

CITY COUNCIL CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. 10-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, APPROVING A NEGATIVE DECLARATION FOR THE APPLICATION OF LBA REALTY, AS FILED UNDER CASE PUD-80-16-13M.

WHEREAS, at its meeting of October 5, 2010, the City Council received a proposed Negative Declaration for the application of LBA Realty for a Planned Unit Development major modification to allow an approximately 64,474 square-foot two-story research and development building with an enclosed outdoor service yard on a 26.15-acre, developed five-building site defined by Franklin Drive and Johnson Drive (4900 – 5040 Johnson Drive) (PUD-80-16-13M); and

WHEREAS, the City Council received and reviewed the Initial Study, dated September 1, 2010, and received the recommendations of staff, and the Planning Commission; and

WHEREAS, a duly noticed public hearing was held on October 5, 2010, at which time the public was given the opportunity to comment on the environmental impacts of the proposed project, and where the City Council was able to receive written comments from other organizations and interested persons; and

WHEREAS, the City Council has reviewed the potential impacts of the proposed project in accordance with the applicable state and local laws and guidelines governing the preparation of Negative Declarations; and

WHEREAS, the City Council finds that the proposed project would not have any significant adverse effects on the environment.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE, AND ORDER THE FOLLOWING:

SECTION 1. Approves the Negative Declaration for the application of LBA Realty for a Planned Unit Development major modification to modify the approved development plan for its 26.15-acre, five-building property defined by Franklin Drive and Johnson Drive (4900 – 5040 Johnson Drive) to allow an approximately 64,474 square-foot two-story research and development building with an enclosed outdoor service yard.

SECTION 2. The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on October 5, 2010.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of October 2010 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan P. Lowell, City Attorney

**CITY OF PLEASANTON
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR
PUD-80-16-13M**

September 1, 2010

An Initial Study has been prepared under the direction of the Planning Division of the City of Pleasanton Department of Community Development regarding an application submitted by LBA Reality for a 65,000 square-foot, two-story research building with an enclosed service yard. The Initial Study covers the modification to the PUD development plan to update the development plan's entitlements and requirements for the proposal including the building and site design.

The proposed project consists of a sixth building added to a five-building development – 4900, 4920, 4940, 5020, and 5040 Johnson Drive – on a 26.15-acre site, zoned PUD – I/C-O (Planned Unit Development – Industrial/Commercial-Office) District and generally defined by Franklin Drive and Johnson Drive (Assessor Parcel Nos. 941-1301-079-00 and 941-1301-080-00).

Based upon the following Initial Study that evaluated the environmental effects of the proposed project, the City of Pleasanton has found that the proposed project (including any mitigation measures that would be incorporated into the project) would not have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is not necessary to prepare an Environmental Impact Report for this project.

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1. **Project Title:** **Franklin Drive Building
(PUD-80-16-13M)**
2. **Lead Agency:** City of Pleasanton
Planning and Community Development
200 Old Bernal Avenue
Pleasanton, CA 94566
3. **Contact Person:** Marion Pavan
Phone: (925) 931-5610
Fax: (925) 931-5483
mpavan@ci.pleasanton.ca.us
4. **Project Location:** Northwest Corner of Franklin Drive and
Franklin Drive, adjoining 5020 and 5040
Johnson Drive.
5. **Project Sponsor's Name and
Address:** LBA Reality (Paul Thometz)
17901 Von Karman Avenue, Suite 950
Irvine, California 92614
Phone: (949) 833-0400
6. **Pleasanton General Plan
Designation:** Business Park (Industrial/Commercial and
Office).
7. **Zoning:** PUD – I/C-O (Planned Unit Development –
Industrial/Commercial and Office) District.
8. **Description of Project:** See Project Description
9. **Surrounding Land Uses and
Setting:** See Project Description

II. PROJECT DESCRIPTION

Introduction

This Initial Study (IS) with the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Implementation Program (MMIP) provide the California Environmental Quality Act (CEQA) environmental analysis for PUD-80-16-13M, the proposal to construct an approximately 64,474-square-foot research and development building on the southeast corner of Franklin Drive and Franklin Drive near the buildings at 5020 and 5040 Johnson Drive.

The proposal will modify the development plan for this site from a parking lot to a 64,474-square-foot, two-story tall research and development building including the use and storage of hazardous materials in an enclosed outdoor service yard. The following City application constitutes the CEQA “project” evaluated in the Initial Study and covered by the Mitigated Negative Declaration: PUD-80-16-13M – modification of the PUD development plan to change the development plan’s entitlements including uses, development standards, and the building and site design.

The City may use this Initial Study and Mitigated Negative Declaration at its discretion to cover future land use applications for this site including design review requests, modifications, or subdivision. California State and Federal jurisdictions may also use the Initial Study at their discretion for their review.

Environmental Analysis

The environmental analysis for the proposed project uses current and historical documented information for the site and surrounding area; from the plans, technical reports and analyses prepared for the proposed development application of this site by the applicant’s consultants; and by the analyses prepared for the proposed development by City-retained consultants. In accordance with CEQA Section 15070, the City conducted Initial Study resulted in mitigation programs for the project that reduced the effects of the proposed development including mitigation measures to a less-than-significant level. This reduction was achieved by a combination of the following:

- The revisions made to the project plans and/or agreed to as conditions of approval by the applicant resulting from the analyses, implemented with subsequent City approvals and/or project construction, will avoid or mitigate the effects of development, and,
- There is no substantial evidence in light of the entire record before the City of Pleasanton including CEQA that the project as now revised and proposed would have a significant effect on the environment.

The mitigation measures are put into effect by the revised project plans and/or by the enforcement of permit conditions, agreements, or other instruments. The measures are described in the Initial Study and summarized in the attached Mitigation Monitoring and Implementation Program (MMIP). In the case for this application, the mitigation measures and implementation mechanisms will mitigate the impacts of the entire proposal to a less-than-significant-impact or to a less-than-significant-impact-with-mitigation-incorporated, meaning that the proposal will not have a significant environmental impact. The Initial Study also identified some effects of the proposal project as no-impact.

Mitigation Monitoring and Implementation Program (MMIP)

The lead agency is required by California law (Public Resources Code Section 21081.6) to adopt a reporting or monitoring program to ensure that the mitigation measures are implemented. Monitoring provides for ongoing project oversight to ensure that project compliance is checked on a regular basis during (and, if necessary, continuing after)

compliance. (CEQA Guidelines Section 15097(c)). The MMIP for the Franklin Drive development is attached.

