
- E. Quarterly Report of Housing Commission Activities (4th Quarter 2007)**
- F. Quarterly Inventory of Below-Market Housing in Pleasanton (4th Quarter 2007)**

Commissioner Harris requested the Minutes from the December 20, 2007 meeting be changed to show that Commissioner Casey was elected as the Commission's Vice-Chairperson, not Commissioner Harris

A motion was made by Commissioner Hodgett, seconded by Commissioner Casey, to approve the Consent Calendar as corrected with the change to the December 20, 2007 Housing Commission minutes. The motion was approved unanimously.

6. MEETING OPEN TO THE PUBLIC

- A. Presentation of Letter Thanking Lisa Arnold Nursery for Recent Donation of Plants at Kottinger Place**

The Commission was advised that truckloads of plants had been donated to Kottinger Place and the residents who live there by the Lisa Arnold Nursery. They were then introduced to members of the Arnold family who informed Commissioners that they struggle every year to find places willing to take the plants that are no longer saleable by their nursery and were happy to be able to donate to Kottinger Place.

The following commendation was recited:

“Housing Commission commends Lisa Arnold Nursery this 17th day of January, 2008; whereas, the Arnold family of Lisa Arnold Nursery in Sunol recently donated over one hundred assorted landscape plants to Kottinger Place senior apartments; and whereas, these shrubs have been planted throughout the complex by residents of Kottinger Place to beautify their individual units as well as common areas; and whereas, the contributions made by the Arnold family to Kottinger Place have helped to provide a pleasant and attractive environment for the senior residents and maintain the appearance of the complex which is one of the only housing resources for extremely low income seniors in the Pleasanton area; and whereas, the Housing Commission appreciates the Arnold family's generosity and commitment to the residents of Kottinger Place and the Pleasanton community at large; now, therefore, be it resolved that the Housing Commission does hereby recognize and commend the Arnold family and Lisa Arnold

Nursery and expresses its sincere appreciation for the recent contributions made at Kottinger Place senior apartments.”

The commendation was presented to the Lisa Arnold Nursery family who expressed their gratitude for being presented with such an acknowledgement.

7. **MATTERS CONTINUED FOR DISCUSSION**

There were none.

8. **PUBLIC HEARINGS AND OTHER MATTERS**

A. **Workshop to Discuss Recommended Outline of Affordable Housing Proposal for the Continuing Life Communities (CLC) Residential Care Facility for the Elderly (RCFE) Development Proposed for Staples Ranch**

Mr. Bocian advised that in October 1989, City Council adopted the Stoneridge Drive Specific Plan (SDSP) for 293 acres located east of the Pleasanton Meadows subdivision and bordered by Trenery Drive on the south, I-580 on the north, and El Charro Road to the east. Since 1989, all of the SDSP areas have been constructed, with the exception of 124 acres of the Staples Ranch property, which is currently designated for service commercial and light industrial uses, retail and service commercial uses, and a 17.2 acre community park.

In April 2006, City Council and the Alameda County Surplus Property Authority (ACSPA) entered into a Memorandum of Understanding (MOU) outlining proposed land uses and a process for development review of the remaining 124 acres. The proposed project general concepts based on recent informed, include: Hendrick Automotive Group – Auto Mall, Fremont Land – Retail Development, 17-acre Community Park, Five Acre Neighborhood Park, and Continuing Life Communities – Senior Continuing Care Facility.

Mr. Bocian advised the Commission that the CLC facility would be located on approximately 46.1 acres and have up to 1,400,000 square feet of buildings housing approximately 800 assisted living units, 637 independent living units plus a health center Planned to 79 personal care/Alzheimer units, and 92 skilled nursing beds.

The Commission was reminded by Mr. Bocian that the City has an Inclusionary Zoning Ordinance (IZO) that establishes specific requirements for new residential projects related to the provision of affordable housing units within new housing developments. As part of the development review process, developers are required to submit a proposal stating how they intend to meet the requirements of the IZO. The method for meeting the IZO requirements being memorialized in an Affordable Housing Agreement between the developer and the City.

As part of the MOU approval process, the Commission was advised that City Council had expressed interest in addressing opportunities for affordable housing in the CLC development. The proposed CLC development is a continuing care retirement community licensed by the State of California and regulated under the Health and Safety Code as a Residential Care Facility for the Elderly (RCFE). As a result of the services a RCFE is required to provide, the State of California views the as commercial projects providing services to the elderly and as such they are not subject to rent control and other residential income requirements.

Because of the unique fee structure and level of services included as part of the proposed project, Mr. Bocian advised that it is difficult to transfer the affordable requirements as set forth in the City Inclusionary Zoning Ordinance (IZO) to the CLC development. Based on information submitted by the development and supported by State guidelines, the development is deemed to be commercial and not residential. If the City accepts this designation, then based on IZO guidelines, the developer is "strongly encouraged" to submit an affordable housing proposal for the development. However, historically, commercial developments have paid the In Lieu Lower Income Housing Fee rather than submit an affordable housing proposal.

Mr. Bocian further advised that realizing the Council and Commission's interest in providing units that are occupied by households with limited incomes, staff and the developer worked cooperatively on an alternative method that meets the intent of the IZO and require CLC to enter into an affordable housing agreement with the City that would include two basic components:

1. A total of 15% of the independent units being occupied by households within an annual income in the following income categories:

- 5% at 100% of the Area Median Income
- 5% at 80% of the Area Median Income
- 5% at 50% of the Area Median Income

The City will require an annual report detailing that the unit mix has been achieved. In the event the developer is unable to rent units to these categories, it could rent to households at any income range. However, based on experience, with appropriate marketing, this income mix should be achieved.

2. CLC will establish an annuity estimated at the amount of \$1,946,000, to provide an ongoing subsidy of \$400/month for approximately 31 units occupied by households with incomes less than 80% AMI. This subsidy will have a term of approximately twenty years and would be used specifically for residents who might not otherwise have the financial means to afford living in this development. As such, the intent is to produce affordability in excess to the 15% detailed above. The subsidy will be based on need

with an effort made to attract households at the lower end of the income ranges, i.e. 50/60%. The City and CLC will meet to finalize the implementation of this program during project construction. The annuity would be in lieu of paying affordable housing fee and the amount was set to assure that it lasts for twenty years. As an option, the Commission could extend the timeline by reducing the number of units.

Mr. Bocian advised that the annuity will be based on an amount equivalent to the City's In Lieu Lower Income Housing Fee, based on per unit costs and the square footage of common areas and the health center. As a result, it will be established over time consistent with project construction phasing and the fees in place at the time.

Richard Aschenbrenner, Chief Executive Office for Continuing Life Communities advised the Commission that CLC was not just a developer, but also an Owner/Operator that provides services for seniors for the long-term. He then proceeded to review with the Commission slides and a video of other communities developed and operated by CLC.

Mr. Aschenbrenner advised that the proposed development would be set back 55' from the edge of the I-580 freeway and would be fully landscaped. It would consist of three 4-story apartment/flat buildings for independent living with one-story villas. The development would be regulated by a special department of the Social Services, and in most states by the Department of Insurance. He also discussed options residents would have for paying the fee which includes an entrance fee and a monthly fee.

Chairperson Stark had questions regarding the Livermore airport protection zone and whether activities from this would affect the proposed CLC site. Mr. Aschenbrenner advised that sound studies have been conducted and CLC personnel have spoken with staff at the Livermore Airport. Mr. Bocian indicated that several workshops pertaining to the project have been conducted that included providing details about the airport and its impacts.

Chairperson Stark questioned Mr. Bocian about the creation of affordable units and whether they would be counted against the housing cap. He was advised that 272 would count against the cap. Chairperson Stark discussed the impact that this commercial project would have on the the housing cap and was concerned about how units would be made affordable. Mr. Bocian advised that 15% of the units would be marketed to households with limited incomes and no other concessions would be made. Thirty-one units would have reduced rents because of the annuity, entrance fees for the units would remain the same, and the goal would be to attract households with limited incomes. Chairperson Stark indicated he was still struggling with the affordability aspect of the project. Commissioner Hodgett commented on the fact that many seniors are "house rich and income poor".

Tobias Mellows, Vice President for CLC provided financial details and fee information for the different sized units and indicated that seniors are moving into these types of

communities because of the services that are provided. Commissioner Hodgett questioned about prescreening of potential residents.

Chairperson Stark questioned whether residents from the City of Pleasanton would be given preference should they desire to move into the CLC facility. Mr. Aschenbrenner advised his organization had not anticipated that being a requirement.

Commissioner Harris had questions regarding the size of CLC versus other similar operations. Mr. Aschenbrenner indicated CLC started business in 1989 and he believed they were comparable to other operations.

Chairperson Stark confirmed with Mr. Bocian that staff was looking to the Commission to provide feedback that could be used to prepare a draft affordable housing agreement that could be reviewed by the Commission at its February meeting. Mr. Bocian indicated this was correct and advised that an important aspect was reaching out and marketing to low income households in the Pleasanton area.

Chairperson Stark asked whether Commissioners agreed with the proposed concept. Commissioner Harris indicated he had no objection taking the Affordable Housing fee and using it in this concept.

Commissioner Hodgett liked what the project appears to offer, but felt it would be helpful if the Commission was provided some hypothetical examples on how the different scenarios would work, so they could consider and make better recommendations.

Commissioner Jones believes there is a high demand for similar type projects and advised that he supported the proposed concept and its elements.

Commissioner Casey also supported the project but expressed concerns with the 15% IZO requirement and what would happen if that was not received. Mr. Bocian compared concerns to similar ones at Ridgeview Commons and how the City determined those tenants who had a greater financial need. Mr. Mellows discussed how CLC will actively marketing to low-income families.

Mr. Bocian advised that staff will provide the Commission with details and answers to all of the items and concerns they had raised.

