

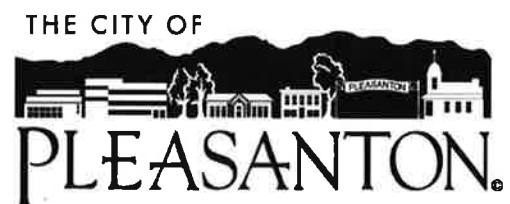
INITIAL STUDY AND NEGATIVE DECLARATION FOR

**BRINGHURST LLC
5-LOT RESIDENTIAL DEVELOPMENT AT
990 SYCAMORE ROAD**

DECEMBER 16, 2019

PREPARED BY:

City of Pleasanton
Planning Division
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, California 94566-0802



An Initial Study has been prepared by the City of Pleasanton Planning Division evaluating the potential environmental effects of a proposed project on a 3.28 acre site located at 990 Sycamore Road. The project includes applications by Alaina Stewart/Bringhurst LLC to amend the North Sycamore Specific Plan and related rezoning and subdivision map approval, to allow for the subdivision of the property into five single family residential lots for one existing home and four new homes. Based upon the following Initial Study, 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 (EIR) for this project.

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1. BACKGROUND

- 1. Project Title:** Bringhurst LLC at 990 Sycamore Road

- 2. Lead Agency:** City of Pleasanton
Community Development Department
Planning Division
200 Old Bernal Avenue
Pleasanton, California 94566

- 3. Contact Person:** Jenny Soo
Phone: (925) 931-5615
Email: jsoo@cityofpleasantonca.gov

- 4. Project Location:** 990 Sycamore Road
Pleasanton, California 94566

- 5. Project Sponsor Name and Address:** Alaina Stewart/Bringhurst LLC
P.O. Box 2642
San Ramon, CA 94583

- 6. General Plan Designation:** Low Density Residential

- 7. Zoning:** Planned Unit Development - Agricultural

- 8. Description of Project:** See "Project Description" section

- 9. Surrounding Land Uses and Settings:** See "Project Description" section

- 10. Other public agencies whose approval is required:** No approvals are needed from other public agencies

2. PROJECT DESCRIPTION

2.1 INTRODUCTION

An Initial Study has been prepared by the City of Pleasanton Planning Division evaluating the potential environmental effects of a proposed project on an approximately 3.28-acre site located at 990 Sycamore Road. The project includes applications by Alaina Stewart/Bringhurst LLC to amend the North Sycamore Specific Plan and related re-zoning and subdivision map approval, to allow for the subdivision of the property into five single family residential lots for one existing home and four new homes.

2.2 ENVIRONMENTAL ANALYSIS

This Initial Study/Negative Declaration (IS/ND) consists of an environmental checklist and an explanation of topics addressed in the checklist for the proposed development.

In accordance with CEQA Guidelines Section 15070, 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 the proposed 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.

2.3 PROJECT LOCATION

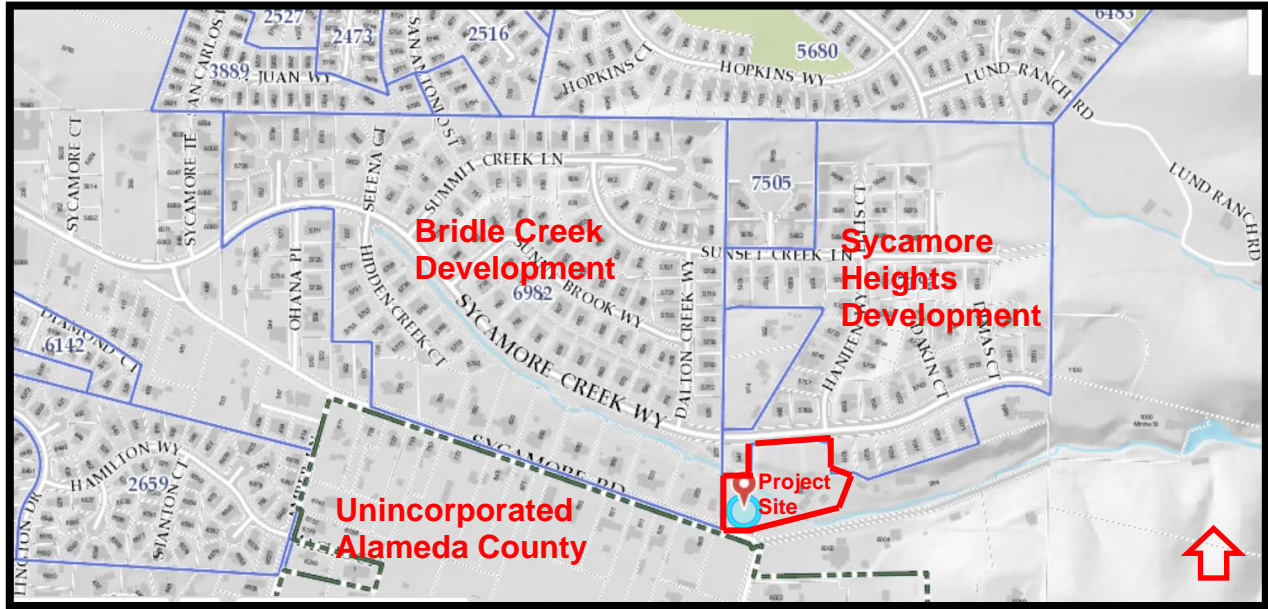
The approximately 3.28-acre project site is located in the NSSP area on the north side of Sycamore Road, near Alisal Street. The site is bordered by Sycamore Creek Way on the north, Sycamore Road on the south, and single-family residential homes on the east and west. Figure 1 within this document shows the project location.

2.3.1 Project Site

The site presently includes a single-family home, with a detached garage and two outbuildings, located towards the southeast portion of the property. Sycamore Creek runs northwesterly-southeasterly through the site. Access to the existing home is provided by a 15-foot wide driveway from Sycamore Road. This driveway crosses a wooden bridge over the creek before it reaches the existing residence. There are a number of mature trees on the property including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent to the creek. Non-native trees including eucalyptus,

acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home. Please see Figure 1 for the Location and Vicinity Map.

