

**CITY OF PLEASANTON
INITIAL STUDY AND PROPOSED NEGATIVE DECLARATION
FOR PUD-44
May 10, 2006**

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 Barbara Young for a PUD development plan for approval for a three-lot single-family residential project on an existing 2.93-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 would not have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is not necessary to prepare an Environmental Impact Report for this project.

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1. Project Title: PUD-44
2. Lead Agency: City of Pleasanton
Planning and Community Development
200 Old Bernal Avenue
Pleasanton, CA 94566
3. Contact Person: Jenny Soo, Associate Planner
Phone: (925) 931-5615
Fax: (925)931-5483
jsoo@ci.pleasanton.ca.us
4. Project Location: 11249 Dublin Canyon Road
5. Project Sponsor's Name and Address: Barbara Young
11249 Dublin Canyon Road
Pleasanton, CA 94588
6. General Plan Designation: Low Density Residential
7. Zoning: Agricultural
8. Description of Project: See Project Description
9. Surrounding Land Uses and Setting: See Project Description

II. PROJECT DESCRIPTION

Introduction

This Initial Study and Mitigated Negative Declaration (IS/MND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed project located at 11249 Dublin Canyon Road.

In accordance with CEQA Section 15070 and Section 15071, this initial study may identify potentially significant effects, but:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.
3. Mitigation measures have been incorporated into the project to avoid potentially significant effects.

Project Location

The subject site contains one (1) parcel approximately 2.91 acres in size, located west of Foothill Road, on the south side of Dublin Canyon Road (APN #941-1700-005-02).

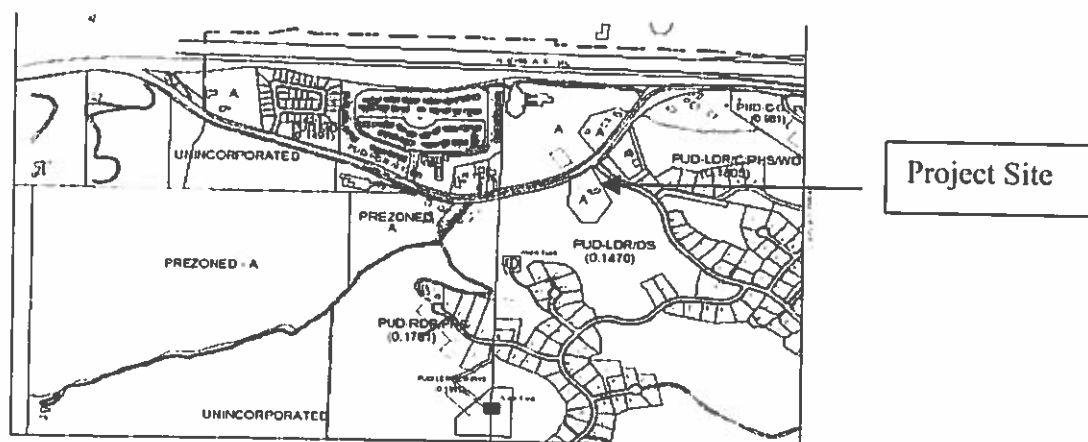


Figure 1: Location Map

General Plan

This site is designated Low Density Residential (LDR) within the City of Pleasanton's current General Plan. An LDR designation allows for less than two (2) density units per acre (DUA) with a midpoint density of one unit per acre. This project, as proposed, results in three units on 2.91 acres. The Pleasanton Municipal Code states, if after dividing the area of a site by the site area required per dwelling unit, a remainder equal to or greater than ninety percent of the area required for an additional dwelling unit is obtained, one additional dwelling unit may be located on the site provided that all other applicable yard, open space, bulk, and parking requirements are met. The proposed development is designed to meet with the aforementioned requirements; therefore, it is in conformance to the General Plan.