Chairperson Stark thanked the CLC representatives for their presentation and efforts in answering all of the Commissions questions and concerns.

B. Discussion of Schedule for Preparation of Updated Housing Element

Mr. Bocian advised that the State of California requires all jurisdictions in the state regularly update the Housing Element of their General Plans. Within these Housing

Elements, the state mandates that local governments plan for their share of the region's housing need, for people of all income categories.

The process of allocating housing units to all income groups throughout the cities and counties within the State's regions is called the Regional Housing Needs Allocation (RHNA) process. Based on State law, the RHNA process has four objectives:

- 1) Increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households.
- 2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
- 3) Promote an improved intraregional relationship between jobs and housing.
- 4) Allocate a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

Mr. Bocian advised that staff intends to begin an analysis of the housing target numbers and will begin development a schedule and process for completion of the Housing Element. He indicated that he would be meeting with the City Manager within the next few weeks to draft an outline of the process that will be reviewed by this Commission prior to being reviewed and approved by City Council.

Commissioner Harris questioned whether the General Plan would be finished by 2009 so that there might be a Housing Element. Mr. Bocian indicated this would be done.

C. Semi-Annual Report on Resale Statistics for Below-Market Priced Homes Under the Pleasanton Homeownership Assistance Program (PHAP)

Scott Erickson noted that at the July 2007 meeting, the Commission reviewed a report regarding resale trends for below market priced homes that have been developed under the Pleasanton Homeownership Assistance Program (PHAP). He advised that staff worked with the Tri-Valley Housing Opportunity Center (TVHOC) to administer the resale of the homes and the sales process went smoothly due to the TVHOC's maintain of on-going pool of educated and mortgage-ready buyers. The completion of seven new below-market prices townhomes in the Birch Terrace development will add to the existing stock of PHAP units.

9. **MATTERS INITIATED BY MEMBERS OF THE COMMISSION**

There were none.

10. **DISCUSSION OF AGENDA AND SCHEDULE FOR FEBRUARY 21, 2008, MEETING**

Mr. Erickson advised that the following items are tentatively scheduled for the Commission's February meeting:

- Approval of a draft Affordable Housing Agreement for the CLC / Staples Ranch project
- Review of an affordable housing proposal for a ten-unit townhouse development proposed for a site at 3835 Vineyard Avenue

In addition, Mr. Erickson reminded the Commission that the annual review of Community Development Block Grant (CDBG) applications will take place at the Commission's March meeting.

11. **ADJOURNMENT**

The meeting was adjourned at 8:55 p.m. by unanimous consent.

DATED: January 17, 2008

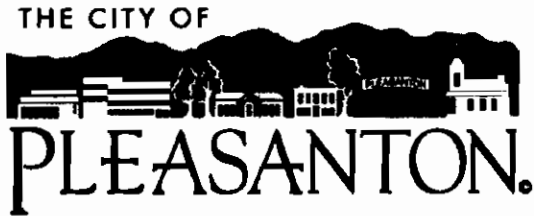


Dave Stark, Chairperson

ATTEST:



Steven Bocian, Assistant City Manager



**Housing Commission
Information Report**

January 17, 2008
Item 8A

SUBJECT: **Workshop to Discuss Recommend Outline of the Affordable Housing Proposal for the Continuing Life Communities (CLC) Residential Care Facility for the Elderly (RCFE) Development Proposed for Staples Ranch**

STAFF RECOMMENDATION: Review the recommended outline of project affordability; provide comment and direct staff to prepare a draft affordable housing agreement for this project.

ATTACHMENTS:

1. City Inclusionary Zoning Ordinance
2. Current Development Site Plan

Discussion

In October of 1989, the City Council adopted the Stoneridge Drive Specific Plan (SDSP), for 293 acres located east of the Pleasanton Meadows subdivision and bordered by Trenery Drive on the south, I-580 on the north, and El Charro Road to the east. The City's 1986 General Plan called for the development of a Specific Plan for the area and designated it with a mix of low, medium, and high density residential land uses, and commercial, parks, and school uses. Since 1989, all of the SDSP area has been constructed, with the exception of 124 acres of the Staples Ranch property. Currently the site is designated for service commercial and light industrial uses, retail and service commercial uses, and a 17.2 acre community park.

In April 2006, the City Council and the Alameda County Surplus Property Authority (ACSPA) entered into a Memorandum of Understanding (MOU) outlining proposed land uses and a process for development review of the remaining 124 acres. The proposed project general concepts, based on the most recent information, are described below.

Hendrick Automotive Group—Auto Mall

The existing Hendrick Automotive dealership would be relocated on an approximately 37 acre site and would have up to 331,000 square feet of buildings and up to 3,270 parking stalls. It is anticipated that 295,585 square feet of buildings would be initially constructed, thus allowing for 35,415 square feet of potential future expansion. The dealerships would range from approximately 20 to 43 feet in height and 12,000 to 78,330 square feet in size. Roof top parking is proposed on three of the buildings and a freeway sign, approximately 50 feet tall with a combination of halo and internal illumination is also proposed. The dealerships are anticipated to be Lexus, Volvo/Infiniti, Mercedes Benz, BMW, BMW Mini, and Acura.

Fremont Land—Retail Development

A retail shopping center would be located on an approximately 11.3 acre site. It would be approximately 106,000 square feet in size and have approximately 583 parking stalls. The buildings would be one story and would be up to 33 feet in height. The building materials would include stucco, stone, and corrugated metal. Some of the roofs and awnings would be curved. The main building colors would primarily be browns, greens, peach, and gray and the accent colors would be black, blue, purple, and brown. The building elevations facing Auto Mall Place and El Charro Road would be designed as front elevations. Tenant shops along streets will have two wall signs, one facing the street and one facing the parking lot. It is anticipated that one to two monument signs will also be proposed. Plaza seating areas, decorative paving, and benches will also be proposed. It is anticipated that tenants would include a market, a restaurant, a bank, a drug store with a 24 hour drive thru pharmacy, retail shops, and other restaurants.

17-Acre Community Park

The City is currently conducting a park master plan process that will determine park uses, including the ice skating facility, and design. Earlier last year, the Parks and Recreation Commission conducted a conceptual park needs/opportunities analysis and identified the uses listed below that will be considered as part of the park master plan process.

- Two all weather, lighted sports fields suitable for soccer, football, or lacrosse
- Six lighted tennis courts
- A four rink ice skating facility
- Dog exercise area
- Lawn bowling
- Passive open space
- Bocce ball courts
- Trails and trail heads
- Two restrooms
- Parking

Five Acre Neighborhood Park

On July 17, 2007, the City Council approved a conceptual purchase and improvement plan with the ACSPA for the acquisition of the five +/- acre site identified in the MOU as “auto mall expansion option” for a City neighborhood park that would also serve as a storm water detention area for the entire Staples Ranch development. Assuming the acquisition of this site, the entire Staple Ranch site will include 23 acres of parkland. The park is expected to be used for passive recreational uses and the actual design will be conducted consistent with project development/construction.

Continuing Life Communities—Senior Continuing Care Facility

The senior continuing care facility would be located on approximately 46.1 acres, would have up to 1,400,000 square feet of buildings housing approximately 800 assisted living units. The tallest proposed independent living unit buildings would be approximately 49 feet in height, which is comparable to the tallest Archstone apartment buildings in Hacienda Business Park. The colors of the buildings would be warm neutral colors such as browns and creams with brown, gray, and white accent colors. For security reasons, the entire site, with the exception of the health center, would be gated. No living units are proposed in the Airport Protection Area Boundary as required by the Pleasanton General Plan. The applicants anticipate that the project will be built in phases, with the units proposed by the I-580 being built last. The table below shows the proposed unit mix, including the health center with assisted living and skilled nursing.

CLC CURRENT PROPOSED UNIT MIX and PARKING

| | |
|--|--------------------------------------|
| Independent Living Units (Not Including Villas) | |
| Number of Units | 556 Units |
| Types of Units | 1/1, 2/2, and 3/2 (Bedroom/Bathroom) |
| Villas | |
| Number of Units | 81 Units |
| Types of Units | 3/2 and 2/2 Units (Bedroom/Bathroom) |
| Health Center | |
| Personal Care/ Assisted Living | 61 Units |
| Semi Private Skilled Nursing Units | 39 Rooms (78 Beds) |
| Private Skilled Nursing Units | 14 Beds |
| Alzheimer’s Units | 18 Units (21 Beds) |

As indicated above, the project includes 637 independent living units plus the health center which is planned for 79 personal care/Alzheimer’s units, plus 92 skilled nursing beds. It should be noted that after the development is fully constructed and stabilized, it is assumed that the majority of the beds in the health center will be occupied by residents previously or concurrently occupying the independent living units. However, because the project will be phased over a

number of years, the health center may initially include primarily non-residents. The MOU anticipates 800 units plus and unspecified number of skilled nursing beds.

The proposed health center would be one and two stories, approximately 112,481 square feet in size and would contain skilled nursing beds, as well as out patient physical therapy. It is anticipated that that the health center will be on its own parcel.

As proposed, 50 of the 78 existing trees on the western side of the property would be preserved. Hundreds of new trees are proposed on the site. A 20 foot tall landscaped berm with an 8 foot tall wall is proposed on the northern side of the property along the I-580 frontage. Two monument signs are proposed on Stoneridge Drive, and two wall signs facing the I-580 freeway are proposed.