Figure 1: Project Site Location and Surrounding Uses

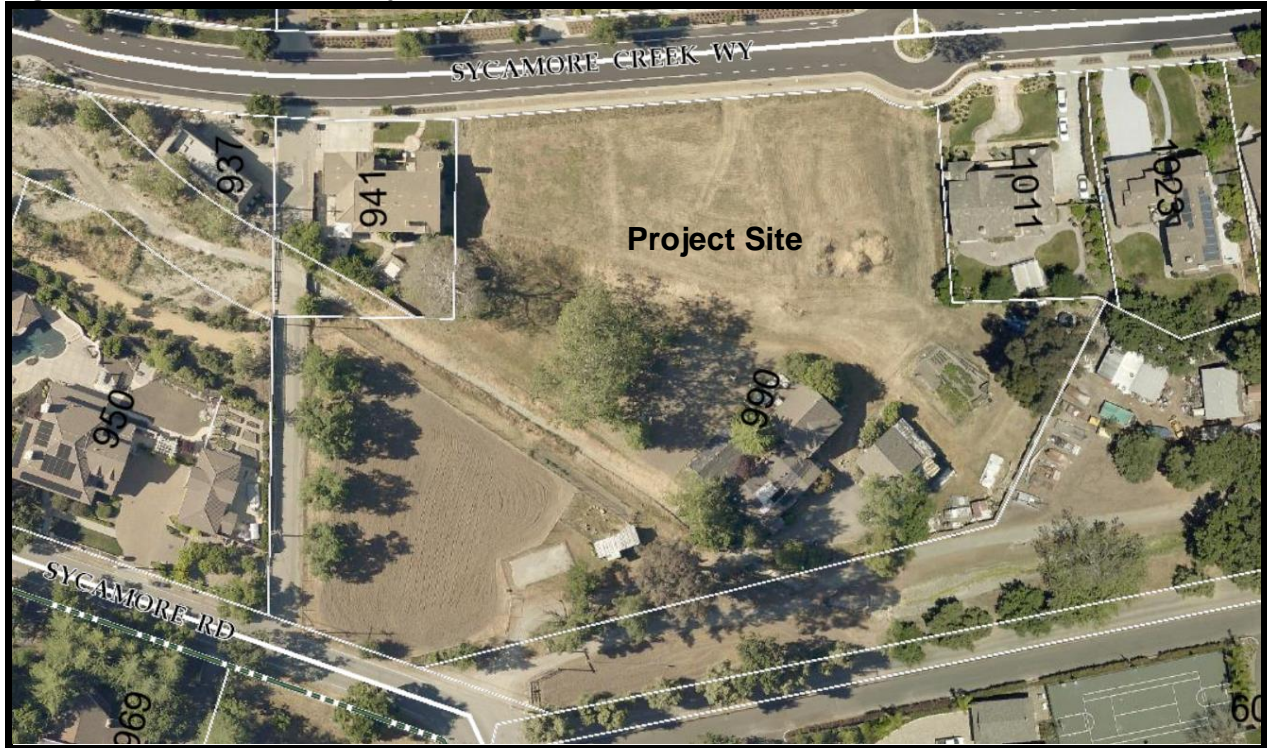


2.3.2 Setting and Surrounding Land Uses and Area

The project site is bordered on the west side by the Bridle Creek (Greenbriar) and Sycamore Heights (Summerhill Homes) subdivisions; on the north side by the Sycamore Heights development; on the east by Sycamore Heights and the Jensen property at 994 Sycamore Road (formerly Carlson property); and on the south by the Jensen property and an existing large-lot single-family residence in unincorporated Alameda County.

A 25-foot wide existing Public Utility Easement, Transmission Pipeline and Access Road Easement, known as Dale Way, runs north-south along the western edge of the property between Sycamore Creek Way and Sycamore Road. An existing 12-foot wide multi-use trail extends from the west, along Sycamore Creek, and terminates at Dale Way. Figure 2 shows the aerial of the project site.

Figure 2: Aerial of the Project Site



2.4 PLEASANTON GENERAL PLAN

The project site has a General Plan Land Use designation of “Low Density Residential” on the General Plan Map. However, the General Plan Land Use Element indicates that General Plan Land Uses, densities and street alignments that are within specific plan areas are only conceptually shown on the General Plan Map while the Specific Plan provides additional detail. Therefore, the proposed development will need to conform to the Land Use Designation and density indicated by the NSSP.

2.5 North Sycamore Specific Plan

The NSSP Land Use Designation for the site is PUD-Agriculture, which allows a maximum density of 1.0 dwelling unit per acre. The proposal would change the land use designation of an approximately 1.01-acre northern portion of the site from PUD-Agriculture to PUD-Medium Density Residential. The PUD-Medium Density Residential land use category allows a maximum density of 3.5 dwelling units per acre. The proposed density of the PUD-Medium Density Residential portion of the site would be 3.0 dwelling units per acre. The remaining 2.27-acre southern portion of the site would retain the PUD-Agriculture land use designation and would contain two dwelling units, resulting in a density of 0.9 dwelling units per acre.

2.6 ZONING

The project site is zoned Planned Unit Development – Agricultural (PUD-A) District. The applicant is proposing to rezone the northern approximately 1.01-acre portion of the site to Planned Unit Development – Medium Density Residential (PUD-MDR) District and the southern approximately 2.27-acre portion of the site would retain the PUD-A zoning.