II. PROJECT DESCRIPTION

Project Location

The proposed project will be constructed on developed property located in the former 26.15-acre Washington Mutual development defined by Franklin Drive and Johnson Drive. The Washington Mutual Development is part of the former Signature Center Business Park located on the northwest corner of Hopyard Road and Stoneridge Drive. Figure 1, below, is the location map/aerial photograph showing the business park.



Figure 1, Location Map and Aerial Photograph

The project site is an approximately 3.0-acre (131,200 square feet) portion of a 26.15-acre property generally defined by Franklin Drive to the north and west and Johnson Drive to the south and east (Assessor Parcel Nos. 941-1301-079-00 and 941-1301-080-00). The proposal will be the sixth building to this existing five building office research and development campus. Figure 2, below, is the developed five-building site with the proposed project.

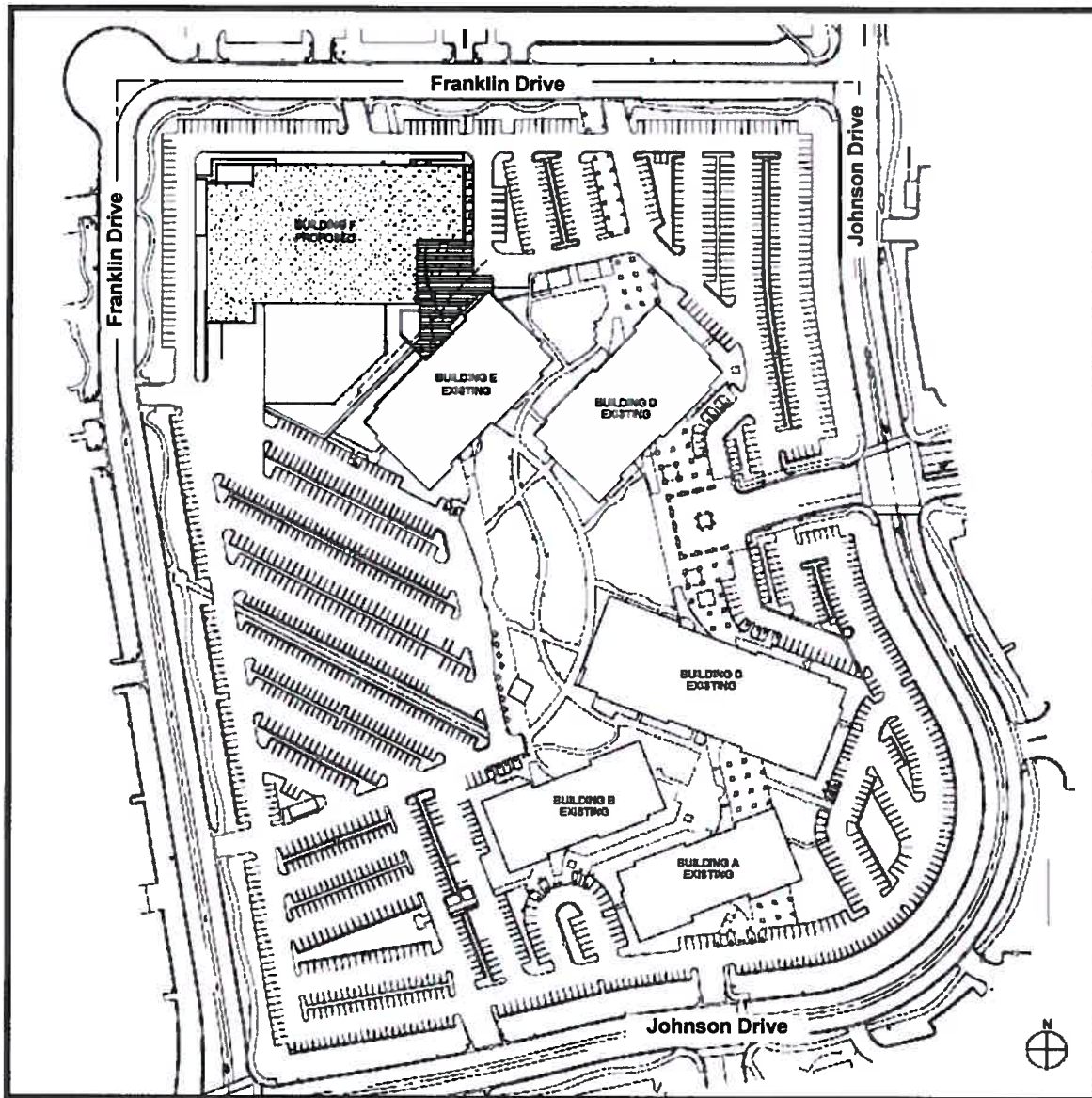


Figure 2, Five-Building Campus with Proposal

Surrounding Land Uses and Setting

The project site is a relatively flat site, developed with parking and landscaping, with its primary frontage and orientation towards Franklin Drive. It is surrounded on all four sides by office, industrial, and research and development uses. Primary public street access is from south and east sides of Franklin Drive and indirectly from Johnson Drive. Johnson Drive in turn connects the site to Hopyard Road and West Las Positas Boulevard major City arterial streets to, respectively, the I-680 and I-580 freeways. Figure 3 and Figure 4, on the following page are photographs of the project site.



Figure 3, Westerly View of Project Site with Franklin Drive in Background.



Figure 4, Southwest View of Project Site with Franklin Drive in Background.

Pleasanton General Plan¹

The 2005 – 2025 General Plan Land Map of the Pleasanton General Plan¹ designates the Franklin Drive property for Business Park (Industrial/Commercial and Office) with a maximum and midpoint Floor Area Ratio (FAR) of 60 percent and 32 percent, respectively. With construction of the proposed project, the total floor area for the 26.15-acre campus will be increased from 287,967 square feet to 352,441 square feet with equal increase of the overall campus FAR from 25.3 percent to an overall FAR of 30.9 percent, respectively.

Zoning

The project site is zoned PUD – I/C-O (Planned Unit Development – Industrial/Commercial and Office) District in conjunction with the Signature Center PUD development plan approval. In July 1990, the City Council approved PUD-80-16-03M, the PUD development plan and Initial Study for the Signature Center Business Park – Pactel Properties, the applicant – that including 885,170 square feet of office, industrial, and research and development uses, generally located on the northwest corner of Hopyard Road and Stoneridge Drive. The entire Signature Center was then divided in separate sites and developed by successive owners over the following ten-year time period.

