

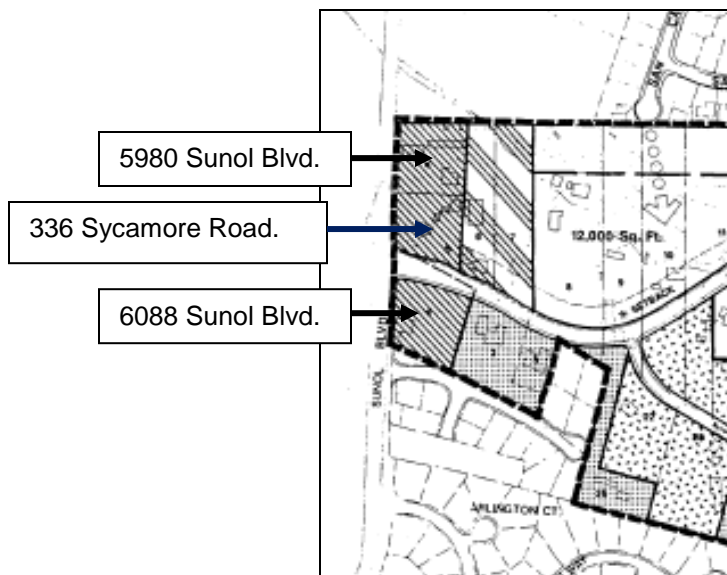
Planning Commission Staff Report

October 12, 2011
Item 6.b.

- SUBJECT:** PSPA-04/PUD-65-01M
- APPLICANT:** Nick Kavayiotidis, Petra Realty Investors, Inc.
- PROPERTY OWNER:** Nick Kavayiotidis
- PURPOSE:** Applications for: (1) an amendment to the North Sycamore Specific Plan and Planned Unit Development (PUD) Major Modification to allow a memory care/assisted living facility as a permitted use and (2) PUD Development Plan to construct an approximately 21,481 square foot, one-story memory care/assisted living facility containing 46 beds. Also consider the Negative Declaration prepared for this project.
- LOCATION:** 5980 and 5998 Sunol Boulevard
- GENERAL PLAN:** Retail, Highway, and Service Commercial; Business and Professional Offices.
- ZONING:** Planned Unit Development – Office (PUD-O) District.
- EXHIBITS:**
- A. Recommended Conditions of Approval
 - B. Written Narrative, Proposed Plan, and LEED Checklist
 - C. Draft Amendment to the North Sycamore Specific Plan
 - D. Ordinance 1958, Approving PUD-65, and the Approved Plans
 - E. June 27, 2007 Planning Commission Meeting Staff Report and Minutes (Excerpt); and Resolution No. PC-2007-32 (PUD-65)
 - F. July 17, 2007 City Council Meeting Staff Report and Minutes (Excerpt)
 - G. Nssp Land Use Map
 - H. Public Comments
 - I. Draft Negative Declaration
 - J. Location Map
 - K. Notification Map

I. BACKGROUND

The subject project consists of two contiguous parcels on the east side of Sunol Boulevard. The southern parcel, 5980 Sunol Boulevard, is located within the North Sycamore Specific Plan (NSSP) area. The City Council adopted the North Sycamore Specific Plan (NSSP) in June, 1992. In September of 1992, the NSSP area was pre-zoned with several PUD designations reflecting the NSSP land use plan but without a PUD development plan for any portion of the Specific Plan. The Specific Plan area was annexed to the City in June of 1993. Zoning for this property as specified in the North Sycamore Specific Plan is the Planned Unit Development – Office (PUD-O) District. The NSSP designated three parcels for office development (see partial land use map below). The subject development plan application is the second submitted for one of these office designated parcels. The 6088 Sunol Boulevard office building, located at the southeast corner of Sunol Boulevard and Sycamore Road, was the first office development in the NSSP area.



Partial NSSP Land Use Map

The northern parcel, 5998 Sunol Boulevard, is not within the NSSP area. It was originally zoned Office District. In 2007, a Planned Unit Development Plan (PUD-65)¹ was approved for a two-story office building to be constructed on 5980 and 5998 Sunol Boulevard. With the PUD-65 approval, 5998 Sunol Boulevard was rezoned from O District to PUD-O (Planned Unit Development – Office) District, consistent with the zoning designation of 5980 Sunol Boulevard.

¹ The approval of the PUD-65 development plan has since expired but the zoning did not expire. The applicant did not elect to renew the development plan as the current market is no longer in favor of office building development.

In addition, all three parcels (5980 Sunol Boulevard, 366 Sycamore Road, and 6088 Sunol Boulevard) are currently on a list of potential sites for rezoning to high density multiple-family residential development as part of the Housing Element update.

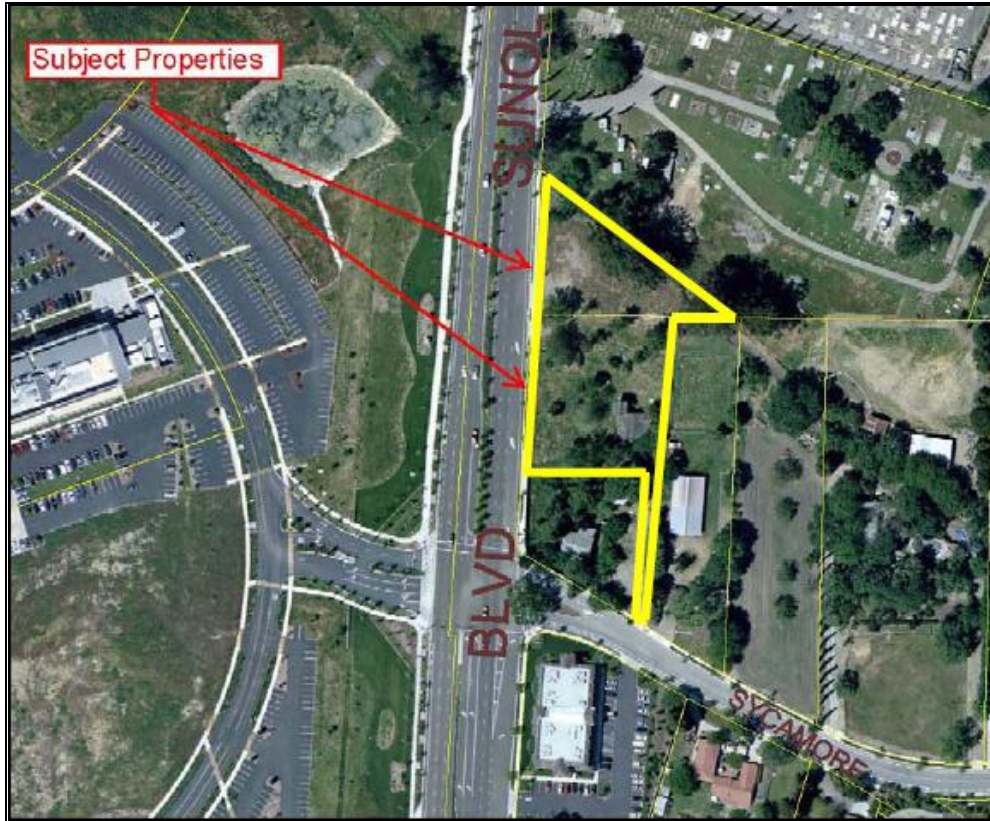
The property owner/applicant, Nick Kavayiotidis (who was also the applicant for the PUD-65), wishes to construct a 46-bed memory care/assisted living facility and related site improvements at 5980 and 5998 Sunol Boulevard instead of the previously approved two-story office building. Memory care/Assisted living facility is a use that is not currently allowed in the North Sycamore Specific Plan or included in the allowed uses approved with PUD-65. Thus, an amendment to the NSSP is necessary to add such use and a major modification to the approved PUD is required to allow such use. A PUD development plan is required to construct the facility and related site improvements. As the project site contains two separate parcels, a lot line adjustment application to merge the two properties into one parcel was approved in conjunction with the previous office proposal. The applicant will need to record the parcel merger prior to the issuance of a building permit.

The Specific Plan Amendment, PUD major modification, and PUD development plan are subject site is subject to the review and approval by the City Council, following recommendation by the Planning Commission.

II. SITE DESCRIPTION

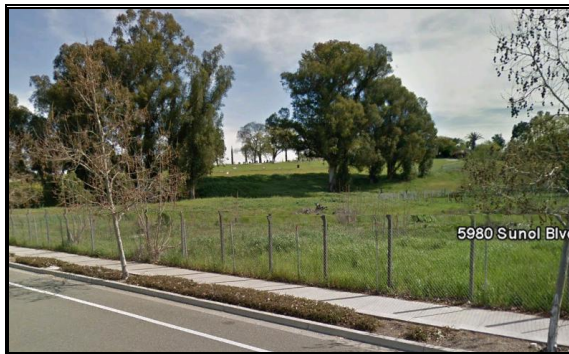
The subject site is currently vacant. The southern parcel, 5980 Sunol Boulevard, is a flag-shaped property that used to contain a residence and several accessory structures that were removed in 2008 following the approval of PUD-65. Vehicular access to this site was provided by two driveways off Sunol Boulevard. The “flag pole” portion is a narrow strip of land approximately 10 feet in width, not wide enough to be used for vehicular access that connects this parcel to Sycamore Road. The 5998 Sunol Boulevard parcel is a triangular-shaped property located to the immediate north of 5980 Sunol Boulevard. It used to be occupied by an office building and a parking lot, which were demolished/removed in 1997. An existing driveway off of Sunol Boulevard provides vehicular access to this site. Sycamore Creek traverses the northern portion of the site. The parcels have flat to gently sloping terrain. Several trees are located on the properties². Solid wood, chain link, and hogwire fencing are located along the boundaries of the properties.

² After the approval of PUD-65, the applicant removed 35 trees that were approved to be removed as a part of PUD-65.



Project Site

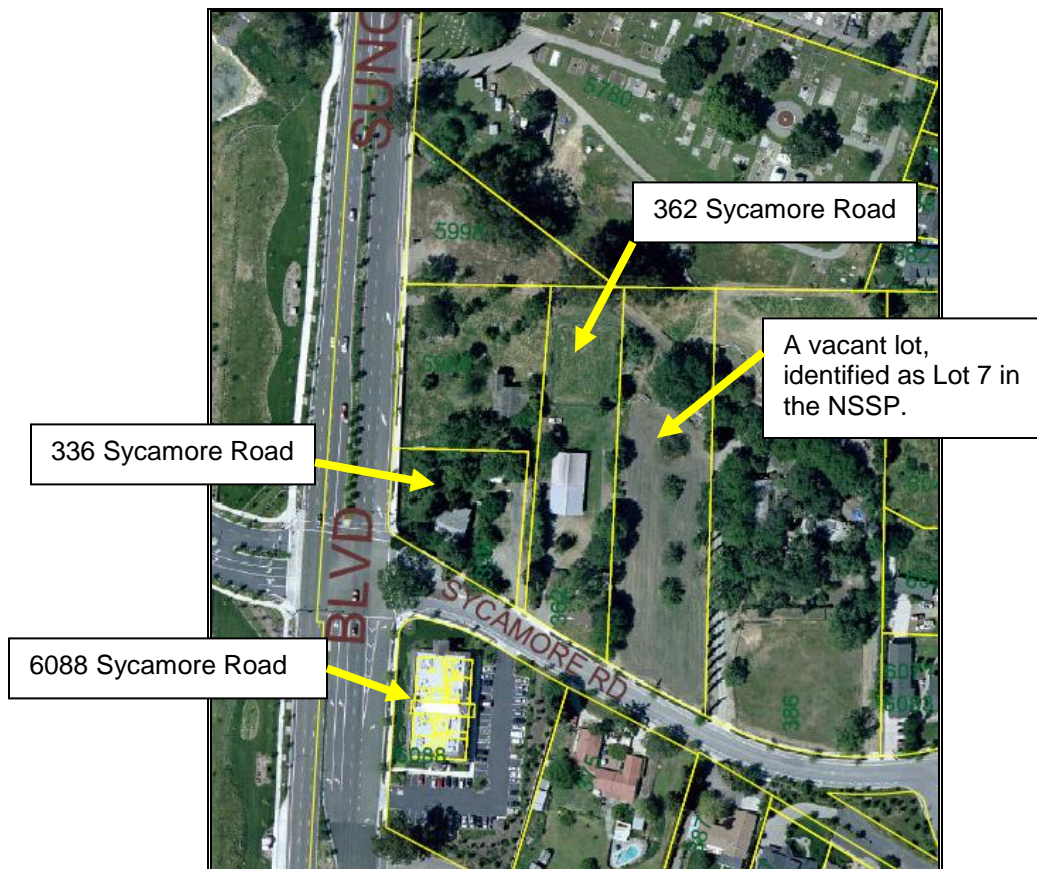
The existing fence located near the front property line would be removed. A six-foot high masonry (or similar material) sound wall is proposed along the east and south property lines to alleviate potential noise to the adjoining residential uses. The existing intermittent seasonal creek at the northern portion of the site would be retained. Other fencing on the property perimeter would be retained.



Pictures of the Site

Properties adjacent to the project site include: Life Technologies' (formerly Applied Biosystems) campus to the west, across Sunol Boulevard; the City-owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The adjacent parcel to the south (336 Sycamore Road) is zoned to allow office development.

The two parcels to the east (362 Sycamore Road and a vacant parcel, see map below) are subject to a special condition in the NSSP which stipulates that if they are developed jointly, they may be developed with office use. However, if they are developed separately, they must be developed with residential use.



Surrounding Properties

III. PROJECT DESCRIPTION

The proposed development, Westmont of Pleasanton³, is a 23-room, 46-bed⁴ residential assisted living/memory care facility, providing 24-hour oversight to cognitively impaired or physically limited persons aged 59 and over who require assistance with the activities of daily living. The facility will provide daily meals, healthcare, and offer personal and supportive services.

With a 24/7 operation, the facility provides three shifts of staff, as follows:

	Shift Time	Staff Allocation
Morning Shift	6:30 a.m. - 2:30 p.m.	12-14
Afternoon/evening shift	2:30 p.m.- 10:30 p.m.	8 -12
Night shift	10:30 p.m. - 6:30 a.m.	1- 2

The proposed project includes the following:

1. An amendment to the NSSP to include memory care/assisted living facility as an allowed use (as shown in Exhibit B);
2. A modification to the previously approved PUD (PUD-65) to allow memory care/assisted living facility;
3. Construction of an approximately 21,481 square foot 46-bed/23-room memory care/assisted living facility on a combined site area of 1.67 acres and related site modifications/improvements, including grading, tree removal, and installation of new paving and landscaped areas. The existing intermittent seasonal creek at the northern portion of the site would be retained and enhanced with riparian landscaping.

In addition, the applicant will be required to record the approved lot line adjustment to combine the two parcels prior to the issuance of a building permit.

Amendment to the North Sycamore Specific Plan

Uses for the PUD-Office district were limited by the NSSP to the following:

- Administrative and Business Offices

³ The proposed memory care/assisted living facility will be operated by Westmont Living. Westmont Living has facilities in California and Oregon. It provides a full spectrum of living options, from independent and assisted retirement living to memory care.

⁴ The proposed facility will accommodate a maximum of 46 beds if and when there is no private room offered.

- Design
- Insurance
- Investment
- Legal Services
- Medical and Dental
- Real Estate
- Research Services

The proposal is to add a memory care/assisted living facility to this list. Thus, the third paragraph of page 34 of the NSSP will be amended to read as follows (note, new language is underlined):

In general, types of uses envisioned for the study area are those used identified as permitted uses for the Office District and include administrative and business offices, and the following kinds of offices: design, insurance, investment services, legal services, medical and dental, real estate and research service. In addition, memory care/assisted living facilities are a permitted use.

The Proposed PUD Major Modification

PUD-65 allowed the following use on the subject sites:

- Administrative and Business Offices
- Design-Related Offices
- Insurance Offices
- Investment Services
- Legal Services
- Medical and Dental Offices
- Real Estate Offices
- Research Services

As the current PUD allowed use list does not include the proposed Memory care/Assisted living facility, a major modification to the approved PUD is required to include and to allow such use.

PUD Development Plan for the Memory Care/Assisted Living Facility

The proposed 46-bed/23-room facility would be in a rectangular-shaped building, setback 20 feet from the front property line (Sunol Boulevard). The facility includes a combination of double- and single occupancy rooms. The existing driveways off of Sunol Boulevard would be removed and two new driveways would be installed to provide access to the proposed development. The two new driveways, one near the north end of the site and other near the south end, would form an upside down “U” shaped drive aisle with parking along it. A total of 31 parking spaces are proposed, including two parking spaces for persons with disabilities. The long, narrow access off of Sycamore Road, used in the past by the residents of the

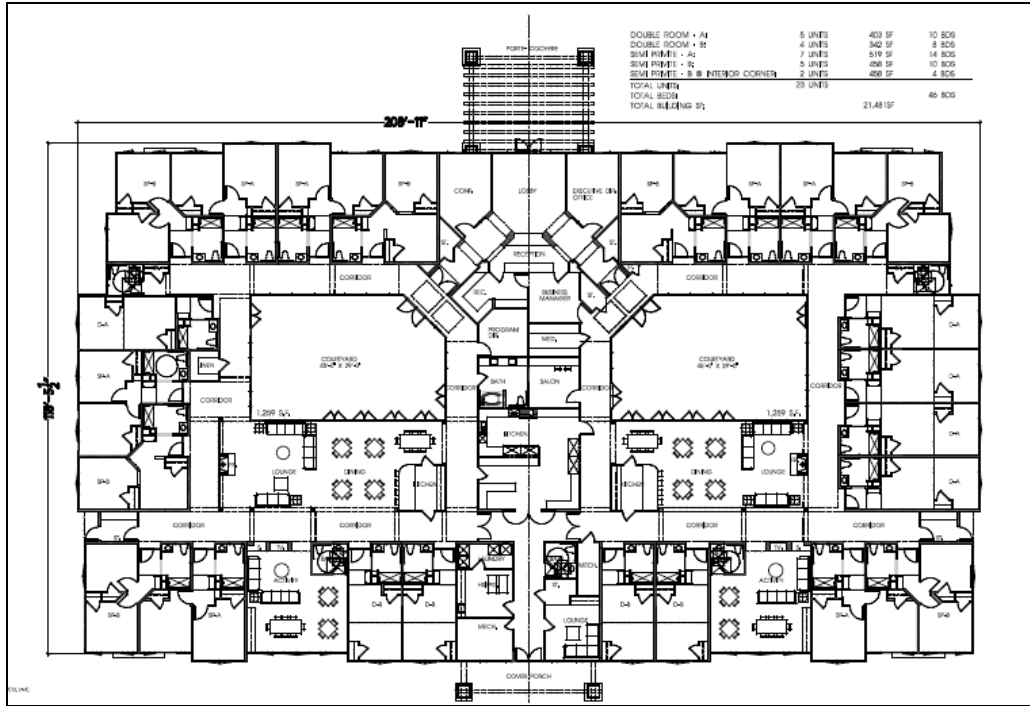
also included on other parts of the building to help break the building’s linear appearance. The proposed building colors include “oak harbor” for body; deep brown for eaves, fascia trims and rafter tails, dark chocolate for accents; “Verona Hillstone” for stone, Khaki for brick, and barkwood for roof.