The proposal includes numerous amenities for its residents:

- Indoor and outdoor casual and formal dining areas
- 300 seat auditorium
- 40 seat movie theater
- Billiards room
- Art/crafts and ceramics room
- Card room
- Computer room
- Library
- Beauty shop
- Lake
- Pool and spa
- Sauna
- Massage room
- Fitness room
- Resident gardening
- Pitch and put practice golf course
- Dog park

CONTINUING LIFE COMMUNITIES - AFFORDABLE HOUSING PROPOSAL

Inclusionary Zoning Ordinance Summary

As the Commission is aware, the City has an Inclusionary Zoning Ordinance (IZO), which establishes specific requirements for new residential projects related to the provision of affordable housing units within new housing developments. A copy of the ordinance is attached for your reference. As part of the development review process, developers are required to submit a proposal stating how they intend to meet the requirements of the IZO. The method for meeting the IZO requirements is then memorialized in an Affordable Housing Agreement between the developer and the City.

The IZO prioritizes the provision of actual affordable housing units within new developments containing fifteen (15) or more units. The specific requirements are as follows:

- For multiple-family projects, at least fifteen percent (15%) of the total units shall be affordable to very low and low income households.

- For single-family projects, at least twenty percent (20%) of the total units shall be affordable to very low, low, and/or moderate income households.

These requirements shall apply to both ownership and rental residential projects. In addition, the IZO provides several alternatives for meeting the City's inclusionary requirement (as listed in Section 17.44.080 of the Ordinance):

- A. Off-Site Projects: Inclusionary units may be permitted to be constructed at a location within the City other than the project site.
- B. Land Dedication: An applicant may dedicate land to the city or a local nonprofit housing developer in place of actual construction of inclusionary units.
- C. Credit Transfers: In the event a project exceeds the total number of inclusionary units required in this chapter, the project owner may request inclusionary unit credits which may be used to meet the affordable housing requirements of another project.
- D. Alternate Methods Of Compliance: Applicants may propose creative concepts for meeting the requirements of this chapter, in order to bring down the cost of providing inclusionary units, whether on- or off-site.
- E. Lower Income Housing Fee Option: In lieu of providing inclusionary units in a project, an applicant may pay the city's lower income housing fee.

The use of one of these alternatives to meet the City's inclusionary requirement is subject to review and approval by the City Council. It is the role of the Housing Commission to review and provide a recommendation regarding the proposal for meeting the IZO requirement.

CLC Proposal- Outline

As part of the MOU approval process, the City Council expressed interest in addressing opportunities for affordable housing in the CLC development. As the Commission may be aware, the proposed development is a continuing care retirement community licensed by the State of California and regulated under the Health and Safety Code as a residential care facility for the elderly (RCFE). As a condition of licensure, RCFE's must provide residents with basic services including personal assistance and care, regular observation of physical, mental, emotional and social functioning, planned activities, food services, and arrangements for obtaining incidental medical and dental care. The proposed development also includes long term care "insurance" by guaranteeing access to the planned assisted living/ skilled nursing services that will be provided in the health center. Planned services include daily meals, housekeeping including linen services, unit maintenance, health monitoring, social activities and transportation. As a result of these activities and licensing, the State of California views RCFE's as commercial projects providing services to the elderly and as such they are not subject to rent control and other residential income requirements.

CLC will be operating with a pricing structure consisting of two components; a repayable entrance fee and a monthly service fee. (Minor ancillary fees related to carports, garages may also be included.) The amounts of both fees vary depending on unit size and type. As in example, at the CLC La Costa Glen community the repayable entrance fee ranges from approximately \$300,000 to \$965,000 and the monthly fee ranges from \$2,263 to \$3,861. The fees include all services including one meal daily for the "independent" units and if necessary, extended stay at the health center. A portion of the repayable entrance fee, generally consisting of at least 75% and up to 100%, is refundable upon leaving the development. As a comparison, the monthly fees at the Parkview range from \$4,700 to \$7,200 depending on room size and services. These fees do not include skilled nursing services.

Because the unique fee structure and the level of services included as part of the proposed project, it is difficult to transfer the affordable requirements as set forth in the City Inclusionary Zoning Ordinance (IZO) to the proposed development. Specifically, the IZO is designed to address independent living ownership and rental units with rents set in accordance with State and federal guidelines/income limits. It is not designed to address assisted living, temporary housing including extended stay hotels, or skilled nursing facilities. Further, there is some debate whether the proposed development is residential or commercial. Based on information submitted by the developer that is supported by State guidelines, the development is commercial not residential. If the City accepts this designation, then based on IZO guidelines, the developer is "strongly encouraged" to submit an affordable housing proposal for the development. However, notwithstanding this language, historically, commercial developments have paid the In Lieu Lower Income Housing Fee rather than submitting an affordable housing proposal.

In addition to the above, even if the project is viewed as being a residential rental development subject to the IZO's requirement that 15% of its units be affordable to low and/or very low income residents for perpetuity, the unit rental component of the overall monthly fee structure could be set artificially low to meet affordable unit rental rates. This is because the basic unit rent (i.e. the unit without services) represents only a minor component of the fees and viewed by itself, would most likely be "affordable." On the other hand, if the City or the developer wanted to pursue "true" affordability so that the cost of rents and all services were affordable to households with limited incomes, a significant subsidy would be required. As an example, the City's effort with the Parkview Assisted Living development that resulted in 31 affordable units came about from significant City subsidy including a long term ground lease at \$1 annually and tax exempt bonds. Further, the CLC development proposal includes skilled nursing and a wider range of services and amenities than are available at the Parkview. As a result, it is most likely financially impractical to achieve this level of affordability.

As noted above, the IZO is designed to provide maximum flexibility for meeting affordable housing needs. As a result, the ordinance allows for a range of options to meet affordability including, on-site and off-site units, land dedications, credit transfers, alternative methods and payment of the lower income housing fee. Due to the unique nature of this project, after

reviewing a number of alternatives, staff felt initially that the payment of the lower income housing fee would best meet the conditions of the ordinance. However, realizing the Council and Commission's interest in providing units that are occupied by households with limited incomes, staff and the developer worked cooperatively on an alternative method that meets the intent of the IZO. An outline of this program is as follows:

Continuing Life Communities will enter into an affordable housing agreement with the City that includes the following two basic components:

1. A total of 15% of the independent units will be occupied by households with an annual income in the following income categories:

- 5% at 100% of the Area Median Income
- 5% at 80% of the Area Median Income
- 5% at 50% of the Area Median income

The City will require an annual report detailing that the unit mix has been achieved. In the event the developer is unable to rent units to these categories, it could rent to households at any income range. However, based on experience, with appropriate marketing, it can achieve this income mix.

2. CLC will establish an annuity estimated at the amount of \$1,946,000, to provide an ongoing subsidy of \$400/month for approximately 31 units occupied by households with incomes less than 80% AMI. This subsidy will have a term of approximately twenty years and would be used specifically for residents who might not otherwise have the financial means to afford living in this development. As such, the intent is to produce affordability in excess to the 15% detailed above. The subsidy will be based on need with an effort made to attract households at the lower end of the income ranges i.e., 50/60%. The City and CLC will meet to finalize the implementation of this program during project construction. The annuity would be in lieu of paying affordable housing fee and the amount was set to assure it last for twenty years. As an option, the Commission could extend the timeline by reducing the number of units.

The annuity will be based on an amount equivalent to the City's In Lieu Lower Income Housing Fee, based on per unit costs and the square footage of common areas and the health center. As a result, it will be established over time consistent with project construction phasing and the fees in place at the time. Staff will provide details as part of the draft agreement.

These terms will be memorialized in the affordable housing agreement and will be in place for the life of the development (perpetuity).

As noted above, the IZO allows for alternative methods of meeting affordability and the above program meets the intent of the Inclusionary Zoning Ordinance by having a target of 15% of the units occupied by lower income households and providing additional affordability for residents in need of assistance. Because it is impractical to restrict rents for this type of development, the emphasis on attracting households with limited incomes will assure that these households have an opportunity to occupy the development.

Staff Recommendation

Staff recommends that the Commission hold a general discussion regarding the general components of the affordably housing program and provide staff and the developer with feedback that can be used to prepare a draft affordable housing agreement for Commission review at it February meeting.

Chapter 17.44 INCLUSIONARY ZONING

Article I. General Provisions

17.44.010 Title:

This chapter shall be called the *INCLUSIONARY ZONING ORDINANCE OF THE CITY OF PLEASANTON*. (Ord. 1818 § 1, 2000)

17.44.020 Purpose:

The purpose of this chapter is to enhance the public welfare and assure that further housing development attains the city's affordable housing goals by increasing the production of residential units affordable to households of very low, low, and moderate income, and by providing funds for the development of very low, low, and moderate income ownership and/or rental housing. In order to assure that the remaining developable land is utilized in a manner consistent with the city's housing policies and needs, fifteen percent (15%) of the total number of units of all new multiple-family residential projects containing fifteen (15) or more units, constructed within the city as it now exists and as may be altered by annexation, shall be affordable to very low and low income households. For all new single-family residential projects of fifteen (15) units or more, at least twenty percent (20%) of the project's dwelling units shall be affordable to very low, low, and/or moderate income households. These requirements shall apply to both ownership and rental projects. (Ord. 1818 § 1, 2000)

17.44.030 Definitions:

For the purposes of this chapter, certain words and phrases shall be interpreted as set forth in this section unless it is apparent from the context that a different meaning is intended.

"Affordable housing proposal": A proposal submitted by the project owner as part of the city development application (e.g., design review, planned unit development, etc.) stating the method by which the requirements of this chapter are proposed to be met.

"Affordable rent": A monthly rent (including utilities as determined by a schedule prepared by the city) which does not exceed one-twelfth (1/12) of thirty percent (30%) of the maximum annual income for a household of the applicable income level.

"Affordable sales price": A sales price which results in a monthly mortgage payment (including principal and interest) which does not exceed one-twelfth (1/12) of thirty five percent (35%) of the maximum annual income for a household of the applicable income level.

"Amenities": Interior features which are not essential to the health and safety of the resident, but provide visual or aesthetic appeal, or are provided as conveniences rather than as necessities. Interior amenities may include, but are not limited to, fireplaces, garbage disposals, dishwashers, cabinet and storage space and bathrooms in excess of one. Amenities shall in no way include items required by city building codes or other ordinances that are necessary to ensure the safety of the building and its residents.