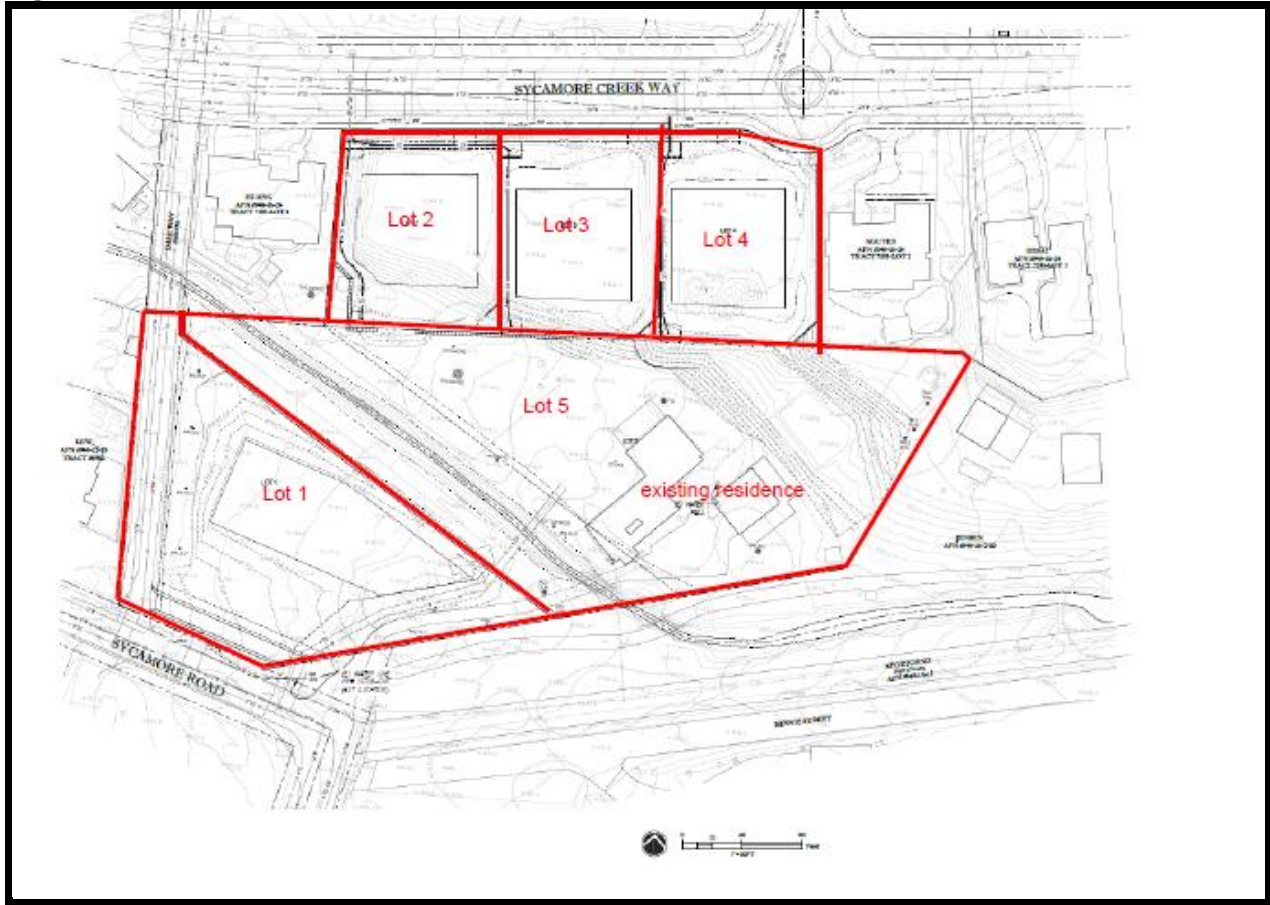
2.7 PROJECT DESCRIPTION

The applicant, Alaina Stewart, on behalf of her family Bringhurst LLC, is proposing to subdivide the approximately 3.28-acre site into five lots, creating four new single-family residential lots and one lot with the existing residence, and related site improvements. The applicant is seeking the following:

- 1) an amendment to the North Sycamore Specific Plan (NSSP) to:
 - a. change the land use designation and zoning category of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR);
 - b. allow the proposed PUD-MDR lots to access from Sycamore Creek Way;
 - c. realign the segment of the trail that would bisect the project site per the NSSP;
 - d. allow the proposed Lot 5 with a PUD-A land use designation to be less than one acre in area;
- 2) Rezone an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) District to Planned Unit Development – Medium Density Residential (PUD-MDR) District;
- 3) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and
- 4) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

Please refer to Figure 3 for the proposed site layout.

Figure 3: Proposed Layout



Lot 1 would have frontage onto Sycamore Road and would share the existing driveway to the existing home on Lot 5 for access. Lots 2-4 would front on and be accessed from Sycamore Creek Way. The applicant proposes to retain the existing home and outbuildings on Lot 5. The new homes would be custom homes constructed by individual homeowners after the lots are sold. Design guidelines detailing the development standards and design criteria are proposed for construction of the future homes and related development on Lots 1-4 and for remodeling and expansion of the existing home on Lot 5 (or demolition of the existing home and construction of a new home on Lot 5). Table 1 indicates the existing and proposed lot sizes.

Table 1: Existing and Proposed Specific Plan Land Use Designations and Lot Sizes

Existing				Proposed		
Lot No.	Land Use	Minimum Lot Size	Lot Size	Lot No.	Land Use	Proposed Lot Size
NSSP Lot 24	PUD-A	1 Acre	3.28 Acres	Lot 1	PUD-A	34,539 sq. ft.
				Lot 5		64,141 sq. ft.
				Lot 2	PUD-MDR	14,898 sq. ft.
				Lot 3		14,866 sq. ft.
				Lot 4		14,617 sq. ft.

The multi-use trail shown in the NSSP follows the alignment of Sycamore Creek through the project site. The applicant proposes to realign this planned trail location on the project site from its current terminus at the Bridle Creek development to head south along Dale Way, and then turn east along the property frontage on Sycamore Road to be connected to the Alisal Trail which is proposed to be constructed by another development.

3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

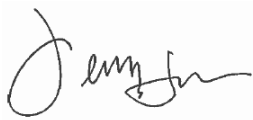
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and 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 |

4. 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

Date: December 16, 2019

5. ENVIRONMENTAL CHECKLIST

The following section 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.

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 for which mitigation has been identified 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.

5.1. AESTHETICS

ENVIRONMENTAL SETTING

The site presently includes a single-family home, with a detached garage and two outbuildings, located towards the southeast portion of the property. Sycamore Creek runs northwesterly-southeasterly through the site. Access to the existing home is provided by a 15-foot wide driveway from Sycamore Road. This driveway crosses a wooden bridge over the creek before it reaches the existing residence. There are a number of mature trees on the property including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent to the creek. Non-native trees including eucalyptus, acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home.

STANDARDS OF SIGNIFICANCE

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

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,

- Substantially increase light or glare in the project site or vicinity, which would adversely affect day or nighttime views.

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 a hillside or ridgeline area and is not designated as a scenic resource, scenic vista, or state scenic highway. Therefore, the project would result in **no impact**.
- c) The proposed new homes would change the existing streetscape along Sycamore Creek Way and Sycamore Road. The proposed design guidelines and development standards would ensure the new homes and/or remodeled existing home are compatible with the existing neighborhoods. Separate design review approval for each new home would be required to ensure its conformance to the development standards and the design guidelines in terms of building mass and bulk, design features/details, etc. Thus, the proposed new homes would not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, the resulting impact would be **less than significant**.
- d) All exterior lighting would be required to be directed downward and designed or shielded so as to not shine onto neighboring properties or create new sources of glare. An exterior lighting plan would be required as part of the design review application submittal for each lot. The lighting plan would be required to include drawings and/or manufacturer's specification sheets

showing the size and types of the light fixtures for the exterior of the buildings. Therefore, this potential impact would be **less than significant**.

5.2. AGRICULTURAL AND FORESTRY RESOURCES

ENVIRONMENTAL SETTING

The project site is located in an urbanized area. The existing approximately 3.28-acre site is currently occupied by a single-family residence. Although it has a land use designation of PUD-A per the NSSP, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance per the State Department of Conservation Farmland Mapping¹. The California State Department of Conservation designates the subject property as “Other Land.”²

STANDARDS OF SIGNIFICANCE

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

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

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ California Department of Conservation, “Alameda County Important Farmland 2014.” Map published December 2016.

² Other Land” – Other land is land not included in any other mapping category. Common Examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other lands.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	—	—	—	—
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a, c-e) The site is not designated as Prime Farmland per the State Farmland Mapping and Monitoring Program of the California Resources Agency. Although designed with a PUD-A land use by NSSP, the site is occupied by an existing single-family residence and no productive agricultural or forestry land is located on the site. The proposed development would not result in the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance into non-agricultural use or forest to non-forest uses. Therefore, the project would result in **no impact** with respect to agricultural and forestry resources.

b) The project site is in an urban setting. The existing approximately 3.28-acre site is occupied by a single-family residence. The current PUD-A zoning allows keeping of limited quantities of farm animals and the residents have two goats on site. The application proposes to change a northern portion of the site from the existing PUD-A to PUD-MDR so that the uses in the northern portion of the site would be more compatible to surrounding residential uses. The southern portion of the site would remain as PUD-A, which would continue allow agricultural uses, such as livestock and poultry raising for private, noncommercial use, orchards, etc. Additionally, there is no Williamson Act contract for the project site. Therefore, this would be **less than significant** impact.