The existing five-building campus was approved under PUD-80-16-07M. The proposed project requires a development plan modification to change the allowed uses for the site from a parking area to research and development and office uses, and to allow a maximum building height of 55 feet matching the building height of the four- and five story office buildings on Hopyard Road. Approximately 70,631 square feet of building floor area of the previous PUD approval was not built and can, therefore, be used to accommodate the floor area of the proposed building.

Project Description

The proposal will include one, 64,474-square-foot building constructed on a three-acre portion of a five-building research and development and office development. The project site is presently developed with parking and driveways and parking area landscaping for the five-building development. The modification of the PUD development plan will allow research and development and similar uses, including the use and storage of hazardous materials and waste products, on the 26.15-acre site and to allow a maximum building height of 55 feet. The modification will also permit the building and site design.

The proposed building height will be 39 feet from grade to the building parapet wall and, as measured by staff, 50 feet from grade to the roof-mounted equipment screens. The proposed building's interior area will include a second-floor mezzanine. The applicant anticipates an employee occupancy of 40 employees equaling an employee density varying from 1/1,611 square feet. Stormwater will be pre-treated on site by a combination of vegetative filter swales and artificial filter devices before entering the City's stormdrain systems.

The proposed building is designed to complement the surrounding architecture with a combination of curvilinear building elements matching the "bowed" building elements of the five-building campus, building wall trim detailing comparable to the detailing used

Franklin Drive Development – Environmental Checklist

throughout the Signature Center Business Park and on surrounding buildings, and the wall and trim colors. A fence will screen the service yard from view. Figure 5, below, are the proposed building elevations.

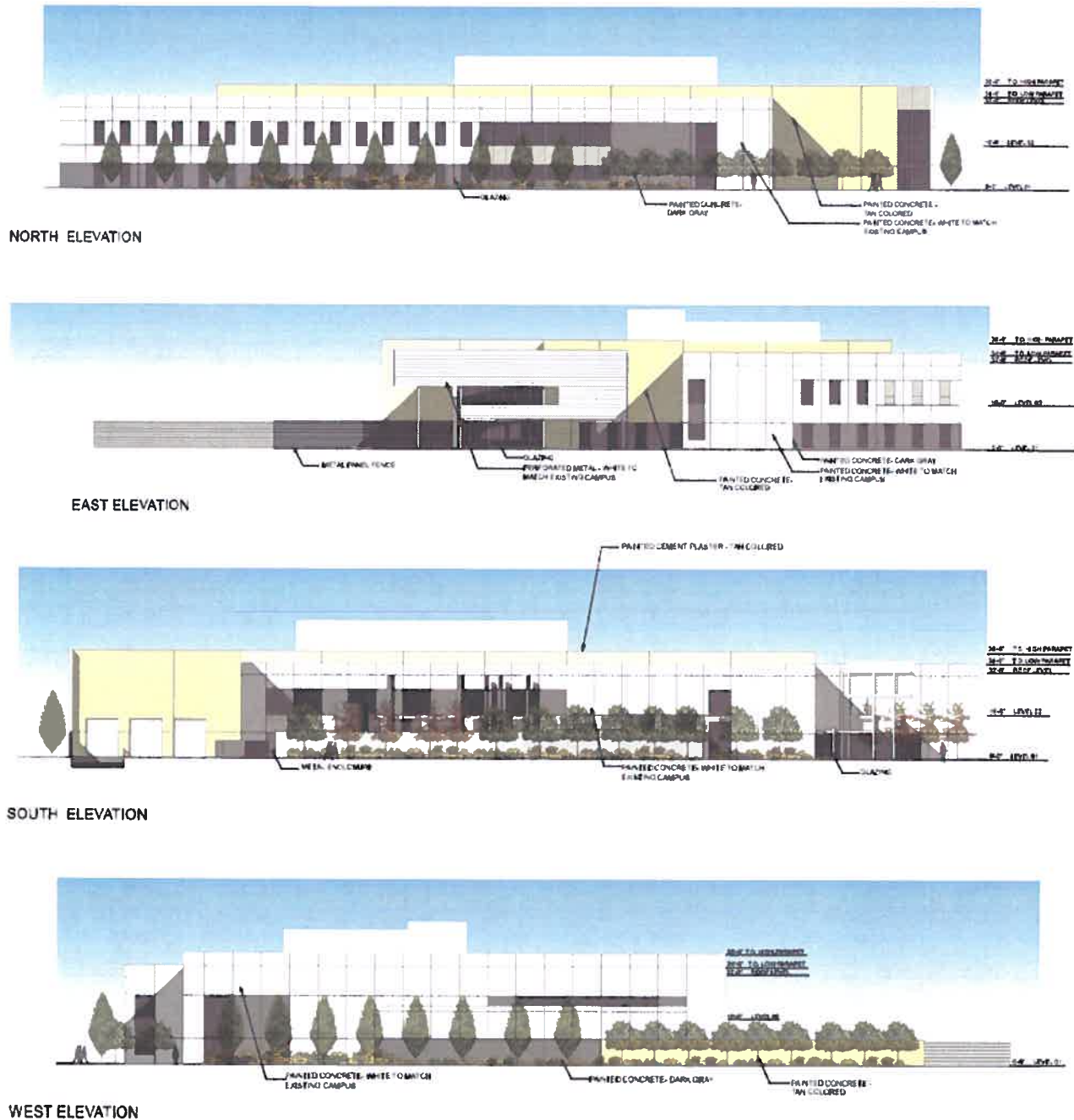


Figure 5, Proposed Building Elevations.

Figure 6, on the following page, is the building perspective from Franklin Drive.



Figure 6, Building Perspective from Franklin Drives.

Figure 7, below, is the aerial photograph of the existing five-building campus with the proposed building.



Figure 7, Aerial Photograph/Rendering of the Project Site and Proposal.

