

**City of Pleasanton**

**Notice of Program EIR Preparation and Notice of Program EIR Public Scoping Meeting  
City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Program EIR**

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**Date:** April 6, 2022

**To:** State Clearinghouse and Interested Public Agencies, Organizations, and Parties

**From:** Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

**Subject:** Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

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The City of Pleasanton (City), located in the eastern San Francisco Bay Area (see Exhibit 1) will be the Lead Agency in preparing and evaluating the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update (Housing Element Update). To support the Housing Element Update, the City has identified a total of 25 sites for potential rezoning (see Table 1 and Exhibit 2).

The City will prepare the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Program Environmental Impact Report (Program EIR). The Program EIR will focus on the sites identified in the Housing Element Update that could potentially be rezoned for residential uses (referred to herein as the “potential sites for rezoning” or “rezoning sites”). The project description, location, and potential environmental effects are described below.

The City is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Program EIR, and the environmental issues and alternatives to be addressed in the Program EIR. Public agencies may need to use the Program EIR when considering permitting or other approvals that are germane to the agencies’ responsibilities in connection with the Housing Element Update.

Because of time limits mandated by State law, responses must be sent at the earliest possible date, but not later than the close of the Program EIR public scoping period, which runs as follows: Wednesday, April 6, 2022, through Thursday, May 5, 2022. Commenters are also encouraged to attend the Program EIR public scoping session to be held as part of the City of Pleasanton Planning Commission meeting on Wednesday, April 13, 2022, at 7:00 p.m. This hearing will be held virtually. Interested parties should visit the Pleasanton Planning Commission web page to confirm the meeting, time, date, and instructions on joining the meeting: <http://www.cityofpleasantonca.gov/gov/depts/cd/planning/commission/default.asp>

Please send written comments to the City of Pleasanton at the address shown below. Email is the preferred method of communication. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the project manager for this effort, Megan Campbell, with contact information below. Public agencies providing comments are requested to include a contact person for their respective agency.

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## **CITY OF PLEASANTON 2023-2031 (6<sup>TH</sup> CYCLE) HOUSING ELEMENT UPDATE PROGRAM EIR**

### **Project Location and Setting**

Pleasanton is in Alameda County, California, one of the nine Bay Area counties bordering the San Francisco Bay (Exhibit 1) and is generally bound to the west by Pleasanton Ridgeland; to the north by Interstate 580 (I-580) and the City of Dublin; to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore; and to the south by the San Francisco Water Department lands and other ridgeland. I-680 runs north to south and bisects the western portion of the city.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI has been adopted by the Alameda County Local Agency Formation Commission (LAFCo). The SOI includes lands incorporated within the City of Pleasanton's city limit lines and unincorporated land, over which Alameda County has zoning and land use authority.

City staff has identified a total of 25 sites for potential rezoning, listed in Table 1 and in Exhibit 2. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is located just outside of City of Pleasanton's limit line, but within the SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of city limits, however the western half of Site 1 is located just outside the UGB (Exhibit 3). The Program EIR focuses on the sites identified in the Housing Element Update that could potentially be zoned for residential use (referred to herein as the "potential sites for rezoning" or "rezoning sites").



**Table 1: Potential Sites for Rezoning**

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
1	Lester	Low	941 250000200, 941 250000300, 941 260000206, 941 270000200, 941 130800700.	Vacant	LDR, A, PHS	Prezoned–A, LDR  Unincorporated Alameda County	10807 and 11033 Dublin Canyon Road	128.5	12.9	2	2	31
2	Stoneridge Shopping Center (Mall)	High	941 120109200, 941 120109500, 941 120109403, 941 120102800, 941 120102900, 941 120103106.	Underutilized–parking lot	C, MU	CR-(m) District and PUD-MU District	1008, 1300, 1400, 1500, 1600, and 1700 Stoneridge Mall Road	64.82	18	50	80	1,440
3	PUSD–Donlon	Low	941 130800700	Vacant–surplus portion of Donlon School site	PI	R-1-65 District	4150 Dorman Road	19	5.5	5	5	28
4	Owens (Motel 6 and Tommy T)	High	941 130101303, 941 130104701.	Underutilized–two parcels; currently developed with commercial uses (hotel and restaurant) and parking	C	C-F District	5102-5102 Hopyard Road	2.36	2.36	30	40	94
5	Laborer Council	High	941 277103300	Underutilized–developed with existing office building and parking	MU, BP	PUD-I/C-O District	4780 Chabot Drive	1.39	1.36	30	40	54
6	Signature Center	High	941 130105700, 941 130105800, 941 130105900, 941 130106001.	Underutilized–developed with existing office buildings and parking structure	BP	PUD-I/C-O District	4900-5000 Hopyard Road	14.38	11	30	40	440
7	Hacienda Terrace	High	941 276100403	Underutilized–Developed with existing office building; housing site is two-acre portion of existing parking lot	MU, BP	PUD-I/C-O District	4309 Hacienda Drive	16.37	2	30	40	80
8	Muslim Community Center	Medium	941 276201301	Underutilized–developed with existing office building	MU, BP	PUD-I/C-O District	5724 W Las Positas Boulevard	5	5	15	25	125

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
9	Metro 580	High	941 277900900	Underutilized—developed with existing commercial/retail uses (Kohl’s, Party City) and parking; housing site is the five-acre portion of excess parking	MU, BP	PUD-I/C-O District	4515-4575 Rosewood Drive	15.52	5	45	75	375
11	Old Santa Rita Area	High	941 283000200, 941 283000300, 941 283000400, 941 283000500, 941 283000600, 941 283000700, 941 283000800, 941 283002800, 941 283002900, 946 110000203, 946 110000300, 946 110000500, 946 110000600, 946 110000800, 946 110000900, 946 110001100, 946 110001200, 946 110001402, 946 110001701, 946 110002900, 946 110003000, 946 110003103, 946 320000205.	Underutilized—approximately 20 parcels, developed with a variety of low-intensity service commercial and light industrial uses	C	C-S, PUD-C-O, PUD-O, PUD-C-S, PUD-C, PUD-C-C	3534-3956 Old Santa Rita Road	21.85	21.85	30	60	1,311
12	Pimlico Area (North side)	High	946 110103102, 946 11010200, 946 11010604.	Underutilized—developed with existing commercial uses (car wash, car rental)	C	PUD-C District and C-F District	4003-4011 Pimlico Drive	2.12	2.12	30	40	85
14	St. Elizabeth Seton	Medium	946 455001704	Vacant—adjacent to 4001 Stoneridge Drive	MDR	A District	4001 Stoneridge Drive	2.85	2.85	12	18	51