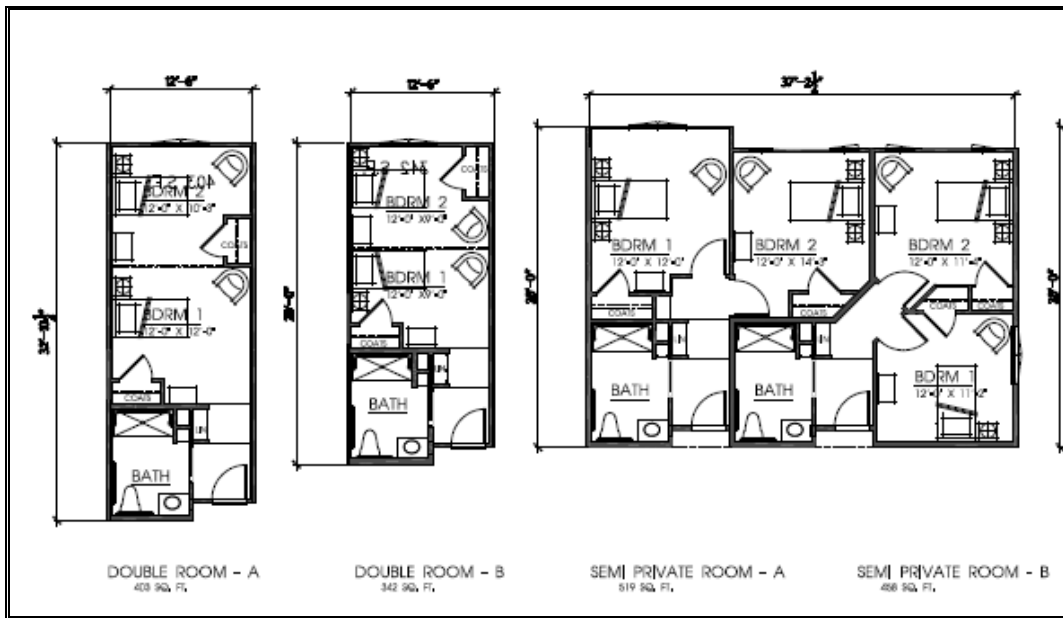
The proposed memory care/assisted living facility would have 23 rooms with a maximum of 46 beds. The facility is designed so that the southern half and the northern half of the building are a mirror-image of each other in that each section would have the following:

- a courtyard located in the middle of the building;
- a dining room/lounge area;
- an activity room;
- a kitchen area;
- access directly to the parking area.

The facility would also have a reception area, administrative offices, a beauty salon and a medical office for the residents.



Facility Layout



Typical Double and Semi Private Room Layout

During the original PUD-65 review period in 2007, a tree survey and analysis for the then proposed office building was prepared by John Traverso, a Certified Arborist with Traverso Tree Service. The report surveyed 48 existing trees and concluded 13 of them should be preserved (see map in Exhibit B regarding retained trees). Since approval of the office proposal, the applicant has removed 35 trees that were to be removed. Among the removed trees, 22 were heritage sized trees; 13 were in good condition; four were in fair condition; one was in poor condition; and four were dead/dying.

The Landscaping plan, prepared by Reed Associates, shows a variety of new trees, shrubs, and groundcovers would be planted with the proposed development. Crape myrtle, Yeddo hawthorn, Hybrid flax and heavenly bamboo will be planted on the east-side of the property. Crape myrtle, Laurel sumac along with escallonia, Spanish lavender, variegated tobira, New Zealand tea tree, etc., will be planted along the south-side of the property. Crape myrtle, Yeddo hawthorn, and Hybrid flax would be planted along the east side. London plane trees would be planted on the west side (front) of the property along with a mixture of shrubs and groundcover including escallonia, New Zealand tea tree, and white carpet rose to accent the site and to visually enhance the streetscape. Two internal courtyard areas are proposed for the use by its residents. Please refer to Exhibit B for detailed planting scheme.

A double-sided monument sign is proposed in the landscaped area near the southern driveway. The monument sign will have the facility's name and address. No sign design or details have been provided.

IV. ANALYSIS

General Plan and North Sycamore Specific Plan Land Use Conformity

The subject parcels are designated by the Land Use Element of the Pleasanton General Plan for "Retail/Highway/Service Commercial; Business and Professional Offices" land uses, which allows commercial and office uses. The proposed project, a memory care/assisted living facility, is consistent with this land use. The General Plan allows a range of intensity from 0-60 percent floor area ratio (FAR) for the "Retail, Highway, and Service Commercial/Business and Professional Offices" land use designation, with a midpoint density of 35 percent. The proposed 21,481 square feet of building area would result in a 29.53% FAR for the 1.67-acre site, meeting the FAR limit for commercial properties specified by the Pleasanton General Plan.

The proposed development contains two parcels. The 5980 Sunol Boulevard property is located within the North Sycamore Specific Plan (NSSP) area. The NSSP land use designation for the subject property is "PUD-Office" and is generally subject to the purposes and uses of the City's O (Office) District. The NSSP PUD-Office section further states that "In general, types of uses envisioned for the study area are those uses identified as permitted uses for the office District and include administrative and business office and the following kinds of offices: design, insurance, investment service, legal services, medical and dental, real

estate and research service.” (page 34). The proposed use would be a compatible with the adjacent uses.

Conformity with NSSP Requirements

New construction in the NSSP must conform to the specialized Development Standards and Design Guidelines contained in the NSSP. Although only the 5980 Sunol Boulevard property is located in the NSSP area, staff has reviewed the entire project for compliance with the NSSP regulations. The proposed project conforms to the applicable NSSP Development Standards and Design Guidelines as follows:

Height

The NSSP indicates a maximum height of two stories (30 feet). The proposed building is a one-story, 17'-8" in height. It is well under the height limited specified by the NSSP. Therefore, staff finds that this NSSP development standard has been met.

Coordinated Site Planning and Design Continuity

The NSSP indicates that the office parcels should be jointly planned to coordinate future site layouts, vehicular access, parking buffering, architecture, and landscaping prior to approval of the first parcel development plan. However, the NSSP also indicates that coordinated development may not be possible due to separate ownership and, if this is the case, then the first design approval should set the standard for subsequent development.

The 6088 Sunol Boulevard office building, located at the southeast corner of Sunol Boulevard and Sycamore Road, was the first office building constructed in the NSSP area. It was allowed to develop independently of the other office parcels since the office parcels were under separate ownership and the other property owners were not interested in developing their properties at that time.

The applicant has in the past contacted the property owner of 336 Sycamore Road, located immediately south of the proposed project, to purchase the land. The property owner decided not to sell the property. Staff believes that the proposed site and building design, discussed in greater detail below, follows the high standards of development established by the 6088 Sunol Boulevard property.

Site Access

The NSSP indicates that office site entrances should be located off of the new collector street (Sycamore Road) with Sunol Boulevard access limited to right-turn only ingress/egress, subject to approval by the City Traffic Engineer.

The 5980 Sunol Boulevard property's long, narrow corridor of land connecting to Sycamore Road is too narrow to accommodate a driveway. Therefore, there would be no access to this

development from Sycamore Road. However, future access to Sycamore Road might occur for the subject development when the adjacent 336 Sycamore Road property is developed. Therefore, staff requested that the applicant not preclude future vehicular connection to the 336 Sycamore Road property by placing permanent structures near the southeast corner of the property, which the applicant agreed to do.

The project would include two new right turn only (ingress/egress) driveways on Sunol Boulevard. The City's Traffic Engineer believes that the proposed right turn ingress/egress driveways on Sunol Boulevard would be acceptable.

Building Design

The NSSP requires variation in massing, setbacks, and height. In addition, it requires well articulated facades with building volume broken into smaller components to decrease its apparent mass and volume (e.g., create insets or projections, step back second floor, vary roofline height, etc.). Also, building forms should reflect the outlying residential character (e.g., sloping roofs).

The proposed building includes many features to break up the mass and volume of the building: building projections are included on all four elevations, gable designs, Porte-cochere element, and the roofline of the building varies in height to add interest and break up the building's volume. Staff also believes that the building is well articulated and is compatible with the surrounding residential character. Therefore, staff believes that the building complies with these NSSP requirements.

Landscaping

The NSSP indicates that an adequate rear yard landscaped setback should be provided along the perimeter of properties abutting residential districts to provide visual protection to adjacent uses, with the actual width of this landscape setback to be determined on a case-by-case basis through the PUD review process. Dense landscaping is required in this setback with plant material sized and spaced so that a lush and mature appearance will be attained within two years of planting. The guidelines further state that a six foot tall masonry wall should be installed at the residential property line (i.e., eastern property line). The development plan show a sound wall along both the east and south property lines to reduce potential noise onto the adjoining residential uses.

The proposed landscaping plan shows a narrow two-foot wide planting strip along the east property line opposite to the proposed compact parking spaces. This planting strip width could be increased by approximately two feet as the required drive aisle width is 25 feet. As shown on the site plan, the drive aisle width between the planting strip and the compact parking spaces is approximately 27 feet wide. Staff has previously discussed this revision with the applicant and the applicant agreed to this revision. A condition has been included to address this item.

Parking Location and Layout

The NSSP (page 45) states that parking areas should be broken into smaller components and located behind the buildings. It further states that parking between the building and the main street frontage (Sunol Boulevard) should be avoided whenever possible.

The proposed parking areas are broken into smaller components as they are located in three areas. There is no parking proposed between the building and Sunol Boulevard. Therefore, the parking lot design meets the NSSP regulations.

Service Areas

The NSSP indicates that trash receptacles should be screened from public view and located for convenient access by service vehicles. The roofed trash enclosure is to be located in the parking area in the northern portion of the site. It would have landscaping to screen it. Staff believes that the proposed location and screening of the trash enclosure meets this NSSP guideline.

Consistency Finding

The North Sycamore Specific Plan mandates that a consistency finding be made prior to approving any new development in the Specific Plan area. As conditioned, staff believes that the design, size, and location of the proposed office building and related site improvements are appropriate and conform to the intent and design standards contained within the Specific Plan.

Site Plan

As noted in the table below, the proposed development would meet the site development standards of the NSSP and Office District with respect to building setbacks, FAR, and height limits.

SITE DEVELOPMENT STANDARD:	REQUIREMENTS:	PLAN PROPOSES:
Floor Area Ratio	30% max.	29.53%
Building Height:	30 ft. max. @ roof	17'-8" to the top of the roof
Setbacks:		
Front (Sunol Blvd.) -	20 ft. min.	20 ft. min.
North Side -	10 ft. min.	50 ft. min.
South Side -	10 ft. min.	52 ft. min.
Rear (east) -	10 ft. min.	47 ft. min.

Staff believes that the proposed positioning of the building towards Sunol Boulevard with parking located on the sides and rear of the building presents an attractive appearance from Sunol Boulevard. Furthermore, the building location provides substantial setbacks from the adjacent residences. In addition, as noted above, staff believes that the proposed location of the parking areas complies with the NSSP requirements. The proposed 29.53 percent FAR would meet the FAR of the NSSP.

As conditioned, staff believes that the proposed site plan, positioning of the building, height, and FAR are appropriate for the subject property.

Traffic and Circulation

The proposed development would have two driveways and a looped drive aisle around the building to facilitate traffic access and on-site circulation. The day shift would have a maximum of 14 employees and the night shift would have a maximum two employees. The shift changes occur in the morning around 6:30 a.m. which is outside the morning peak commute hours. The office traffic for the 5980 Sunol Boulevard parcel was included in the traffic analysis and mitigations for the North Sycamore Specific Plan (NSSP) and Environmental Impact Report (EIR). The NSSP EIR assumed 13,378 square feet (30% FAR) of office use traffic from the 5980 Sunol Boulevard parcel. The 13,378 square feet of office use would have generated 21 AM Peak Hour trips and 20 PM Peak Hour trips. The City Traffic Engineering Division has reviewed the proposal, and based on the proposed building floor area of 21,481 square footage, per the Institute of Transportation Engineers (ITE) Parking Generation Manual 4th Edition, there will be 13 am peak hour trips and 18 pm peak hour trips. The Traffic Engineering Division also reviewed the trip generation based on the number of beds. With the proposed 46 beds maximum, there will be 8 am peak hour trips and 10 pm peak hour trips. The peak traffic volume generated from the proposed project, either based on the facility's floor area or based on the number of bed in the facility, is below the assumed the trip number analyzed in the NSSP EIR. Therefore, the City's Traffic Engineer determined that the project would have negligible traffic impacts and that a traffic report was not necessary.

The project would include two new 25-foot wide driveways, right turn ingress/egress only driveways on Sunol Boulevard. The applicant has also been conditioned to modify the existing and/or install new signing/stripping on Sunol Boulevard, as determined by the City Traffic Engineer, to ensure the two new driveways do not create a traffic safety hazard.

Regarding on-site vehicular circulation, the Livermore Pleasanton Fire Department reviewed the proposed circulation around the building and found that it is designed to allow the anticipated emergency vehicle access on and off the site efficiently and safely.

Parking

A total 31 parking spaces are proposed for the development, including two spaces for persons with disabilities. It yields a parking ratio of 1.34 spaces per unit or 0.67 parking spaces per

bed. The City's Municipal Code does not specify a parking ratio for memory care/assisted living facilities. The operator advised City staff that there will be 14 employees on site during the maximum shift. The facility would have 9-passenger van on site for transporting residents to medical appointments, field trips, etc. Assuming that each employee commutes separately to and from work, that would leave 16 spaces for residents and guests. The operator of this proposed facility has care facilities in California and Oregon. Based on the operator's experience in operating similar facilities in both states, it was indicated to City staff that visits to these facilities are dispersed throughout the week, although most visits tend to occur on weekends and weekday evenings. Assuming a conservative scenario of one third of the residents, or 15 residents, would have visitors at the same time, the remaining 16 spaces could handle that visitor demand.

City staff surveyed existing senior care facilities in the City in order to determine an appropriate parking requirement for the proposed use. The senior living facility on 4115 Mohr Avenue was approved at 0.66 parking spaces per room with a restriction prohibiting residents from keeping vehicles at the site. Parkview care facility on Valley Avenue provides different levels of assisted living including 19 dementia residents. The facility was designed at least 0.5 parking spaces per bed. The recently approved Continuing Life Communities at Staples Ranch provides a parking ratio of 0.66 parking spaces per bed in its 114-unit, 153-bed assisted living facility.

The Traffic Engineering Division has also reviewed the proposed facility and its parking. Per ITE Parking Generation Manual, 4th Edition, the parking ratio recommended for memory care/assisted living is 0.5 parking spaces per bed. Using this parking ratio, 23 parking spaces would be required for the proposed facility. The City Engineer has found that this parking ratio is appropriate to be used by the proposed memory care/assisted living facility. The City Traffic Engineer, however, encouraged additional on-site parking spaces to handle parking demand during holiday or special events at the facility as there is no on-street parking on Sunol Boulevard. Additional on-site parking would help prevent overflow parking into nearby residential neighborhoods. As proposed, the project would have eight more parking spaces than the 0.5 space/bed ratio would require.

Based on this analysis, City staff concludes that the proposed 31 parking spaces will be adequate to serve the needs of the facility. However, in order to further ensure that the adjacent properties would not be impacted by overflow parking, staff would recommend that conditions of approval be included with the project that prohibit the residents from keeping cars on the site and that RVs, boats, trailers, campers, and inoperable (i.e., non-operating or non-registered) vehicles be prohibited from being stored at the site. The applicant has agreed to these conditions.

Grading and Drainage

The subject site is generally flat. The northern perimeter of the site near the seasonal creek has gently sloping terrain. Grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, drive aisles, and stormwater

retention basins. Staff finds the proposed grading to be minor and acceptable.

The parking lot and drive aisles would drain into shallow on-site storm water retention basins. The basins would then hold the stormwater and gradually release it to the storm drain system. This retention method is supported by the Regional Water Quality Control Board and staff in implementing the urban clean water runoff program.

One of the stormwater retention basins is located in the north portion of the site, near the seasonal creek. To ensure that the slope bank of the seasonal creek will not be affected by the proposed development, staff has included a condition requiring no on-site improvement including grading be allowed within the seasonal creek setback area.