Construction of the proposed project on this 26.15-acre site will increase the total building floor area from 287,967 square feet to 352,441 square feet and the project's floor area ratio from 25.3 percent to 30.9 percent. After this sixth building is constructed, the total

parking for the six-building facility will be 1,477 parking spaces for an overall parking ratio of one parking space per 238 square feet of floor area.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below will be potentially affected by this project and could result in at least one impact that is a "Potentially Significant Impact" unless mitigated as described in the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics/Views | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality/Greenhouse Gas Emissions |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Previous Mitigation Measures |

IV. DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent and a MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marion Pavan

Marion Pavan

September 1, 2010

Date

V. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project specific mitigations, which have been incorporated into the project design as a part of the Proposed Project. For this project, the following designations are used:

- **Potentially Significant Impact:** An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Less Than Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.
- **Less Than Significant:** Any impact that would not be considered significant under CEQA relative to existing standards.
- **No Impact:** Any impact that does not apply to the project.

1. AESTHETICS/IEWS

Environmental Setting

The proposal will introduce a sixth building to a developed, five-building development surrounded on all sides by a combination of two- to four-story research and development, manufacturing, and office developments. The site itself is presently developed with an unused portion of the parking area constructed in conjunction with the five-building campus. Surrounding uses include a variety of office, research and development, and manufacturing uses. Farther to the west of the site and the area's business parks are the wastewater settling/treatment ponds of the Dublin San Ramon Services District.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,
- Substantially increase light or glare in the project site or vicinity, which would adversely affect day or nighttime views.

Franklin Drive Development – Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| <u>Aesthetics</u> | | | | |
| <i>Would the project:</i> | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) The proposed project is compatible with in height, scale, and materials and colors to the adjoining office/industrial/office developments of the nearby area. Proposed perimeter and interior landscape treatments will frame and enhance the building's appearance to Franklin Drive and will screen the service yard from the view of streets and adjoining developments. The loading area facing Franklin Drive will be buffered/screened by a combination of screen walls and landscaping. Therefore, this would be considered ***no-impact***.

- b-c) The project site is developed with parking and driveway areas and ornamental landscaping. It is not a designated scenic resource. Therefore, this would be considered ***no-impact***.

- d) Building and exterior site lighting will be designed and controlled to be low wattage and luminosity so as not to add to "night sky pollution. The interior building lighting will be controlled by timers so that the buildings will be "dark" at night. Building and landscaping up-lighting will be prohibited. Therefore, this would be considered ***no-impact***.

2. AGRICULTURAL RESOURCES

Environmental Setting

The project site is presently developed with an unused section of parking constructed with the five-building campus. It is designated as "Urban and Built-up Land" by the California Department of Conservation² (CDC). Common examples of uses considered by the CDC to be consistent with the "Urban and Built-up Land" category include residential, industrial,

commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a-b) The proposed project is an infill development in a built-up area of the City of Pleasanton. The site is developed and is classified as “Urban and Built-up Land” by the California Department of Conservation². All necessary infrastructure is in place and available to serve the proposed development. Therefore, this would be considered **no-impact**.
- c) The proposed project will not result in the conversion of any other producing farmland in the general vicinity of the site. Therefore, this would be considered **no-impact**.

3. AIR QUALITY

Environmental Setting

The project site is within the San Francisco Bay Area Air Basin and, therefore, under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The Livermore-Amador Valley forms a smaller sub-regional air basin that is distinct from the larger Bay Area Air Basin, surrounded by terrain that influences both the local climate and air pollution potential.

BAAQMD

The Bay Area Air Quality Management District (BAAQMD) is the main permitting agency for air pollutant sources and regulates air quality in the Bay Area Region through its permit authority over most stationary emission sources and through its planning and review activities. The BAAQMD document, “*California Environmental Quality Act Air Quality Guidelines*” (CEQA Air Quality Guidelines), provides a guide for lead agencies and consultants on evaluating the air quality impacts of development projects for CEQA review, determining whether an impact is significant and, if significant, mitigated. On June 2, 2010, BAAQMD adopted new thresholds of significance for analyzing air quality and greenhouse gas emission impacts and published a June 2010 version of the Guidelines consistent with these adopted thresholds, which recommends screening levels and methods of analysis.

ABAG Growth Assumptions

A project is determined to conflict with or obstruct implementation of the regional air quality plan if it would be inconsistent with the growth assumptions derived from the Association of Bay Area Governments assumptions for population, employment, or regional growth in Vehicle Miles Traveled. These ABAG assumptions utilize the information provided in City and County General Plans.

Ozone/Bay Area 2000 Clean Air Plan

The San Francisco air basin is currently non-attainment for ozone (state and federal ambient standards) and particulates (PM₁₀, state ambient standards). While air quality plans exist for ozone, none exists or is currently required for PM₁₀. The “*2005 Bay Area Ozone Strategy*” is the current ozone air quality plan required under the Federal “*Clean Air Act*”. The state-mandated regional air quality plan is the “*Bay Area 2000 Clean Air Plan*”. These plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the state and federal ozone standards with the San Francisco Bay Area Basin.

Greenhouse Gas Emissions

In 2006, the Governor of California signed AB 32, the “Global Warming Solutions Act”, into law that requires California cap its Greenhouse Gas (GHG) emissions at 1990 levels by the year 2020. On December 11, 2008, the California Environmental Protection Agency Air Resources Board (ARB) adopted the, “*Climate Change Scoping Plan*” to achieve the GHG reductions required by AB 32. The Scoping Plan contains the main strategies California will implement to reduce GHG emissions by 174 million metric tons (MMT), or

approximately 30 percent, from the state’s projected 2020 emissions level of 596 MMT of CO₂e under a business-as-usual scenario.

The Scoping Plan also breaks down the GHG emissions reductions for each emission. While the ARB has identified a GHG reduction target of 15 percent for local governments, it has not as yet determined its recommended GHG emissions from local government land use decisions. However, the Scoping Plan does rely on local governments’ land use planning and urban growth decision-making for the successful implementation of the Scoping Plan. The measures approved by ARB must be enacted by 2012. The BAAQMD’s June 2010 Guidelines⁴ include screening levels, thresholds of significance, and methods of analysis for GHG emissions.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in pollution emission levels above those established by BAAQMD⁴ in either short term (construction related) or long term (traffic);
- Expose sensitive receptors to substantial pollutant concentrations;
- Create objectionable odors affecting a substantial number of people; and,
- Exceed the BAAQMD⁴ GHG emissions standard of 1,100 metric tons per year of CO² or 4.6 metric tons CO² per service population per year.