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
15	Rheem Drive Area (southwest side)	Low/Medium	946-455000700, 946-455000800, 946-455001001, 946-455001100, 946-455001200, 946-455001300, 946-455001400, 946-455002700, 946-455002800, 946-455002900, 946-455003000, 946-455003100.	Underutilized—Eleven parcels, developed with light industrial/service commercial uses	I	PUD-I District	2110-2182 Rheem Drive	9.77	9.77	8	14	137
16	Tri-Valley Inn	Medium	946 329500104	Underutilized—34-room motel and surface parking	C	C-F District	2025 Santa Rita Road	2.47	2.47	15	25	62
18	Valley Plaza	High	946 329500900, 946 32950202, 946 32950306, 946 32950600, 946 32950700, 946 329501000, 946 32950100, 946 32950200, 946 32950300.	Underutilized—eight parcels under separate ownership; developed with multi-tenant commercial center, stand-alone fast-food restaurants and parking	C	PUD-C District	1803-1811 Santa Rita Road and 4301-4307 Valley Avenue	7.33	5.5	30	40	220
19	Black Avenue	Medium	946 338000600	Underutilized—vacant office building and parking	PI	P District	4400 Black Avenue	2.59	2.59	15	25	65
20	Boulder Court	High	946 125101300, 946 12510000.	Underutilized—two parcels, occupied by construction contractor and concrete mix supplier	I	I-G-40 District	3400 and 3500 Boulder Street	9.45	9.45	30	40	378
21a	Kiewit	High	946 125100704	Vacant—short-term lease for outdoor storage yard for crane equipment company	Various*	I-G-40 District	3300 Busch Road	50.4	5	30	40	200
21b	Kiewit	Low/Medium	946 125100704	Vacant—short-term lease for outdoor storage yard	Various*	I-G-40 District	3300 Busch Road	50.4	40	8	14	560

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
22	Merritt	Low	941 095000301, 941 09500303, 941 09500311, 941 09500312.	Vacant	LDR	Unincorporated Alameda County	4131 and 4141 Foothill Road	45.59	45.59	2	2	91
23	Sunol Boulevard	High	947 000400105, 947 00040107, 947 00040214, 947 00040304, 947 00040501.	Underutilized—five parcels, developed with hardware store/lumber yard, public storage, and warehouse/distribution	I	I-P District	5505-5675 Sunol Boulevard	23.89	23.89	30	40	956
24	Sonoma Drive Area	Medium	948 000900100, 948 000900200, 948 000900300, 948 000900401, 948 000900600, 948 00090900, 948 000901000, 948 000901100, 948 000901200, 948 000901300, 948 000901600, 948 000901700.	Underutilized/vacant—twelve parcels; two vacant with remainder developed with low-intensity commercial uses and parking	I	I-P District	5674-5791 Sunol Boulevard and 5600 Sunol Boulevard	6.51	6.51	15	25	163
25	PUSD—District	Medium	094 000100103	Underutilized—occupied with PUSD administrative office, preschool, and maintenance yard; PUSD seeking to re-locate facilities	PI	P District	4750 First Street	10.17	10.17	8	16	163
26	St. Augustine	Low	946 255001401	Vacant	PI	A District	3949 Bernal Avenue	6.31	4.15	2	7	29
27	PUSD—Vineyard	Low	946 461900100	Vacant	PI	PUD-School District	Vineyard Ave-between Thiessen Street and Manoir Lane	10.3	5	3	5	25
29	Oracle	High	941 277800305	Vacant—surplus portion of Oracle campus site	MU, BP	PUD-I/C-O District	5805 Owens	20.44	3	45	75	225
<b>Total</b>												<b>7,388</b>

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)	Maximum Capacity
Notes: APN = Assessor’s Parcel Number du/ac = dwelling unit per acre PUSD = Pleasanton Unified School District High-density sites are denoted with purple shaded background and the medium-and low-density sites are denoted with the green shaded background. * The General Plan land use map depicts multiple potential land uses within the entire East Pleasanton area, which includes the Sites 21a and 21b. Program 6.1 of the General Plan indicates that allowable uses in this area are to be considered through a Specific Plan process. Source: City of Pleasanton 2022.											
<b>General Plan Land Use Designations</b>					<b>Zoning District</b>						
LDR	Residential–Low Density		ICO	Industrial/Commercial/Office	A	Agriculture District		MU	Mixed Use District		
MDR	Residential–Medium Density		I	General and Limited Industrial	R-1-65	One-Family Residential District, 6,500 square feet minimum lot size		I-P	Industrial Park District		
HDR	Residential–High Density		MU	Mixed Use	RM	Multi-Family Residential Districts		I	Industrial District		
C	Retail/Highway/Service Commercial/Business and Professional Offices		CF	Community Facilities	C	Commercial District		I/C-O	Industrial/Commercial Office District		
BP	Business Park		PI	Public and Institutional	C-C	Central Commercial District		I-G-40	General Industrial District, 40,000 square feet minimum lot size		
			OS	Open Space	C-S	Services Commercial District		Q	Rock, Sand and Gravel Extraction District		
			PHS	Public Health and Safety	C-F	Freeway Interchange Commercial District		P	Public and Institutional District		
			PR	Parks and Recreation	CR-(m)	Regional Commercial District (mall)		PUD	Planned Unit Development District		
					O	Office District		LDR	Low Density Residential District		
								MDR	Medium Density Residential District		
								HDR	High Density Residential District		
								OS	Open Space District		

## Potential Sites for Rezoning

Pursuant to Housing Element law, a housing element must identify potential sites suitable for redesignation and/or rezoning to accommodate housing needs for all segments of the community. The potential sites for rezoning were developed consistent with provisions of Government Code Section 65583.1, which states, in part, that:<sup>1</sup>

The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories.