5.3. AIR QUALITY

ENVIRONMENTAL SETTING

The project site is located within Pleasanton and Alameda County, and within the San Francisco Bay Area Air Basin (Air Basin). Air quality in the Air Basin is regulated by the Environmental Protection Agency (EPA), the California Air Resources Board

(ARB) and Bay Area Air Quality Management District (BAAQMD). The EPA and ARB designate air basins where ambient air quality standards are exceeded as National (EPA) “non-attainment” areas, or State (ARB) “non-attainment” areas for a range of pollutants, with different standards and thresholds for each. The Air Basin is considered a non-attainment area for Ozone (State and National); Particulate Matter (PM₁₀) (State); and Particulate Matter - Fine (PM_{2.5}) (State and National)³.

The 1970 Federal Clean Air Act (CAA), updated in 1997 and 1990, addresses and regulates six “criteria pollutants” (Ozone, Nitrogen dioxide (NO₂), Lead, Particulate matter (PM₁₀ and PM_{2.5}), Carbon monoxide (CO) and Sulfur dioxide; the 1988 California Clean Air Act (CCAA) addresses these same six pollutants, as well as visibility reducing particles, hydrogen sulfide, sulfates and vinyl chloride. Generally, the planning requirements of the CCAA are more stringent than similar federal regulations; therefore, consistency with the CCAA will also demonstrate consistency with the CAA.

STANDARDS OF SIGNIFICANCE

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

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in pollution emission levels above those established by BAAQMD in either the short term (construction related) or long term (operations);
- Expose sensitive receptors to substantial pollutant concentrations;
- Create objectionable odors affecting a substantial number of people.

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ <http://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status>, accessed July 29, 2019

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | — | — | — | — |
| b) 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)? | | | | |
| c) 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"/> |
| 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. An air quality plan is intended to bring a region's air quality into compliance with State and Federal requirements. The BAAQMD developed the Final 2017 Clean Air Plan (adopted in September of 2017) and the 2005 Ozone Strategy (adopted in January of 2006). The assumptions and growth projections used in these documents rely on the General Plan documents of communities. Therefore, projects that are found to be consistent with the General Plan (as is the subject project) are consistent with applicable air quality plans. Therefore, this would be **no-impact**.

b.-c. In May 2017, the BAAQMD adopted its 2017 Clean Air Plan (CAP) and published an update to its CEQA Air Quality Guidelines³. These guidelines establish screening criteria with which to provide a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If the screening criteria are met by the proposed project, then no additional air quality analysis is necessary. The screening criteria are organized into operational-related impacts (criteria air pollutants and precursors and greenhouse gases), community risk and hazard impacts, carbon monoxide impacts, odor impacts, and construction-related impacts. If the screening criteria are not met, then an air quality analysis is required to determine if the project's air quality impacts are below BAAQMD's significance thresholds (roughly equivalent to the CEQA thresholds of significance used to ascertain whether an impact would be significant).

Stationary sources of pollution which would trigger review by BAAQMD are not proposed on site. Of the land uses listed in the screening section of the CEQA Air Quality Guidelines, the operational criteria pollutant screening thresholds for a single-family residential development is 325 dwelling units. The proposed four new

single-family residential lots do not exceed this threshold and would thus not be expected to generate a considerable net operational increase in related criteria pollutant emissions.

With respect to construction-related emissions, the project would involve grading and site improvements, which would be expected to generate short-term emissions of dust and construction vehicle emissions during the construction phase. The significance threshold specified in the BAAQMD CEQA Guidelines is 114 single-family dwelling units. The proposed project does not exceed this threshold and would thus not be expected to generate a considerable increase in construction-related emissions. Nonetheless, the project would be required to follow the standard construction-related measures specified by BAAQMD as project conditions of approval, including implementation of dust control measures such as site watering, covering of trucks hauling debris, soil or sand, and measures to minimize construction vehicle emissions, such as a requirement for construction vehicles to meet all current exhaust standards, which would further reduce these effects.

Carbon monoxide impacts are measured by a project's consistency with a local congestion management plan and traffic volumes. The Circulation Element of the General Plan requires a Level-of-Service (LOS) "D" or better at intersections with the exception of the Downtown Area and at gateway intersections. The proposed development would add the traffic from four new single family homes, including three fronting on Sycamore Creek Way and one single-family home on Sycamore Road. The anticipated additional trips, i.e. 30 additional trips per day on Sycamore Creek Way and 10 additional trips per day on Sycamore Road (based on 10 trips per single-family home per day) would not impact the existing traffic flow on either street or exceed the LOS standard at nearby intersections. Thus, based on the above, the project would not be expected to generate operational or construction-related emissions that would result in a considerable net increase of criteria air pollutants or cause or contribute to a violation of an ambient air quality standard. As a result, these would be **less-than-significant impacts**.

- d) Land uses such as residences are considered to be sensitive receptors to poor air quality. The project development is a residential development surrounded by existing residential uses. There are no known sources of toxic air pollution or odors located within the vicinity of the project site. The nearest existing source is located at 6055 Sunol Boulevard (ThermoFisher Scientific), which is approximately 4,000 feet from the project site. This distance is outside the 1,000-foot threshold set by the BAAQMD for analysis of exposing sensitive receptors. Additionally, the project site is located more than 3,000 feet from Sunol Boulevard, a thoroughfare, and Interstate 680, outside the BAAQMD's highway and major roadway screening

area. In addition, the proposed development would not introduce a new source of toxic air contaminants (TACs) to the project area and its vicinity. Therefore, the potential impact would be **less than significant**.

- e) The project is not anticipated to create objectionable odors affecting a substantial number of people. Therefore, this impact would be **less than significant**.

5.4. BIOLOGICAL RESOURCES

ENVIRONMENTAL SETTING

The site has been occupied by a single-family residence since 1960. A horse stable and riding arena were constructed on the site by the previous property owners. The current owners use the horse stable for two goats. Sycamore Creek runs through the project site. There are a number of mature trees on the property including native valley oak, sycamore, and California black walnut trees; these are generally located in the southern portion of the site and adjacent to the creek. Non-native trees including eucalyptus, acacia and other non-native species, are also located on site, and a variety of shrubs, grasses, and groundcover surround the existing home. All existing trees are proposed to be retained.

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 California Department of Fish and Wildlife (CDFW) or U. S. Fish and Wildlife Service (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 CDFW 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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, and regulations or by the California Department of Fish and Wildlife or United States 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 Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a-d) On April 26, 2019, Olberding Environmental Inc. conducted a field reconnaissance survey of the project site for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints potentially occurring on the project site¹. Per the Olberding survey, no sensitive habitats were found and no special status species listed in the California Natural Diversity Database (CNDDDB) were observed in or near this site. No California red-legged frog or California tiger salamander were observed, although CNDDDB has listed numerous occurrences of their sighting within five miles of the project site. A red-shouldered hawk was observed flying over the Property during the survey. If project construction-related activities such as grading take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors would be required. Based on the results of the surveys, avoidance procedures would be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors). As such, the proposed project would not 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 California Department of Fish and Wildlife (CDFW) or U. S. Fish and Wildlife Service (USFWS).