Building Design

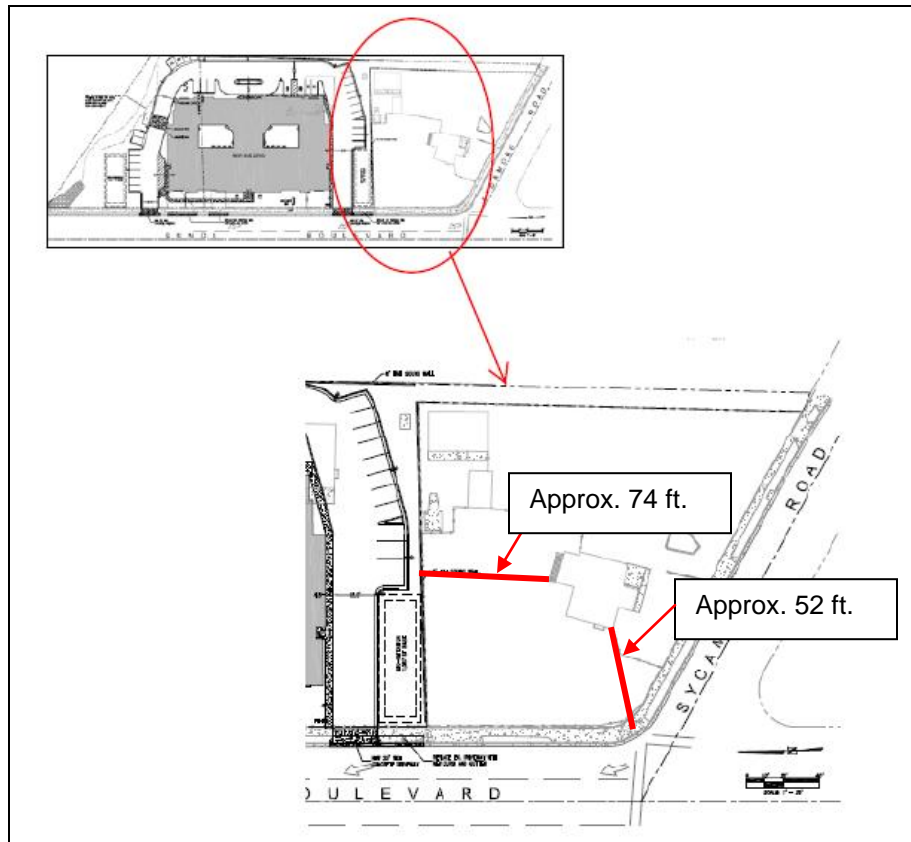
The subject site is a sensitive one due to its proximity to the adjacent residences and its frontage on a major City thoroughfare. Therefore, staff worked with the applicant to design a building with high quality architecture and materials. Although the building entrance is on the rear (east) elevation, its west elevation incorporates design details, such as stone columns and a centered, gabled projecting area with a large window which provides visual entry on the Sunol Boulevard frontage. Having the building entrance on the east side avoids parking and drive aisle between the building and Sunol Boulevard ; therefore, satisfies the design criteria of the NSSP concerning parking location. Staff believes that the building is attractive and contains design elements, described earlier, which break up its volume. Staff also believes that the building is well articulated and would be compatible with the surrounding buildings. The colors and materials of the building will complement the building architecture and would be compatible with other buildings in the area. Staff also finds the building height to be acceptable and compatible with the surrounding structures.

Noise

The proposed facility is a care facility with 46 beds. The facility is required to meet the noise standards applied to multiple family dwellings. Noise standards for multiple family dwellings need to generally maintain a 45 dBA L_{eq} interior standard of the Pleasanton General Plan. Although the project site is not in proximity of a railroad, it abuts a major thoroughfare and is within one-half mile of I-680. Policy 5 of the General Plan requires the development to “Protect schools, hospitals, libraries, religious facilities, convalescent homes, and other noise-sensitive uses from noise levels exceed those allowed in residential areas.” To ensure that the proposed project would meet the noise criteria for both indoor and outdoor, the project is conditioned to have a noise study conducted by a licensed professional prior to the issuance of a building permit and the construction of the facility to incorporate recommended mitigation measures. Staff has discussed this requirement with the applicant who agreed to it.

The adjacent property owner to the south (336 Sycamore Road) has expressed concerns about potential noise impact of the proposed facility. Although the adjoining property is zoned PUD-O (Planned Unit Development – Office), there is an existing legal non-conforming

residence. The noise concerns are directly related to the proposed southern drive aisle and parking spaces near along the common property line.



The existing residence on the adjoining property is located approximately 74 feet from the common property line and approximately 52 feet from the corner of Sunol Boulevard and Sycamore Road. There is a detached structure located on the northeast of the site. The applicant mentioned to staff that he was informed by the adjoining property owner that this building located at the northeast corner of the site is also being used as a living quarters. In researching building permit records, staff found a permit for one sewer connection in September 1999. Staff could not find any permit/approval showing this back building was approved for residential use. As the subject property was annexed to Pleasanton in 1993, staff does not have records prior to the annexation date.

To address the noise concerns, the applicant proposes the following:

- 1) Construct a six-foot high sound wall along the southern property line to reduce potential noise onto adjacent property; and,
- 2) Require night-shift staff (2 persons at maximum) to use the northern portion of the parking lot.

Staff believes that a sound wall would be able to substantially block noise from vehicles passing through the parking lot, closing of vehicle doors, starting engines, etc. during the day time. At night time, the number of vehicles entering/exiting the parking lot would be greatly reduced as no visitors are allowed during nighttime (except during an emergency), and night-shift employees would be required to park on the north side.

Additionally, the trash enclosure is located to the north of the building. As such, trash pick-up should not impact the residential use to the south.

Emergency service related to 911 calls may also create noise. Staff has contacted Livermore-Pleasanton Fire Department who provided the following information about calls for service to similar facilities:

	Calls Received by Livermore-Pleasanton Fire from 01/01/07 -09/21/11	Yearly Calls (Average)	Monthly Calls (Average)
100 Valley Avenue (125 bed assisted living facility)	387 calls	81 calls	6.7 calls
300 Neal Street (139 bed skilled nursing facility)	475 calls	99 calls	8.2 calls

Based on the number of beds in the proposed facility, this data would yield an estimated average monthly number of calls of 2.58, or rounded up to three calls per month.

The applicant provided emergency call information from Westmont Living’s Operation Director. Based on the operations from the existing Westmont facilities, it is estimated that there would be two to three calls per month for the proposed 46-bed facility.

Green Building

The City’s Green Building Ordinance requires projects containing 20,000 square feet or more of conditioned floor area to meet a LEED™ “Certified” level, which is equal to a score of 40 or more credit points on the LEED Green Building Checklist. Since the proposed building is 21,481 square feet, it is required to meet a “Certified” rating. The applicant has proposed to incorporate green building measures into the project to allow the project to qualify for 40 credit points and meet a LEED “Certified” rating as required by the City’s Green Building Ordinance. Some of the proposed green building measures include using a highly reflective roof surface to reduce a heat island effect; installing high efficiency toilets to reduce water consumption; using recycled content building materials; and utilizing low volatile organic compound (VOC) emitting materials.

The LEED checklist also claimed point for using low emission, fuel efficient vehicles for the facility. Staff assumes that this refers to the facility vehicle. To ensure that the proposed facility would meet the LEED Certified rating, staff has included a condition requiring the applicant specify how each green point is to be achieved on the construction plans submitted for building permit

Signage

A monument sign location is proposed near the southern driveway. It would be a double-faced sign identifying the facility. No specific design has been submitted. A condition has been included that requires the applicant to submit sign design review prior to installation of any signs.

Landscape Plan

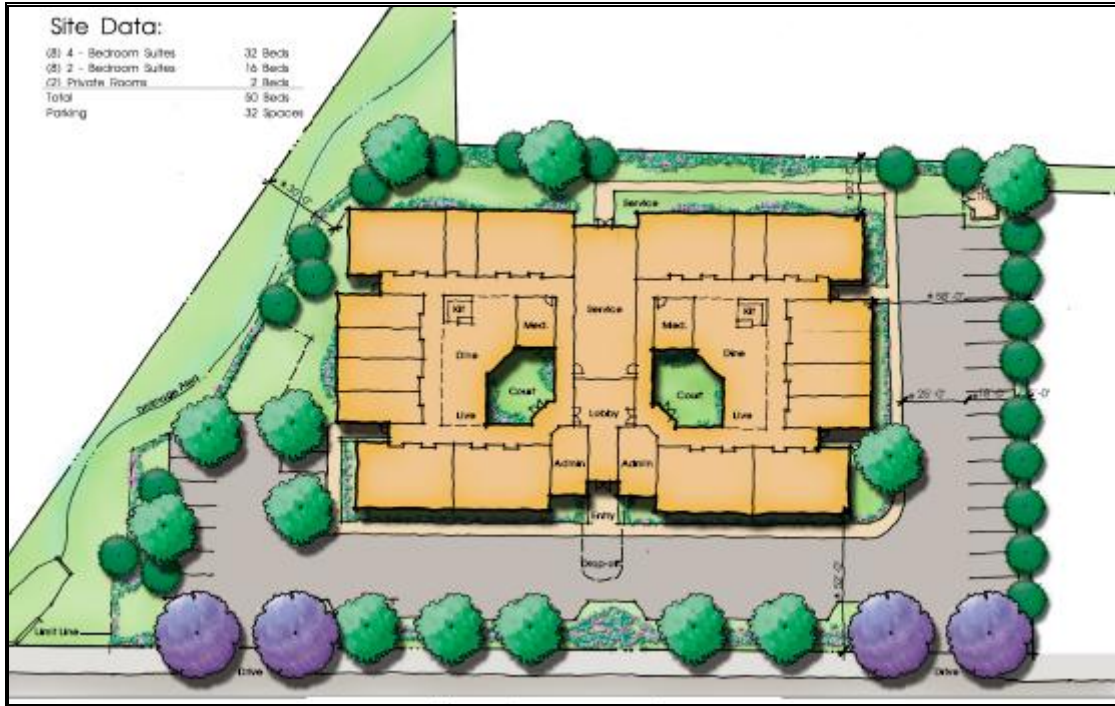
The landscape plan will provide a variety of trees, shrubs, and groundcover on the project site. Staff believes that the proposed landscape plan is attractive and contains sufficient landscape area around the perimeter of the building, parking areas, and along the street frontage. Staff also believes that the density and species of trees and shrubs indicated on the plan are generally appropriate.

As previously discussed, a condition has been added requiring the width of the eastern planting strip be increased. Thus, the final landscape plan would be subject to the review and approval by the Community Development Director.

Alternative Plans

As previously discussed, the adjoining property owner to the south (336 Sycamore Road) has expressed concerns regarding potential noise impact from the proposed facility, the placement of the front entrance of the facility, and suggested that the applicant consider an alternative site plan that does not have a looped drive aisle, rear entrance, and parking stalls near the southern property line.

Alternative Plan 1: This alternative site plan was proposed by the applicant at a preliminary review stage of the project. It showed the entrance to the facility is in the front; and the drive aisles terminate at the eastern end, instead of looping around the building.



This plan was reviewed by Livermore-Pleasanton Fire Department which believes this site design provides adequate emergency service access. However, this site design creates a drive aisle between the building and Sunol Boulevard, which would not be consistent with the NSSP as it states that parking between the building and the main street frontage (Sunol Boulevard) should be avoided whenever possible. Further, although it addresses the concern regarding the front entrance of the building, it retains parking on the southern end of the site.

Alternative Plan 2:

This preliminary sketch is suggested by the adjoining property owner at 336 Sunol Boulevard who believes that this plan would not only address the noise and front entrance concerns, but also meet the parking and circulation requirements.

Boulevard property was assigned two lot shares for reimbursement. The applicant will also be required to join the NSSP Maintenance Association which maintains the improvements in the common areas of the NSSP. Conditions of approval address these items.

V. NEIGHBORHOOD MEETING

On June 13, 2011, staff hosted a neighborhood meeting at the City's Senior Center. Three residents attended the meeting. Questions concerning the operation of the facility were raised.

The applicant responded that the facility is for those who have lost the ability to live independently. It is a "delayed egress" facility⁵ to prevent residents exiting the building without being noticed. For the safety of the facility residents, there would not be strolling around the residential neighborhood. If a field trip is scheduled, residents will be transported to and from trip destination. Additionally, the facility is not subsidized by the State; thus, the facility residents would be supported by private funding.

VI. PUBLIC NOTICE

Notice of the proposed project was mailed to the surrounding property owners and tenants within 1,000 feet of the subject property. At the writing of this report, staff had not received any written or verbal comments pertaining to the proposal, aside from those listed above.

Suzan Dingman, 387 Sycamore Road, wrote staff opposing the proposed amendment to the NSSP. Ms Dingman stated that the proposed facility would have a negative impact on the existing rural neighborhood; it would have noise and traffic impacts, and the possibility of residents escaping the facility. The applicant has responded to Ms. Dingman's concern by further explain the scope and operation of the project. A copy of the response is attached.

Mr. Art Dunkley, property owner of the adjoining parcel to the south at 336 Sycamore Road, contacted staff, expressing his concerns on the site plan, the noise generated from vehicle traveling through the site and closing of vehicles' doors.

VII. PUD DEVELOPMENT PLAN MAJOR MODIFICATION FINDINGS

The Zoning Ordinance of the Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD Development Plan and any major modification of an approved development plan. The Planning Commission must make the following findings that the proposed modification of the PUD-65 conforms to the purposes of the PUD District, before making its recommendation.

⁵ "Delayed Egress" is a means of delaying people who try to exit the building. Delayed Egress systems are used in facilities that care for Alzheimers patients across the country, where a delayed egress system helps to keep patients from wandering off while maintaining a margin of safety for egress in legitimate panic situations.

1. Whether the plan is in the best interests of the public health, safety, and general welfare:

The project would include the installation of private utility systems to connect to the public systems in order to serve the memory care/assisted living facility. Adequate storm drain, sanitary sewer, and water service utilities are present in the area surrounding the development and are sufficient to serve the new building. All on-site infrastructure would be installed by the project developer with connections to municipal systems in order to serve the site. As conditioned, drive aisles and driveways will be designed and constructed to City standards. Adequate access would be provided to the structure for police, fire, and other emergency response vehicles. The building would be designed to meet the requirements of the Uniform Building Code and other applicable City codes. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements will minimize construction impacts on the surrounding residents and tenants.

Therefore, staff believes that the proposed plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the plan is consistent with the City's General Plan:

The proposed commercial facility conforms to the "Retail, Highway, and Service Commercial/Business and Professional Offices" Land Use Element designation for the project site. A portion of the project site is located within the North Sycamore Specific Plan. The Specific Plan programs, policies, and land use designation are regarded as a more refined, detailed version of the General Plan. The Specific Plan's "PUD-Office" land use designation for the 5980 Sunol Boulevard site is generally subject to the purposes and uses of the City's O (Office) district. The Nssp PUD-Office section further states that "In general, types of uses envisioned for the study area are those uses identified as permitted uses for the office District and include administrative and business office and the following kinds of offices: design, insurance, investment service, legal services, medical and dental, real estate and research service." (page 34). The proposed use would be compatible with the adjacent uses.

Therefore, staff believes proposed development plan is consistent with the City's General Plan and North Sycamore Specific Plan, and staff believes that this finding can be made.

3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The subject property is surrounded by industrial, office, and residential uses on large parcels. The uses for the site would be compatible with the surrounding uses. The proposed facility would be generally sited towards Sunol Boulevard with ample setbacks from the adjacent residences to minimize view and privacy impacts. The building has

been attractively designed and would be compatible with the design of the surrounding structures. New landscaping would be installed in the perimeter planter areas to help screen the development from off-site views. In addition, a proposed six-foot tall sound wall along a portion of the eastern and southern property lines would further help screen views of the development from the parcels to the east and south. Therefore, impacts on the adjacent developed properties would be limited. The proposed development would require limited grading for the construction of the building and other site improvements. Grading conducted on the site will be subject to engineering and building standards prior to any development.

Therefore, staff believes that the plan is compatible with the previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

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

The site topography is generally flat to slightly sloping and there are no known landslides on the property. Grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, and drive aisles. Erosion control and dust suppression measures will be documented in the building permit plans and will be administered by the City's Building and Public Works Division. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located within a 100-year flood zone. Therefore, staff believes that this finding can be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:

The project site is in a developed area of the City and would not involve the extension of any new public streets. The building and parking areas would be located in an area of the site where the grades are not steep. The proposed building will be compatible in size and scale with surrounding structures. The trees that are currently on site, except for one, will be retained. New landscaping would be installed to mitigate the loss of the existing tree as well as the trees removed with the previous PUD-65 approval. Therefore, staff believes that this finding can be made.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The public improvements associated with this project would be consistent with City design standards. Adequate access would be provided to the building for police, fire, and other emergency vehicles. The building would also be equipped with automatic fire

suppression systems (sprinklers) and an on-site fire hydrant would be installed.

Although the site is not located within an Alquist-Priolo Earthquake Fault Zone, it would be subject to seismic shaking during an earthquake. The State of California provides minimum standards for building design through the California Building Standards Code. The California Uniform 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 requirements. Site specific soils analyses would be conducted in conjunction with the building permit review.

Therefore, staff believes that the plan has been designed to incorporate adequate public safety measures.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to insure that the desires of the developer and the community are understood and approved prior to commencement of construction. Staff believes that the proposed project implements the purposes of the PUD ordinance in this case by providing a building that is well-designed and sited on the subject property, that fulfills the desires of the applicant, and that meets the City's General Plan and North Sycamore Specific Plan goals and policies. The PUD process allows for ample input from the public and for an ultimate decision by the City Council regarding appropriateness of the proposed uses and development plan.

Staff believes that through the PUD process the proposed project has provided residents, the developer, and the City with a development plan which optimizes the use of this infill site in a sensitive manner. Therefore, staff believes that this finding can be made.

VIII. ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report (EIR) was prepared and certified for the North Sycamore Specific Plan. The California Environmental Quality Act (CEQA) specifies that individual development projects that are prepared pursuant to the requirements of an adopted specific plan, for which an EIR has been prepared and certified, are exempt from additional environmental review. Since the subject development is also proposed on the 5998 Sunol Boulevard property, which wasn't part of the NSSP or its EIR, and an amendment is proposed to the NSSP, a draft Negative Declaration accompanies this report to address the potential

environmental impacts. Based on an initial study, staff believes that approval of Cases PSPA-4 and PUD-65-01M would not have any significant adverse effects on the environment. If the Commission concurs with this environmental assessment, The Commission must make the finding that the Negative Declaration is appropriate prior to taking action on the project.

IX CONCLUSION

Staff believes that the proposed building meets all applicable requirements of the Pleasanton Municipal Code, North Sycamore Specific Plan, and General Plan as conditioned. In the opinion of staff, the project's building and site design, as proposed and conditioned, is appropriate for the surrounding area, conforms to the purposes of the PUD Ordinance, and is superior to the alternative site plans. However, if the Planning Commission believes the neighbor's concerns merit a more detailed exploration of the site plan alternatives, staff has provide an option.

X. STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Find that the project would not have a significant effect on the environment and adopt a resolution recommending approval of the attached draft Negative Declaration;
2. Adopt a resolution finding that the amendment to the North Sycamore Specific Plan is consistent with the General Plan and recommending approval of Case PSPA-4 and forward the amendment to the North Sycamore Specific Plan to the City Council for public hearing and review;
3. Find that the proposed major modification to PUD and the PUD Development Plan are consistent with the General Plan, the NSSP, and the purposes of the PUD Ordinance;
4. Make the findings as identified in the staff report ; and,
5. Recommend approval of PUD-65-01M subject to the Conditions listed in Exhibit A and forward the PUD major modification and PUD development plan to the City Council;

If the Planning Commission wish to explore site plan alternatives in ore detail, the Planning Commission may direct the applicant to prepare detailed design based on either Alternative Plan 2.