The California Natural Resources Agency, pursuant to Senate Bill 97, amended the CEQA Guidelines on December 30, 2009, which became effective on March 18, 2010, that included the addition of Green House Gas emissions topics and checklist items that are incorporated into the Initial Study Checklist for this project.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a, g) A project is determined to be consistent with the implementation of the regional air quality plan if it is consistent with the growth assumptions derived from the Association of Bay Area Governments (ABAG) assumptions for population, employment, or regional growth in Vehicle Miles Traveled. The Pleasanton General Plan¹ calculates the City's holding capacity based on the mid-point floor area ratio for commercial/industrial properties – 32 percent for this site or 364,451 square feet for this 26.15-acre business park. The holding capacities are incorporated in the Base Line land use assumptions and analyses that the City then uses to prepare its Baseline Traffic Model, estimate its needs for utilities, and to project population growth. The City's growth assumptions are used in the assumptions of the "Bay Area 2000 Clean Air Plan", the California state mandated regional air quality plan.

With construction of the proposed project, the six-building development will then total 352,441 square feet within the 32-percent holding capacity for the site. Therefore, the proposed project would be considered **no-impact** related to consistency with the regional air quality plan.

b,c) At 64,474 square feet, the proposed project is less than the Industrial Park screening criteria identified in Table 3-1 of the BAAQMD⁴ Guidelines dated June, 2010. Therefore, this would be a **less-than-significant-impact**.

d) The closest source of potential air pollutants that may affect public health is the nearby wastewater settlement/treatment ponds operated by the Dublin San Ramon Services District. A commercial/office land use is not considered to be a sensitive receptor to poor air quality because the commercial/office tenants and visitors are primarily indoors and, therefore, are not exposed to pollutants for

extended periods of time. Therefore, the project would not expose residents to substantial pollutant concentrations and this would be considered **no-impact**.

- e) There proposed project will result in the construction of an office, industrial, and research and development use that is not expected to produce post construction objectionable odors. Therefore, this would be considered **no-impact**.
- f) The proposed building is less than the 65,000 square-foot significance criteria of the BAAQMD⁴. Therefore, this will be considered **no-impact**.

4. BIOLOGICAL RESOURCES

Environmental Setting

Wetlands are regulated under federal, state and local laws, regulations and policies. Primary wetland regulatory compliance is under the federal Clean Water Act, the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS) and California Environmental Quality Act (CEQA).

The Clean Water Act requires avoidance of wetlands whenever a practicable alternative exists. For unavoidable impacts, the regulatory agencies have policies calling for mitigation to provide “no net loss” of acreage or habitat value. Under Section 404 of the Clean Water Act, a permit must be obtained for the discharge of dredged or fill material into waters of the United States.

Under the CDFG code, Sections 1601-1607 regulate projects with divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake. Proponents of such projects must notify DFG and enter into a streambed alteration agreement. DFG normally exerts jurisdiction over natural streams and artificial channels that have habitat value for wildlife species. The jurisdiction extends to the bank top.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12 or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or

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probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Biological Resources

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a-c) The subject site is level property developed with parking and driveways and ornamental landscaping. There are no wetland and/or riparian habitat areas on the project site. Stormwater runoff from buildings and parking areas of this development will be required as a condition of approval to be pretreated on the site by a system of bio-swales and/or similar measures before being discharged into the City's storm drain systems. As required by a condition of approval, only organic herbicides and pesticides will be used on the development's landscape areas. Therefore, this would be considered **no-impact**.

- d-f) There is no known wildlife corridors on the project or an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan applicable to this project. Therefore, this would be considered **no-impact**.

5. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having any site-specific historical or geologic features or resources.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Cultural Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion

- a-d) There are no known historical sites identified on the subject property. The subject property was graded with the construction of the parking area. Therefore, this would be considered **no-impact**.

6. GEOLOGY AND SOILS

Environmental Setting

The subject site lies within the Alquist-Priolo Fault Zone¹⁰, Seismic Zone 8. The approval of a project by a city or county must be in accordance with policies and criteria established by the State Mining and Geology Board. Cities and counties shall require, prior to the approval of a project, a geologic report defining and delineating any hazard of surface fault rupture. If the city or county finds that no undue hazard of that kind exists, the geologic report on the hazard may be waived, with the approval of the State Geologist. After a report has been approved or a waiver granted, subsequent geologic reports shall not be required, provided that new geologic data warranting further investigations is not recorded.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Geology and Soils

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) The subject site is located in the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology³. The project will be subject to the issuance of a building permit review and will be constructed according to the standards of the California Building Code that includes seismic structural standards. Therefore, this would be a **less-than-significant-impact**.
- a-i) There are no Alquist-Priolo earthquake faults on the site. Therefore, this would be considered **no-impact**.
- a-ii) The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific seismic safety requirements are set forth in Chapter 23 of the UBC. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The proposed project will be required to comply with the applicable codes and standards to provide earthquake resistant design to meet or exceed the current seismic Zone 8 requirements. Therefore, this would be a **less-than-significant-impact**.

- a-iii-iv) A site specific soils analysis will be submitted with the building permit to determine foundation designs subject to the standards of the California Building Code and, therefore, is not anticipated to fail during a seismic event. This site is also flat and, therefore, will not be subject to landslides. Therefore, this would be considered **no-impact**.
- b) Natural erosion is frequently accelerated by human activities such as site preparation for construction. Grading and excavation and trenching for on-site utility lines, will disturb soils, which could increase the rate of erosion if controls or best management practices are not in place. The City requires that all projects meet the requirements for stormwater control measures during design, construction and implementation phases of the project. Grading is prohibited from October 15 to April 1 to reduce Citywide impacts. Therefore, this would be a **less-than-significant-impact**.
- c) A site specific soils analysis will be submitted to verify soil stability subject to the standards of the California Building Code. If required, the site will be graded and compacted to ensure a stable building pad. Therefore, this would be considered **no-impact**.
- e) The project will be connected to the sanitary sewer system. Therefore, this would be considered **no-impact**.

7. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The project site is a flat property situated entirely within an established business park in the City. It can be considered an infill property.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

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| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| <u>Hazards And Hazardous Materials</u> | | | | |
| <i>Would the project:</i> | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a-b) The use, handling, storage, and transport of hazardous materials are highly regulated by the City of Pleasanton, the Federal Occupational Safety and Health Administration (Fed/OSHA), the California Occupational Safety and Health Administration (Cal/OSHA), and by the Federal Department of Transportation (DOT). The use, handling, and storage of hazardous materials will be subject to the City's review and approval of a Hazardous Materials Use and Storage Permit

and a Hazardous Materials Management Plan administered by the Livermore-Pleasanton Fire Department. This will occur prior to issuance of a building permit.