The project site contains a section of Sycamore Creek; no wetland areas or other riparian areas were found on the project site. The proposed project would not occur within the creek area and all development would be set back a minimum of 30 feet from the toe of the creek. Therefore, the proposed project would not adversely affect federally protected wetlands or waterways (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, or 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. Therefore, the potential impact would be **less than significant**.

e) The project site contains a total of 21 trees; among them, 14 are heritage-sized trees⁴. The proposed project would not remove any of the existing trees².

⁴ Per PMC Section 17.16.006.A, "Heritage tree" means a tree of any species or origin which meets any of the following: 1.Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level; 2.Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level; 3.Any tree 35 feet or more in height; 4.Any tree of particular historical significance specifically designated by official action; 5.A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

Additionally, conditions of approval require physical protections and bonds for preserving existing trees during construction, consistent with the City's Tree Preservation Ordinance. Therefore, the project would be substantially consistent with local policies or ordinances related to biological resources and this potential impact would be **less than significant**.

- f) No Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plans apply to the project site. Therefore, there would be **no impact**.

5.5. CULTURAL RESOURCES

ENVIRONMENTAL SETTING

The project site is not located in an area identified as having site-specific historic, archeological, paleontological, or geologic features or resources. It is possible (although unlikely) that archaeological resources could be identified on the site during ground disturbance activities.

STANDARDS OF SIGNIFICANCE

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

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064. 5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
	<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?

DISCUSSION

- a) The site and existing structures are not listed by the California Office of Historic Preservation as a Historical Resource.⁵ or defined in §15064.5 of CEQA. Additionally, there are no plans to demolish the existing house. Therefore, there would be **no impact**.
- b-d) There are no known archaeological or paleontological sites identified on the subject site. However, there could be previously undiscovered subsurface resources present. Should potential subsurface resources or human remains be found upon excavation, all work would be required to be halted and the City immediately notified. Necessary measures, such as consulting with an archaeologist, would take place prior to construction resuming. These measures are required by State law and detailed as standard conditions of approval applied to the project. As a result, the potential impact would be a **less than significant**.

5.6. GEOLOGY AND SOILS

ENVIRONMENTAL SETTING

The project site abuts Sycamore Creek Way on the north and Sycamore Road on the south. The topography of the site varies, with the northern portion of the site along Sycamore Creek Way containing three relatively distinct “stepped” areas at elevations of approximately 424 feet, 427 feet, and 432 feet. South of these stepped areas, the site slopes down with elevations ranging from approximately 436 feet to 416 feet. Grading would be required to create the building pads for the new homes and excavation for utilities.

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 introduce geologic, soils, or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

⁵ Office of Historic Preservation. California Historical Resources
<<http://ohp.parks.ca.gov/ListedResources/>> Accessed February 26, 2017.

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. | <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 checked="" type="checkbox"/> | <input 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 the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) The project site is located within the northern mapped limits of an Alquist-Priolo Earthquake Fault Zone for Potentially Active Faults, established for the Pleasanton Fault. A Geotechnical Study and Fault Review was prepared by Purcell, Rhoades & Associates (PRA) in October 2007³. This report was updated in August 2018 by

PRA. Both the initial report in 2007 and the update in 2018 concluded that based on the results of the exploratory boring and laboratory testing, no indication of an active fault would be expected to cross the property. The reports concluded that the subject site can be developed with the proposed project subject to the design and construction recommendations stated in the reports. These reports were peer reviewed by Engeo, Inc., acting as the City's geotechnical peer review consultant. Engeo concurred with the conclusion and recommendations in the PRA reports⁴. In addition, Engeo indicated that the seismic design of the new homes would need to conform to the applicable building codes at the time of construction.

Based on reports and peer review recommendations, the project would be designed to address earthquake safety issues and adherence to the requirements of the California Building Code; therefore, seismically-induced ground shaking would not be a substantial hazard on this site. Potentially unstable soils discovered during excavation are required by provisions of the California Building Code to be removed and replaced, or otherwise treated to provide appropriate foundation support. As a condition of approval, the project is required to comply with the recommendations of the project's geotechnical consultant, including designing foundation and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the project. Therefore, the potential impact would be **less than significant**.

- b) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. Grading, as well as excavation and trenching for utility lines, will disturb soils, which could increase the rate of erosion if controls or best management practices are not in place. As a standard condition of approval, the project is required to meet the requirements for stormwater erosion control measures during design, construction and implementation phases of the project. Additionally, the geotechnical study recommended grading specifications including selecting materials for fill and placing/spreading/compacting of fill. Additionally, the City of Pleasanton does not allow grading to occur between October 1 and April 30 unless erosion control measures are in place, subject to the review and approval of the Director of Engineering/City Engineer. Compliance with these recommendations are required as conditions of approval. Therefore, potential impacts would be **less than significant**.
- c) Site explorations conducted by PRA determined that the potential for liquefaction at this site is very low. The geotechnical analysis included recommendations to prevent landslides, lateral spreading, subsidence, liquefaction and collapse on the project site. The State of California provides

minimum standards for building design through the California Building Code, including specific seismic safety requirements. State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. As a condition of approval, the project would be required to comply with the applicable codes and standards to provide earthquake resistant design to meet or exceed current seismic requirements and mitigate any specific soil condition concerns. Additionally, the project would be conditioned to comply with the recommendations in the geotechnical report and peer review. Therefore, the potential impact would be categorized as **less than significant**.

- d) Expansive soils can undergo significant volume changes in moisture content. They shrink and harden when dried and expand and soften when wet. To mitigate these potential impacts to acceptable levels and ensure that foundation systems are capable of tolerating or resisted potential damaging soil movements, the geotechnical report recommends several measures to be implemented into the design of foundations, irrigation and site drainage, and surface improvements; and during site preparation, including over-excavation of soils. These measures are required to be implemented, to the satisfaction of the City Engineer, as conditions of project approval. Therefore, the potential impact would be categorized as **less than significant**.
- e) No septic systems or alternative wastewater disposal systems are proposed as part of the project. The existing residence is connected to the City sanitary sewer system and the new homes would also be connected to City sanitary sewer system; therefore, the project would have **no impact**.

5.7. GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL SETTING

The BAAQMD encourages local jurisdictions to adopt a qualified Greenhouse Gas (GHG) Reduction Strategy that is consistent with Assembly Bill (AB) 32 goals. AB 32 mandated local governments to adopt strategies to reduce GHG emissions. Consistent with the objectives of AB 32, the City has adopted a Climate Action Plan⁵ (CAP) to outline strategies to reduce GHG emissions to 1990 levels by the year 2020. The CAP was reviewed by the Bay Area Quality Management District and was deemed a “Qualified Greenhouse Gas Reduction Strategy” in accordance with the District’s CEQA guidelines.

STANDARDS OF SIGNIFICANCE

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

- Be inconsistent with a qualified GHG Reduction Strategy or
- Generate more than 1,100 Metric Tons CO₂ equivalent per year (MT CO₂ e/year).