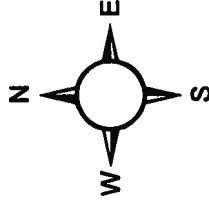
Staff Planner: Jenny Soo, Associate Planner at 925-931-5615 or jsoo@ci.pleasanton.ca.us

5980 & 5998 SUNOL BLV

City of Pleasanton

GIS

Department

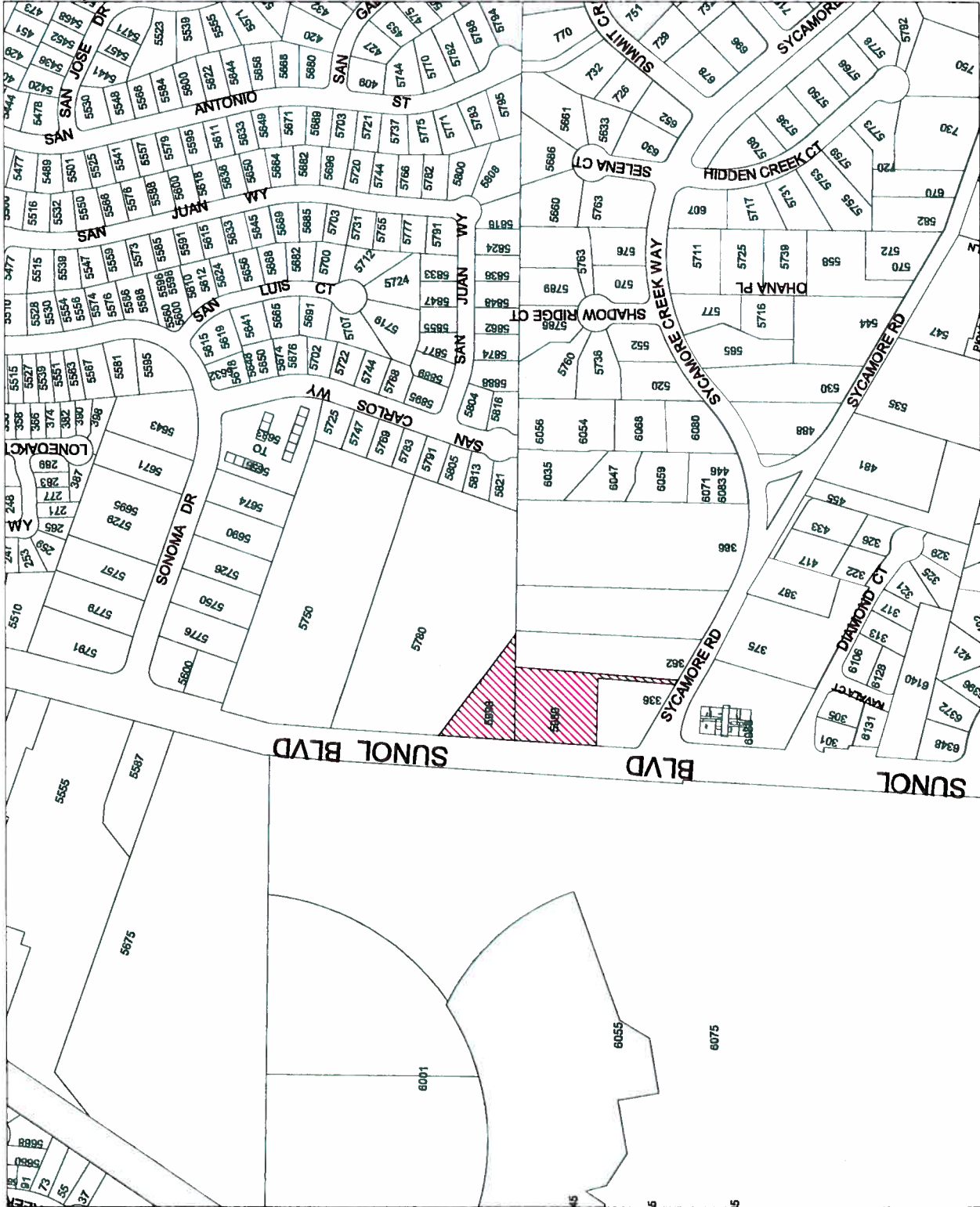


Scale 1 in = 400 ft



EXHIBIT J

Printed 10/6/2011



5980 & 5998 SUNOL BLV

City of Pleasanton

GIS

Department

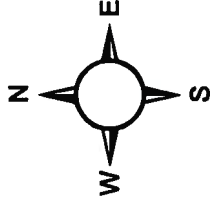
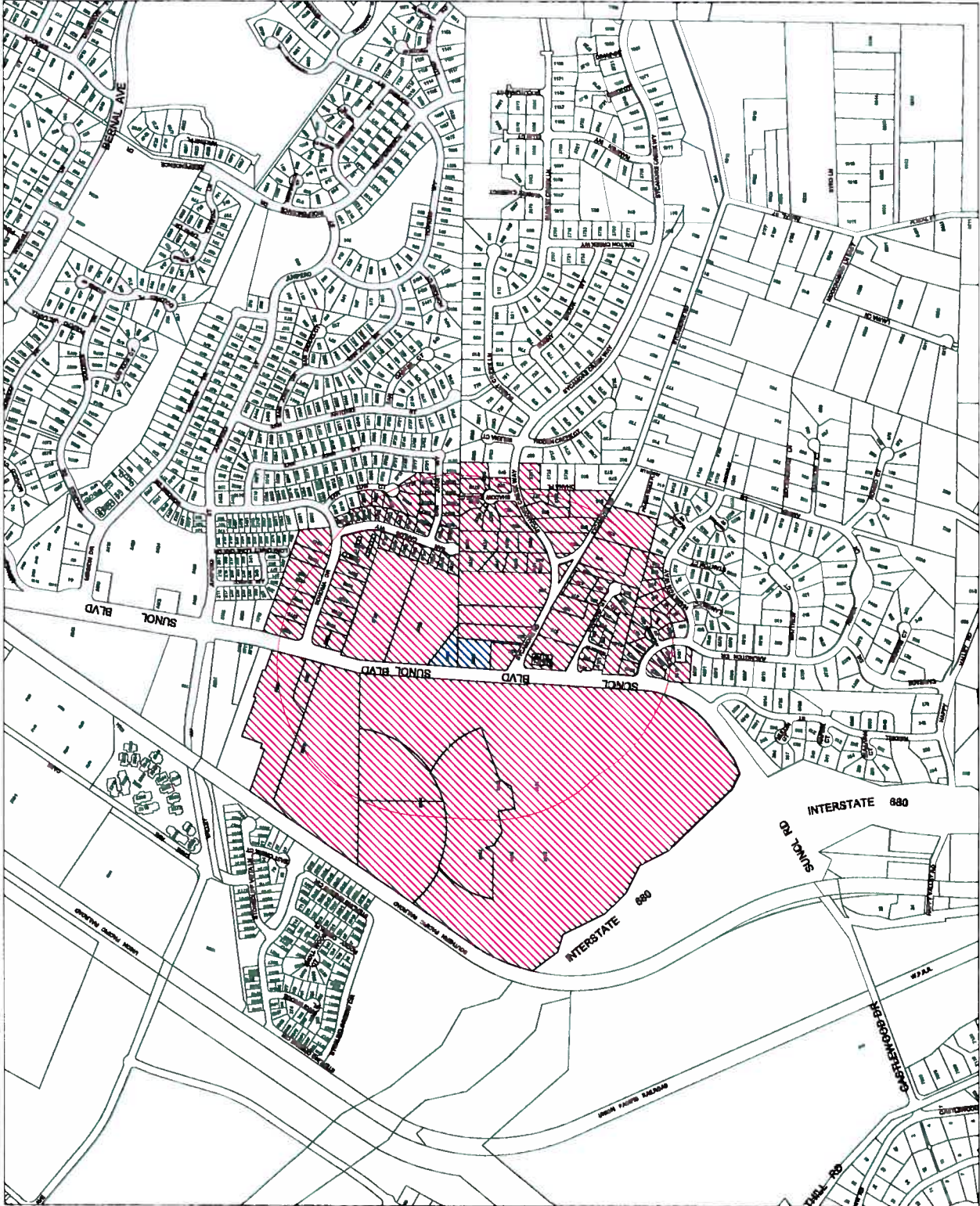


EXHIBIT K

Printed 10/6/2011



CITY OF PLEASANTON
INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION
FOR
5980 and 5998 Sunol Boulevard
PSPA-4/PUD-65-01M
September 22, 2011

An Initial Study has been prepared under the direction of the City of Pleasanton Department of Planning and Community Development regarding an application submitted by Nick Kavayiotidis Petra Realty Investors, Inc. to amend the North Sycamore Specific Plan (PSPA-4) and the previously approved Planned Unit Development (PUD-65) project for the construction of approximately 21,481 square feet, one-story, 46 beds Alzheimer memory care/assisted living facility on a combined 1.67-acre site.

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 Form

I. BACKGROUND

1.	<i>Project title:</i> PSPA-4/PUD-65-01M	
2.	<i>Lead agency name and address:</i> City of Pleasanton Planning and Community Development 200 Old Bernal Avenue Pleasanton, CA 94566	
3.	<i>Contact person and phone number:</i> Jenny Soo, Associate Planner (925) 931-5615	
4.	<i>Project location:</i> 5980 and 5998 Sunol Boulevard	
5.	<i>Project sponsor's name and address:</i> Nick Kavayiotidis Petra Realty Investors, Inc. 39201 State Street Fremont, CA 94538 510-676-4563	
6.	<i>General plan designation:</i> Retail/Highway/Service Commercial; Business and Professional Offices	7. <i>Zoning:</i> Planned Unit Development - Office (PUD-O) District
8.	<i>Description of project:</i> See Section III.2. Project Characteristics and Approvals, below.	
9.	<i>Surrounding land uses and setting: (Briefly describe the project's surroundings.)</i> See Section II.2 Project Location and Context, below.	
10.	<i>Other public agencies whose approval is required:</i> No approvals are needed from other public agencies.	

II. PROJECT DESCRIPTION

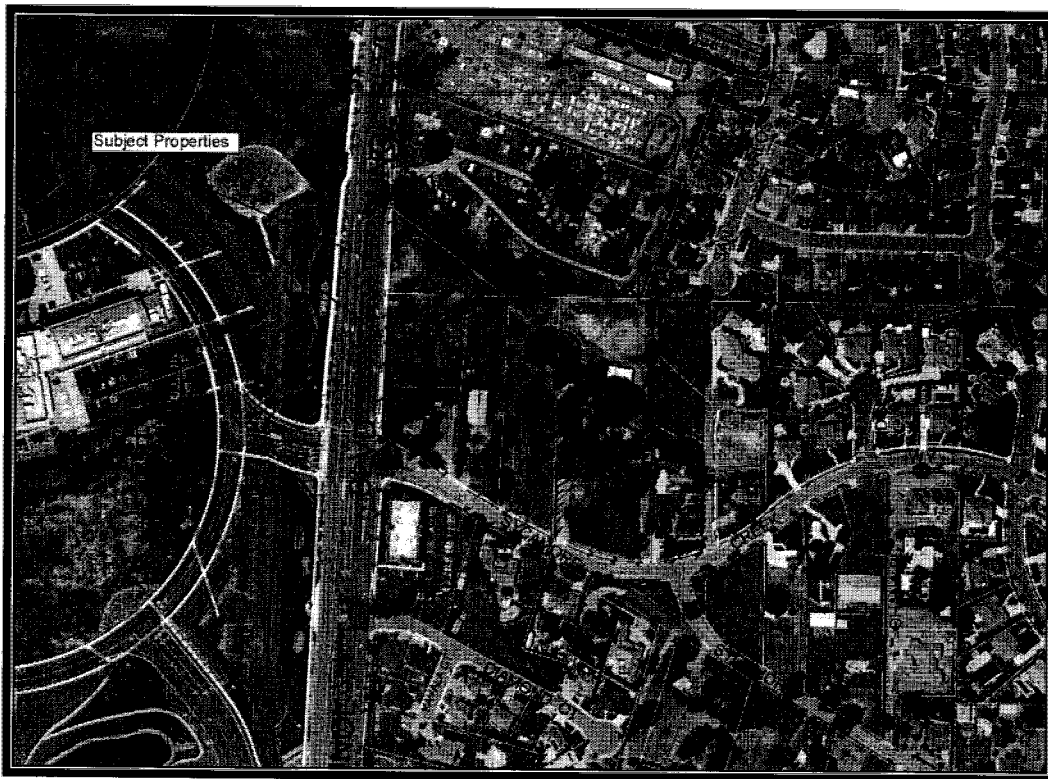
1. Introduction

This Initial Study and Negative Declaration (IS/ND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed amendment to the North Sycamore Specific Plan (PSPA-4) and to the previously approved Planned Unit Development (PUD-65) project.

In accordance with CEQA Section 15070, this initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

2. Project Location and Context

The subject project includes two properties¹: 5980 Sunol Boulevard is an approximately 1.02-acre (44,593 square foot) parcel; and 5998 Sunol Boulevard is an approximately 0.65-acre (28,370 square foot) parcel. Both parcels are located on the east side of Sunol Boulevard (please see the location map below).



General Plan

The subject parcels are designated by the Land Use Element of the Pleasanton General Plan for “Retail/Highway/Service Commercial; Business and Professional Offices” land uses, which allows commercial and office uses. The proposed project, which will contain memory care/assisted living facility, is consistent with this land use.

¹ In November 2007, the City approved a lot line adjustment application to merge 5980 Sunol Boulevard and 5998 Sunol Boulevard. However, to date, the property owner has not recorded the merger. Thus, the site technically still consists of two separate parcels.

Specific Plan

The 5980 Sunol Boulevard property is located within the North Sycamore Specific Plan (NSSP) area. The North Sycamore Specific Plan land use designation for the subject property is “Planned Unit Development - Office” which allows office uses. The proposed project is to operate an Alzheimer memory care/assisted living facility. This particular land use is not listed in the NSSP. Thus, the proposal includes an amendment to the NSSP to include this land use designation at the subject site.

Zoning

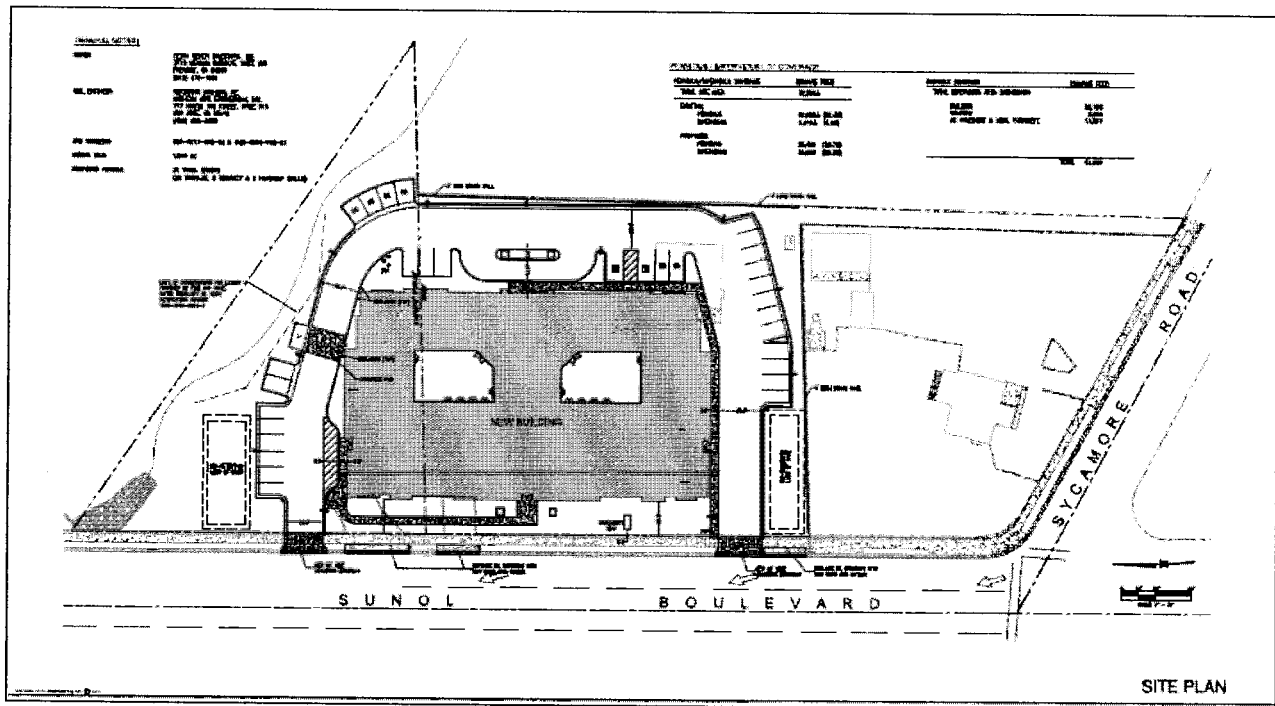
Zoning for the properties is Planned Unit Development - Office (PUD-O) District.

Project Description

The applicant, Nick Kavayiotidis/Petra Realty Investors, Inc., has requested an amendment to the North Sycamore Specific Plan (NSSP) and a modification to the previously approved Planned Unit Development plan, known as PUD-65, to construct a one-story Alzheimer memory care/assisted living building at 5980 and 5998 Sunol Boulevard with the following features:

1. Amend the NSSP to allow a memory care/assisted living use at the subject site.
2. Modify PUD-65 to allow Alzheimer memory care/assisted living use at the subject site.
3. Approximately 21,481 sq. ft. of commercial building area constructed on a combined site area of 1.67 acres. The proposed floor area ratio would be 29.53%. The proposed building would generally be sited towards Sunol Boulevard with parking located on both sides and rear of the building. The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development.
4. Related site modifications/improvements, including grading, tree removal, and installation of new paving and landscaped areas will take place outside of the creek setback area. The existing intermittent creek at the northern portion of the site would be retained.

Please see the proposed site plan on the next page.