During construction potentially hazardous liquid materials such as oil, diesel fuel, gasoline, and hydraulic fluid would be used at the site. If spilled, these substances could pose a risk to the environment and to human health. In the event of a spill, the Livermore-Pleasanton Fire Department is responsible for responding to non-emergency hazardous materials reports.

The City has in place an Emergency Response Plan to meet the needs should a spill or a hazardous event take place. Routine transport, use and disposal of hazardous materials are already regulated by federal, state and local regulations. This project will require disclosure of any hazardous materials, the amounts anticipated and where those materials will be stored or used. Therefore, this would be a **less-than-significant-impact**.

- c) The proposed project does not pose a risk to any existing or proposed school within one-quarter mile of this project. Therefore, this would be considered **no-impact**.
- d) The site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5 (Cortese List). Therefore, this would be considered **no-impact**.
- e-f) The site is located approximately seven miles from the Livermore Airport and is not likely to result in a safety hazard for the future tenants and business visitors of this development. Therefore, this would be considered **no-impact**.
- g) The proposed access driveways are sized for the fire apparatus and emergency service vehicles used by the Livermore-Pleasanton Fire Department. Fire hydrants will be added as required by the Fire Chief and the structures on these lots will include automatic fire sprinkler systems. The proposed project will not result in interference with an emergency plan or evacuation plan. Therefore, this would be considered **no-impact**.
- h) Wildlands do not exist within or adjacent to the subject site. Therefore, this would be considered **no-impact**.

8. HYDROLOGY AND WATER QUALITY

Environmental Setting

The subject property is relatively flat across its north/south and its east/west axis. Surrounding properties and uses include a variety of commercial, office and residential developments, and City park land. At its closest point, the Arroyo de la Laguna is approximately 1,200 feet (0.23 miles) from the site, and is separated from the site by the development and the I-680 freeway corridor.

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The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of stormwater in municipal stormwater systems.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100-year flood.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Hydrology and Water Quality

Would the project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a,e,f) The project’s drainage systems will be reviewed by the City Engineer to ensure that the velocity of the runoff is slowed. The landscape areas on the north and south sides of the building are required, by a project condition of approval, to be designed and graded to function as vegetative filter swales. The swales will be augmented with “filterra” control systems in compliance with the RWQCB/NPDES standards. The service yard will be designed and graded so as not to drain to the swales and City storm lines.

The project will be required through the building permit and construction process to incorporate best management practices for discharges resulting from this development. The proposed project shall be subject to the most recent requirements of the San Francisco Bay Area Regional Water Quality Control Board (RWQCB) and to the requirements of the Alameda County NPDES Permit. Therefore, this would be a **less-than-significant-impact**.

b) The project will not use ground water for this project. All existing wells have been abandoned pursuant to the Alameda County Department of Environmental Health. The development of this project does not anticipate a loss of groundwater recharge potential. Therefore, this would be considered **no-impact**.

c-d) The proposed development will not alter the alignment or stability existing drainage pattern of the Arroyo de la Laguna from its existing condition. Therefore, this would be considered **no-impact**.

g, h, i) The site’s elevation and topography is well-above the 100-year flood elevation ensuring that people and structures will not be exposed to a significant risk of loss, injury or death involving flooding. Therefore, this would be considered **no-impact**.

- j) The City of Pleasanton is not at risk from seiche or tsunami. There are no identified mudflows or potential mudflows on the site. The site will support the proposed development with the proper engineering practices used in the design and construction of building sites and infrastructure. Therefore, this would be considered **no-impact**.

9. LAND USE PLANNING

Environmental Setting

The project site is 3.0-acre portion of an existing parking area designated by the 2005 – 2025 Pleasanton General Plan¹ for Business Park – Industrial, Commercial, and Office – land uses.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Land Use Planning

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a-c) The subject property is an infill site consistent with the Land Use Element of the Pleasanton General Plan¹ that designates the property for Business Park – industrial, commercial, and office – land uses; will contribute to a strong employment base compatible with the environmental constraints in Pleasanton; is consistent with the maximum/midpoint floor area ratio of this land use designation of 60 percent and 32 percent, respectively; and will not conflict with any applicable

habitat conservation plan or natural community conservation plan. Therefore, this would be considered **no-impact**.

10. MINERAL RESOURCES

Environmental Setting

The subject site has not been identified to have mineral resource deposits.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Mineral Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a-b) The proposed project site is not included or delineated as a Mineral Resource Zone. Mining has not occurred on the project site, and implementation of the project would not affect the availability of any mineral resource. Therefore, this would be categorized as **no-impact**.

11. NOISE

Environmental Setting

External noise sources that could affect the site include traffic noise from Hopyard Road and Stoneridge Drive. Noise emanating from the proposed building is expected to fall within the levels identified in the City’s noise ordinance⁷ for commercial/industrial uses – not to exceed 70 dBA until 10:00 p.m. and not to exceed 60 dBA after 10:00 p.m.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exterior noise levels above the acceptable level of 70 dBA;

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- Result in interior noise levels exceeding 45 dBA;
- Result in construction noise levels that do not meet the City of Pleasanton Noise Ordinance.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Noise

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a-b) The ambient noise level for the site varies from 65 dBA L_{dn} to 70 dBA L_{dn} . This ambient noise level is considered to be “Normally Acceptable” for “Office Buildings, Business Commercial, and Professional” land uses – up to 70 dBA L_{dn} – by the 2005 – 2025 Pleasanton General Plan¹. Standard commercial/office building construction can achieve a 15 dB to 20 dB reduction in interior noise levels, thereby achieving the 60 dBA L_{dn} interior noise standard of the Pleasanton General Plan¹. Therefore, this would be a **less-than-significant-impact**.
- c) All operations will take place entirely within the enclosed building with some loading/unloading activity taking place in the service area compatible with the loading/unloading activities taking place on other industrial sites in the immediate vicinity of the site. Therefore, this would be a **less-than-significant-impact**.