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b) With respect to operational GHG emissions, the significance threshold specified in the BAAQMD CEQA Guidelines⁶ is 56 single-family dwelling units. The proposed project does not exceed this threshold and would thus not be expected to generate a considerable increase in GHG emissions. Nevertheless, the project would be required to meet the City's CAP. Specifically, the project would be required to meet green building and energy efficiency measures consistent with the City's Green Building Ordinance and the State's Green Building Standards Code (CALGreen). The City's Green Building Ordinance requires a minimum of 50 total green building points and the applicant is proposing at least 75 points. Additionally, each new home would be required and constructed to allow for future installation of photovoltaic and solar-water-heating systems. These project features would be expected to reduce GHG emissions and assist the City in meeting the goals of AB 32.

Furthermore, several Strategies and Supporting Actions related to water and energy conservation from the Climate Action Plan are incorporated into the proposed project or will be required as conditions of approval. Specifically, it would incorporate a landscape and irrigation plan that is required to meet the State of California's Model Water Efficient Landscape Ordinance and Bay

Friendly Basics requirements for water-saving, drought-resistant planting. The project would implement the current State of California Title 24 energy efficiency standards. Therefore, this potential impact would be **less than significant**.

5.8. HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL SETTING

Large quantities of hazardous materials are not currently used on or in the vicinity of the project site and none are proposed as part of the project, beyond those associated with construction and residential activities.

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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| | — | — | — | — |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a,b) During construction, potentially hazardous liquid materials such as oil, diesel fuel, gasoline, and hydraulic fluid may 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 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 should a spill or a hazardous event take place. Therefore, this impact would be **less than significant**.
- c) Residential uses proposed for the 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 Hearst Elementary School and Pleasanton Middle School that are located approximately one mile from the project site. As a result, 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) The project site is located approximately 5 miles from the closest runway at the Livermore Municipal Airport. A Livermore Municipal Airport Protection Area Boundary has been established around the airport and residential development is prohibited in this area. The subject site is not located within this boundary. Therefore, the project is not likely to result in a safety hazard for future residents and the resulting impact would be **less than significant**.
- f) The project site is not within the vicinity of a private airstrip. Therefore, this would be categorized as **no impact**.
- g) The proposed project would not interfere 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**.

5.9. HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL SETTING

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 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 discharge to the municipal storm water system. The project site contains a portion of Sycamore Creek.

STANDARDS OF SIGNIFICANCE

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

- Substantially degrade 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;
- Expose people or property to the risk of injury and damage in the event of a 100-year flood.

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

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Compliance with the Alameda Countywide Clean Water Program (ACCWP) National Pollutant Discharge Elimination System (NPDES) Permit, including C.3 provisions and implementation of a Construction Stormwater Prevention Pollution Plan, would regulate discharges to the municipal stormwater system and reduce potential water quality impacts. The project would be required to incorporate best management practices (BMPs) for discharges resulting from the project through the building permit and construction process. As a standard condition of approval, the project would prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) during construction. These measures would include but not be limited to: erosion control measures to prevent soil, dirt, and debris from entering the storm drain system and canals; grading controls (e.g., timing, hydroseeding); traffic controls to prevent erosion from construction equipment; filters (e.g., wattles) on inlets; covered storage areas; and measures to control pollutants at wash out areas. These and similar measures in the SWPPP would filter contaminants from the stormwater before entering local arroyos and, ultimately, San Francisco Bay.

The project will be required, per City standards, to collect and convey all stormwater entering and/or originating from the development to the City's storm drain systems. The geotechnical report also recommends that surface runoff be designed to drain away from building foundations and flatwork, speed up infiltration, and reduce the potential for expansive soils.

Each lot, as part of the design review process, would be required to have its own bioretention area to treat, manage, and slow down runoff before it enters the storm drain system. The size of the bioretention area would be required to meet the applicable requirements at the time when the new home is proposed. Therefore, these potential impacts would be **less than significant**.

- b) The project would not use groundwater to provide water for this project. The bioretention and other landscaped portions of the project site (i.e., private yards) would allow for the groundwater aquifer to be recharged after implementation of the project. Therefore, this would be categorized as a **less-than-significant impact**.
- c) Sycamore Creek runs through the southern portion of the site. In order to determine whether the proposed project would affect the water flow in Sycamore Creek, hydrology studies were prepared by LandTech, Inc⁷. The studies found that the proposed development would result in slight increase in surface water flow into Sycamore Creek, but the increase is not considered to be significant and would not result in substantial erosion or siltation on- or

off-site. The hydrology studies were peer reviewed by Engeo, Inc⁸. Engeo agreed with the analysis and conclusions in the hydrology studies. Therefore, this would be categorized as **less than significant**.

- d) Although the project would not substantially alter the existing drainage pattern, it would increase the amount of impervious area on the site. This increase would be mitigated through the required installation of a stormwater bioretention area on each lot that would manage, slow down, and treat runoff before it enters the storm drain system. As a result, the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, the potential impact would be **less than significant**.
- g,i) The Federal Emergency Management Agency (FEMA) National Flood Hazard Layer FIRMette map indicates the project site is not located in a 100-year flood zone. 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**.

5.10. LAND USE PLANNING

ENVIRONMENTAL SETTING

The project site is currently occupied by an existing single-family residence. Access to and from the project is directly from Sycamore Road.

STANDARDS OF SIGNIFICANCE

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

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

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

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

DISCUSSION

- a) The project site is currently occupied by a single-family residence and is surrounded by residential uses. The proposed project is considered an infill development and would not physically divide an established community. Therefore, this would be categorized as **no impact**.
- b) The project site has a General Plan Land Use designation of “Low Density Residential” on the General Plan Map⁹. However, the General Plan Land Use Element indicates that General Plan Land Uses, densities and street alignments that are within specific plan areas are only conceptually shown on the General Plan Map while the Specific Plan provides additional detail. The project site is located in the NSSP area; therefore, the proposed development will need to conform to the Land Use Designation and density indicated by the NSSP.

The NSSP Land Use Designation for the site is PUD-Agriculture, which allows a maximum density of 1.0 dwelling units per acre. In order to allow five dwelling units on the property, a Specific Plan Amendment is needed. The proposal would change the NSSP land use designation of the approximately 1.01-acre northern portion of the site from PUD-Agriculture to PUD-Medium Density Residential. The PUD-Medium Density Residential land use category allows a maximum density of 3.5 dwelling units per acre. The proposed density of the PUD-Medium Density Residential portion of the site would be 3.0 dwelling units per acre. The remaining 2.27-acre southern portion of the site would retain the PUD-Agriculture land use

designation and would contain two dwelling units, resulting in a density of 0.9 dwelling units per acre.

The project site is zoned Planned Unit Development – Agricultural (PUD-A) District. The proposed project would change the zoning of the northern approximately 1.01-acre portion of the site from PUD-A to PUD-MDR District to be consistent with the proposed land use designation.

Therefore, the potential impact would be categorized as **less than significant**.

- 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**.

5.11. MINERAL RESOURCES

ENVIRONMENTAL SETTING

The project site is urbanized and is not known to contain any mineral resources.