Site Plan of Proposed Development

3. Project Characteristics

The subject site is currently vacant with existing vegetation. 5980 Sunol Boulevard used to contain a residence which was demolished in October 2008. Vehicular access to this flag-shaped property is provided by two driveways off Sunol Boulevard. 5998 Sunol Boulevard is a triangular-shaped property previously contained a small office building and parking lot that were demolished in 1997. An existing driveway off Sunol Boulevard provides vehicular access to this site. Sycamore Creek traverses the northern portion of the site. There are no paved drive aisles on the subject properties with the exception of two short driveway sections off two of the Sunol Boulevard curb cuts. There are no parking spaces on the properties. The properties have flat to gently sloping terrain. Trees are located on the properties, mostly near the creek around and along Sunol Boulevard. Solid wood, chain link, and hogwire fencing are located along the boundaries of the properties.

Properties adjacent to the project site include: Life Technologies (formerly Applied Biosystems) campus to the west, across Sunol Boulevard; the City owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences on rural parcels to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The two adjacent parcels to the south and east with existing single-family residences are zoned to allow office development, or low-density residential or office development, respectively.

ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the California Environmental Quality Act (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.

For this project, the following designations are used:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Environmental Setting

The subject site is located to the east of I-680, separated by an office campus and Sunol Boulevard. It is not visible from Interstate 680. Sycamore Creek traverses the northern portion of the site.

Significance Criteria

The impact questions above constitute the significance criteria for this environmental topic.

Discussion

- a,b) The proposed project is not located in an area designated as a scenic resource, scenic vista, or scenic highway. Therefore, this would be *no-impact*.
- c) The proposed one-story building would be generally sited towards Sunol Boulevard with a landscaped buffer, parking spaces, and a driveway to provide adequate setbacks from the adjacent residences to minimize view and privacy impacts. The building has been attractively designed and would be compatible with the design of the surrounding structures. New landscaping would be installed to the south of the creek outside the creek slope bank, and around the site perimeter to help screen the development from off-site views. A six-foot tall sound wall is proposed along a portion of the eastern property line and along the southern property to further help screen views of the development from adjoining parcels. Therefore, this would be a *less-than-significant-impact*.
- d) Proposed lighting would consist of building-mounted light fixtures and light poles in the parking lot. The lights are designed/shielded to prevent glare on the adjacent properties and street. Therefore, this would be a *less-than-significant-impact*.

2. AGRICULTURE RESOURCES

Environmental Setting

The project site is designated as “Urban and Built-up Land” by the California Department of Conservation(CDC).ⁱ “Urban and Built-up Land” is occupied by structures with a building density of at least one (1) unit to 1.5 acres, or approximately six (6) structures to a ten-acre parcel. Common examples provided by the CDC are 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion

- a.-d) Agriculture Resource impacts are not applicable to this project related to the California Department of Conservation land use designations. The site is listed as an urban and built-up land on the Alameda County Important Farmland 2010; the property does not have a Williamson Act land, and proposed development would maintain commercial use of the site. Therefore, this would be a **No Impact**.
- e.) The subject site is currently vacant and not used for agriculture use.. The construction of the proposed memory care/assisted living facility would maintain the commercial zoning of the site. Therefore, this would be a **No Impact**.

3. AIR QUALITY

Environmental Setting

The Bay Area has remained one of the cleanest of the five major urban California air basins in recent years however, there are still several days annually when air pollution exceeds the federal and state air quality standards. These standards, set at different concentrations for each of the major air pollutants have been developed to protect public health.

The Bay Area Air Quality Management District (BAAQMD) 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 is the main permitting agency for air pollutant sources.

Standards of Significance

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

- Result in pollution emission levels above those established by BAAQMD in either short term (construction related) or long term (traffic).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Significance Criteria

The significance criteria established by the Bay Area Air quality Management District (BAAQMD) is used to determine the significance of air quality impacts. A project would have a significant impact on air quality if the proposed project and uses would cause total criteria air pollutant emissions (i.e., from both stationary and mobile sources) to equal or exceed the following BAAQMD-defined thresholds:

Reactive organics	54 lbs/day
Nitrogen oxides	54 lbs/day
Particulate matter (PM ₁₀)	82 lbs/day
Particulate matter (PM _{2.5}) (Cumulative Thresholds)	>0.3 µg/m ³ annual average
Increased cancer risk of	>10.0 in a million
Increased non-cancer risk of	> 1.0 Hazard Index
PM _{2.5} Operational-Related (average daily emissions)	54 lb/day

According to the *BAAQMD Guidelines*, a project that would individually have a significant air quality impact would also be considered to have a significant cumulative air quality impact. Regulatory agency has adopted standards of significance with regard to toxic air emissions from mobile sources, and risk and hazards air pollutants. The District has adopted a screen table for PM_{2.5} Concentrations and Cancer Risks Generated from Stationary and Mobile Sources.

Discussion

- a-d) The proposed project is expected to generate short-term impacts related to construction activities (e.g., clearing/grubbing, site grading, etc.). Construction activity on the site is required to implement dust control measures (e.g., periodic watering of the site, cover all trucks hauling soil, sand, and other loose material, etc.) to control airborne particulate. All construction equipment is required to meet all current exhaust standards for emissions.

Long-term operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on site subsequent to construction completion. Stationary area source emission would be generated by space (HVAC) and water heating devices and operation of landscape maintenance equipment. Mobile source emissions would be generated by motor vehicles traveling to and from the project site. The proposed building will result in small, incremental, and insignificant increases in emissions.

The May 2011 "Alameda County PM_{2.5} Concentrations and Cancer Risks Generated from Surface Streets" PM_{2.5} screen table, the PM_{2.5} Concentrations (µg/m³) for N/S Directional Roadway is 0.199 µg/m³ for 20,000 Average Daily Traffic (ADT); the PM_{2.5} Concentrations (µg/m³) for E/W Directional Roadway is 0.111 µg/m³ for 20,000 ADT. The screen table states that no analysis is required if the ADT is below 10,000. The ADT on Sunol Boulevard is 13,800 and that ADT on Sycamore Road is 2,809, which is exempt by the screen table. Therefore, project's PM_{2.5} Concentrations, either project based or cumulatively, does not exceed the threshold of significance 0.3µg/m³ annual average (project level) or 0.83µg/m³ annual average(cumulatively). No additional is needed.

The Lifetime Cancer Risk (per million) for N/S Directional Roadway is 5.01 for 20,000 Average Daily Traffic (ADT); the Lifetime Cancer Risk (per million) for E/W Directional Roadway is 2.7 for 20,000 ADT. The screen table states that no analysis is required if the ADT is below 10,000. The ADT on Sunol Boulevard is 13,800 and that ADT on Sycamore Road is 2,809, which is exempt by the screen table. Therefore, the project's Lifetime Cancer Risk (per million), either project based or cumulative, does not exceed the threshold of significance of 10 in a million (project based) or 100 in a million (from all sources). No additional is needed.

There are two stationary sources located at 6055 and 6065 Sunol Boulevard, approximately 500 feet from the project site. Staff contacted the BAAQMD and BAAQMD provided the following information:

Source 19553: Risk = 3.6 in a million, hazard = 0.001, $PM_{2.5} = 0.229 \mu\text{g}/\text{m}^3$
 Source 14604: Risk = 6.2 in a million, hazard = 0.0025, $PM_{2.5} = 0.087 \mu\text{g}/\text{m}^3$

Both Sources are below the Adopted Air Quality CEQA Thresholds of Significance of 1.0 Hazard Index (project level) and 10.0 Hazard Index (from all sources). Therefore, no additional analysis is required.

The proposed facility would have 46 residents and 16 employees. The number of residents greatly exceeds the number of employees. It meets the job/housing balance. Additionally, the number of trip would be generated from the proposed project would be less than the previously approved office use. As such, there would no additional plan-level risks and hazards from the proposed development.

The current proposal does not include any generator or other sources that would contribute to daily emission. As such, the proposed project would have no emission. If in the future the applicant propose any equipment that would contribute to additional daily emission, the applicant would be required at that to obtain required permit from BAAQMD for compliance and may/may not be subject to additional risk assessment analysis.

The project site located approximately 1,800 feet from I-680. The Bay Area Air Quality Management District CEQA Guidelines (May 2011) provided screening criteria for criteria pollutants and precursors using the default assumptions used by the Urban Land Use Emissions Model (URBEMIS). The BAAQMD has a Congregate Care Facility category, which is similar to an Alzheimer memory care/assisted living facility. The URBEMIS shows the following criteria for a congregate care facility:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Congregate Care Facility	657 du ¹ (ROC ²)	143 du	240 du (ROG)

¹Dwelling Unit ² Reactive Organic Gases

The development the applicant intends to construct is a 23 unit, 46-bed memory care/assisted living facility where the residents do not drive. The project level is well under the screening size of the BAAQMD CEQA guidelines. Therefore, this would be a ***Less-than-Significant Impact***.

- e) The proposed development is not anticipated to create objectionable odors affecting a substantial number of people. Therefore, this would be ***no-impact***.

4. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Environmental Setting

Greenhouse gases include, but are not limited to, Carbon dioxide (CO₂), Methane (CH₄), Nitrous oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), and Sulfur hexafluoride.

The primary contributors to GHG emissions in the San Francisco Bay Area and in Alameda County are transportation, industry, and electric power generation. BAAQMD’s recently adopt air quality CEQA Thresholds of Significance requires the project (operational –related) to conform to Qualified Greenhouse Gas Reduction Strategy or 1,100MT (metric tons) of CO₂e(carbon dioxide equivalent)/yr or 4.6 or 4.6 MT of CO₂e/SP (service population) /yr. (residents+employees).

Source: BAAQMD, Adopted Air quality CEQA Thresholds of Significance – June 2010.

- a.-b.) The proposed development is to construct an approximately, 21,481 square foot, one-story memory care/assisted living facility and related on-site improvements. Construction will generate greenhouse gases (GHG),but GHG emissions due to construction of the proposed project are considered less-than-significant as they are blow the screening size. As such, the applicant will be required incorporate best management practices (BMPs) to reduce construction emissions. The Bay Area Air Quality Management District CEQA Guidelines (May 2011) provided screening criteria for criteria pollutants and precursors. Congregate Care Facility is similar to an Alzheimer/assisted living facility. It shows the following criteria:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Congregate care facility	657 du (NOX)	143 du	240 du (ROG)

The development is a 23-room 46-bed memory care/assisted living facility. The project level is well under the screening size of the BAAQMD CEQA guidelines. Therefore, this would be a ***Less than Significant Impact***.

5. **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 CDFG and enter into a streambed alteration agreement. CDFG normally exerts jurisdiction over natural streams and artificial channels that have habitat value for wildlife species. The jurisdiction extends to the bank top.

Significance Criteria

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 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
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?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X

Discussion

a-d) There are no rare, endangered, or threatened species of flora or fauna known to inhabit the subject properties. The existing creek on the site would be retained in its natural state and its riparian habitat enhanced by the planting of riparian landscaping along its southern bank but

not within the creek area. No outfalls would be added to the creek. Erosion control measures will be required to prevent soil, dirt, and debris from entering the creek during construction.

In 2008 the same applicant received approval for an office building project at the subject site. U.S. Army Corps of Engineers, the United States Fish and Wildlife Service, The California Department of Fish and Game, The Regional Water Quality Control Board, and The Alameda County Flood Control and Water Conservation District reviewed and had no issues with the proposal.

The current proposal has a similar site layout as the previously approved office building and the proposed site development will occur outside the creek slope bank area (note: the prior office proposal had no issue raised by the above agencies.). In May 2011, staff referred the current project to the applicable federal, state, and local agencies with jurisdiction over rivers, streams, lakes, and wetlands for review and comments. To date, no comments have been received. Therefore, this would be a *less-than-significant-impact*.

- e) Pursuant to the City's Tree Preservation Ordinance, a tree survey and analysis for this project site has been prepared by John Traverso, Consulting Arborist with Traverso Tree Service. The report concluded 13 of the 48 existing trees near the proposed development warranted saving. Since there, the applicant has removed the trees that were recommended to be removed, and retain the trees that were to be preserved on site. With the proposed development, trees and shrubs would be planted as part of the on-site improvements. Therefore, this would be a *less-than-significant-impact*.
- f) There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan and, thus, this issue is not applicable to this project. Therefore, this would be *no-impact*.

6. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having site-specific archeological, paleontological, or geologic features or resources. The City of Pleasanton has, however, experienced development locations where archeological resources have been found in the form of Native American burial sites.

Standards of Significance

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

- Cause a substantial adverse 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion

- a) The subject site is currently vacant. Therefore, this would be a *no impact*.
- b-d) There are no known archaeological or paleontological sites identified on the subject site. There could be previously undiscovered subsurface resources present. Should subsurface resources be found upon excavation, all work will be required to be halted whereby the City shall be immediately notified. Necessary measures, such as consulting an archaeologist, would take place prior to construction resuming. This requirement will be made as a condition of the project approval. Therefore, this would be a *less-than-significant-impact*.

7. GEOLOGY AND SOILS

Environmental Setting

The subject properties have already been graded in conjunction with the prior developments. The existing developed portions of the properties generally have flat terrain. The northern perimeter of the site has gently sloping terrain. Project specific grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, and drive aisles.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion

ai-aiii) There is no known geologic hazards on the site or in the immediate vicinity and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The State of California provides minimum standards for building design through the California Building Standards Code. The California Uniform 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 requirements. Site specific soils analyses would be conducted in conjunction with the building permit review. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

- aiv) The site topography is generally flat to slightly sloping and there are no known landslides on the property. Grading conducted on the site will be subject to engineering and building standards prior to any development. Therefore, this would be a *less-than-significant-impact*.
- b-d) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. Grading, vegetation removal, as well as excavation and trenching for utility lines will disturb soils that 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. Therefore, this would be a *less-than-significant-impact*.
- e) The project will use existing or provide new public infrastructure related to storm water discharge, sewer, and water service. There will not be septic systems or alternative wastewater disposal systems within the project. Therefore, this would be categorized as *no-impact*.

8. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The site is currently vacant.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to <i>Government Code</i> Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Discussion

- a,b) 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 use, handling, and storage of hazardous materials are highly regulated by both the Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA). The City has in place an Emergency Response Plan to meet the needs should a spills 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) Uses allowed on this site are not associated with substantial use, storage, or transportation of hazardous substances. Therefore, the proposed project would not pose a hazardous emission risk to any existing or proposed schools proximate to this project. Therefore, this would be categorized as ***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 categorized as *no-impact*.
- e,f) The site is located approximately 4.2 miles from the Livermore Airport and is not likely to result in a safety hazard for future workers or patrons at this site. Therefore, this would be categorized as *no-impact*.
- g) The proposed project will not result in interference with an emergency plan or evacuation plan. Therefore, this would be categorized as *no-impact*.
- h) Wildlands do not exist within or adjacent to the subject site. Therefore, this would be categorized as *no-impact*.

9. HYDROLOGY AND WATER QUALITY

Environmental Setting

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 pollution sources originate and diffuse 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 storm water 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
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)?				X
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?				X
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?				X
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?			X	
f) Otherwise substantially degrade water quality?			X	
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion

- a,e,f) The project will be required through the building permit and construction process to incorporate best management practices (BMP's) for discharges resulting from this development. The City has adopted the most recent Regional Water Quality Control Board stormwater discharge requirements related to design, construction, and implementation of the subject site. A design feature incorporating the BMP's is the provision for on-site treatment prior to discharge into the storm water system and for on-site stormwater retention. Therefore, this would be a *less-than-significant-impact*.
- b) The project will not use a well to pump ground water for this project. Any existing wells will be required to be 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 categorized as *no-impact*.
- c,d) Site development will slightly alter the existing drainage pattern from its existing condition. The improvements will not alter the alignment or stability of the existing creek. Therefore, this would be categorized as *no-impact*.
- g-i) Housing will not be placed within a 100-year flood hazard. The development will not expose people or structures to a significant risk of loss, injury or death involving flooding. Therefore, this would be categorized as *no-impact*.
- j) The City of Pleasanton is not at risk from seiche, tsunami, or mudflow. Therefore, this would be categorized as *no-impact*.

10. LAND USE AND PLANNING

Environmental Setting

The subject site is currently vacant. Properties adjacent to the site include: Life Technologies' campus to the west, across Sunol Boulevard; the City owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences on rural parcels to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The two adjacent parcels to the south and east with existing single-family residences are zoned to allow office development, or low-density residential or office development, respectively.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

- a) The proposed development is an infill project along a major thoroughfare in the City and would not physically divide a community. Therefore, this would be a **No Impact**.
- b) The subject parcel is designated by the Land Use Element of the Pleasanton General Plan for “Retail/Highway/Service Commercial; Business and Professional Offices” land uses, which allows commercial and office uses. A memory care/assisted living facility is consistent with this land use. The proposed memory care/assisted living facility is to provide care for those who lose the ability to live independently. Such a facility is similar in operation to a nursing facility. Nursing home facilities are allowed to be located in the office zoning district by the Pleasanton Municipal Code; however, this use is not included in the uses allowed in the PUD-Office District of the North Sycamore Specific Plan. Thus, the applicant requests a modification to the NSSP to allow such a use. The Specific Plan Amendment would further the following General Plan Program and Policies:

Policy 20: Promote human services for diverse Pleasanton residents of all ages who need assistance.

Program 20.3: Encourage the development of services for all income levels and diverse populations to respond to the needs of young children, teens, elders and the disabled, including those identified in the Tri-Valley Human Services Needs Assessment report.

The General Plan allows a range of intensity from 0-60 percent floor area ratio (FAR) for the “Retail, Highway, and Service Commercial/Business and Professional Offices” land use designation, with a midpoint density of 35 percent. The proposed 21,481 square feet of building area would result in a 29.53% FAR for the 1.67-acre site, meeting the FAR limit for commercial properties specified by the Pleasanton General Plan.

Therefore, this would be a **less-than-significant-impact**.

c) There is no habitat conservation plan or natural community conservation plan applicable to the project area. Therefore, this would be categorized as *no-impact*.

11. 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
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?				X

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*.

12. NOISE

Environmental Setting

External noise sources that could affect the site include traffic noise from Interstate 680 to the southwest, railroad noise to the west, adjacent streets (Sunol Boulevard and Sycamore Road), and adjacent land uses including MBM Customized Foodservice Distribution to the northwest. In 2003, Sunol Boulevard was resurfaced with open-graded asphalt along the project’s frontage as part of the Applied Biosystems’ (now Life Technologies) project. This reduced noise levels for properties located near Sunol Boulevard.