"Applicant": Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which seeks city permits and approvals for a project.

"City": The city of Pleasanton or its designee or any entity with which the city contracts to administer this chapter.

"Commercial, office, and industrial project": For the purposes of this chapter, any new nonresidential (commercial, office, or industrial) development or redevelopment greater than ten (10) gross acres or two hundred fifty thousand (250,000) square feet of gross building area, whichever is less.

"Dwelling unit": A dwelling designed for occupancy by one household.

"HUD": The United States department of housing and urban development or its successor.

"Household": One person living alone; or two (2) or more persons sharing residency whose income is considered for housing payments.

"Household, low income": A household whose annual income is more than fifty percent (50%) but does not exceed eighty percent (80%) of the annual median income for Alameda County, based upon the annual income figures provided by the U.S. department of housing and urban development (HUD), as adjusted for household size.

"Household, moderate income": A household whose annual income is more than eighty percent (80%) but does not exceed one hundred twenty percent (120%) of the annual median income for Alameda County, based upon the annual income figures provided by HUD, as adjusted for household size.

"Household, very low income": A household whose annual income does not exceed fifty percent (50%) of the annual median income for Alameda County, based upon the annual income figures provided by HUD, as adjusted for household size.

"Inclusionary unit": A dwelling unit as required by this chapter which is rented or sold at affordable rents and/or affordable sales prices (as defined by this chapter) to very low, low, or moderate income households.

"Inclusionary unit credits": Credits approved by the city council in the event a project exceeds the total number of inclusionary units required in this chapter. Inclusionary unit credits may be used by the project owner to meet the affordable housing requirements of another project subject to approval by the city council.

"Income": The gross annual household income as defined by HUD.

"Life of the inclusionary unit": The term during which the affordability provisions for inclusionary units shall remain applicable. The affordability provisions for inclusionary units shall apply in perpetuity from the date of occupancy, which shall be the date the city of Pleasanton performs final inspection for the building permit.

"Lower income housing fee": A fee paid to the city by an applicant for a project in the city, in lieu of providing the inclusionary units required by this chapter.

"Median income for Alameda County": The median gross annual income in Alameda County as determined by HUD, adjusted for household size.

"Off-site inclusionary units": Inclusionary units constructed within the city of Pleasanton on a site other than the site where the applicant intends to construct market rate units.

"Ownership units": Inclusionary units developed as part of a residential development which the applicant intends will be sold, or which are customarily offered for individual sale.

"Project": A residential housing development at one location or site including all dwelling units for which permits have been applied for or approved.

"Project owner": Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which holds fee title to the land on which the project is located.

"Property owner": The owner of an inclusionary unit, excepting a "Project Owner".

"Recapture mechanisms": Legal programs and restrictions by which subsidies provided to inclusionary units will be controlled and repaid to the city and/or other entity upon resale, to ensure the ongoing preservation of affordability of inclusionary units or to ensure funds for inclusionary units remain within the city's affordable housing program.

"Rental units": Inclusionary units which the applicant intends will be rented or leased, or which are customarily offered for lease or rent.

"Resale restrictions": Legal restrictions which restrict the price of inclusionary units to ensure that they remain affordable to very low, low, and moderate income households on resale.

"Residential project, multiple-family": A residential project consisting of condominiums, apartments, and similar dwellings attached in groups of four (4) or more units per structure and including multiple units located on a single parcel of land under common ownership.

"Residential project, single-family": A residential project consisting of detached and attached single-family homes, including paired single-family, duets, duplexes, townhomes, and similar unit types where each unit is located on a separate parcel of land.

"Unit type": Various dwelling units within a project which are distinguished by number of bedrooms and/or the type of construction (e.g., detached single-family, duets, townhomes, condominiums). (Ord. 1818 § 1, 2000)

Article II. Zoning Requirements

17.44.040 General Requirements/Applicability:

- A. Residential Development: For all new multiple-family residential projects of fifteen (15) units or more, at least fifteen percent (15%) of the project's dwelling units shall be affordable to very low, and/or low income households. For all new single-family residential projects of fifteen (15) units or more, at least twenty percent (20%) of the project's dwelling units shall be affordable to very low, low, and/or moderate income households. These dwelling units shall be referred to as "Inclusionary Units". Special consideration will be given to projects in which a significant percentage of the inclusionary units are for very low and low income households. The specific mix of units within the three (3) affordability categories shall be subject to approval by the city.

The inclusionary units shall be reserved for rent or purchase by eligible very low, low, and moderate income households, as applicable. Projects subject to these requirements include, but are not limited to, single-family detached dwellings, townhomes, apartments, condominiums, or cooperatives provided through new construction projects, and/or through conversion of rentals to ownership units. The percentage of inclusionary units required for a particular project shall be determined only once on a given project, at the time of tentative map approval, or, for projects not processing a map, prior to issuance of building permit. If the subdivision design changes, which results in a change in the number of unit types required, the number of inclusionary units required shall be recalculated to coincide with the final approved project. In applying and calculating the fifteen percent (15%) requirement, any decimal fraction less than or equal to 0.50 may be disregarded, and any decimal fraction greater than 0.50 shall be construed as one unit.

- B. Commercial, Office, And Industrial (COI) Development: In lieu of paying the lower income fee as set forth in city ordinance 1488, COI development may provide affordable housing consistent with this chapter. As a result, new COI developments are strongly encouraged to submit an affordable housing proposal as set forth in section 17.44.090 of this chapter. Upon submittal of the affordable housing proposal, city staff will meet with the developer to discuss the potential for providing incentives to encourage on-site construction of affordable housing units and alternatives to constructing affordable units as set forth in this chapter. In the event a developer requests incentives or alternatives as a means of providing affordable housing in connection with a COI development, the affordable housing proposal will be reviewed as set forth in section 17.44.090 of this chapter. COI development not pursuing the inclusion of affordable housing shall be subject to the lower income fees as set forth in city ordinance 1488. (Ord. 1818 § 1, 2000)

17.44.050 Inclusionary Unit Provisions And Specifications:

- A. Inclusionary units shall be dispersed throughout the project unless otherwise approved by the city.
- B. Inclusionary units shall be constructed with identical exterior materials and an

exterior architectural design that is consistent with the market rate units in the project.

- C. Inclusionary units may be of smaller size than the market units in the project. In addition, inclusionary units may have fewer interior amenities than the market rate units in the project. However, the city may require that the inclusionary units meet certain minimum standards. These standards shall be set forth in the affordable housing agreement for the project.
- D. Inclusionary units shall remain affordable in perpetuity through recordation of an affordable housing agreement as described in section 17.44.060 of this chapter.
- E. All inclusionary units in a project shall be constructed concurrently within or prior to the construction of the project's market rate units.
- F. For purposes of calculating the affordable rent or affordable sales price of an inclusionary unit, the following household size assumptions shall be used for each applicable dwelling unit type:

HUD Income Category

| <u>Unit Size</u> | <u>By Household Size</u> |
|------------------------|--------------------------|
| Studio unit | 1 person |
| 1 bedroom unit | 2 persons |
| 2 bedroom unit | 3 persons |
| 3 bedroom unit | 4 persons |
| 4 or more bedroom unit | 5 or more persons |

- G. The city's adopted preference and priority system shall be used for determining eligibility among prospective beneficiaries for affordable housing units created through this inclusionary zoning ordinance. (Ord. 1818 § 1, 2000)

17.44.060 Affordable Housing Agreement:

An affordable housing agreement shall be entered into by the city and the project owner. The agreement shall record the method and terms by which a project owner shall comply with the requirements of this chapter. The approval and/or recordation of this agreement shall take place prior to final map approval or, where a map is not being processed, prior to the issuance of building permits for such lots or units.

The affordable housing agreement shall state the methodology for determining a unit's initial and ongoing rent or sales and resale price(s), any resale restrictions, occupancy requirements, eligibility requirements, city incentives including second mortgages, recapture mechanisms, the administrative process for monitoring unit management to assure ongoing affordability and other matters related to the development and retention of the inclusionary units.

In addition to the above, the affordable housing agreement shall set forth any waiver of the lower income housing fee. For projects which meet the affordability threshold with

very low and/or low income units, all units in the project shall be eligible for a waiver of the lower income housing fee. For single-family residential projects which meet the affordability threshold with moderate income units, or multiple-family residential projects which do not meet the affordability threshold, only the inclusionary units shall be eligible for a waiver of the lower income housing fee except as otherwise approved by the city council.

To assure affordability over the life of the unit, the affordable housing agreement shall be recorded with the property deed or other method approved by the city attorney. In the event an inclusionary unit is affordable by design the affordable housing agreement shall stipulate the method for assuring that the units retain their affordability as the housing market changes.

The director of planning and community development may waive the requirement for an affordable housing agreement for projects approved prior to the effective hereof and/or for projects that have their affordable housing requirements included in a development agreement or other city document. (Ord. 1818 § 1, 2000)

17.44.070 Incentives To Encourage On-Site Construction Of Inclusionary Units:

The city shall consider making available to the applicant incentives to increase the feasibility of residential projects to provide inclusionary units. Incentives or financial assistance will be offered only to the extent resources for this purpose are available and approved for such use by the city council or city manager, as defined below, and to the extent that the project, with the use of incentives or financial assistance, assists in achieving the city's housing goals. However, nothing in this chapter establishes, directly or through implication, a right of an applicant to receive any assistance or incentive from the city.

Any incentives provided by the city shall be set out in the affordable housing agreement pursuant to section 17.44.060 of this chapter. The granting of the additional incentives shall require demonstration of exceptional circumstances that necessitate assistance from the city, as well as documentation of how such incentives increase the feasibility of providing affordable housing.