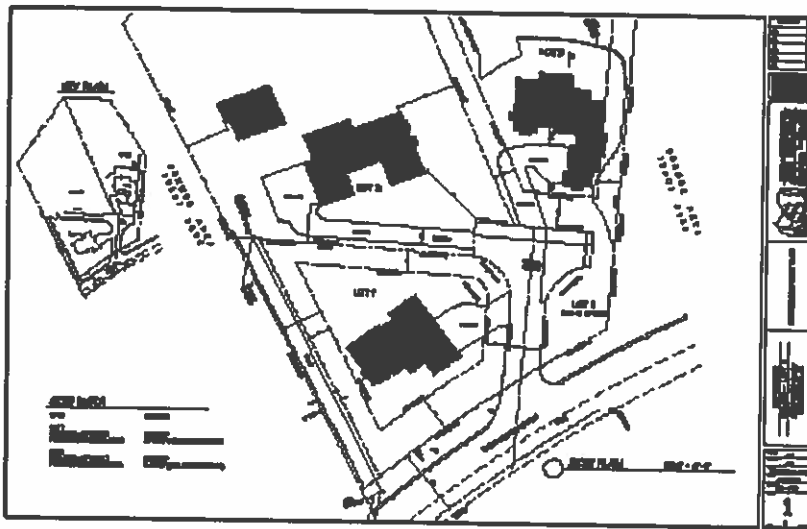
Zoning

The existing parcel is currently zoned Agricultural (A). The proposed project will re-designate the parcel to Planned Unit Development – Low Density Residential (PUD-LDR) District providing zoning consistent to the General Plan designation.

A Planned Unit Development (PUD) is the development of land that is under unified control and is planned and developed as a whole in a single development operation. The purpose of a PUD is to provide greater flexibility in the design of integrated developments than is otherwise possible through strict application of zoning regulations. The intent of a PUD is to encourage the design of well-planned facilities, which provide developments integrated with open space areas through creative and imaginative planning.

Project Description

The project consists of an approval for a rezone from A to PUD-LDR Zoning District, a Planned Unit Development Plan and an approval for a Parcel Map to subdivide the existing lot into three parcels with a single-family residence on each parcel.



Project Layout

Surrounding Land Uses and Setting

The site is bounded on the east, west and south by a residential PUD development that includes low-density single-family homes and open space, and on the north by rural density single-family residential uses and a religious institution.

The subject site is currently occupied by a single-family residence with a caretaker unit. The lot is relatively flat in the front, then slopes significantly to the rear (south). Groves of mature trees cover this area.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Jenny Soo
Signature

5.10.06
Date

Jenny Soo
Printed name

IV. ENVIRONMENTAL CHECKLIST

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

For this project, the following designations are used:

Potentially Significant Impact: An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less Than Significant: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: Any impact that does not apply to the project.

1. AESTHETICS

Environmental Setting

The project site is currently occupied by a single-family residence. The site is bounded by single-family residential and open space uses.

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Aesthetics

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 a *less-than-significant-impact*.
- c) The project consists of developing the site three separate parcels with one single-family residence on each lot. According to the computation method stated in the Pleasanton Municipal Code, this proposed development would be consistent with the City's General Plan designation and the number of residential units specified in the Housing Element. Development standards related to the lot and the design characteristics of the residences are a part of the project. These standards will ensure that the visual character, the quality of the neighborhood and its surroundings will be maintained. Therefore, this would be a *less-than-significant-impact*.
- d) The proposed project includes standard site lighting for the roadways as well as typical residential lots. Residential structures do not typically create substantial amounts of glare because of the types of materials used and the height of the structures. Residential projects are generally required to not provide up lighting and to ensure that the lowest wattage and luminosity be used in exterior lighting applications so as not to add to 'night sky pollution'. This project will provide standards in the design guidelines addressing this issue. Therefore, this would be a *less-than-significant-impact*.

2. **AGRICULTURAL RESOURCES**

Environmental Setting

The site is designated as “Urban and Built-up Land” by the California Department of Conservation.¹ “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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Agricultural Resources

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Discussion

- a-b) Agriculture Resource impacts are not applicable to this project related to the California Department of Conservation land use designations. Therefore, this would be a *no-impact*.
- c) The subject site surrounded by single-family residential uses. The proposed project will re-designate ± 2.91 acres from Agricultural to PUD- Low Density Residential. The proposed land use change is less than significant in that there is an inadequate number of acres for viable, sustainable agricultural use. Therefore, this would be a *less-than-significant-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.²

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).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a-d) The proposed project is expected to generate short-term impacts related to construction activities during site preparation (clearing/grubbing) and construction. There is variability in construction activities making it difficult to precisely quantify the daily emissions associated with the proposed project. During construction some equipment may exceed some of the established BAAQMD emissions standards, however, 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 the consumption of natural gas for 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 residential development will result in small, incremental, and insignificant increases. Residential development is subject to the City's Growth Management Policies, which are consistent with the area wide air quality management plan. Therefore, this

would be a *less-than-significant-impact*.