City staff has identified potential sites to be rezoned that can accommodate future housing to meet the Regional Housing Needs Assessment (RHNA) target. These sites are presented in Table 1 and Exhibit 2.<sup>2</sup> The existing General Plan land use and zoning designation for each site are provided in Exhibits 4a and 4b, respectively. To present a conservative analysis of potential environmental impacts, the Program EIR assumes a maximum number of residential units on each site totaling 7,388 units. It should be noted that while it is unlikely that all the sites would develop at maximum density, it is entirely too speculative to identify which sites would or would not develop at maximum density at this time. Therefore, because it is reasonably foreseeable that some sites would develop at or near to maximum density, this approach provides a conservative analysis with respect to environmental impacts. Assuming 11.5 accessory dwelling units (ADUs) would be built per year, over the course of the 8-year planning period,<sup>3</sup> it is anticipated that 93 ADUs would also be constructed.

In 2018, Assembly Bill (AB) 2923 was adopted by the State, which established new minimum zoning standards for Bay Area Rapid Transit (BART)-owned properties, including a minimum density of 75 dwelling unit per acre (du/acre) for the Dublin-Pleasanton BART station property (see Figure 1). Though the Dublin-Pleasanton BART station property is not included as a potential site for rezoning, the Housing Element Update assumes this increased density to 75 du/acre, and this Program EIR incorporates analysis of an incremental increase in allowable residential units (314 units).<sup>4</sup> Therefore, the Program EIR assumes a maximum of 7,795 dwelling units. Assuming factors of 2.99, 2.48, and 2.2 persons per household for low,<sup>5</sup> medium,<sup>6</sup> and high

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<sup>1</sup> California Legislative Information. No date. California Government Code Article 10.6. Housing Elements [65580-65589.11]. Website: [https://leginfo.ca.gov/faces/codes\\_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6). Accessed February 10, 2022.

<sup>2</sup> The numbering of the sites does not correspond to site rankings. The sites are numbered throughout this Program EIR consistent with the numbering provided by the City. Therefore, some numbers are missing because those sites were included in the initial evaluation but removed upon further City discussion.

<sup>3</sup> The ADU estimate is based on the average past 5 years of actual production within the City of Pleasanton, which is consistent with HCD guidance. Given that the Program EIR considers the maximum number of units on the potential sites for rezoning, should any of the Housing Element Update policies facilitate the production of ADUs, any additional units over the 93 units would be accounted for within the evaluation because it is unlikely that all of the sites will develop at maximum density.

<sup>4</sup> The 2015-2023 (5<sup>th</sup> Cycle) Housing Element assumed 294 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 593 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezoning.

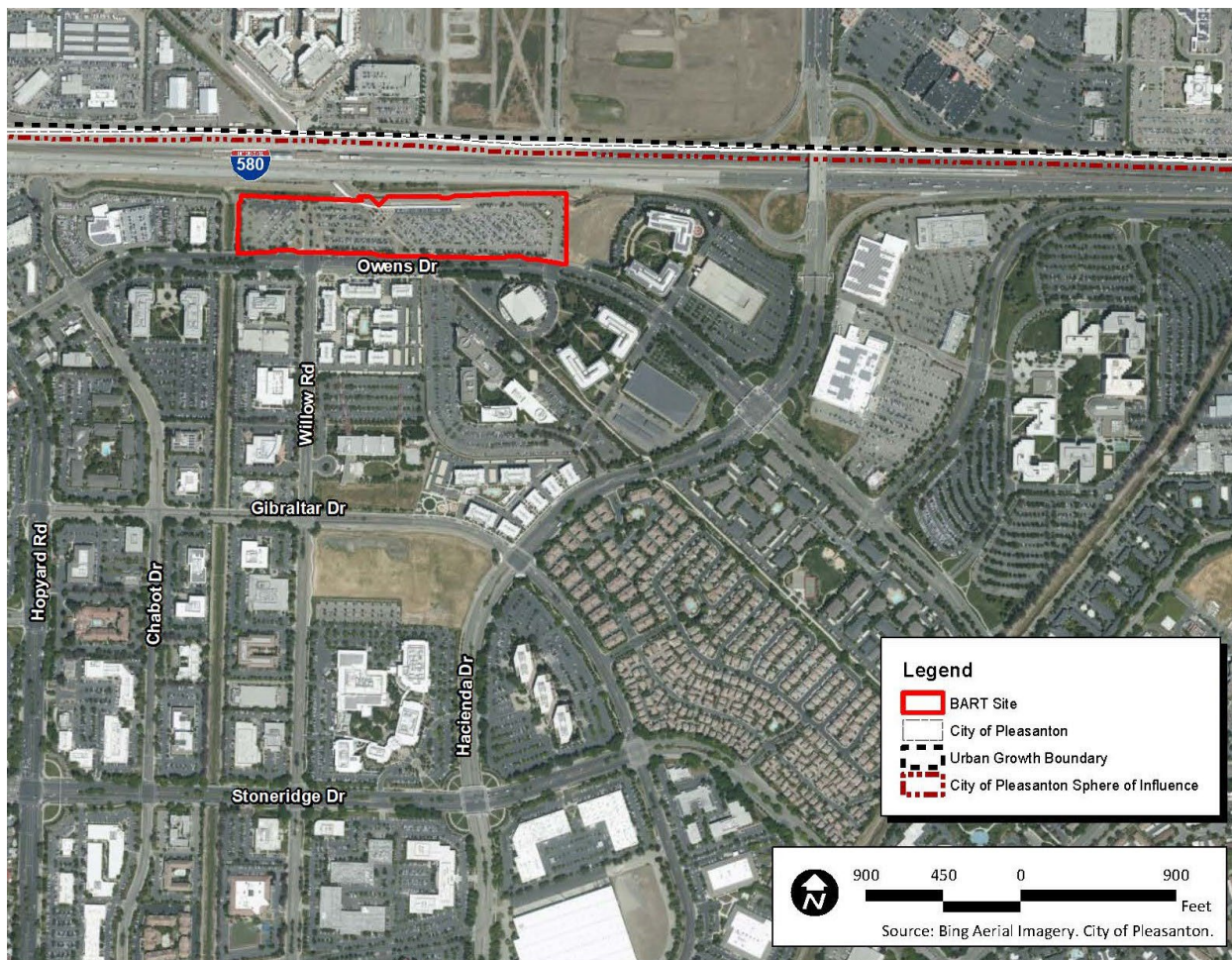
<sup>5</sup> Low density includes a density range of 2-7 du/acre. Typical housing types include detached single-family units and duplexes.