The following incentives may be approved for applicants who construct inclusionary units on-site:

- A. **Fee Waiver Or Deferral:** The city council, by resolution, may waive or defer payment of city development impact fees and/or building permit fees applicable to the inclusionary units or the project of which they are a part. Fee waivers shall meet the criteria included in the city's adopted policy for evaluating waivers of city fees for affordable housing projects. The affordable housing agreement shall include the terms of the fee waiver.
- B. **Design Modifications:** The granting of design modifications relative to the inclusionary requirement shall require the approval of the city council and shall meet all applicable zoning requirements of the city of Pleasanton. Modifications to typical

design standards may include the following:

Reduced setbacks

Reduction in infrastructure requirements

Reduced open space requirements

Reduced landscaping requirements

Reduced interior or exterior amenities

Reduction in parking requirements

Height restriction waivers

- C. **Second Mortgages:** The city may utilize available lower income housing funds for the purpose of providing second mortgages to prospective unit owners or to subsidize the cost of a unit to establish an affordable rent or an affordable sales price. Terms of the second mortgage or subsidy shall be stated in the affordable housing agreement. The utilization of these incentives shall not be the sole source of providing the inclusionary units and they are intended to augment the developer's proposal.
- D. **Priority Processing:** After receiving its discretionary approvals, a project that provides inclusionary units may be entitled to priority processing of building and engineering approvals subject to the approval of the city manager. A project eligible for priority processing shall be assigned to city engineering and/or building staff and processed in advance of all nonpriority items. (Ord. 1818 § 1, 2000)

17.44.080 Alternatives To Constructing Inclusionary Units On-Site:

The primary emphasis of this inclusionary zoning ordinance is to achieve the inclusion of affordable housing units to be constructed in conjunction with market rate units within the same project in all new residential projects. However, the city acknowledges that it may not always be practical to require that every project satisfy its affordable housing requirement through the construction of affordable units within the project itself. Therefore, the requirements of this chapter may be satisfied by various methods other than the construction of inclusionary units on the project site. Some examples of alternate methods of compliance appear below. As housing market conditions change, the city may need to allow alternatives to provide options to applicants to further the intent of providing affordable housing with new development projects.

- A. **Off-Site Projects:** Inclusionary units required pursuant to this chapter may be permitted to be constructed at a location within the city other than the project site. Any off-site inclusionary units must meet the following criteria:
 - 1. The off-site inclusionary units must be determined to be consistent with the city's goal of creating, preserving, maintaining, and protecting housing for very low, low, and moderate income households.
 - 2. The off-site inclusionary units must not result in a significant concentration of inclusionary units in any one particular neighborhood.
 - 3. The off-site inclusionary units shall conform to the requirements of all applicable

city ordinances and the provisions of this chapter.

4. The occupancy and rents of the off- site inclusionary units shall be governed by the terms of a deed restriction, and if applicable, a declaration of covenants, conditions and restrictions similar to that used for the on-site inclusionary units. The affordable housing agreement shall stipulate the terms of the off-site inclusionary units. If the construction does not take place at the same time as project development, the agreement shall require the units to be produced within a specified time frame, but in no event longer than five (5) years. A cash deposit or bond may be required by the city, refundable upon construction, as assurance that the units will be built.

- B. Land Dedication: An applicant may dedicate land to the city or a local nonprofit housing developer in place of actual construction of inclusionary units upon approval of the city council. The intent of allowing a land dedication option is to provide the city or a local nonprofit housing developer the free land needed to make an inclusionary unit development feasible, thus furthering the intent of this chapter. The dedicated land must be appropriately zoned, buildable, free of toxic substances and contaminated soils, and large enough to accommodate the number of inclusionary units required for the project. The city's acceptance of land dedication shall require that the lots be fully improved, with infrastructure, adjacent utilities, grading, and fees paid.
- C. Credit Transfers: In the event a project exceeds the total number of inclusionary units required in this chapter, the project owner may request inclusionary unit credits which may be used to meet the affordable housing requirements of another project. Inclusionary unit credits are issued to and become the possession of the project owner and may not be transferred to another project owner without approval by the city council. The number of inclusionary unit credits awarded for any project is subject to approval by the city council.
- D. Alternate Methods Of Compliance: Applicants may propose creative concepts for meeting the requirements of this chapter, in order to bring down the cost of providing inclusionary units, whether on- or off-site. The city council may approve alternate methods of compliance with this chapter if the applicant demonstrates that such alternate method meets the purpose of this chapter (as set forth in section 17.44.020 of this chapter).
- E. Lower Income Housing Fee Option: In lieu of providing inclusionary units in a project, an applicant may pay the city's lower income housing fee as set forth in chapter 17.40 of this title. (Ord. 1818 § 1, 2000)

| |
|-----------------------------------|
| Article III. Miscellaneous |
|-----------------------------------|

17.44.090 Administration:

An applicant of a project subject to this chapter shall submit an affordable housing proposal stating the method by which it will meet the requirements of this chapter. The affordable housing proposal shall be submitted as part of the applicant's city development application (e.g., design review, planned unit development, etc.) to the planning

department in a form approved by the city manager. The director of planning and community development may waive the requirement for submittal of an affordable housing proposal for projects approved prior to the effective date hereof and/or for projects that have undergone considerable public review during which affordable housing issues were addressed.

The affordable housing proposal shall be reviewed by the city's housing commission at a properly noticed meeting open to the public. The housing commission shall make recommendations to the city council either accepting, rejecting or modifying the developer's proposal and the utilization of any incentives as outlined in this chapter. The housing commission may also make recommendations to the planning commission regarding the project as necessary to assure conformance with this chapter.

Acceptance of the applicant's affordable housing proposal is subject to approval by the city council, which may direct the city manager to execute an affordable housing agreement in a form approved by the city attorney. The city manager or his/her designee shall be responsible for monitoring the sale, occupancy and resale of inclusionary units. (Ord. 1818 § 1, 2000)

17.44.100 Conflict Of Interest:

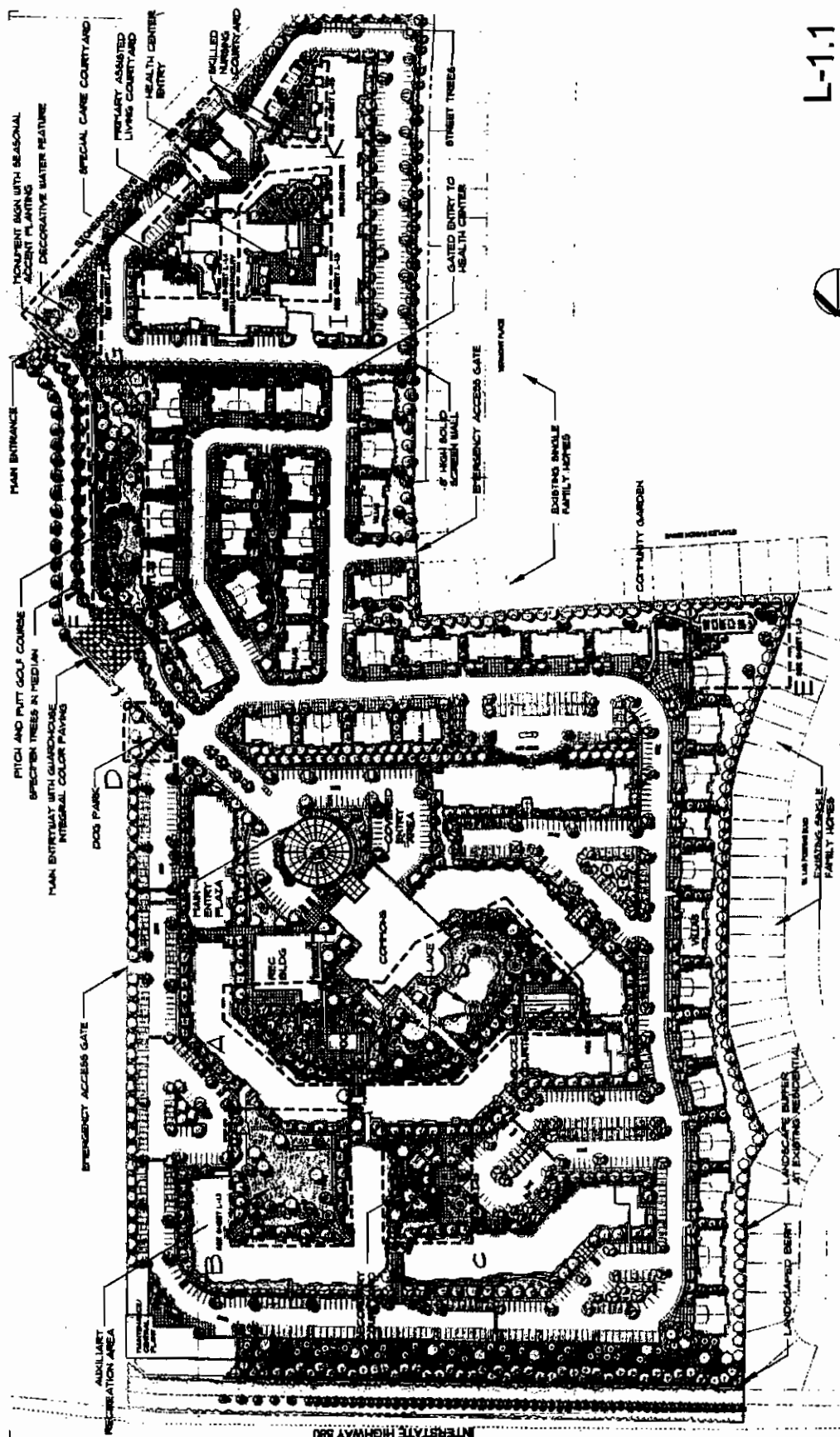
The following individuals are ineligible to purchase or rent an inclusionary unit: a) city employees and officials (and their immediate family members) who have policymaking authority or influence regarding city housing programs; b) the project applicant and its officers and employees (and their immediate family members); and c) the project owner and its officers and employees (and their immediate family members). (Ord. 1818 § 1, 2000)