- d) As a result of project construction, there will be a temporary increase in noise due to construction activities that, however, will not adversely impact to surrounding land uses. Therefore, this would be a **less-than-significant-impact**.
- e-f) The subject site is not located within the Livermore Airport Master Plan and the subject development will not expose people to excessive noise levels. Therefore, this would be categorized as **no-impact**.

12. POPULATION AND HOUSING

Environmental Setting

The project site is located entirely within an existing business park area of Pleasanton. The site, therefore, is an infill site within the City and its construction does not constitute direct or indirect growth inducing impacts for the City of Pleasanton

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place; and,
- Displace affordable housing.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Population and Housing

Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) The site is an infill site in a built-out area of the City and is considered as a desired location for the proposed development. Its population is transient in nature and would not constitute direct or indirect growth inducing impacts for the City of Pleasanton. Therefore, this would be considered **no-impact**.

- b-c) The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. Therefore, this would be considered **no-impact**.

13. PUBLIC SERVICES

Environmental Setting

The City of Pleasanton has public services and infrastructure planned to meet the build out of the 2005 – 2025 Pleasanton General Plan¹.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Create an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Public Services

Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

iv) Parks?

v) Other public facilities?

Discussion

a-i-v) The project developer will contribute to the construction of schools/school facilities through the payment of school impact fees. Police, Fire, Public Park, and related service capacities exist to adequately serve the project. Therefore, this would be considered **no-impact**.

14. RECREATION

Environmental Setting

The project site will not be providing on-site parkland. However, there will be on-site and public amenities including pedestrian pathways and linkages to the Bernal Community Park to the south.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet City standards for the provision of parkland.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Recreation

Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Discussion

a-b) The proposed development will have a negligible impact on the demand on the City's park and recreational facilities. Therefore, this would be considered **no-impact**.

15. TRANSPORTATION AND TRAFFIC

Environmental Setting

Program 1.1 of the Circulation Element of the 2005 – 2025 Pleasanton General Plan¹ states, “Require new developments to pay their fair share of planned roadway improvement costs.” Program 2.7 of the Circulation Element of the 2005 – 2025 Pleasanton General Plan¹ states, “Require feasible mitigation measures to keep intersections impacted by development to acceptable service levels, in the extent that LOS D is exceeded. If there are no feasible mitigation measures and if the intersections are otherwise not exempt from the LOS D standard, withhold development approvals, including building permits, until the intersections exceeding LOS D are at an acceptable level of service.”

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the Level of Service from “D” to “E” or worse.

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Transportation and Traffic

Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion

- a-b) The development will contribute its share of traffic impact fees that will pay for the construction of City-wide street and intersection improvements to ensure conformance to Pleasanton General Plan¹ LOS D standards. Therefore, this will be considered **no-impact**.
- c) Traffic patterns to this site are consistent with the traffic patterns to the area's commercial/industrial developments. Therefore, this would be considered **no-impact**.
- d-e) Public street access is provided directly from Franklin Drive. All access driveways and internal circulation areas will be designed to City standards. The project site is accessible to the sidewalk on Franklin Drive and to the five existing buildings of this development. Therefore, this would be considered **no-impact**.
- f) With construction of the proposed project, totaling six buildings or 352,441 square feet for the 26.15-acre industrial/office development, 1,477 parking spaces will be provided for a parking ratio of one parking space per 238 square feet. For the overall office/industrial development on this property, the Pleasanton Municipal Code requires 1,174 parking spaces. Therefore, this would be considered **no-impact**.
- g) Bicycle racks will be conditioned to be provided with this development. Therefore, this would be considered **no-impact**.

16. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

The City of Pleasanton has public services and infrastructure planned to meet the build out of the 2005 – 2025 Pleasanton General Plan¹, implemented by the Growth Management Plan.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities; and,
- Be served by a landfill that has inadequate permitted capacity.

Franklin Drive Development – Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| Utilities and Service Systems | | | | |
| <i>Would the project:</i> | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a,b,d) The proposed project consisting of an office/industrial building on an infill site will not exceed projected wastewater treatment requirements or the demand for potable water. Therefore, this would be a ***less-than-significant-impact***.
- c) New stormwater drainage facilities will be constructed on the project site as part of the project. Stormwater pre-treatment will be implemented on the project site through a combination of bio-swales and artificial treatment devices. Therefore, this would be a ***less-than-significant-impact***.

17. MANDATORY FINDINGS OF SIGNIFICANCE

| Issues | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------|--------------------------------|---|------------------------------|-----------|
|--------|--------------------------------|---|------------------------------|-----------|

Mandatory Findings of Significance

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

The proposed project is an infill industrial proposal in a developed area of the. The project will not include any activities or uses causing substantial adverse effects on human beings either directly or indirectly or on the environment. The project has been designed to meet the general development standards required by the City of Pleasanton, and will incorporate conditions of approval to meet local codes and regulations. The project design and conditions of approval reduce potential impacts to a ***less-than-significant-impact*** or ***no-impact***.

Endnotes

- ¹ The 2010 – 2025 City of Pleasanton General Plan, adopted July 21, 2010.
- ² California Department of Conservation, Division of Land Resource Protection, Alameda County, Pleasanton, Important farmland, 2003.
- ³ California Division of Mines and Geology, Alquist-Priolo Hazard Mapping, www.conserv.ca.gov.

Franklin Drive Development – Environmental Checklist

- ⁴ California Environmental Quality Act Air Quality Guidelines, Bay Area Air Quality Management District, June 2010.

MITIGATION MONITORING AND IMPLEMENTATION PLAN

PUD-80-16-13M – FRANKLIN DRIVE RESEARCH AND DEVELOPMENT BUILDING

September 1, 2010

INTRODUCTION

The Franklin Drive Research and Development Building (PUD-80-16-13M) is a single research and development building on a five-building 26.15-acre site located in the City of Pleasanton. The City is the lead agency under the California Environmental Quality Act (CEQA) and has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project.

The project addressed by the IS/MND will consist of one building with an outdoor storage area. The total floor area will be 64,474 square feet. The uses will include research and development, offices, and manufacturing matching the permitted uses of the surrounding properties.

When a lead agency approves a project that it has found to have the potential to result in one or more significant impacts, it adopts mitigation measures in the form of changes or alterations incorporated into the project that would avoid or substantially lessen those impacts. Generally, the mitigation measures are put into effect by enforcement of permit conditions, agreements, or other instruments. In the case of the Franklin Drive proposal, the mitigation measures and implementation mechanisms generally parallel those of the original project and that these impacts will be mitigated to a less-than-significant-impact.