- c) The proposed project will result in the construction of residential and open space uses and will not result in producing objectionable odors. Therefore, this would be a *less-than-significant-impact*.

4. BIOLOGICAL RESOURCES

Environmental Setting

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

The Clean Water Act requires avoidance of wetlands whenever a practicable alternative exists. For unavoidable impacts, the regulatory agencies have policies calling for mitigation to provide “no net loss” of acreage or habitat value. Under Section 404 of the Clean Water Act, a permit must be obtained for the discharge of dredged or fill material into waters of the United States. Under the CDFG code, Sections 1601-1607 regulate projects with divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake. Proponents of such projects must notify 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.

Standards of Significance

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

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Biological Resources

Would the project:

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

Conservation Plan, Natural Community
Conservation Plan, or other approved local,
regional, or state habitat conservation plan?

Discussion

- a) The Biological Assessment Report⁴ prepared by WRA Environmental Consultants identified the white-tailed kite, the Cooper's hawk, and the loggerhead shrike within the Study Area (the area where the proposed development is to occur) on the subject site. Breeding birds are protected under the migratory Bird Treaty Act which prohibits the disturbance or harm of breeding birds and their eggs or young. The report recommends mitigation measures that would minimize disturbance during breeding season. Therefore, this would be a *less-than-significant-impact with mitigations incorporated*.
- b-d) The Biological Assessment Report prepared by WRA Environmental Consultants investigated the areas for sensitive plant communities, aquatic features, plants, and wildlife. The report stated that no sensitive plant communities potentially under USACE, CDFG, and/or USFWS jurisdiction were observed. No wetlands or water features potentially subject to jurisdiction by the Corps, RWQCB, or CDFG were observed. Additionally, no riparian vegetation, defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG ESD 1994) was observed. Therefore, this would be a *less-than-significant-impact*.
- e) Pursuant to the Tree Preservation Ordinance, a tree survey and analysis for this project site has been prepared by HortScience, Inc. The arborist surveyed 10 trees that would be impacted by the proposed development. All of the survey trees are heritage-sized trees that are in good to moderate conditions. Due to the configuration of the originally proposed cul-de-sac, and construction of the retaining wall on Lot 3, four of the survey trees need to be removed, and the other are recommended to be preserved. Since the report was prepared, the configuration of the cul-de-sac has been revised to satisfy the Fire Department. In this case, one of the tree (Tree No. 96) may be preserved. To mitigate the removed trees, the applicant has submitted a landscaping plan showing the overall planting within the development. Therefore, this would be a *less-than-significant-impact*.
- f) There is not Habitat Conservation Plan for the area. Therefore, this would be *no-impact*.

5. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having site-specific historical, 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. The City now has a policy that all projects incorporate

into project design and as conditions of approval that provide on-site expertise during the construction phase.

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cultural Resources

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a-c) There are no known archaeological or historical 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 in place prior to construction resuming. This requirement

would be made as a condition of the project approval. Therefore, this would be a *less-than-significant-impact*.

- d) If human remains are discovered during grading trenching or other on-site excavation, the City requires the applicant to:
- Hire a qualified archaeologist to be present on site during the grading and trenching for the foundation(s) and utility services in order to determine if any bone, shell, or artifacts are uncovered. Work on the site will cease immediately. The archaeologist and the Native American Heritage Commission and or their representative shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. The applicant shall have the archaeologist produce a letter stating that they were on site during the initial construction activities and the result of their observations at the site. This requirement would be made as a condition of the project approval.
 - Prior to the issuance of any building permit, the applicant shall present a contract or letter indicating the archaeologist who will be on site during the initial construction activities.

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

6. GEOLOGY AND SOILS

Environmental Setting

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

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Geology and Soils

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map ³ 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion

- a-i, ii) The subject site is not located in the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology³. The project would not be subject to potential damage from earthquake ground shaking as a maximum intensity of VIII of the Modified Mercalli Scale.