17.44.110 Enforcement:

The city manager is designated as the enforcing authority. The city manager may suspend or revoke any building permit or approval upon finding a violation of any provision of this chapter. The provisions of this chapter shall apply to all agents, successors and assigns of an applicant. No building permit or final inspection shall be issued, nor any development approval be granted which does not meet the requirements of this chapter. In the event that it is determined that rents in excess of those allowed by operation of this chapter have been charged to a tenant residing in an inclusionary unit, the city may take appropriate legal action to recover, and the project owner shall be obligated to pay to the tenant, or to the city in the event the tenant cannot be located, any excess rents charged. (Ord. 1818 § 1, 2000)

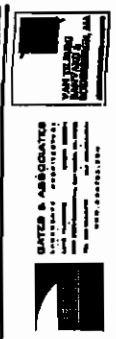
17.44.120 Appeals:

Any person aggrieved by any action or determination of the city manager under this chapter, may appeal such action or determination to the city council in the manner provided in chapter 18.144 of this code. (Ord. 1818 § 1, 2000)



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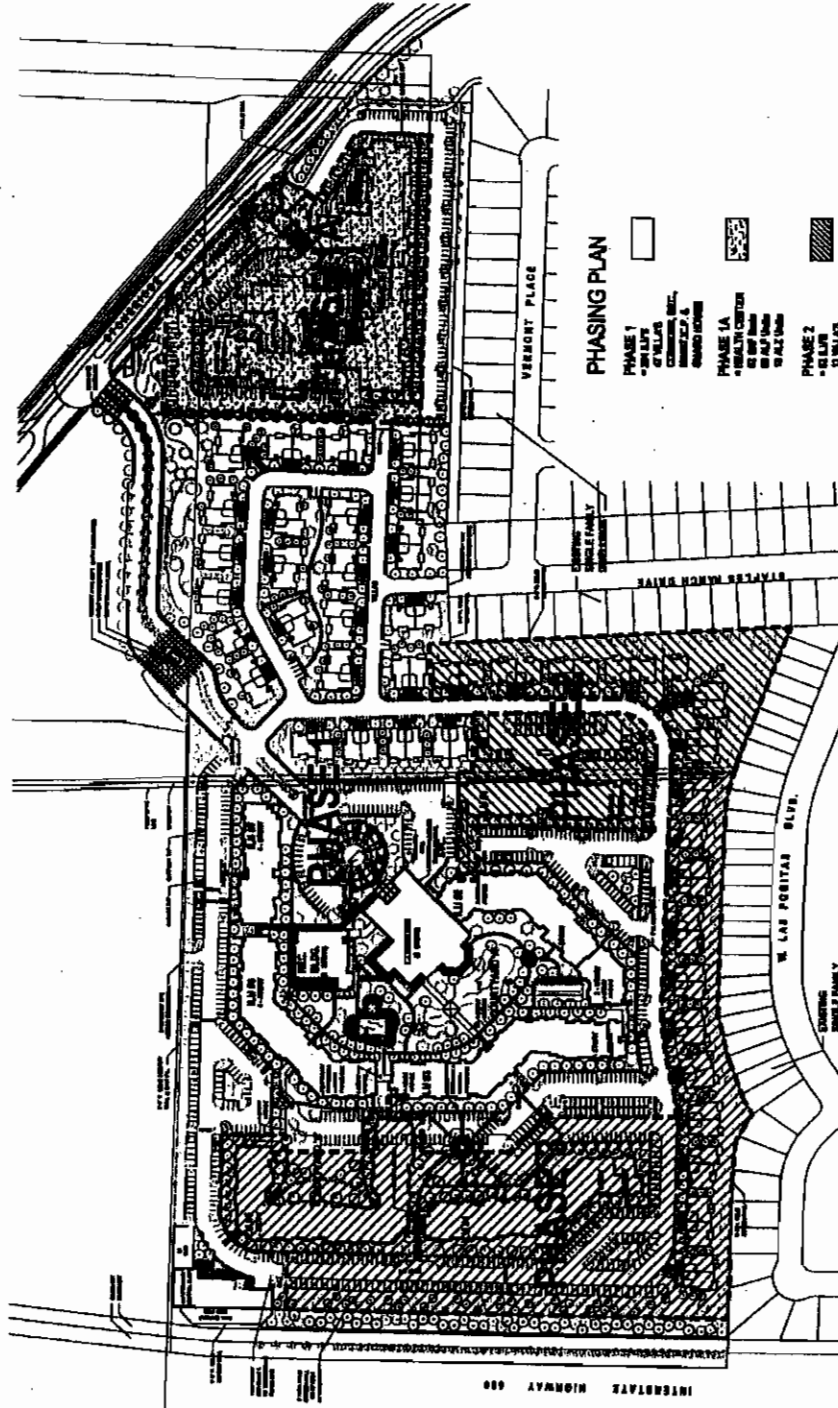
CONCEPTUAL LANDSCAPE PLAN



GATES & ASSOCIATES
 LANDSCAPE ARCHITECTS
 10000 SANDHILL DRIVE, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94134
 TEL: 415.754.1100
 FAX: 415.754.1101

STONERIDGE CREEK
 CONTINUING CARE RETIREMENT COMMUNITY
 PLEASANTON, CALIFORNIA

CONTINUING LIFE COMMUNITIES



PHASING PLAN

- PHASE 1
 - HEALTH CENTER
 - MULTI-FAMILY
 - COMMUNITY CENTER
 - COMMUNITY CENTER
 - COMMUNITY CENTER
- PHASE 1A
 - HEALTH CENTER
 - MULTI-FAMILY
 - COMMUNITY CENTER
 - COMMUNITY CENTER
 - COMMUNITY CENTER
- PHASE 2
 - MULTI-FAMILY
 - MULTI-FAMILY
 - MULTI-FAMILY
- PHASE 3
 - MULTI-FAMILY
 - MULTI-FAMILY
 - MULTI-FAMILY

CONCEPTUAL PHASING SITE PLAN

STONERIDGE CREEK
 CONTINUING CARE RETIREMENT COMMUNITY
 PLEASANTON, CALIFORNIA

CONTINUING LIFE COMMUNITIES










EXHIBIT J
Correspondence
PUD-68

March 12, 2007

Livermore Amador Valley Transit Authority

Robin Giffin
City of Pleasanton Planning Dept
PO Box 520
Pleasanton, CA 94566

RE: Stoneridge Creek Continuing Care Living (PSP-11 / PUD-57)

Dear Ms. Giffin:

Thank you for the opportunity to comment on the development application for the above referenced project. The proposed single-use development, which is for a large continuing care retirement living complex, would be built on currently vacant land immediately to the east of the Fairlands area in Pleasanton.

As there is no accessible adjacent existing local street network, plans show that this development would initially be served by an extension of Stoneridge Drive from the west; ultimately it is expected that it will be extended to El Charro Road for better access to the I-580 interchange and to a future extension of Jack London Boulevard as a local connection to Livermore. In the interim, LAVTA has requested that the Staples Ranch EIR include consideration of public transit vehicle access to an emergency vehicle access (EVA) facility that would allow thru access from the existing Stoneridge Drive terminus near Trevor Parkway to El Charro Road.

The location and layout of the proposed development would be physically and functionally isolated, surrounded by non-complementary land-uses (existing single-family detached houses and a future major auto mall) with egress / access only shown for the extended Stoneridge Drive at its southeast corner. All other parts of the site perimeter, as it appears, would be closed off to any adjacent land and street network (a connection to Staples Ranch Drive would be gated and used only for emergency access). Future residents of this development will be entirely dependent on motorized transportation for any activity in other parts of the community. At the same time, the proposed layout and street network in and around the area would severely limit routing options for public transit, particularly full-size city bus operation.

With these restricting factors in mind, there will be only two potential, realistic ways for LAVTA to serve this new development with full fixed route operation: 1) via a thru Stoneridge Drive, and 2) via Las Positas Road in Fairlands.

We would therefore like to request that the developer, as condition of approval, be required to provide:

- A *bus turnout* along the development's frontage onto (future) westbound Stoneridge Drive. This could be located between the two driveways shown on the proposal map. No amenities are requested, but the design should include a concrete pad behind the sidewalk measuring 20 feet in length and 6 feet in depth. This will allow LAVTA to

install a shelter and / or seating at this location at a future point without encroaching on sidewalk clearances.

- The western perimeter connection onto Staples Ranch Drive should provide *unrestricted, non-gated pedestrian access*. This is so that bus patrons to/from the development may have the option of accessing Wheels route(s) on Las Positas Road.

The entrance driveways shown at the “Commons” and the “Health Center” inside the site perimeter will need to have sufficient dimensions to safely accommodate access for a standard 27-foot paratransit van, including the ability to pass other wide vehicles that may be stopped in these areas.

As a general principle, we have found that public transit service can be provided the most cost-efficiently to those developments that are on infill or contiguous sites, contain a mix of uses, are reasonably dense, utilize pedestrian-friendly site design practices, have a high degree of street network connectivity internally and externally, and are located where there already are existing community services and infrastructure.

Thank you again for consulting with LAVTA on this matter and for ensuring that developments in our community include adequate infrastructure for, and access to, public transportation.