STANDARDS OF SIGNIFICANCE

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

- Result in the depletion of a mineral resource.

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project site is not known to contain any mineral resources and thus would not result in the loss of locally important mineral resources. Therefore, there would be **no impact**.

5.12. NOISE

ENVIRONMENTAL SETTING

External noise sources that could affect the site include traffic noise from Sunol Boulevard and Interstate 680, which are located approximately 3,000 feet and 4,000 feet west of the project site, respectively

STANDARDS OF SIGNIFICANCE

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

- Result in construction noise levels that do not meet the City of Pleasanton Noise Ordinance;
- Result in backyard noise levels exceeding 60 dBA L_{dn} or indoor noise levels exceeding 45 dBA L_{dn}.

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
	<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?

DISCUSSION

- a) For single-family housing projects, the City's General Plan generally requires backyard areas not exceed 60 dBA L_{dn} and indoor noise levels not exceed 45 dBA L_{dn}. The subject site is located approximately 730 feet outside of the future (2025) 60 dBA L_{dn} noise contour along I-680 and Sunol Boulevard as indicated in the 2005 – 2025 Pleasanton General Plan. Therefore, the noise level at the project site is not expected to exceed the General Plan exterior noise standard. Standard residential construction techniques result in a 15-20 dBA L_{dn} reduction of outside noise. Since the outdoor noise levels at the subject site would be less than 60 dBA L_{dn}, the interior noise standard of 45 dBA L_{dn} would be met. Therefore, the impact would be **less than significant**.
- b) Construction activities could contribute to short-term increases in vibration due to construction equipment, earthmoving, and vertical construction activities. No excessive vibration is anticipated during operation of the residential project. Therefore, the impact would be a **less than significant**.
- c,d) The development of the project would generate added noise, such as vehicle travel and landscape maintenance activities. However, noise levels are not expected to change substantially from those currently experienced in the area because overall activity levels at the site would be modest.

Short-term construction noise would be generated at the project site. Conditions of approval for the project would limit construction hours to 8:00 a.m. to 5:00 p.m., Monday through Friday, with no work Saturdays, Sundays or holidays. The Director of Community Development may approve earlier construction "start times" or later "stop times" only for specific construction activities (e.g., concrete pouring) if it can be demonstrated that the expanded construction hours are necessary (e.g., the concrete foundations need to be poured early due to weather conditions). Construction equipment would be required to meet Department of Motor Vehicles (DMV) noise standards and be equipped with muffling devices. As a result, these items would be **less than significant**.

- e,f) The project site is approximately five miles from the Livermore Municipal Airport, outside of the airport land use plan area, and not within the vicinity of a private airstrip. Therefore, this would be categorized as **no impact**.

5.13. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

The project site is currently occupied by a single-family residence.

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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) The project site is an infill site, surrounded by residential homes and a City park. The project would add four additional single-family homes to the City's housing stock, which would contribute to the local population. However, population growth would not be substantial. In addition, public streets and other infrastructure have been installed or extended to the boundaries of the project site in conjunction with other, nearby development, and would adequately serve the proposed development. Therefore, the project would not result in direct or indirect growth inducing impacts for the City of Pleasanton. Therefore, this would be a **less-than-significant impact**.

- b-c) The existing single-family home that currently occupies the site would remain; therefore, the project would not displace any existing housing or residents. Therefore, these issues would be categorized as **no impact**.

5.14. PUBLIC SERVICES

ENVIRONMENTAL SETTING

Fire and police protection are provided by the Livermore-Pleasanton Fire Department and Pleasanton Police Department, respectively. Pleasanton Unified School District provides school services for children in grades K through 12. The School District operates nine elementary schools, three middle schools, and three high schools. Phoebe Hearst Elementary and Pleasanton Middle School are the closest schools, 1 mile to the northwest, and Foothill High School is approximately 4.8 miles from the project site. These schools will be serving the project site. The City's Community Services Department manages parks and open spaces in the city. Pleasanton provides about 5.1 acres of improved neighborhood and community parks per 1,000 population, according to the General Plan¹⁰.

STANDARDS OF SIGNIFICANCE

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

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

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a.i-ii) The project may result in an incremental increase in police and fire service calls due to the addition of four households, but this would not result in substantial adverse physical impacts that would require new or expanded facilities. The site is an infill site, within an existing residential neighborhood, located approximately 1.72 miles from Fire Station No. 4 at 1600 Oak Vista Way. The project is located within the Special Fire Protection Area, where fire responding time and wildland fires are a concern.

As part of the project, a Wildland Fire Management Plan was prepared by Olberding Environmental, Inc. In order to minimize threat to life safety and damage from wildfire to homes, vegetation management will be necessary, including creating a defensible space around the structures and clearing vegetation. Vegetation management standards are part of the project proposal and would also be incorporated in the project approval.

Adequate access to the development would be provided to all structures for police, fire, and other emergency vehicles. Moreover, buildings would be designed to meet the requirements of the California Building Code and other applicable City codes and all new buildings would be required to install automatic fire suppression systems (sprinklers). Police and Fire service capacities exist to adequately serve the project and therefore the potential impact would be **less than significant**.

a.iii) Based on the School District's student generation factors, the project may add approximately three school-age children⁶. The applicant will be required, per state law, to pay fees to the Pleasanton Unified School District to mitigate the impact of the project. As a condition of approval, the developer of the homes would contribute funds to the School District to offset the project's impact to school facilities. Funds may be used towards the construction and/or procurement of classrooms. As a result, the potential impact would be **less than significant**.

a.iv-v)The project may result in an incremental increase in the use of parks and public facilities, such as libraries, but would not result in substantial adverse effects or require the construction of new facilities. As a result, the potential impact would be **less than significant**.

5.15. RECREATION

ENVIRONMENTAL SETTING

The project site is approximately 1.6 miles via surface streets to the nearest City park, Mission Hills Park.

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.

⁶ Student yield factor of 0.681 x 4 units, PUSD Seven-Year Demographic Report, dated March 2, 2018

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

- a) The project would result in an incremental increase in the use of existing neighborhood and regional parks and other recreational facilities. However, the addition of four households is not expected to result in substantial physical deterioration of the facilities. Moreover, the project is required to contribute a per unit Capital Facility Fee which helps to fund capital improvements to public facilities, including parks. As a result, the potential impact would be **less than significant**.
- b) The project includes the construction of a small segment of public trail along the project's Sycamore Road frontage, consistent with the City's Trails Master Plan. The proposed four new single-family homes would not require the construction or expansion of recreational facilities in the City. Therefore, the potential impact would be **less than significant**.

5.16. TRANSPORTATION AND TRAFFIC

ENVIRONMENTAL SETTING

Access to the project would be from two existing streets: Sycamore Road and Sycamore Creek Way. Pedestrian access to the project would be provided by new trail on Sycamore Road and the existing sidewalk on Sycamore Creek Way.

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 (LOS) at a major intersection to LOS E or F, except in the Downtown and gateway intersections⁷.