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California 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. Therefore, this would be a *less-than-significant-impact*.

- a-iii) A geotechnical report was prepared by Nicholas Engineering Consultant in 1999 for similar development. The report found that the site is suitable for development. This report was then peer reviewed by Alan Kropp & Associates, Inc. The peer reviewer finds that the NEC report for the subject site generally conforms to accepted geotechnical standards of practice; however, a number of issues should be addressed as the project progresses. Staff will incorporate conditions into the project approval to have the raised concerns fully addressed prior to construction. Therefore, this would be *less-than-significant-impact*.
- a-iv) The site is generally flat to slightly sloping and according to the geotechnical report would not likely be subject to landslides. Therefore, this would be categorized as *no-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 on-site and off-site utility lines, will disturb soils, which could increase the rate of erosion if controls or best management practices are not in place. The City requires that all projects meet the requirements for stormwater control measures during design, construction and implementation phases of the project. Grading is prohibited from October 15 to April 1 to reduce citywide impacts. Therefore, this would be a *less-than-significant-impact*.

- e) The project will provide 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*.

7. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The project site is developed with a single-family residence and a caretaker unit.

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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hazards And Hazardous Materials

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the Environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 is 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 in residential development are not associated with substantial use, storage, or transportation of hazardous substances. These substances would not pose a 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-h) The site is located approximately 7.5 miles from the Livermore Airport and is not likely to result in a safety hazard for future residents of this development. The proposed project will not result in interference with an emergency plan or evacuation plan. Wildlands do not exist within or adjacent to the subject site.

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

8. 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 sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of 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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hydrology and Water Quality

Would the project:

- a) Violate any water quality standards or waste discharge requirements?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a,e,f) The project will be required through the building permit and construction process to incorporate best management practices 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 of bio-swales used as on-site treatment prior to discharge into the storm water system. The applicant will be required to obtain the required permits and approvals from SF Regional Water Quality Board. Therefore, this would be a *less-than-significant-impact*.
- b) The project will not use 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 a *less-than-significant-impact*
- c-d) Site development will alter the existing drainage pattern from its existing condition. The channel will not be subject to substantial erosion or siltation. Therefore, this would be a *less-than-significant-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*.

9. LAND USE PLANNING

Environmental Setting

The project site is developed with a newly constructed single-family residence with a caretaker unit. The project proposes to rezone from Agriculture (A) and Planned Unit Development (PUD) to PUD-LDR (Planned Unit Development-Low Density Residential) Zoning District to provide consistency with the General Plan land use designation to allow the development of two additional custom lots.

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use Planning				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c) This subject site is designated Low-Density Residential (LDR) within the City of Pleasanton’s current General Plan. A LDR designation allows for less than two dwelling units per gross acre (DUA). According to the computation method stated in the Pleasanton Municipal Code, the proposed development conforms to the applicable land use plan.

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

10. MINERAL RESOURCES

Environmental Setting

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

Standards of Significance

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

- Result in the depletion of a mineral resource.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mineral Resources

Would the project:

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

Discussion

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

11. NOISE

Environmental Setting

External noise sources that could affect the site include airport noise from the Livermore Airport, or adjacent streets and proximate land uses including the Alameda County Fairgrounds which has a number of events annually.

Standards of Significance

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

- Result in exterior noise levels above the acceptable level of 60 dBA, (70 dBA daytime);
- Result in interior noise levels exceeding 45dBA.;
- Result in construction noise levels that do not meet the City of Pleasanton Noise Ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise

Would the project:

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

Discussion

a-d) An ambient sound study was prepared as a part of the project to identify if any impacts due to noise either from the site or to the site would be of impact. The report concluded that no noise beyond the City of Pleasanton Noise Ordinance allowances will exist.

A Noise Study was prepared by Thorburn Associates. The report concluded that indoor noise level may be mitigated by increasing the window STC rating.

As a result of project construction, there will be a temporary increase in noise due to construction activities. However, the hours of construction will be limited to minimize

any impact to surrounding land uses. Therefore, this would be a *less-than-significant-impact*.

- e-f) The subject site is not located within the Livermore Airport Master Plan and the subject development will not expose people to excessive noise levels. Therefore, this would be categorized as *no-impact*.