Sincerely,



Cyrus Sheik
Transit Planner

Cc: Janis Stephen, Traffic Engineering



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9488 • PHONE (925) 454-5000

March 2, 2009

RECEIVED

MAR 03 2009

CITY OF PLEASANTON
PLANNING DIVISION

Ms. Robin Griffin, Associate Planner
Planning Division
City of Pleasanton
PO Box 520
Pleasanton, CA 94566

**SUBJECT: Continuing Life – Staples Ranch, PUD-68/CLC
Stoneridge Drive, Pleasanton
Zone 7 Referral No. 07-013C**

Dear Ms. Griffin:

In response to your referral letter regarding the subject project, we offer the following comments:

Water Supply

Zone 7's existing 36-inch Cross Valley Pipeline is located within a 25-foot easement near the proposed project (between Interstate 580 and the northern boundary of the proposed project). Any work which may interfere with Zone 7's use of its waterline or full enjoyment of its easement rights requires an encroachment permit to be obtained from Zone 7.

Please contact John Koltz at (925) 454-5067 if you have any questions regarding this comment or require an encroachment permit.

Zone 7 requests that all applicants investigate minimizing potable water demands through conservation and through the use of recycled water.

Groundwater Management

We have no record of any water wells or monitoring wells located within the project boundaries. If any wells exist within the project limits, they should be reported to Zone 7. All unused or "abandoned" wells must be properly destroyed, or a signed "Statement of Future Well Use" must be filed at Zone 7 if there are plans to use the well in the future. Any planned new well, soil boring or well destruction must be permitted by Zone 7 before starting the work. There are currently no fees for the Zone 7 drilling permits. Well permit applications can be obtained by contacting Wyman Hong at (925) 454-5056, or can be downloaded from our web site at www.zone7water.com.

Please have the applicant check the site for the existence of abandoned septic tanks and drain lines. If they are found to exist on the parcel, they should be excavated and removed from the site prior to grading to eliminate the potential for them to act as conduits for

Ms. Robin Griffin, Associate Planner
Planning Division
City of Pleasanton
03-02-09
Page 2

contamination migration in the case of a future polluting event at the site. The County Health Services Agency is typically the administrating agency for septic tank removals in Alameda County. Their phone number is (510) 567-6700.

Flood Control

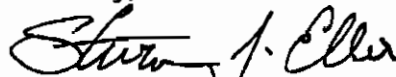
There is an existing Zone 7 flood control facility, the Arroyo Mocho (Line G), located south of the project location. The City of Pleasanton is proposing (as part of the Staples Ranch EIR) to build a bridge to connect Stoneridge Drive to the proposed development. It is unclear what the bridge impacts would be on Zone 7's flood control facility, as it, as well as mitigation measures, have not been identified by the City yet. Zone 7 looks forward to continuing discussions with the City to satisfactorily address Zone 7's concerns with the bridge impact on Zone 7's flood control facility.

Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of Special Drainage Area 7-1 Drainage Fees. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of vesting tentative or final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid. It is important to note that a new developer impact fee addressing drainage is under consideration and may be adopted before this project moves forward.

If you have any questions regarding comments from Flood Control, please contact Jeff Tang at (925) 454-5075. If you have floodplain related questions, such as whether the project is located within a natural floodplain, please contact the Floodplain manager at the City.

If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5037.

Sincerely,



Steven J. Ellis, P.E.
Assistant Engineer

SJE:

c: Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
Rick Aschenbrenner, Continuing Life Communities, 1940 Levante St., Carlsbad 92009



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486

PHONE (925) 454-5000

August 22, 2008

Planning Department
City of Pleasanton
PO Box 52
Pleasanton, CA 94566

**SUBJECT: Continuing Life Communities @ Staples Ranch, PUD-68
Staples Ranch, Pleasanton
Zone 7 Referral No. 07-013B**

Dear Plan Reviewer:

In response to your referral letter regarding the subject project, we offer the following comments:

Water Supply

Per previous correspondence (see attached), the fill above existing ground elevation shall not exceed 6.00 feet within a 7.00 foot horizontal distance from the centerline of Zone 7's existing 36-inch Cross Valley water transmission pipeline.

Please contact John Koltz at (925) 454-5067 if you have any questions regarding this comment. Any work which may interfere with Zone 7's easement requires an encroachment permit be obtained from Zone 7.

Given the new uncertainties surrounding water supplies conveyed through the Delta, Zone 7 is concerned about water demands related to landscaping and would be happy to work with Pleasanton staff on fine-tuning a water supply plan for this area.

Groundwater Management

We have no record of any water wells or monitoring wells located within the project boundaries. If any wells exist within the project limits, they should be reported to Zone 7. All unused or "abandoned" wells must be properly destroyed, or a signed "Statement of Future Well Use" must be filed at Zone 7 if there are plans to use the well in the future. Any planned new well, soil boring or well destruction must be permitted by Zone 7 before starting the work. There are no fees for the Zone 7 drilling permits. Well permit applications can be obtained by contacting Wyman Hong at (925) 454-5056, or can be downloaded from our web site at www.zone7water.com.

Please have the applicant check the site for the existence of abandoned septic tanks and drain lines. If they are found to exist on the parcel, they should be excavated and removed from the site prior to grading to eliminate the potential for them to act as conduits for contamination migration in the case of a future polluting event at the site. The County Health Services Agency is typically the administrating agency for septic tank removals in Alameda County. Their phone number is (510) 567-6700.

RECEIVED

AUG 27 2008

CITY OF PLEASANTON
PLANNING DEPT.

Planning Department
City of Pleasanton
08/22/08
Page 2

Flood Control

There is a Zone 7 flood protection and storm water drainage facility located along the southern border of the project site. The proposed project site lies within a FEMA designated floodplain. The Staples Ranch Floodplain Analysis performed by Schaaf & Wheeler Consulting Civil Engineers on July 20, 2006, indicated that flooding under FEMA conditions, is still an issue. Several design alternatives were provided, however, it is still unclear how the project plans to mitigate for improvements in the floodplain.

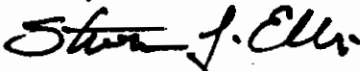
The extension of Stoneridge Drive is also depicted as part of the project. At this time, it is unclear as to what type of bridge is being proposed as the City of Pleasanton and the Alameda County Surplus Property Authority have not included Zone 7 in design discussions. As stated previously, a bridge soffit with a minimum of 14' clearance over Zone 7's maintenance road is required (see attached letter).

Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of Special Drainage Area 7-1 Drainage Fees. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of vesting tentative or final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid. Please note that this fee ordinance is currently under review and a new ordinance and fee structure will likely be considered by the Zone 7 Board in the very near future.

If you have any questions regarding comments from Flood Control, please contact Jeff Tang at (925) 454-5075. If you have floodplain related questions, such as whether the project is located within a natural floodplain, please contact the Floodplain manager at the City.

If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5037.

Sincerely,



Steven J. Ellis, P.E.
Assistant Engineer
Advance Planning

Enclosure

SJE:

c: Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
Mr. Bob Bouchard, Continuing Life Communities, 1940 Levante Street, Carlsbad, 92009



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551

PHONE (925) 454-5000

August 30, 2007

Joseph Azar
RJA Associates
4690 Chabot Drive
Pleasanton, CA 94588

Subject: Staples Ranch—Proposed Berm Section

Dear Mr. Azar:

Thank you for your submittal of load calculations and a sectional view of the proposed berm over Zone 7's 36-inch Cross Valley pipeline.

We have reviewed the calculations and sectional view and have the following observations:

1. The proposed fill over the Zone's pipeline easement results in the maximum allowable cover as identified by the load analysis (Berm Load Analysis, Garber Engineering, July 6, 2007).
2. In the event of a required pipeline repair, the 6-foot proposed retaining wall, located at the southern edge of the pipeline easement, would require approximately 20 feet of vertical shoring to ensure its structural integrity.
3. The structural footing of the retaining wall is within the Zone 7 easement.

We are requesting the following:

1. A reduction of the proposed fill over our pipeline easement of at least two feet.
2. Relocate the retaining wall further south thus increasing the ability of operations to repair the pipeline in the event of a leak or failure.

Thank you for your consideration of these issues.