<sup>6</sup> The medium density classes includes both low medium density and medium density. Low medium includes a density range of 8-14 du/acre. Typical housing types include small lot single-family homes, townhomes, and small-scale apartment buildings. Medium density includes a density range of 15-25 du/acre. Typical housing types include attached apartments, condominiums, and townhomes with surface parking.



density housing types,<sup>7</sup> respectively, the Program EIR assumes the Housing Element Update could result in a maximum of 18,044 new residents.<sup>8,9,10,11</sup>

The final list of approved sites to be adopted by the City Council would be accompanied by the General Plan and Specific Plan Amendments and rezoning actions to accommodate residential housing development, which are described in more detail below and will be analyzed in the Program EIR.



**Figure 1: Dublin-Pleasanton BART Station Property**

<sup>7</sup> High density includes a density range of more than 30 du/acre. Typical housing types include attached apartments and condominiums with structured parking.

<sup>8</sup> United States Census Bureau. 2019. S2504: Physical Housing Characteristics for Occupied Housing Units. Website: <https://data.census.gov/cedsci/table?q=S2504%3A%20PHYSICAL%20HOUSING%20CHARACTERISTICS%20FOR%20OCCUPIED%20HOUSING%20UNITS&g=1600000US0657792&y=2019&tid=ACSST5Y2019.S2504>. Accessed: March 8, 2022.

<sup>9</sup> United States Census Bureau. 2019. B25124: Tenure By Household Size By Units In Structure. Website: <https://data.census.gov/cedsci/table?q=B25124%3A%20TENURE%20BY%20HOUSEHOLD%20SIZE%20BY%20UNITS%20IN%20STRUCTURE&g=1600000US0657792&tid=ACSST5Y2019.B25124>. Accessed: March 8, 2022.

<sup>10</sup> United States Census Bureau. 2019. B25033: Total Population in Occupied Housing Units By Tenure By Units In Structure. Website: <https://data.census.gov/cedsci/table?q=population%20BY%20UNITS%20IN%20STRUCTURE&g=1600000US0657792&tid=ACSST5Y2019.B25033>. Accessed: March 8, 2022.

<sup>11</sup> For Sites 15 and 21b, the low density, 2.99, persons per household factor was utilized because that results in a higher population estimate, which presents a conservative population estimate. For ADUs, the high density, 2.2, persons per household factor was utilized because ADUs are accessory units that, by their nature, house less people. Therefore, given the density classes being evaluated in this Program EIR, the high density persons per household factor is the most reasonable to utilize for ADUs.

*Densities and Affordability Assumptions*

State Housing Law provides for a series of “default densities” which are zoning minimums that, if applied, can be assumed to yield lower-income housing units.<sup>12</sup> For Pleasanton, the minimum default density for units to be counted as lower-income units in the inventory is 30 du/ac and between 20 and 29 du/ac to be counted as moderate-income units. Although the City may count all units in the inventory zoned at 30 units per acre or more as affordable or lower-income (or 20-29 dwelling units per acre as moderate-income), it is not required to do so, and could assume that higher density projects would yield moderate or above moderate units as well.

Table 2 summarizes the above density and affordability assumptions, for reference.

**Table 2: Affordability and Default Densities**

Density Category	Density Range	Income Level Potentially Accommodated in Inventory		
		Above-Moderate Income	Moderate Income	Low Income
Low Density	2-7 dwelling unit/acre	X	—	—
Low/Medium Density	8-14 dwelling unit/acre	X	—	—
Medium Density	15-25 dwelling unit/acre	X	—	—
High Density	30 plus dwelling unit/acre	X	X	X

Source: City of Pleasanton. 2022. City Council Agenda: Item 10: Continued Housing Element Update: Sites Inventory Consideration. January 25.

*Density Ranges and Housing Types*

Development on most of the potential sites for rezoning would require a General Plan Amendment and would also require adopting a zoning designation that would allow the residential development in the range of densities as provided in Table 1. The proposed General Plan land use and zoning designation for each site are provided in Table 3 and Exhibits 5a and 5b, respectively. Table 3 also provides the physical changes anticipated on-site to accommodate housing.

<sup>12</sup> “No net loss” provisions are a component of the Housing Accountability Act, which, whenever a project is approved with few units, or less affordability than cited in the Housing Element, requires findings to be made that adequate zoning capacity remains in the inventory to accommodate the units not built, or for the City to rezone additional sites to accommodate that number of units.



**Table 3: Proposed General Plan Land Use and Zoning Designations**

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
1	Lester	2	2	LDR, A, PHS	LDR, A, PHS	Prezoned-A Unincorporated Alameda County	PUD-LDR-A-OS District	Construction of new single-family residential units, including demolition and replacement of two existing homes; construction of a new East Bay Regional Park District staging area, grading and site improvements.
2	Stoneridge Shopping Center (Mall)	50	80	C, MU	MU	C-R(m) District and PUD-MU District	PUD-MU District	Construction of new residential dwelling units and structured parking on existing surface parking areas. Extent of any potential demolition currently unknown.
3	PUSD-Donlon	5	5	PI	MDR	R-1-65 District	PUD-MDR District	Construction of new single-family homes on vacant lot.
4	Owens (Motel 6 and Tommy T)	30	40	C	MU	C-F District	PUD-MU District	Construction of new residential units. Existing restaurant expected to be demolished; unknown if existing hotel building would remain.
5	Laborer Council	30	40	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Demolition of existing office building and replacement with new residential units.
6	Signature Center	30	40	BP	MU	PUD-I/C-O District	PUD-MU District	Construction of new residential units (housing to replace two existing parking structures); existing office buildings to remain.
7	Hacienda Terrace	30	40	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on a 2-acre portion of existing parking area, at north part of site.
8	Muslim Community Center	15	25	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units; existing office building likely to be demolished.
9	Metro 580	45	75	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on 5-acre portion of existing site that includes parking and three existing commercial buildings, potentially to be demolished.