Standards of Significance

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

- Result in interior noise levels generally exceeding 45 dBA L_{eq} for multiple family dwellings;
- Result in construction noise levels that do not meet the City of Pleasanton Noise Ordinance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project result in:				
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?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X

Discussion

- a) Interior noise levels for multiple family dwellings need to generally maintain a 45 dBA L_{eq} interior standard of the Pleasanton General Plan. Although the proposed site is not in proximity of a railroad, it abuts a major thoroughfare and is within one-half mile of I-680. Policy 5 of the General Plan requires the development to “Protect schools, hospitals, libraries, religious facilities, convalescent homes, and other noise-sensitive uses from noise levels exceed those allowed in residential areas.” To ensure that the proposed project would meet the noise criteria for both indoor and outdoor, the project is conditioned to have a noised study

conducted by a licensed profession prior to the issuance of a building permit and the construction of the facility to incorporated recommended mitigation measures. Therefore, this would be a *Less Than Significant with Mitigation Incorporation-Impact*.

- b-d) The development of any commercial uses on the property will generate added urban noise, such as traffic, loading and unloading of delivery trucks, etc. However, given the existing noise levels produced by nearby street and freeway traffic, railroad traffic, and the existing industrial, office, and agricultural uses in the area, noise levels will not change substantially from that currently experienced in the area. In addition, as required by the North Sycamore Specific Plan, a six-foot tall masonry wall would be constructed on a portion of the eastern property line abutting 362 Sycamore Road, which is planned for a low-density residential development. The property abutting the subject site on the south is zoned PUD-O; however, it is currently occupied by a single-family residence. To mitigate any potential noise impact to the residents, the applicant/ facility operator will require night-shift employees to park in the spaces that are located north of the facility. Additionally, the trash enclosure would be located towards the northern end of the site to minimize impacts on the residence to the south. During operation, the office uses will be required to meet the City's Noise Ordinance and General Plan noise policies.

Short-term construction noise would be generated during any new construction of this site. The hours of construction will be limited to minimize any impact to surrounding land uses. Construction equipment would be required to meet DMV noise standards and be equipped with muffling devices.

Therefore, this would be a *less-than-significant-impact*.

- e-f) The subject site is not located within the Livermore Municipal Airport Protection Area Boundary and is located approximately 4.2 miles from the Livermore Airport. Therefore, the subject development will not expose people to excessive aircraft noise levels. Therefore, this would be categorized as *no-impact*.

13. POPULATION AND HOUSING

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;
- Displace affordable housing.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
– 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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

a-c) The subject property is surrounded by industrial, office, public cemetery, or rural residential uses. For this reason, staff would consider the proposed project to be an infill development. Public streets and utilities including water, storm, and sanitary sewer lines, and gas and electrical lines have been extended to the boundaries of the project area in conjunction with other, nearby development. The intensity of the proposed project is compatible with the development pattern of adjoining properties. The small-scale memory care/assisted living building would not induce substantial population growth in the area. Therefore, this would be categorized as *no-impact*.

14. PUBLIC SERVICES

Environmental Setting

The City of Pleasanton has public services and infrastructure planned to meet the build out of the General Plan.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	

Discussion

- a) The proposed project is expected to have a negligible increase in police and fire services. It may require more paramedic services than a regular commercial user. However, the facility will have on-site 24/7 medical staff and visiting doctors; thus the demand for paramedic services would be manageable. The proposed development is a memory care/assisted living facility. As such it is unlikely that its residents would use city parks, library, and/or senior facility on a regular basis. Additionally, the residential population at the facility would not impact the existing schools. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

15. RECREATION

Environmental Setting

The project sites will not be providing on-site park land.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
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?				X

Discussion

a-b) The proposed development will not accelerate the substantial deterioration of existing park or recreation facilities near the subject site. It will not require the construction or expansion of recreational facilities. Therefore, this would be categorized as *no-impact*.

16. TRANSPORTATION/TRAFFIC

Environmental Setting

The project site has frontage on Sunol Boulevard, which is a public thoroughfare, and Sycamore Road, which is a public collector street. The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development. Existing sidewalks/frontage improvements will be retained or reconstructed in conjunction with the project.

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, except in the Downtown.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

a, b) The proposed facility is a 24/7 facility. The shift change occurs in the morning around 7:00 a.m. which is during the morning peak commute hours. The office traffic for the 5980 Sunol Boulevard parcel was included in the traffic analysis and mitigations for the North Sycamore Specific Plan (NSSP) and Environmental Impact Report (EIR). The NSSP EIR assumed 13,378 square feet (30% FAR) of office use traffic from the 5980 Sunol Boulevard parcel. The 13,378 square feet of office use would have generated 21 AM Peak Hour trips and 20 PM Peak Hour trips. The City Traffic Engineering Division has reviewed the proposal and referenced the Institute of Transportation Engineers Manual 4th Edition in calculating estimated traffic volume based on the square footage of the building and based on the number of beds within the facility. Based on the proposed building floor area of 21,481 square footage, there will be 13 am peak hour trips and 18 pm peak hour trips. Based on 46 beds, there will be 8 am peak hour trips and 10 pm peak hour trips. As such, the peak traffic volume generated from the proposed project is below the assumed trip number analyzed in the NSSP EIR or per Institute of Transportation Engineers Manual 4th Edition. Therefore, the City’s Traffic Engineer determined that the project would have negligible traffic impacts and that a traffic report was not necessary. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

- c) The proposed building would be one-story tall and would not require air traffic to change their flight path. Furthermore, the proposed 21,481-square-foot memory care/assisted living facility would not increase air traffic levels. Therefore, this would be *no-impact*.
- d,e) The two proposed driveways and on-site circulation around the building have been designed to accommodate the safe turning radius of emergency vehicles. The applicant will need to modify existing and/or install new signing/stripping on Sunol Boulevard, as determined by the City Traffic Engineer, to ensure the two new driveways do not create a traffic safety hazard. Therefore, this would be *no-impact*.
- f) The proposal includes 31 parking spaces; two of which are handicap parking spaces. As the proposed facility is a memory care/assisted facility, residents would not drive and would not be allowed to store vehicles on the site. The Pleasanton Municipal Code does not provide a parking ratio for a memory care/assisted living facility. The ITE (Institute of Transportation Engineers Manual 4th Edition) Parking Generation 4th Edition recommends 0.5 space/bed for a nursing home, which results in a parking requirement of 23 parking spaces for this proposed 46-bed facility. The City Traffic Engineer has reviewed the proposal, and has found that the 0.5 space/bed parking ratio is acceptable. As there is no on-street parking along Sunol Boulevard, and to prevent parking spilled over onto surrounding residential streets during holidays or special events when there would be an anticipated larger number of visitors at the facility, the Traffic Engineer has requested that additional parking spaces be provided on site to handle these peak periods. Thus, the proposed 31 parking spaces are found to be acceptable to meet this demand. Therefore, this would be a *less-than-significant-impact*.
- g) The proposed project would not interfere with City policies, programs, or plans regarding alternative transportation. No bus stops or bicycle racks are being removed by the proposed development and no bus stops are needed at this location. Therefore, this would be *no-impact*.

17. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

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

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;
- Be served by a land fill that has inadequate permitted capacity.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Significance Criteria

The impact questions above constitute the significance criteria for this environmental topic.

Discussion

- a-d) The proposed project, consisting of 21,841 square feet of building area, will not exceed projected wastewater treatment requirements and there are sufficient water supplies available to serve the project. The proposal includes two on-site stormwater retention basins and bio-swales to pre-treat on-site storm water. The project will not require the construction of off-site stormwater drainage facilities. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

e.-g.) The City of Pleasanton and Zone 7 Water Agency are the water suppliers. Per Zone 7 annual report, there will be enough water supply until 2015. The Dublin San Ramon Services District currently treats wastewater from Pleasanton at its treatment plant near I-680 and Stoneridge Drive. The proposed project includes two on-site stormwater retention basins to handle on-site storm water. Site drainage will not cause significant environmental effects. Wastewater collection facilities within the City limits are maintained and operated by the City of Pleasanton. The Pleasanton Garbage Service provides refuse disposal to the project vicinity through a franchise agreement with the City and transports solid waste to a landfill site on Vasco Road. PG&E provides gas and electrical service to area.

Therefore, this would be a ***Less-than-Significant Impact***.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No	
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?		X	
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)?		X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X	

Discussion

The project proposes to construct a memory care/assisted living building on the subject properties. This development is consistent with the General Plan land use designation; however, it is not currently addressed in the North Sycamore Specific Plan or in the PUD-O (Planned Unit Development – Office) zoning. Amending the NSSP and the previously approved PUD-65 to include this use would not cause 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 reduces potential impacts to a ***less-than-significant-impact*** or ***no-impact***.

ⁱ California Department of Conservation, Division of Land Resource Protection Alameda County, Pleasanton, Important Farmland, 2010

SUNOL PROFESSIONAL PLAZA

5980 & 5998 SUNOL BOULEVARD, PLEASANTON, CA 94566

PVD-GS



ARC Inc.
ARCHITECTS

Benicia Office:
580 First Street, Ste. B-201
Benicia, CA 94510
Tel: (707) 745-0502

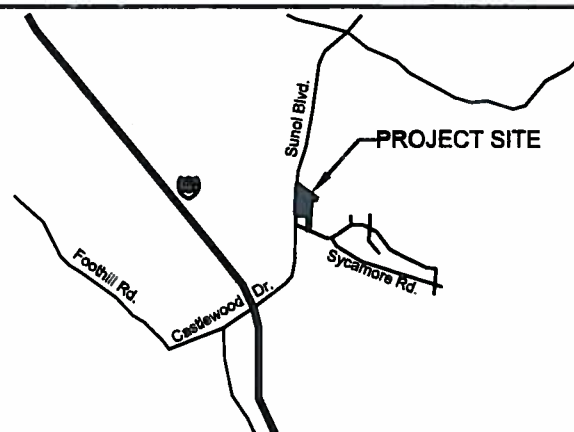
Vallejo Office:
616 Marin Street
Vallejo, CA 94590
Tel: (707) 558-1111
arc@arcincarchitects.com

SUNOL PROFESSIONAL PLAZA
5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

PETRA REALTY INVESTORS
39201 STATE STREET
FREMONT, CA 94538

APPROVED
CITY COUNCIL

VICINITY MAP



OWNER

MR. NICK KAVAYIOTIDIS
PETRA REALTY INVESTORS
39201 STATE STREET
FREMONT, CA 94538
TEL: (510)676-4563 FAX: (510) 791-6380

ARCHITECT

MR. TOM WILSON
ARC Inc. ARCHITECTS
560 FIRST STREET, SUITE B-201
BENICIA, CA 94510
TEL: (707) 745-0502 FAX: (707) 745-0592

DRAWING INDEX

- DR - 1 COVER SHEET / ARTISTIC RENDERING
- DR - 2 SITE PLAN
- DR - 3 GROUND FLOOR PLAN
- DR - 4 SECOND FLOOR PLAN
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- DR - 6 PHOTOMETRIC PLAN
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- DR - 8 PRELIMINARY GRADING AND DRAINAGE PLAN
- DR - 9 TOPOGRAPHIC & BOUNDARY SURVEY

DATE: 3-14-07

REV. NO. REV. DATE

1 3-18-07

COVER SHEET

SUBMITTED TO

CITY OF PLEASANTON
PLANNING DEPARTMENT

SUBMITTED FOR

DESIGN REVIEW

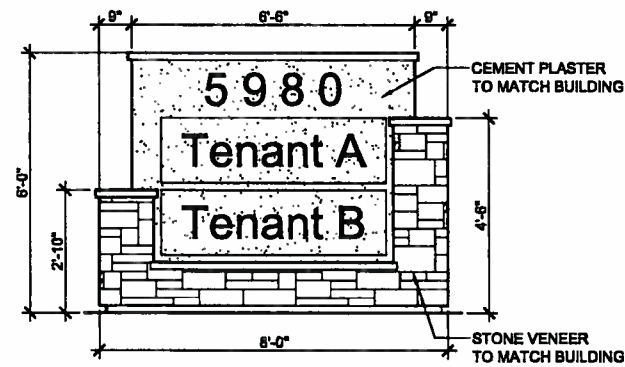
APPROVED
PLEASANTON PLANNING COMMISSION

BY: *Gerry M. Jones*

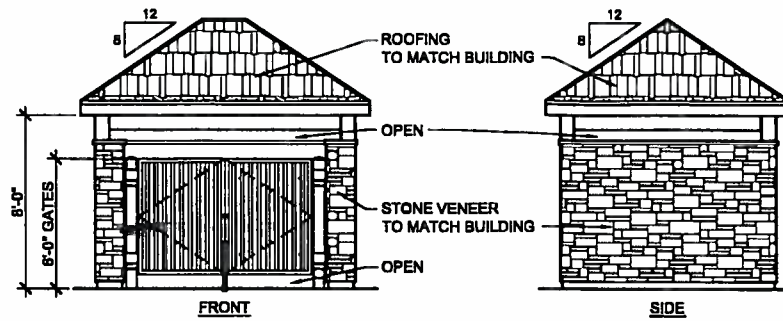
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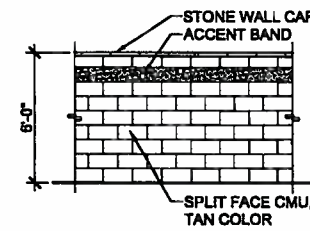
JOB NO.: PRI02



MONUMENT SIGN
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



SOUND WALL ELEVATION
SCALE: 1/4" = 1'-0"

SITE DATA:

ZONE:	PLANNED UNIT DEVELOPMENT - OFFICE	
SITE AREA:	(± 1.67 AC.) ± 72,856 S.F.	
F.A.R. (FLOOR-AREA-RATIO):	30%	
MAXIMUM BUILDING AREA ALLOWED:	72,856 S.F. X 30% =	21,856 S.F.
BUILDING AREA:	FIRST FLOOR =	11,122 S.F.
	SECOND FLOOR =	10,673 S.F.
	TOTAL =	21,795 S.F.
PARKING REQUIRED:	OFFICE, NON-MEDICAL (1/300) = (13,245 S.F.) 44 SPACES	
	OFFICE, MEDICAL (1/150) = (8,550 S.F.) 57 SPACES	
	TOTAL = (21,795 S.F.) 101 SPACES	
PARKING PROVIDED:	STANDARD (9' X 19') = 62 SPACES	
	COMPACT (8' X 16') = 35 SPACES	
	ACCESSIBLE (8' X 19') = 4 SPACES	
	TOTAL = 101 SPACES	

ARC Inc.
ARCHITECTS

Benicia Office:
500 First Street, Ste. 5201
Benicia, CA 94610
Tel: (707) 746-0502
Vallejo Office:
616 Marin Street
Vallejo, CA 94590
Tel: (707) 558-1111
arc@arcincarchitects.com

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5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

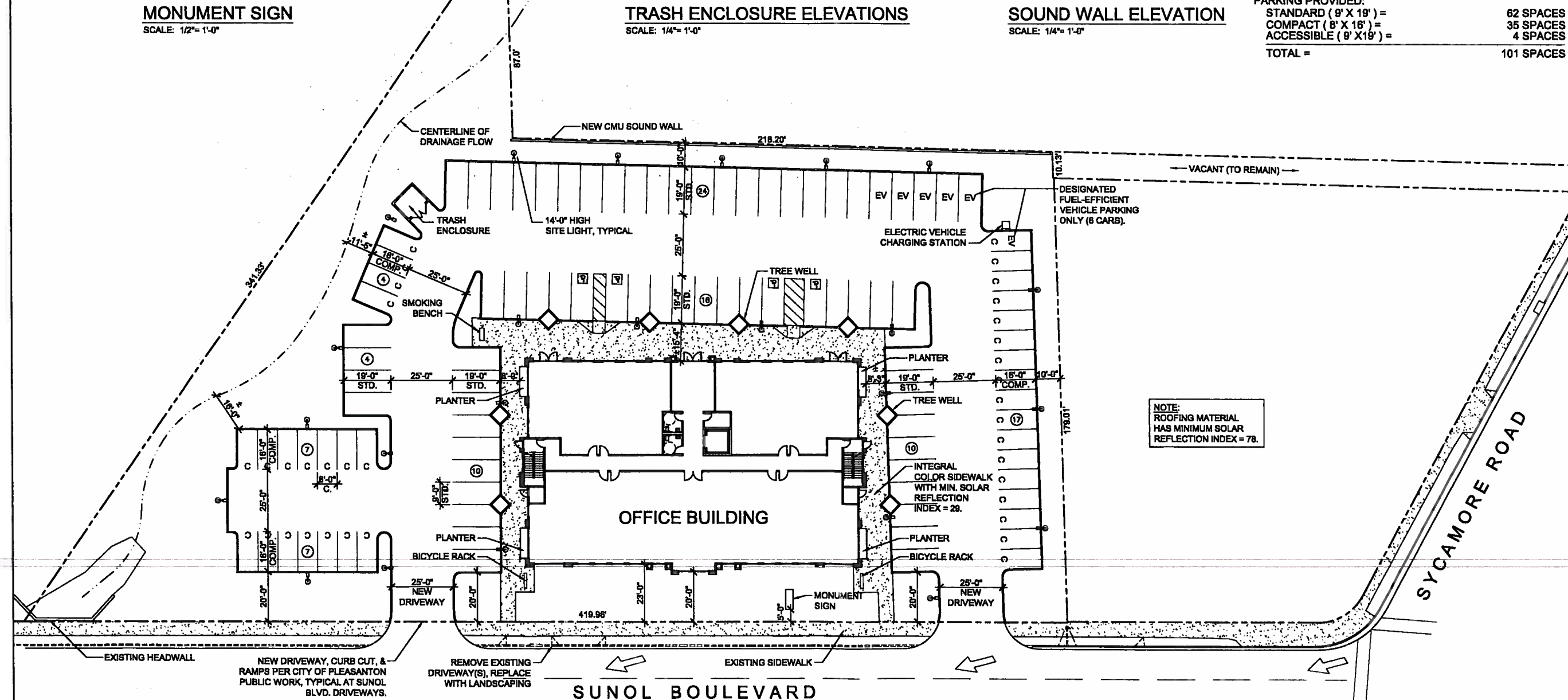
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SITE PLAN