Regards,

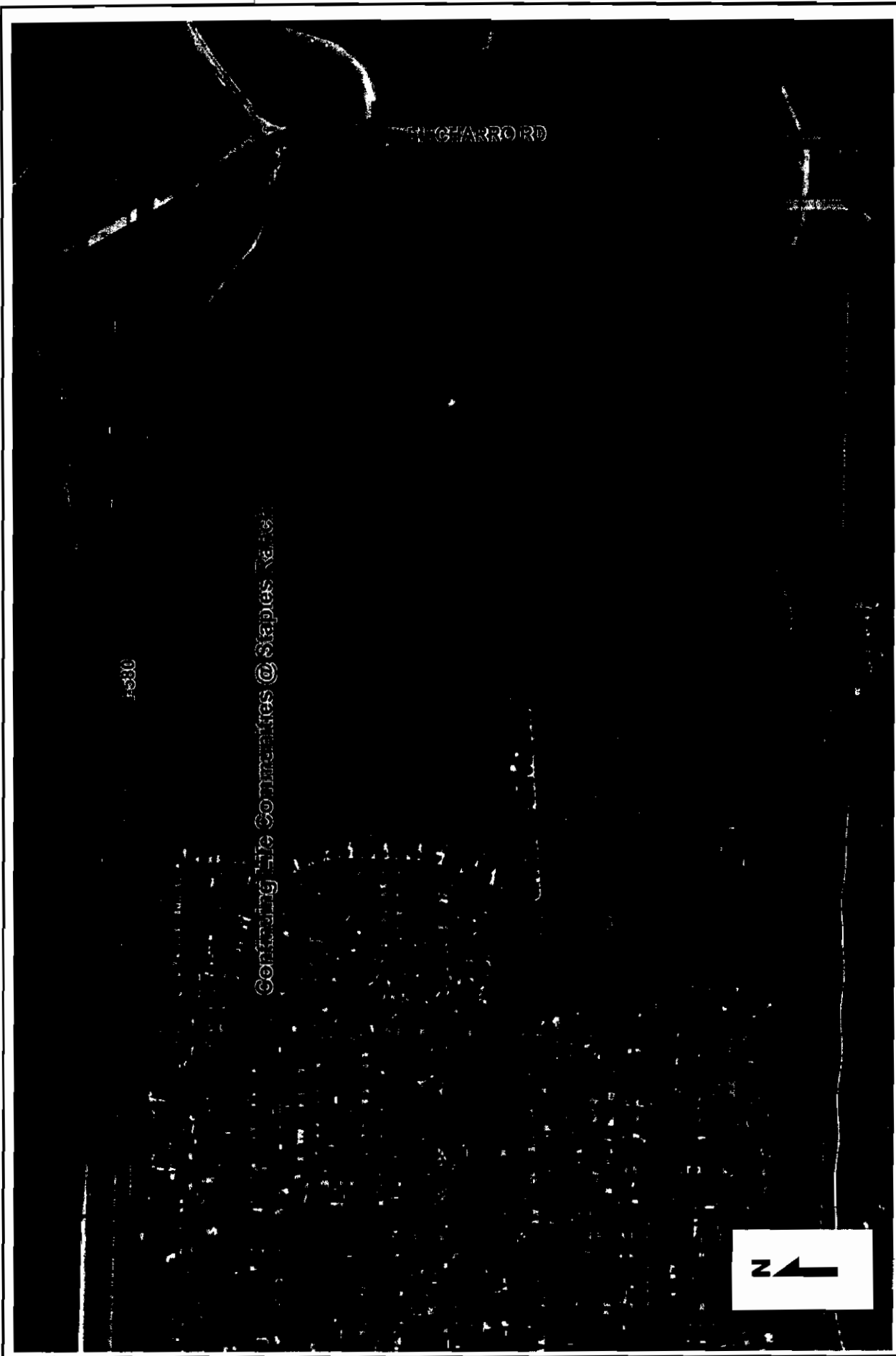
A handwritten signature in black ink, appearing to read "John Koltz", followed by a horizontal line extending to the right.

John Koltz
Senior Engineer
Zone 7 Water Agency

JK:arr

Attachment: Developer Proposed Berm Section

Cc: Jill Duerig
Jim Horen
Stuart Cook – Alameda County Surplus Property Authority
Conrad Tona
Gerald DeWitt



SCALE: 1"= 500 ft

DATE: 8/6/08

FILE NO.: REF07-013B

WELL LOCATION MAP

**ZONE 7 WATER AGENCY
100 NORTH CANYONS PARKWAY
LIVERMORE, CA 94551**





ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9488

PHONE (925) 454-5000

March 19, 2007

Project Planner
Planning Department
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

**SUBJECT: Continuing Life Communities, PSP-11/PUD-57
El Charro Road, Pleasanton
Zone 7 Referral No. 07-013**

Dear Plan Reviewer:

In response to your referral regarding the subject project, we offer the following comments:

General

Zone 7 has not yet received CEQA documents for the proposed project. We request that we receive CEQA documents for this development for review and comment. We expect this development to have hydrology and water quality impacts that Zone 7 will want addressed.

Water Supply

Zone 7's existing 36-inch Cross-Valley Pipeline is located within a 25-foot waterline easement near your proposed Stoneridge Creek project between Interstate 580 and the north boundary of the proposed project. Any work which may interfere with Zone 7's use of its waterline or full enjoyment of its easement rights requires an encroachment permit to be obtained from Zone 7.

Please contact John Koltz at (925) 454-5067 if you have any questions regarding this comment.

Groundwater Management

If any wells are found within the project limits, they should be reported to Zone 7. All unused or "abandoned" wells must be properly destroyed, or a signed "Statement of Future Well Use" must be filed at Zone 7 if there are plans to use the well in the future. Any planned new well, soil boring or well destruction must be permitted by

07-013

Project Planner
Planning Department
City of Pleasanton
March 19, 2007
Page 2

Zone 7 before starting the work. There are no fees for the Zone 7 drilling permits. Well permit applications can be obtained by contacting Wyman Hong at (925)454-5056 or can be downloaded from our web site at www.zone7water.com.

Please have the applicant check the site for the existence of abandoned septic tanks and drain lines. If they are found to exist on the parcel, they should be excavated and removed from the site prior to grading to eliminate the potential for them to act as conduits for contamination migration in the case of a future polluting event at the site. The County Health Services Agency is typically the administrating agency for septic tank removals in Alameda County. Their phone number is (510) 567-6700.

Flood Control

There is Zone 7 flood control facility, Line G, the Arroyo Mocho, located along the southern border of the proposed project site. The proposed project site lies within a FEMA designated floodplain. Although a project which widened the Arroyo Mocho and realigned the Arroyo Las Positas, was completed in 2004 by Hanson Aggregates, the improvement did not remove the existing floodplain. Thus, the project would have to demonstrate how there would be no adverse impacts caused to the floodplain as well as downstream. No CEQA documentation has been filed to indicate how building in the Staples Ranch floodplain will be mitigated.

The extension of Stoneridge Drive is also depicted. No plans have been provided. The City should contact Zone 7 to discuss the 'bridge' design over the Arroyo Mocho, as it cannot impact Zone 7's facilities. A minimum of 14' of soffit clearance over Zone 7's maintenance road is required.

Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of Special Drainage Area 7-1 Drainage Fees. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of vesting tentative or final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid.

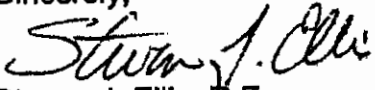
If you have any questions regarding comments from Flood Control, please contact Jeff Tang at (925) 454-5075. If you have floodplain related questions, such as whether the project is located within a natural floodplain, please contact the

Project Planner
Planning Department
City of Pleasanton
March 19, 2007
Page 3

Floodplain manager at the City.

If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5037.

Sincerely,



Steven J. Ellis, P.E.
Assistant Engineer
Advance Planning

SJE:

c: Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
John Koltz, Zone 7, Advance Planning

From: hb

Sent: Saturday, May 30, 2009 7:52 PM

To: Robin Giffin

Subject: public hearing June 10 staples ranch development

PUD-57 Hendric Automotive Group: NO!

Just what we need another car dealership! What about all of the ones going bankrupt?!!

PUD-68 Life Communities: YES!

As long as I can afford to live there.

HBrazil

Pleasanton,CA

From: Craig Thomas
Sent: Monday, June 01, 2009 9:52 PM
To: Maria Hoey; Robin Giffin
Subject: comments on Staples Ranch Project Development Agreement

Dear Planning Commission Members,

I am writing to express my interests and concerns about the Staples Ranch Project Development Agreement.

My interests and concerns are two-fold:

First, working with the Hendrick Automotive Group as an economic base for the development seems ill-advised. The current recession has affected car buyers, car dealers, and every aspect of the automotive industry in the US and in the Tri-Valley. The recession's effects on the long-term viability of the Hendrick Automotive Group cannot be known. However, a transformation of the US auto industry is underway, with the bankruptcy of GM and Chrysler, and the stress on the rest of the automobile supply chain. The transformation is not just affecting US car makers; Japan's auto industry is having its worst sales ever, too. The rest of the US economy is being transformed through bailout-based indebtedness at a scale never undertaken before. A shift in the macro economics of oil pricing could put our consumers on the same playing field as the rest of the world: \$4 to \$5 per gallon gasoline. Pleasantonians' relationships to their cars are likely to be changed forever.

I believe that the use of precious land resources to subsidize an at-risk industry is not in the best interests of Pleasanton's citizens.

Second, the development of Staples Ranch will increase the number of jobs in Pleasanton. Both the senior continuing care facility and whatever commercial development is undertaken at the site will require skilled and unskilled workers.

Where will these people live? As far away as they have to in order to find affordable housing.

How will they get from their homes to their jobs? By driving their cars, of course.

Historically, Pleasanton's development has been done at the scale of the automobile, at the expense of the quality of the lives of its citizens, not to mention the lives of the people who work here but must live miles away. We have intersections that are designed for the convenience of drivers at the peril of pedestrians. Try crossing the street at Santa Rita and Stoneridge at 5:15pm. Imagine what this intersection will be like when the Stoneridge extension provides an alternative route for 580.

I do not think Pleasanton needs a four- or six-lane highway with speed limits of 35 to 45 miles per hour (with commute traffic moving at 50 miles per hour) to provide access to a car dealer and a senior care center.

What we need is planning that is done on human scale, not on SUV scale. Planning that considers the complete impact of development, not just the tax revenues. Planning that is based on the future of Pleasanton, not on the past.

Thank you for your consideration.

With best regards,

Craig Thomas
2846 Elsnab Court
Pleasanton, CA 94588

Sent: Monday, June 22, 2009 9:08 AM
Subject: Staples Ranch Public Comments

Maria and Terry:

Over the weekend, I received one comment from a resident about the Hendrick Automotive Group (PUD-57) and Continuing Life Communities (PUD-68) PUDs. The comment is below:

1. Phil Sommer—He is in support of both projects and would like them to move forward as quickly as possible. He stated that he is a Pleasanton resident, but didn't leave an address.

Take Care,
Robin Giffin

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 6/22/09

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

From: Mike Shelly

Sent: Wednesday, June 24, 2009 4:29 PM

To: 'mhoey@ci.pleasanton.ca.us'

Subject: Comments on Staples Ranch Project Development Agreement

Ms. Hoey & Commission:

Please take into consideration my endorsement of Craig Thomas' sentiments (Exhibit J, PUD-68).

What does the future hold for this project should Hendrick unavoidable delay, or find itself unable to develop & occupy as intended?

I believe we need a "Plan B" for this event before going forward.

Thank you for your consideration,

Respectfully

Michael Shelly

SUPPLEMENTAL MATERIAL

Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 6/24/09