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
11	Old Santa Rita Area	30	60	C	MU	C-S, PUD-C-O, PUD-O, PUD-C-S, PUD-C, PUD-C-C	PUD-MU District	Construction of new residential units on various parcels; extent of existing development to be demolished unknown and would vary from parcel to parcel.
12	Pimlico Area (North side)	30	40	C	MU	PUD-C District and C-F District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
14	St. Elizabeth Seton	12	18	MDR	HDR	A District	PUD-HDR District	Construction of new residential units on vacant portion of church-owned property.
15	Rheem Drive Area (southwest side)	8	14	I	MU	PUD-I District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
16	Tri-Valley Inn	15	25	C	MU	C-F District	PUD-MU District	Construction of new residential units, likely requiring demolition of existing motel units and restaurant.
18	Valley Plaza	30	40	C	MU	PUD-C District	PUD-MU District	Construction of new residential units and some replacement commercial space on approximately 5.5 acres, within which most existing buildings expected to be demolished.
19	Black Avenue	15	25	PI	HDR	P District	PUD-MU District	Construction of new residential units; existing office building expected to be demolished.
20	Boulder Court	30	40	I	MU	I-G-40 District	PUD-MU District	Construction of new residential units; some or all existing structures on site expected to be demolished.
21a	Kiewit	30	40	Various*	MDR-HDR	I-G-40 District	PUD-MDR-HDR District	Construction of new residential units on vacant site.
21b	Kiewit	8	14	Various*	MDR-HDR	I-G-40 District	PUD-MDR-HDR District	Construction of new residential units on vacant site.
22	Merritt	2	2	LDR	LDR	Unincorporated Alameda County	PUD-LDR District	Construction of new residential units on vacant site.
23	Sunol Boulevard	30	40	I	MU	I-P District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
24	Sonoma Drive Area	15	25	I	MU	I-P District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
25	PUSD–District	8	16	PI	MU	P District	PUD-HDR District	Construction of new residential units; existing development on site expected to be demolished.
26	St. Augustine	2	7	PI	MDR	A District	PUD-MDR District	Construction of new residential units on vacant portion of church-owned property.
27	PUSD–Vineyard	3	5	PI	MDR	PUD-School District	PUD-MDR District	Construction of new residential units on vacant site.
29	Oracle	45	75	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on vacant portion of property.

Notes:  
 High-density sites are denoted with purple shaded background and the medium-and low-density sites are denoted with the green shaded background.  
 \* The General Plan land use map depicts multiple potential land uses within the entire East Pleasanton area, which includes the Kiewit site. Program 6.1 of the General Plan indicates that allowable uses in this area are to be considered through a Specific Plan process.  
 Source: City of Pleasanton 2022.

General Plan Land Use Designations				Zoning District			
LDR	Residential–Low Density	ICO	Industrial/Commercial/Office	A	Agriculture District	MU	Mixed Use District
MDR	Residential–Medium Density	I	General and Limited Industrial	R-1-65	One-Family Residential District, 6,500 square feet minimum lot size	I	Industrial District
HDR	Residential–High Density	MU	Mixed Use	RM	Multi-Family Residential Districts	I/C-O	Industrial/Commercial Office District
C	Retail/Highway/Service Commercial/Business and Professional Offices	CF	Community Facilities	C	Commercial District	I-P	Industrial Park District
BP	Business Park	PI	Public and Institutional	C-C	Central Commercial District	I-G-40	General Industrial District, 40,000 square feet minimum lot size
		A	Agriculture and Grazing	C-S	Services Commercial District	Q	Rock, Sand and Gravel Extraction District
		OS	Open Space	C-F	Freeway Interchange Commercial District	P	Public and Institutional District
		PHS	Public Health and Safety			PUD	Planned Unit Development District
		PR	Parks and Recreation			LDR	Low Density Residential District
						MDR	Medium Density Residential District
						HDR	High Density Residential District
						OS	Open Space District

This Program EIR conservatively analyzes impacts of the development of all the potential sites for rezoning listed above. However, the City has the ultimate discretion to identify the appropriate opportunity sites to meet project objectives, including adequate sites that would be available to accommodate the RHNA.

The proposed rezonings would not alter the Wildland Overlay or the Public Health and Safety Land Use Designations of the potential sites for rezoning that fall within those areas.

## **Project Characteristics**

### *Housing Element Update Policies and Programs*

In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs. Based on guidance from the State, constraints to housing production can include concerns such as availability of infrastructure, lengthy processing or permitting timeframes, and costs of construction and other similar factors. Programs in the Housing Element Update would specify actions the City could undertake to overcome such constraints, such as providing streamlined project review for residential developments, completing needed plans for infrastructure and ensuring Capital Improvement and developer funding supports necessary improvements, and providing city grants or other funding to help subsidize production of lower-income housing units.

It is not anticipated that these policies or programs would result in physical changes to the environment. Although the Housing Element Update is designed to encourage and facilitate new housing construction, the Housing Element Update does not propose or confer any specific development projects. The Program EIR focuses on policies that could have environmental impacts.