12. POPULATION AND HOUSING

Environmental Setting

The subject property is surrounded by 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

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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Population and Housing

Would the project:

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

Discussion

- a-c) The proposed site is considered a potential infill site for residential development. Build out of the area does not constitute direct or indirect growth inducing impacts for the City of Pleasanton. The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. Therefore, this would be categorized as *no-impact*.

13. PUBLIC SERVICES

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 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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Public Services

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Public services have analyzed related to the subject site in that the City’s Growth Management Plan evaluates the demand for services to ensure that developments can be adequately served. The project will contribute to the construction of schools/school facilities through the payment of school impact fees. Police, Fire, Park and related service capacities exist to adequately serve the project and will be mitigated through the design phase of the project to meet the current City development standards. Therefore, this would be a *less-than-significant-impact*.

14. RECREATION

Environmental Setting

The project site is will not be providing on-site parkland, however, there will be some minor open space amenities to serve the new development.

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Recreation

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- a) The proposed development is located in the vicinity of open space areas in the Preserves development to the southeast of the site. This project will not accelerate substantial deterioration of existing facilities. Therefore, this would be a *less-than-significant-impact*.
- b) The project does not require construction/expansion of recreational facilities in that it is located in close proximity to existing facilities therefore there is no impact.

15. TRANSPORTATION AND TRAFFIC

Environmental Setting and Approved projects consist of developments that have final development plan approval from the City but are either not built, under construction, or partially occupied. Approved project are used to forecast near term traffic conditions. Generation of future traffic volumes is based on information contained in the City's Baseline Approved land use database, which is typically updated annually to include current approvals and to delete approved projects that have been constructed and occupied. Build-out projects consist of development that have not received final plan approval from the City but have been identified to be completed in the long term with 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:

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Transportation and Traffic

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

a,b, d-g) Approved projects consist of developments that have final development plan approval from the City but are either not built, under construction, or partially occupied. Approved projects are used to forecast near term traffic conditions. Generation of future traffic volumes is based on information contained in the City's Baseline Approved land use database, which is typically updated annually to include current approvals and to delete approved projects that have been constructed and occupied. Build-out projects consist of development that have

not received final plan approval from the City but have been identified to be completed in the long term with the build out of the General Plan.

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

c) The proposed buildings would have a maximum height of 30 feet. The height would not interfere with the existing air traffic patterns. Additionally, the proposed facility would be an event center where the number of guests/patrons is unlikely to result in an increase in air traffic level, nor would it cause in a change in location that results in substantial safety risks.

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

16. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

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

Standards of Significance

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

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Utilities and Service Systems

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

existing facilities, the construction of which could cause significant environmental effects?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a,b,d) The proposed project will not exceed projected wastewater treatment requirements and there are sufficient water supplies available to serve the project. Therefore, this would be a *less-than-significant-impact*.
- c) New stormwater drainage facilities will be constructed as a part of the project. Stormwater pre-treatment will be implemented by constructed bio-swales then entering the storm system. Site drainage will not cause significant environmental effects. Therefore, this would be a *less-than-significant-impact*.

17. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mandatory Findings of Significance

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion

- a-c) The project proposes to create two additional lots with a total of three lots on this 2.91-acre site. Driveways accessing each lot would be maintained by a Maintenance Association.

This development is consistent with the General Plan land use designations. The project will not include any activities or uses causing substantial adverse effects on human beings either directly or indirectly or on the environment. The project has been designed to meet the general development standards required by the City of Pleasanton and will incorporate conditions of approval to meet local codes and regulations. The project design and conditions of approval reduces potential impacts to a *less-than-significant-impact*.

Endnotes

¹ California Department of Conservation, Division of Land Resource Protection
Alameda County, Pleasanton, Important Farmland, 2003

² The City of Pleasanton General Plan, August 6, 1996 (as amended by the voters), Chapter IX.

³ California Division of Mines and Geology, Alquist-Priolo Hazard Mapping
www.conserv.ca.gov

⁴ Biological Assessment Report, WRA Environmental Consultants, October 31, 2005.



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

June 14, 2006

Jenny Soo
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Subject: PUD-44 / 11249 Dublin Canyon Road
SCH#: 2006052090

Dear Jenny Soo:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on June 12, 2006, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

RECEIVED

JUN 14 2006

CITY OF PLEASANTON
PLANNING DEPT.