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

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards 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 those results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁷ Gateway intersections are intersections located at the edges of the city and are specifically identified on Table 3-4 of the Circulation Element of the 2005-2025 General Plan. Per the General Plan, consideration may be given to traffic improvements at gateway intersections when it is determined that such improvements are necessary and are consistent with maintaining visual character, landscaping, and pedestrian amenities

DISCUSSION

- a) The Pleasanton General Plan provides guidance for when a traffic analysis is required to determine impacts on the performance of the circulation system. Program 2.2 of the Circulation Element requires site-specific traffic studies for all major developments which have the potential to cause the LOS at one or more major intersections to exceed LOS "D," and implementation of the mitigation measures identified in these studies. In addition, the City generally requires a traffic study if one or more of the following criteria are triggered:
1. Project generates 100 or more vehicle trips during the A.M. or P.M. peak hours.
 2. Project generates 40 or more vehicle trips during the A.M. or P.M. peak hours through an existing LOS D intersection.
 3. Project generates 10 or more vehicle trips during the A.M. or P.M. peak hours through an existing LOS E or F intersection.

Based on the 10th Generation of the Institute of Transportation Engineers Trip Generation Handbook, the four additional single-family homes would generate approximately 3 trips during A.M. peak hours and 4 trips during P.M. peak hours, which would be well below each of the above-listed criteria, and would therefore not require a traffic study.

The project would improve pedestrian and bicycle circulation by providing a trail connection between the existing public trail along Sycamore Creek within the Bridle Creek development to the west and a future trail along Alisal Street to the southeast, in compliance with the City's Trails Master Plan. Therefore, this would be a **less than significant** impact.

There are no significant traffic impacts associated with the project; therefore, no mitigation is warranted. The project will, however, be required to pay City and regional traffic impact fees, which will be used to help fund traffic improvements identified in the City's CIP.

- b) The Alameda County Congestion Management Agency's threshold for conducting a Congestion Management Program (CMP) traffic analysis is whether a project would add 100 or more new peak-hour trips. The project would not create 100 or more new peak hour trips and the project would not exceed, either individually or cumulatively, a level of service standard established by the Alameda County Congestion Management Agency for designated roads or highways. As a result, a CMP traffic analysis is not required. Therefore, the project impact would be **less than significant**.

- c) The project site is located approximately five miles from the closest airport and therefore would not interfere with air traffic patterns. Furthermore, the proposed residences would not increase air traffic levels. Therefore, the project would have **no impact**.
- d-e) The project would not construct any new streets. The existing streets were constructed to provide adequate sight distances to accommodate the safe turning radius of emergency vehicles and passenger vehicles entering and exiting driveways. Emergency access to the site and surrounding area will not be compromised due to the proposal. Therefore, the potential impact would be **less than significant**.
- f) The project may incrementally increase the use of bus transit, but would not conflict with or decrease the performance of the existing transit system. The public trail segment to be constructed as part of the proposed development would be consistent with the City's Trails Master Plan. Therefore, the project would not conflict with adopted City policies supporting alternative transportation and the potential impact would be **less than significant**.

5.17. UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL SETTING

The City of Pleasanton has public utilities and infrastructure available to meet the planned buildout of the General Plan. Existing public utility systems, such as sewer, water, and stormwater facilities, are available at the project site.

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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water 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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a,b,d,e) In terms of wastewater, no water quality violations currently exist. The project would not discharge any waste, other than domestic sewage, and all sewage would be discharged into the City's sanitary sewer system for ultimate treatment. As a result, the project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. Although the project would result in an increase in the generation of wastewater compared to the existing single-family residence, sufficient sewer capacity is available for the project according to the City's Engineering Division. Therefore, the project would not result in the need for new or expanded wastewater treatment facilities.

In terms of water, the project would result in an incremental increase in water use compared to the existing use and would be required to implement the City's regulations for water conservation and abide by water use targets to avoid fees during drought conditions. Therefore, the project is not expected to require the construction of new water facilities or require the acquisition of new water supplies.

Therefore, these potential impacts would be **less than significant**.

- c) The proposed development would include the construction of a bioretention system within the project site to treat and slow down stormwater runoff from impervious surfaces. This system will treat and manage stormwater runoff from the proposed development and is designed to filter pollutants, regulate flows, and increase infiltration, causing the impact to be less than significant. The project would not necessitate the construction or expansion of stormwater drainage facilities off-site. As a result, the potential impact would be **less than significant**.

- f-g) The construction of the project would generate construction waste; however, at least 75 percent of the total job site construction waste (measured by weight or volume) would be required to be recycled. The remaining construction waste and increase of solid waste during operation of the project would not result in a substantial reduction in the capacity of a landfill. Collected solid waste is sorted at the Pleasanton Transfer Station and Recycling Center and then the solid waste is transported to the Vasco Road Sanitary Landfill in Livermore, which has capacity through 2022⁸. The project would be required to comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, these issues would be categorized as **less-than-significant impacts**.

⁸ Cal Recycle. Facility/Site Summary Details: Vasco Road Sanitary Landfill. <<http://www.calrecycle.ca.gov/SWFacilities/Directory/01-AA-0010/Detail/>>. Accessed February 26, 2017.

5.18. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The project is located on a site containing a segment of Sycamore Creek and a single-family residence. The Biological Resources Analysis Report by Olberding Environmental, Inc. found no significant habitat or fish, wildlife, or plant species existing on the subject site. There are no rare, endangered, or threatened species known to inhabit the subject property, nor are there historic resources. Therefore, the project would have a **less-than-significant impact** on biological and cultural resources.
- b) Constructing this project would incrementally increase impacts related to certain environmental factors as detailed in the preceding sections. However, given that the site is an infill location, surrounded by residential development, the increases would not be cumulatively considerable. Therefore, this potential impact would be **less than significant**.

- c) 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 substantially comply with City of Pleasanton General Plan and Zoning regulations and would incorporate conditions of approval to meet local codes and regulations, and mitigate potential impacts. The project design, existing regulations, and conditions of approval reduce potential impacts to **less-than-significant**.

6. REFERENCES

- ¹ Biological Resources Analysis Report by Olberding Environmental, Inc., dated May 2019
- ² Arborist Report by HortScience, dated March 2018
- ³ Geotechnical Studies prepared by PRA Group dated October 2007 and updated in August 2018.
- ⁴ Engeo Inc. Peer Review Reports of Geotechnical Studies Prepared by PRA Group dated November 2018.
- ⁵ Climate Action Plan, City of Pleasanton, 2012
- ⁶ Bay Area Air Quality Management District. California Environmental Quality Act Air Quality Guidelines, updated May 2017
- ⁷ Hydrology Studies by LandTech, January 3, 2000, and revisions responding to Engeo peer review comments, dated January 25, 2019
- ⁸ Engeo Inc. Peer Review of Hydrology Studies by LandTech, dated November 18, 2018.
- ⁹ City of Pleasanton. Pleasanton General Plan 2005-2025, Land Use Element.
- ¹⁰ City of Pleasanton, Pleasanton General Plan 2005-2025, Public Facilities and Community Programs Element