### *General Plan Amendments*

The Program EIR will address the environmental impacts related to implementation of the proposed Housing Element Update and associated land use and zoning revisions. In accordance with State law, Pleasanton proposes to adopt a General Plan Amendment to update the General Plan's existing Housing Element including designating sites and identifying updated goals, policies, and actions, along with revisions to the General Plan Land Use Element to ensure consistency between it and the Housing Element—i.e., updating the General Plan land use plan to expand the inventory of land available for the development of new housing and making text amendments to ensure density ranges for Mixed Use designated projects are consistent with those described in the Land Use Element.

The City would also rezone several of the sites identified in Table 1 as shown in Table 3, sufficient to meet the remaining unmet housing need.

### *Specific Plan and Planned Unit District Development Amendments*

Amendments to the Hacienda Planned Unit District (PUD) Development Plan and the Vineyard Corridor Avenue Specific Plan may be necessary and will be addressed programmatically in the Program EIR. Exhibit 3 depicts the sites within Specific Plan areas.

## Required Discretionary Approvals

If the Program EIR is certified by the City Council, several actions may be undertaken by the City Council, including adoption of the Housing Element Update and adoption of the amendments and rezonings to implement the Housing Element Update programs to increase the inventory of land available for the development of housing. These actions could occur after any required review by the Planning Commission. Individual housing development projects would be reviewed and approved as required by the procedures of the City's Municipal Code and may require additional environmental review, as appropriate.

Although the Housing Element Update does not require other public agency approvals, the City is required to submit a draft of the Housing Element Update to the California Department of Housing and Community Development (HCD), per Section 65585 of the State Government Code, and consider HCD's findings on the Housing Element Update before it can be adopted by the City Council.

### *Regulatory Requirements, Permits, and Approvals*

#### City of Pleasanton

The City of Pleasanton City Council, as the city's legislative body, is the approving authority for the Housing Element Update. As part of the approval, the City Council will consider the following discretionary actions:

- Adoption of the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update.
- Certify the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Program EIR.
- Amendments to the General Plan Land Use Element, including modifying the General Plan land use map to indicate applicable designations for each housing site, along with rezoning of land consistent with the programs contained in the Housing Element Update to expand the inventory of land available for the development of housing. Pursuant to State law, the City has up to 3 years following adoption of the Housing Element Update to rezone sites. Conservatively, this Program EIR assumes that rezoning would occur at the time of adoption of the Housing Element Update.
- Amendments to the Hacienda PUD Development Plan and the Vineyard Avenue Corridor Specific Plan as necessary dependent on the specific sites to be rezoned.

Subsequent actions that may be taken by the City with respect to the Housing Element Update include, but are not limited, to the following:

- Annexation of sites currently located in Alameda County and associated modifications to the General Plan land use map and rezoning of these sites, which would occur in conjunction with approval of proposed development projects on such sites.
- Approval of subsequent development applications for residential and mixed use development such as PUD approval and project-related approvals such as growth management approval, design review approval, tentative map approval, final map approval, and grading and building permit approval.

- Implementation of the programs set forth in the Housing Element Update.
- Approval of subsequent public facility and roadway improvement projects in support of such residential and mixed use development.

#### Other Government Agency Approvals

Additional subsequent approvals and permits that may be required for future residential development projects from local, regional, State, and federal agencies including but are not limited to the following:

- California Department of Fish and Wildfire
- Bay Area Air Quality Management District
- California Department of Transportation
- San Francisco Regional Water Quality Control Board
- Alameda County Airport Land Use Commission
- Alameda County Flood Control and Water Conservation District's Zone 7
- Dublin-San Ramon Services District
- Pleasanton Unified School District
- Livermore-Pleasanton Fire Department
- East Bay Regional Parks District
- Bay Area Rapid Transit District
- Alameda County Local Agency Formation Commission

## **Environmental Review**

### *Purpose*

In accordance with California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] § 15082), the City has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that a Program EIR will be prepared for the proposed Housing Element Update. The purpose of an NOP is to provide sufficient information about the Housing Element Update to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the Program EIR including mitigation measures that should be considered and alternatives that should be addressed (CEQA Guidelines 14 CCR § 15082(b)).

### *Environmental Review Process*

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Program EIR, including results of public scoping and technical studies. Subsequently, the Program EIR will be circulated for public review and comment for a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) as well as all project information can be found on the project website at <https://www.pleasantonhousingelement.com/> and on file at the City of Pleasanton, Community Development Department, Post Office Box 520, Pleasanton, CA 94566.

If you wish to be placed on the email distribution list or need additional information, please contact Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton, at 925.931.5610 or [mcampbell@cityofpleasantonca.gov](mailto:mcampbell@cityofpleasantonca.gov).

### Potential Environment Effects

Consistent with the currently adopted CEQA Statute and Guidelines, the Program EIR will evaluate potential environmental impacts associated with the adoption of the Housing Element Update. Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study will be prepared. The Program EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines. The following issues will be central to the environmental analysis as described below:

- Aesthetics
  - Agriculture and Forestry Resources
  - Air Quality
  - Biological Resources
  - Cultural Resources and Tribal Cultural Resources
  - Energy
  - Geology, Soils, and Seismicity
  - Greenhouse Gas Emissions
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Land Use and Planning
  - Noise
  - Population and Housing
  - Public Services and Recreation
  - Transportation
  - Utilities and Service Systems
  - Wildfire
- **Aesthetics**—This section will analyze potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare with respect to the potential sites for rezoning.
  - **Agriculture and Forestry Resources**—Site 22 is mapped as Unique Farmland by the California Department of Conservation Farmland Mapping Program.<sup>13</sup> The Program EIR will include an evaluation of converting this site from Unique Farmland to nonagricultural use.
  - **Air Quality**—An air quality analysis will be prepared in accordance Bay Area Air Quality Management District (BAAQMD) requirements. A discussion of the Housing Element Update’s contribution to regional air quality impacts will be included.
  - **Biological Resources**—This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
  - **Cultural Resources and Tribal Cultural Resources**—The Program EIR will examine potential adverse impacts the Housing Element Update would have on historical resources (or eligible historical resources), archaeological, and tribal cultural resources.

<sup>13</sup> California Department of Conservation. 2018. Alameda County Important Farmland 2018.