The lead agency is required by California law (Public Resources Code Section 21081.6) to adopt a reporting or monitoring program to ensure that the mitigation measures are implemented. Monitoring provides for ongoing project oversight to ensure that project compliance is checked on a regular basis during (and, if necessary, continuing after) compliance. (CEQA Guidelines Section 15097(c)).

The Mitigation Monitoring and Implementation Plan (MMIP) presented in the following table addresses the specific topic areas discussed in the environmental impact report for this project. Each mitigation measure is identified and the location of the full discussion of the measure in the IS/MND documents is provided. The MMIP sets forth the mitigation measure, the party responsible for implementing the mitigation measure, the timing of implementation, and the monitoring agency and action required for each mitigation measure incorporated into the proposal.

MITIGATION MONITORING AND IMPLEMENTATION PLAN

| Mitigation Measure | Party Responsible for Implementation | Implementation Timing | Monitoring Agency/Action |
|--|---|--|---|
| <p>1. Air Quality</p> | | | |
| <p>a. Appropriate BAAQMD dust control measures shall be incorporated in construction contracts for grading and site preparation and for site grading.</p> | <p>The project developer shall prepare and implement a dust control plan for all site grading.</p> | <p>The dust control plan shall be submitted to the Planning Division for review and approval prior to the first building permit approval.</p> | <p>The Planning Division for ensuring that the dust control plan is attached to the approved building plans, and the Building Divisions for ensuring that the dust control plan is implemented with the site grading.</p> |
| <p>b. Appropriate BAAQMD permits shall be obtained before occupancy.</p> | <p>The project developer shall initiate permit proceedings with BAAQMD before occupancy.</p> | <p>Prior to building occupancy.</p> | <p>The Planning Division and Building Divisions for ensuring that the BAAQMD permits are obtained and that the measures are implemented.</p> |
| <p>2. Geology</p> | | | |
| <p>a. The project developer shall design the building, site, and utility plans to conform to current seismic design standards in the most recently adopted California Building Code Seismic Zone 8.</p> | <p>The project developer for designing the grading, building, and utility design plans in conformance to the applicable state and local codes and ordinances.</p> | <p>Review of the improvement plans for public improvements and site design and for review of the building and the City Engineer for improvement plans and inspections.</p> | <p>The building division for building and site design and inspections</p> |
| <p>3. Hazards and Hazardous Materials</p> | | | |
| <p>a. The project developer shall prepare and implement a Stormwater Pollution Prevention Plan for the development, with a Best Management Practices plan and monitoring provisions, designed to reduce potential impacts on surface water quality through the construction period of the project.</p> | <p>The project developer for preparing the Stormwater Pollution Prevention Plan.</p> | <p>The Stormwater Pollution Prevention Plan shall be reviewed and approved prior to the issuance of the first grading permit.</p> | <p>The Planning Division and the City Engineer and/or the Building Division shall review and approve the Stormwater Pollution Prevention Plan SWPPP and monitor its implementation during grading and construction.</p> |
| <p>b. The project developer shall prepare and use permit in compliance with hazardous materials ordinance.</p> | <p>The project developer for preparing the hazardous materials permit and then submitting the permit to the City's hazardous materials ordinance.</p> | <p>The hazardous materials and storage permit application shall be reviewed and approved prior to occupancy.</p> | <p>The Livermore-Pleasanton Fire Department shall review the hazardous materials storage and use permit and shall coordinate</p> |

Franklin Drive Building – Mitigation Monitoring/Implementation Plan

| Mitigation Measure | Party Responsible for Implementation | Implementation Timing | Monitoring Agency/Action |
|--|---|---|---|
| | Livermore-Pleasanton Department for review. | Fire | with the Building and Planning Divisions. |
| 4. Hydrology and Water Quality | | | |
| a. Same as 6.a. | Same as 6.a. | Same as 6.a. | Same as 6.a. |
| b. The proposed project shall fully comply with the specific requirements and intent of the County NPDES C.3 permit requirements with respect to runoff water treatment. The final drainage plan shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. | The project developer shall design the grading and drainage plans in compliance with the NPDES requirements. | Time of the grading plan approvals and during project construction. | The City Engineer shall review the grading and drainage plans and shall verify their compliance with NPDES requirements. |
| c. Collect regional drainage fees on behalf of the Zone 7 Water Agency. | The project developer for the payment of fees. | At time of grading/building plan review. | The Building and Safety Division for the collection of fees and transfer to Zone 7. |
| d. The landscape areas adjoining the building shall be designed and graded to function as vegetative filter swales. The paved areas of the site will be designed and graded to drain to the swales for treatment before being discharged to the Arroyo de la Laguna. | The project developer for the designing the landscape plans as bio-swales in compliance with the PUD development plan and conditions. | The Planning Division shall review the building, grading, and landscape plans for compliance with this requirement. | The Planning Division shall verify the design compliance of the building and grading plans, the Building Division shall monitor the construction in compliance with the approved plans, and the Planning Division shall monitor the landscape installation in compliance with the approved plans. |
| 5. Transportation and Circulation | | | |
| a. Payment of applicable traffic fees. | The project developer for the payment of City and regional traffic fees to the construction of improvements. | Time of the first building permit. | Chief Building and Safety Official for the payment of the fees. |

Franklin Drive Building – Mitigation Monitoring/Implementation Plan

| Mitigation Measure | Party Responsible for Implementation | Implementation Timing | Monitoring Agency/Action |
|---|---|--|--|
| <p>b. All access driveways and internal circulation areas will be designed to City standards.</p> | <p>The project developer for the site plan and circulation plan in compliance with the PUD development plan and conditions.</p> | <p>The Planning Division shall review the site plan and circulation plan for compliance with this requirement.</p> | <p>The Planning Division shall verify the design compliance of the site plan and circulation plan, and the Building Division shall monitor the construction in compliance with the approved plans.</p> |
| <p>c. Bicycle racks shall be provided.</p> | <p>The project developer for the building plans in compliance with the development plan and conditions.</p> | <p>The Planning Division shall review the building plans for compliance with this requirement.</p> | <p>The Planning Division shall verify the compliance of the building plans, and the Building Division shall monitor the construction in compliance with the approved plans.</p> |