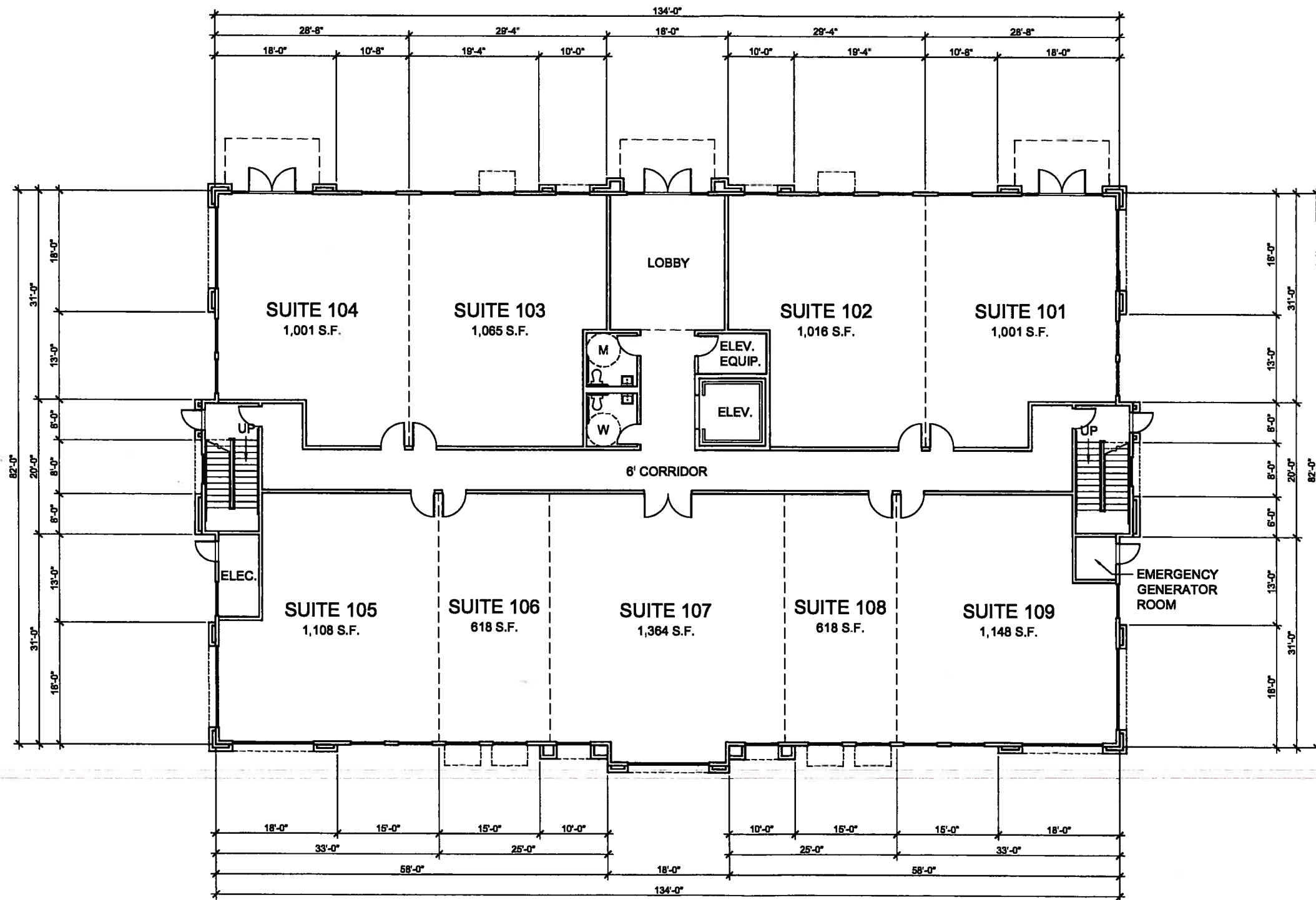
DR - 2

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SITE PLAN
SCALE: 1" = 20'-0"

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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARC Inc.
ARCHITECTS

Benicia Office:
560 First Street, Ste. B-201
Benicia, CA 94510
Tel: (707) 745-0602
Vallejo Office:
616 Marin Street
Vallejo, CA 94590
Tel: (707) 556-1111
arc@arcincarchitects.com

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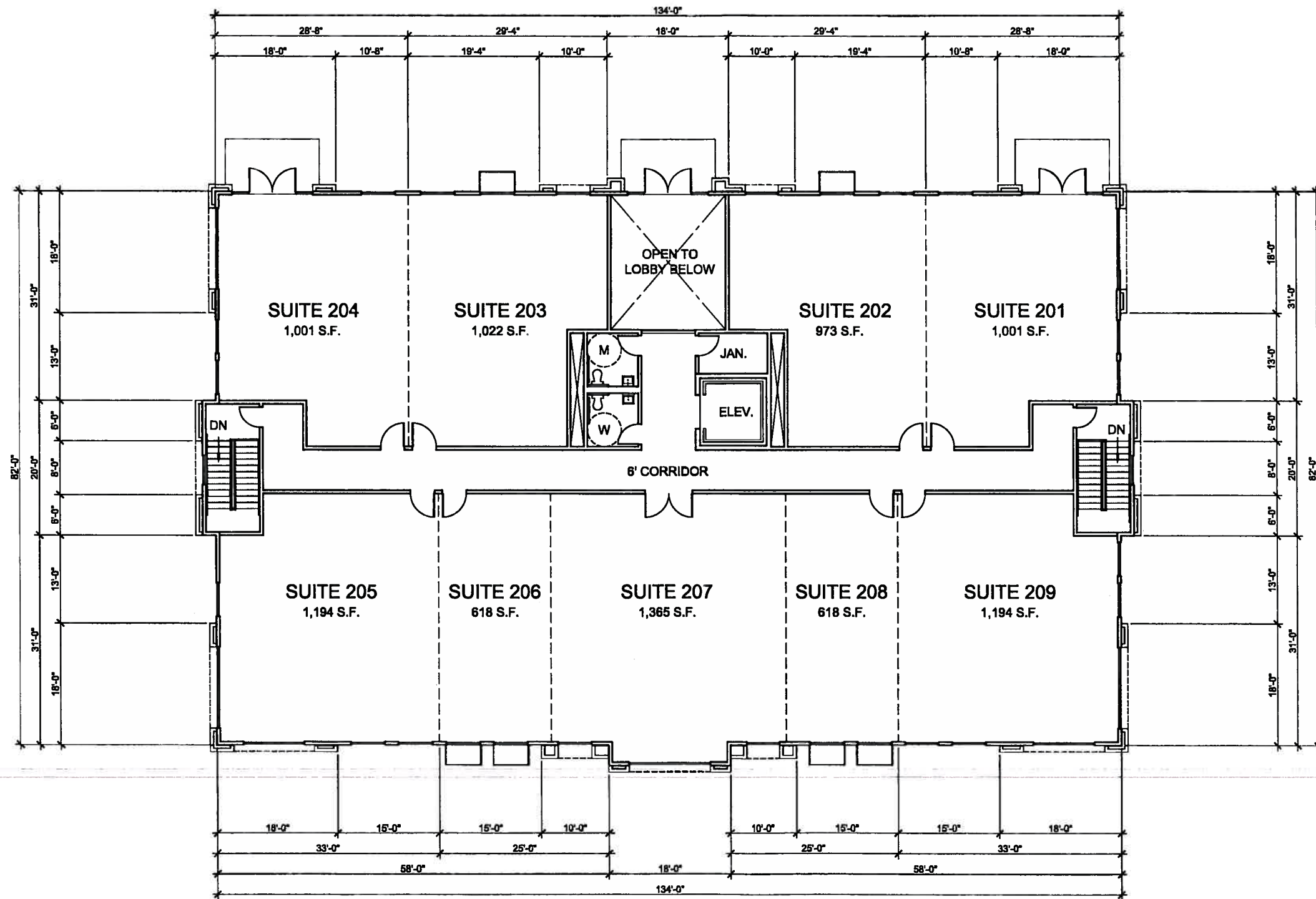
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GROUND FLOOR PLAN

DR - 3

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SECOND FLOOR PLAN
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ARCHITECTS

Benicia Office:
500 First Street, Ste. B-201
Benicia, CA 94810
Tel: (707) 745-0502
Vallejo Office:
818 Marin Street
Vallejo, CA 94590
Tel: (707) 558-1111
arc@arcincarchitects.com

SUNOL PROFESSIONAL PLAZA
5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

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39201 STATE STREET
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SECOND FLOOR PLAN

DR - 4

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San Jose Office:
560 First Street, Ste. B-201
San Jose, CA 95101
Tel: (408) 745-0502

Valljo Office:
818 Marin Street
Valljo, CA 94590
Tel: (707) 556-1111
arc@arcincarchitects.com

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5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

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39201 STATE STREET
FREMONT, CA 94538

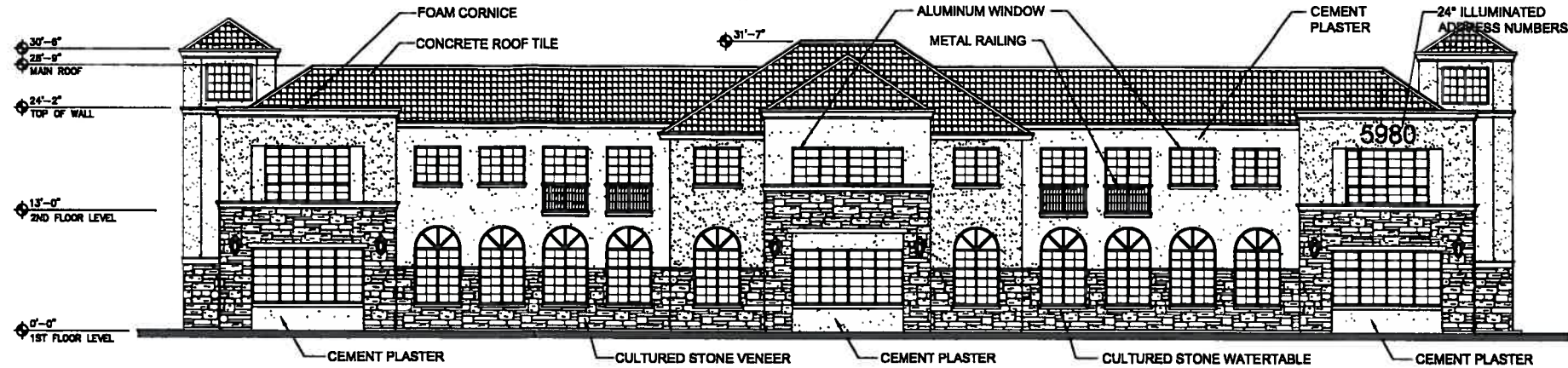
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EXTERIOR ELEVATIONS

DR - 5

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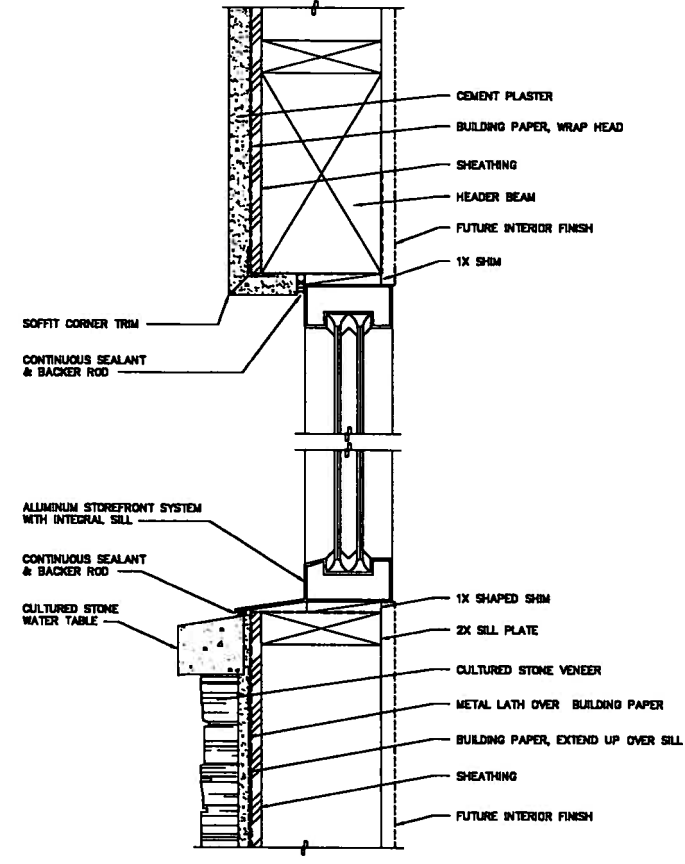
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WEST ELEVATION (FACING SUNOL BOULEVARD)
SCALE: 1/8" = 1'-0"



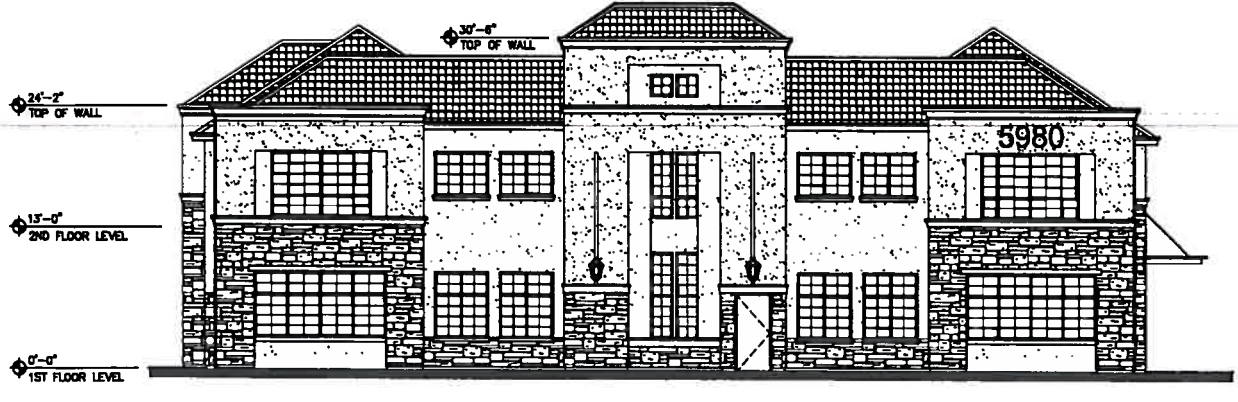
EAST ELEVATION (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



TYPICAL WINDOW SECTION
SCALE: 3" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Benicia Office:
580 First Street, Ste. B-201
Benicia, CA 94610
Tel: (707) 745-0602

Vallejo Office:
618 Marin Street
Vallejo, CA 94590
Tel: (707) 558-1111
arc@arcincarchitects.com

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5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

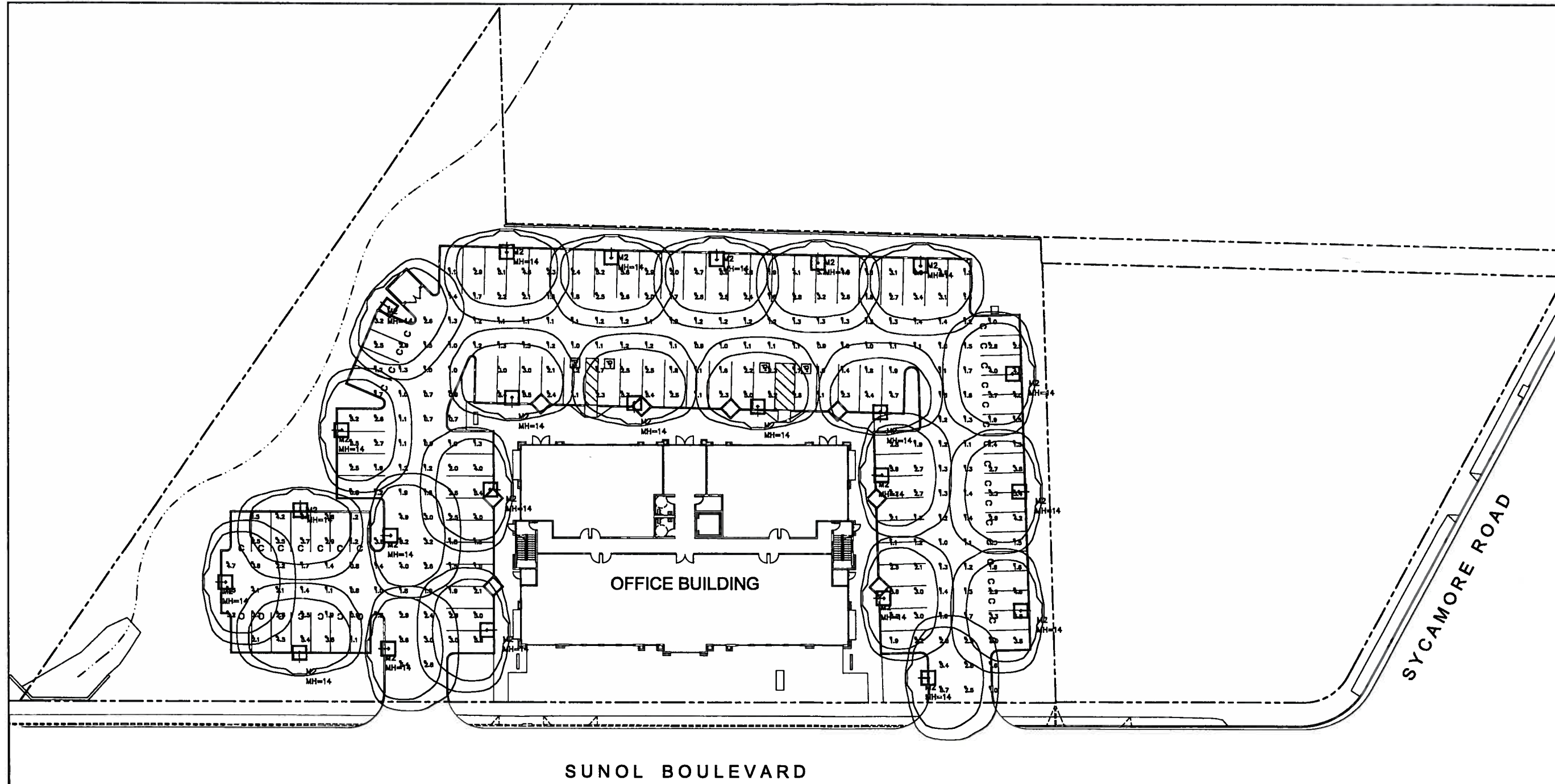
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PHOTOMETRIC PLAN

DR - 6

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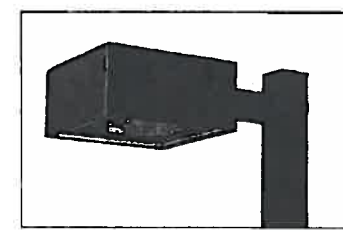
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Lighting Systems. Please verify the data to assure the accuracy of the report. Lighting Systems is not responsible for light output of lamps and ballasts, or design variables.