- **Energy**—This section will include a discussion of the potential energy consumption and/or impacts from implementation of the Housing Element Update, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
- **Geology, Soils, and Seismicity**—This section will analyze potential impacts related to geology, soils, seismicity, and paleontological resources from implementation of the Housing Element Update.
- **Greenhouse Gas Emissions**—The Program EIR will analyze the Housing Element Update’s contribution to greenhouse gas (GHG) emissions and potential impacts to climate change.
- **Hazards and Hazardous Materials**—This section will discuss potential exposure to hazardous substances resulting from implementation of the Housing Element Update.
- **Hydrology and Water Quality**—The Program EIR will analyze impacts of the Housing Element Update on drainage patterns and water quality.
- **Land Use and Planning**—This section will summarize the land use pattern for the potential sites for rezoning, and determine the potential environmental effects of the proposed project related to land use and planning.
- **Noise**—This section will analyze short-term impacts to noise-sensitive receptors and long-term noise exposure.
- **Population and Housing**—This section will analyze potential impacts to population and housing that could result from implementation of the Housing Element Update.
- **Public Services and Recreation**—The Program EIR will analyze impacts on public services, including police, fire, and schools, as well as potential impacts on recreational and open space resources, from implementation of the Housing Element Update.
- **Transportation**—The Program EIR will analyze the proposed project’s impacts on the circulation system including all modes of transit, Vehicle Miles Traveled (VMT), roadway safety hazards, and emergency access.
- **Utilities and Service Systems**—This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.
- **Wildfire**—This section will analyze the potential impacts to wildfire risks, adopted emergency and evacuation plans, infrastructure, and land and drainage stability.

### **Effects Found not to be Significant**

Unless specific comments are received during the NOP public comment period that indicate a potential for the Housing Element Update to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the Program EIR.

#### *Mineral Resources*

Most of the sites are urban infill sites and are developed or partially developed with existing uses (see Table 1). No activities related to mineral resources currently occur within the potential sites for rezoning and none of the sites are designated for this use. These conditions preclude the



possibility of impacts on mineral resources; therefore, this issue will not be analyzed further by the Program EIR.

### **EIR Public Scoping Meeting Information**

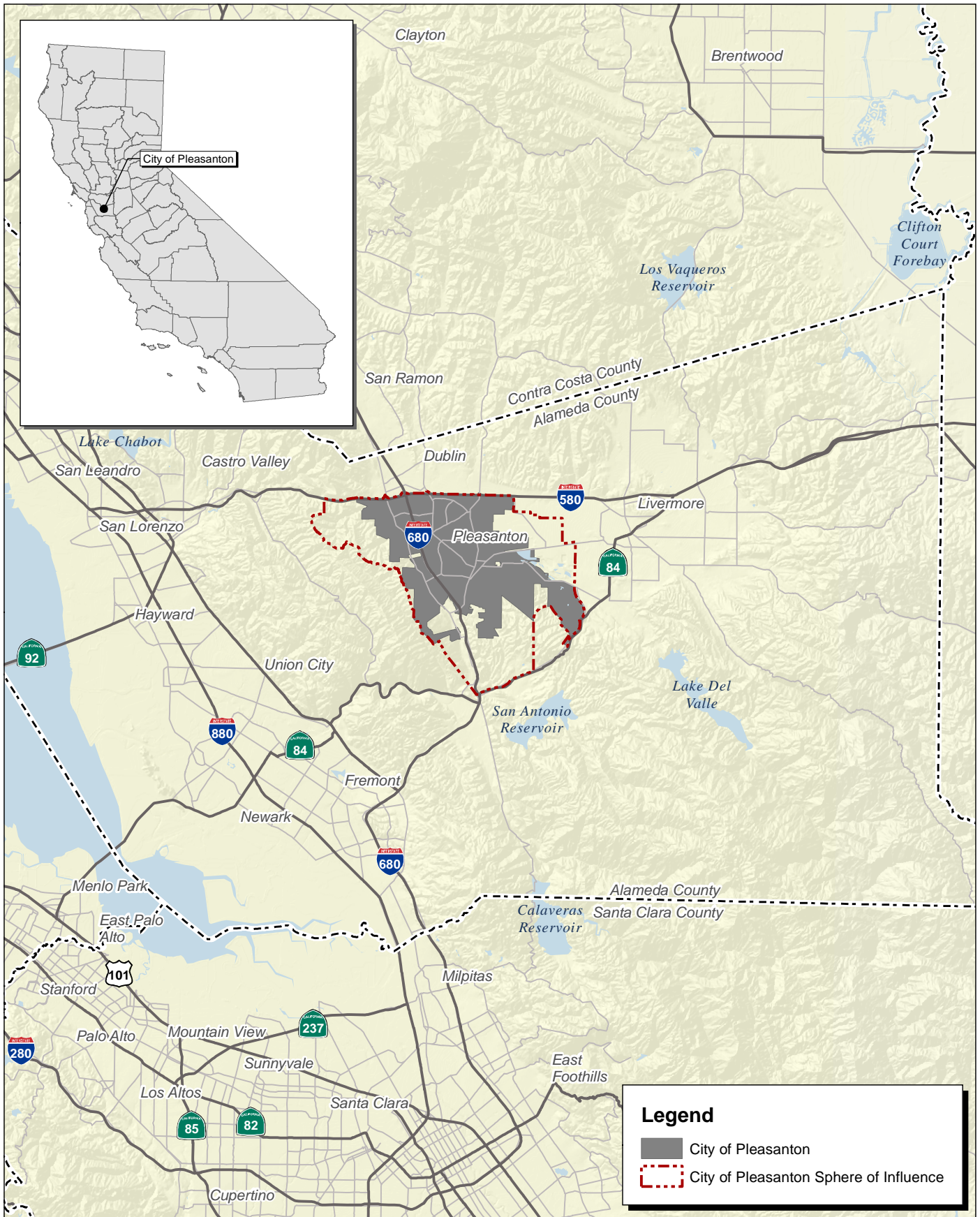
The City will conduct an EIR public scoping meeting related to the proposed project in accordance with CEQA Section 21083.9. The EIR public scoping meeting is an opportunity for the public to learn about environmental review for the proposed project and to comment on environmental issues that the EIR will address.