Filename: Pleasanton15MayKM.a32

Numeric Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
Parking Area	2.41	6.2	0.7	3.44	8.88	Fc

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lumens	LLF	Filename
☐	24	M2	SINGLE	SPAULDING Magnuspec MSS-A175H-3T	12833	0.850	HP06330.JES

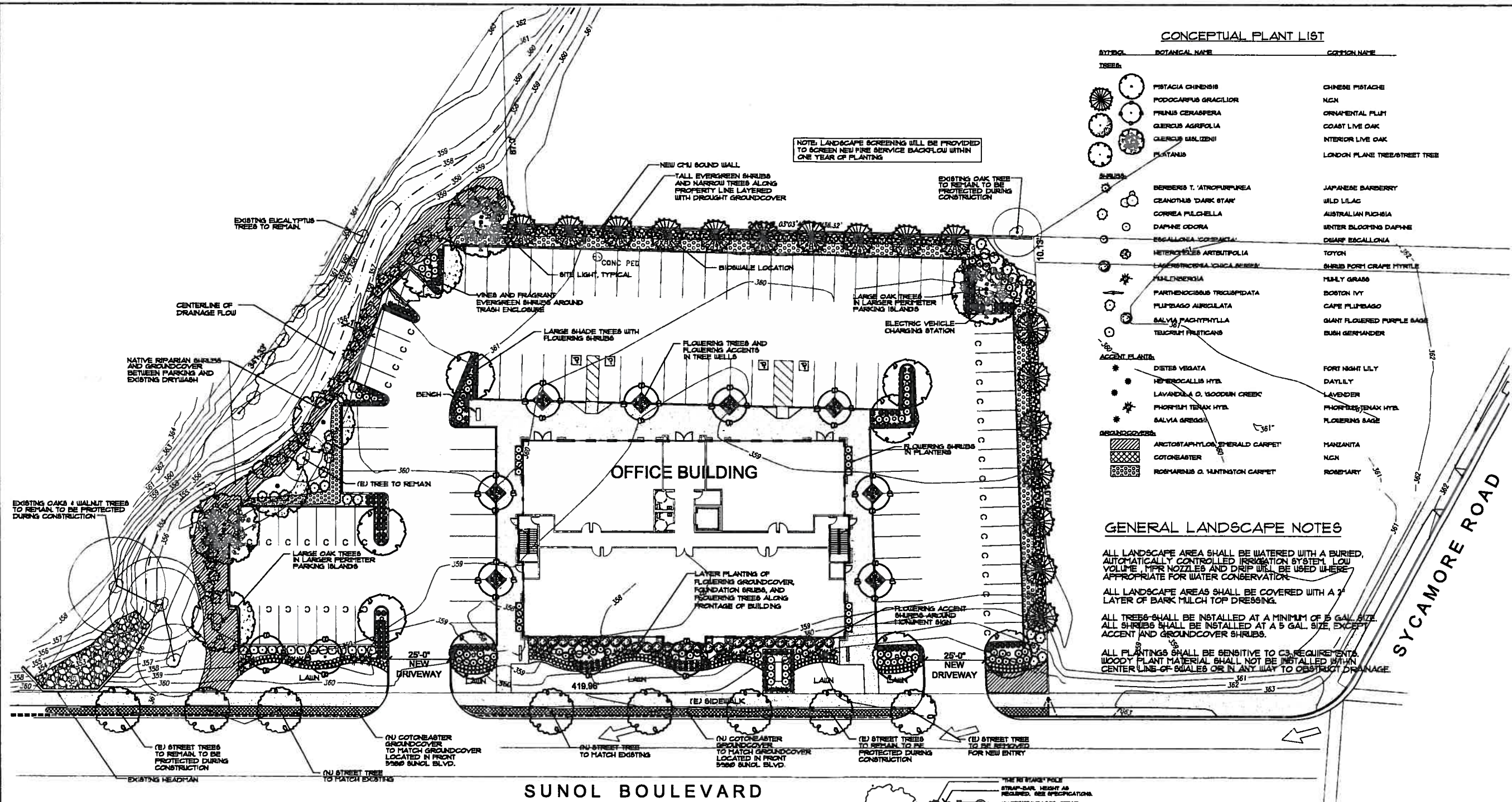
Pleasanton Parking - ARC
Lighting Systems - Kaitlin Munn
2322 8th Street
Berkeley, CA 94710
Cates by: Jess Perucha
Voice: 510-982-3948
Fax: 510-704-4568
jessp@itgaya.com
15 May 2007



SITE LIGHT
NOT TO SCALE

 **PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

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CONCEPTUAL PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PISTACIA CHINENSIS	CHINESE PISTACHE
	PODOCARPUS GRACILIOR	NGA
	FRAXINUS CERASIFERA	ORNAMENTAL FLUT
	QUERCUS AGROFOLIA	COAST LIVE OAK
	QUERCUS LAEVIDENII	INTERIOR LIVE OAK
	PLATANUS	LONDON PLANE TREE/STREET TREE
SHRUBS		
	BENBERG'S T. 'ATROPURPUREA	JAPANESE BARBERRY
	CELANOTHUS 'DARK STAR'	WILD LILAC
	CORREA PULCHRELLA	AUSTRALIAN RICHBIA
	DAPHNE ODORA	WINTER BLOSSOMING DAPHNE
	ESCALONIA 'CORONATA'	DIARF ESCALLONIA
	HETEROSTEMUS ARBUTIFOLIA	TOYON
	LARREA TRICOLOR	SHRUB FORT GRAPE MYRTLE
	MALLENERBIA	MULY GRASS
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
	PLUMBAGO AURICULATA	CAPE PLUMBAGO
	SALVIA PACIFICPHYLLA	GIANT FLOWERED PURPLE SAGE
	TEUCRIUM FRUTICOSUM	BUSH GERMANDER
ACCENT PLANTS		
	DIETES VEGETA	FORT NIGHT LILY
	HEBERCALLIS HYB.	DAYLILY
	LAVANDULA O. WOODCUM CREEK	LAVENDER
	PHORADENDRON TENAX HYB.	PHORADENDRON TENAX HYB.
	SALVIA GRESSION	FLOWERING SAGE
GROUNDCOVERS		
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA
	COTONEASTER	NGA
	ROSMARINUS O. HUNTINGTON CARPET	ROSEMARY

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MFR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

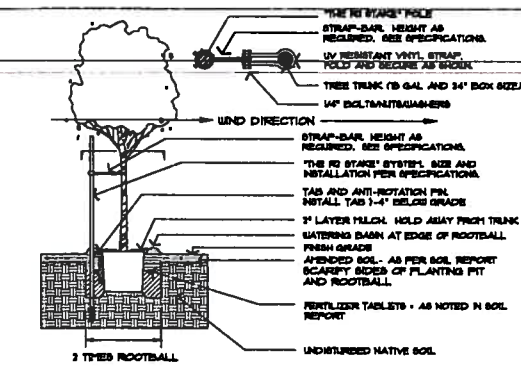
ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 2" LAYER OF BARK MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 5 GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUNDCOVER SHRUBS.

ALL PLANTINGS SHALL BE SENSITIVE TO C3 REQUIREMENTS. WOODY PLANT MATERIAL SHALL NOT BE INSTALLED WITHIN CENTER LINE OF SVALES OR IN ANY WAY TO OBSTRUCT DRAINAGE.



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



NOTES:
1. TREE STAKES TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.
2. INSTALL TREE'S ROOTBALL 1" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

TREE PLANTING AND STAKING DETAIL
CONTACT J. R. PARTNERS • (888) 333-3639 FOR TREE STAKES

CONCEPTUAL LANDSCAPE PLAN IS PRELIMINARY AND SUBJECT TO CHANGES PER THE LOCAL GOVERNMENT REVIEW PROCESS. DO NOT USE THESE PLANS FOR CONSTRUCTION.

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

1241 Pine Street
Martinez, California 94553
Phone: 925/372-5306
Fax: 925/372-5308



Benicia Office:
550 First Street, Ste. B-201
Benicia, CA 94510
Tel: (707) 745-0502

Vallejo Office:
616 Marin Street
Vallejo, CA 94590
Tel: (707) 558-1111
arc@arcincarchitects.com

SUNOL PROFESSIONAL PLAZA
5980 & 5998 SUNOL BLVD.
PLEASANTON, CA 94566

PETRA REALTY INVESTORS
39201 STATE STREET
FREMONT, CA 94538

DATE: 3-14-07

REV. NO. REV. DATE

1 5-18-07

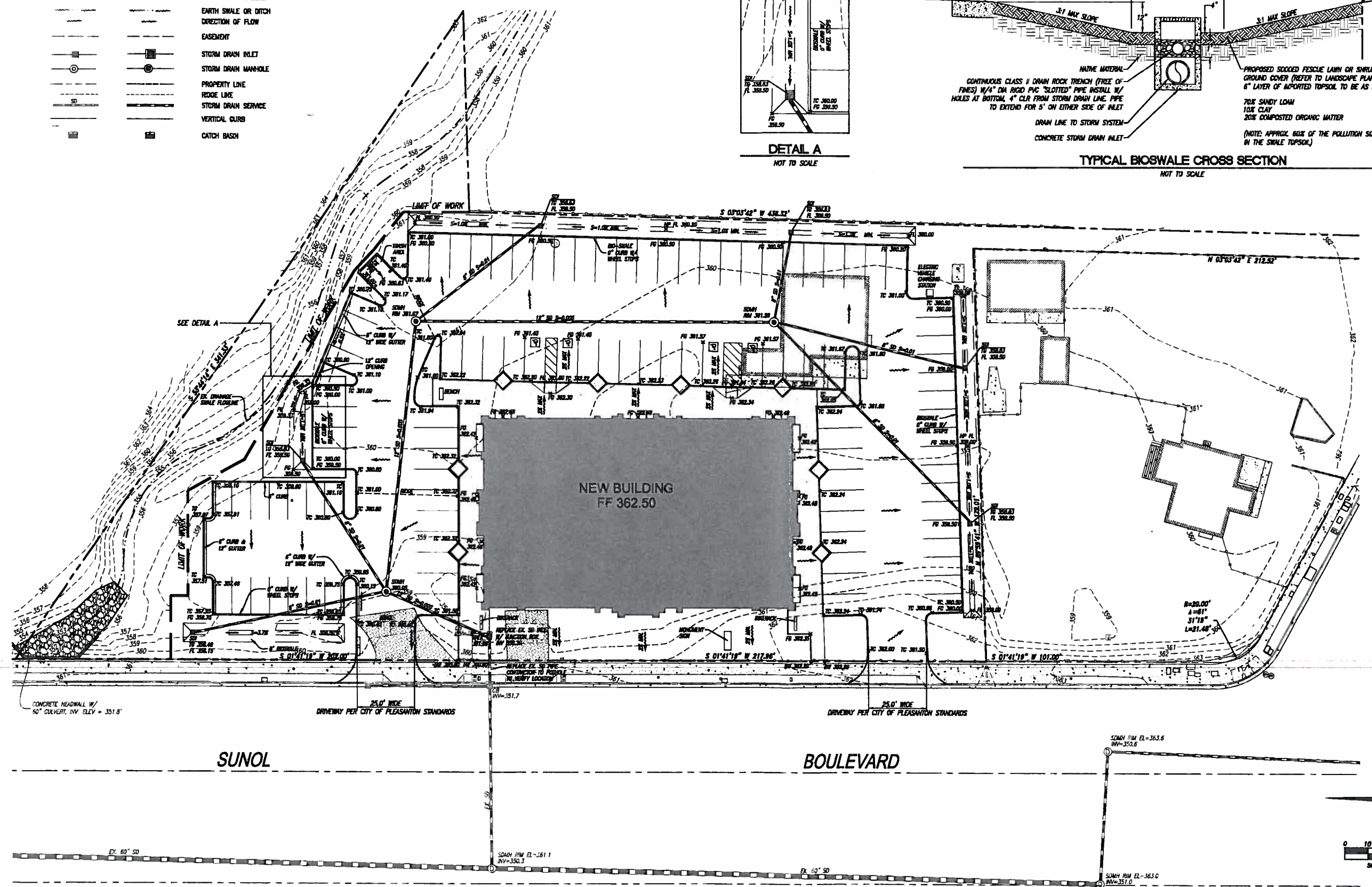
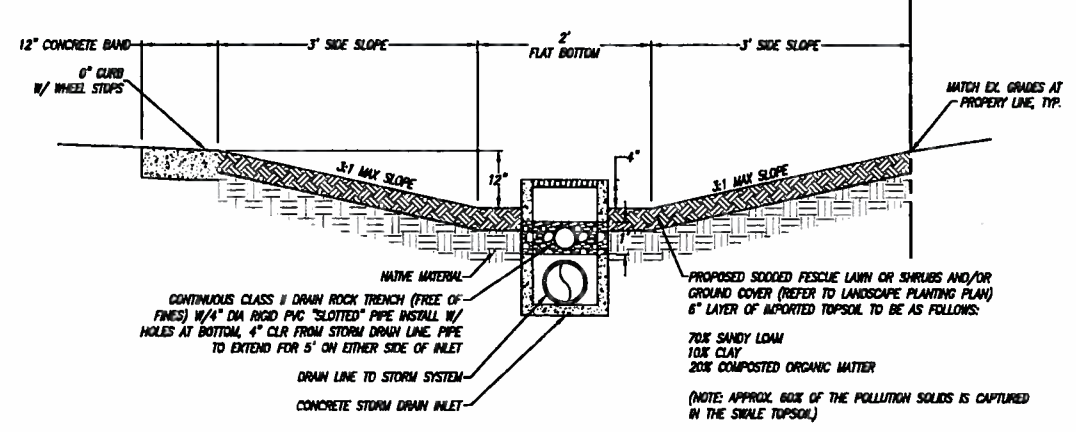
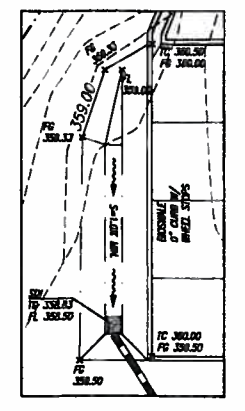
CONCEPTUAL LANDSCAPE PLAN

DR - 7

JOB NO: PRI02

LEGEND		DESCRIPTION
		EARTH SWALE OR DITCH
		DIRECTION OF FLOW
		EASEMENT
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		PROPERTY LINE
		RIDGE LINE
		STORM DRAIN SERVICE
		VERTICAL CURB
		CATCH BASIN

BENCHMARK NOTE:
PROJECT BENCHMARK FOUND 3/4" IRON PIPE 6.5' FROM PROPERTY LINE, ALONG SYCAMORE ROAD, ELEV. = 362.45' BASED ON CITY OF PLEASANTON BENCHMARK #1120



ARC Inc.
ARCHITECTS

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
150 South Arroyo Boulevard, Suite 700
San Jose, CA 95113
(408) 288-4555 FAX: (408) 288-4556
www.jmwinc.com

PETRA REALTY INVESTORS
SUNOL PROFESSIONAL PLAZA
5980 & 5998 SUNOL BLVD
PLEASANTON, CA

PETRA REALTY INVESTORS
39201 STATE STREET
FREMONT, CA 94538

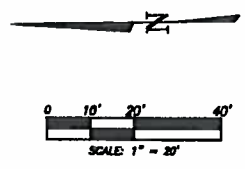
DATE: 05-18-07

PRELIMINARY
GRADING AND
DRAINAGE PLAN

DR-8

JOB NO.: 4553

NOT FOR CONSTRUCTION

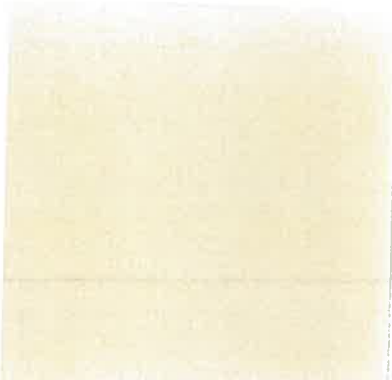




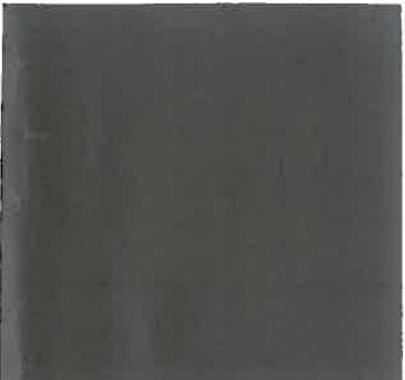
NORTH ELEVATION



EAST ELEVATION



P-1 PAINT: DUNN EDWARDS
"BONE" #DEC765 (BODY)



P-4 PAINT: DUNN EDWARDS
"WEATHERED BROWN"
#DEC756 (RAILING)



ST-1 STONE: OWENS CORNING
"MIST DRYSTACK LEDGESTONE"
#CSV - 2008 (ACCENT)



R-1 ROOF: CONCRETE ROOF TILE
"WEATHERING GREY GREEN"

SEE REVISED COLOR ON NEXT PAGE



WEST ELEVATION



SOUTH ELEVATION

SUNOL PROFESSIONAL PLAZA - PLEASANTON, CA

ARC Inc.	560 FIRST STREET, STE. B-201, BENICIA, CA 94510	JOB NO:	DWG DATE:	DWG NO:
	616 MARIN STREET, VALLEJO, CA 94590	PRI02	6-21-07	CB - 2

EXHIBIT D

PUD-6S
EXHIBIT A

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Bel Air Product No: SCB8802
Name: Nantucket
Description: Terracotta, Tan, Brown Blend
Category: BRAND [Key](#)
Styles: *Bel Air, Ponderosa*

[Request a sample](#)