**Date:** Wednesday, April 13, 2022

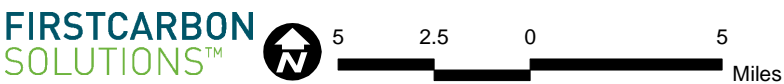
**Time:** 7:00 p.m.

**Location:** This hearing will be held virtually. Interested parties should visit the Pleasanton Planning Commission web page to confirm the meeting, time, date, and instructions on joining the meeting:  
<http://www.cityofpleasantonca.gov/gov/depts/cd/planning/commission/default.asp>

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Source: Census 2000 Data, The California Spatial Information Library (CaSIL). City of Pleasanton.

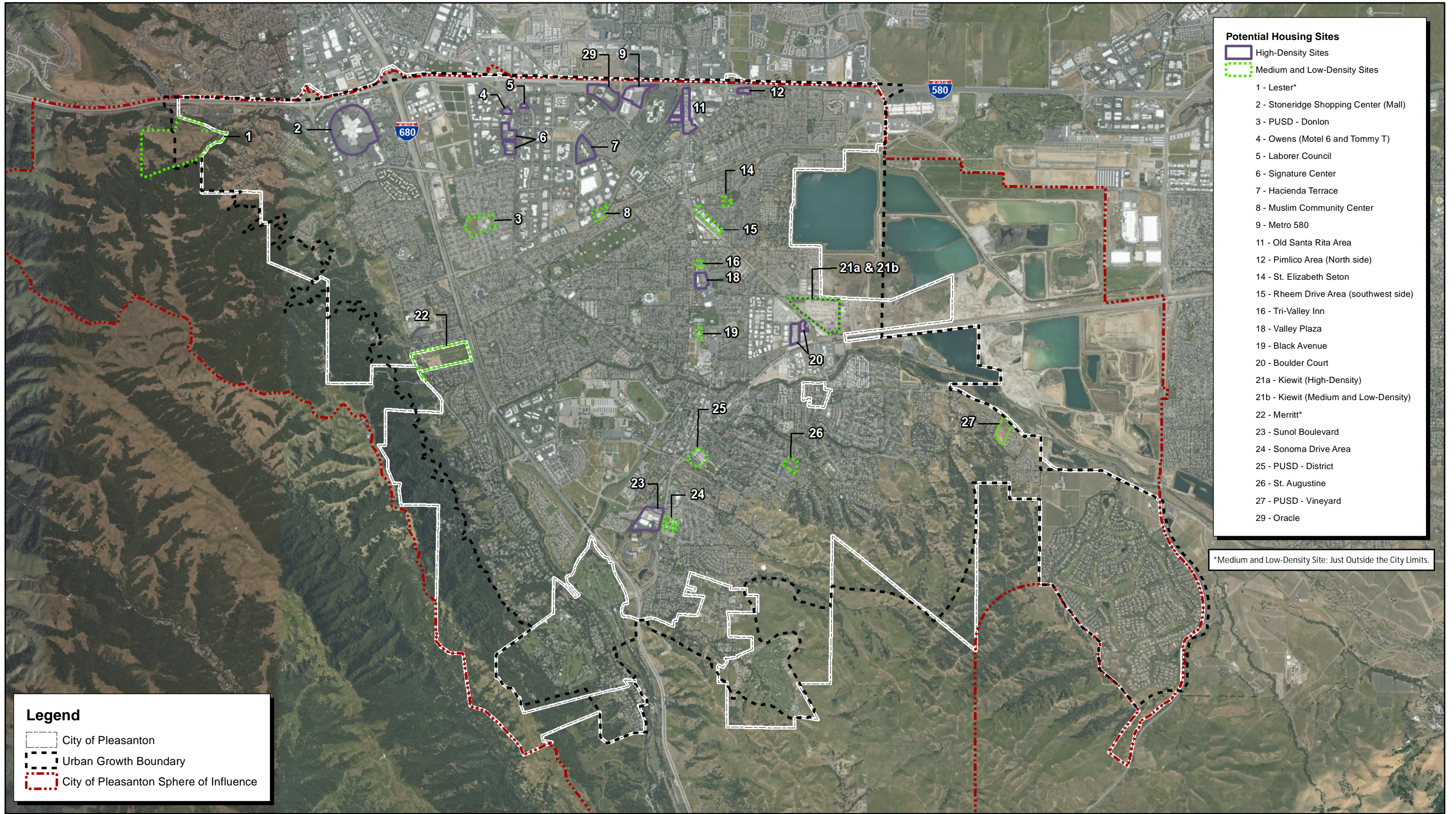


**Legend**

- City of Pleasanton
- City of Pleasanton Sphere of Influence

## Exhibit 1 Regional Location Map





- Potential Housing Sites**
- High-Density Sites
  - Medium and Low-Density Sites
- 1 - Lester\*
  - 2 - Stoneridge Shopping Center (Mall)
  - 3 - PUSD - Donlon
  - 4 - Owens (Motel 6 and Tommy T)
  - 5 - Laborer Council
  - 6 - Signature Center
  - 7 - Hacienda Terrace
  - 8 - Muslim Community Center
  - 9 - Metro 580
  - 11 - Old Santa Rita Area
  - 12 - Pimlico Area (North side)
  - 14 - St. Elizabeth Seton
  - 15 - Rheem Drive Area (southwest side)
  - 16 - Tri-Valley Inn
  - 18 - Valley Plaza
  - 19 - Black Avenue
  - 20 - Boulder Court
  - 21a - Kiewit (High-Density)
  - 21b - Kiewit (Medium and Low-Density)
  - 22 - Merritt\*
  - 23 - Sunol Boulevard
  - 24 - Sonoma Drive Area
  - 25 - PUSD - District
  - 26 - St. Augustine
  - 27 - PUSD - Vineyard
  - 29 - Oracle

\*Medium and Low-Density Site; Just Outside the City Limits.

**Legend**

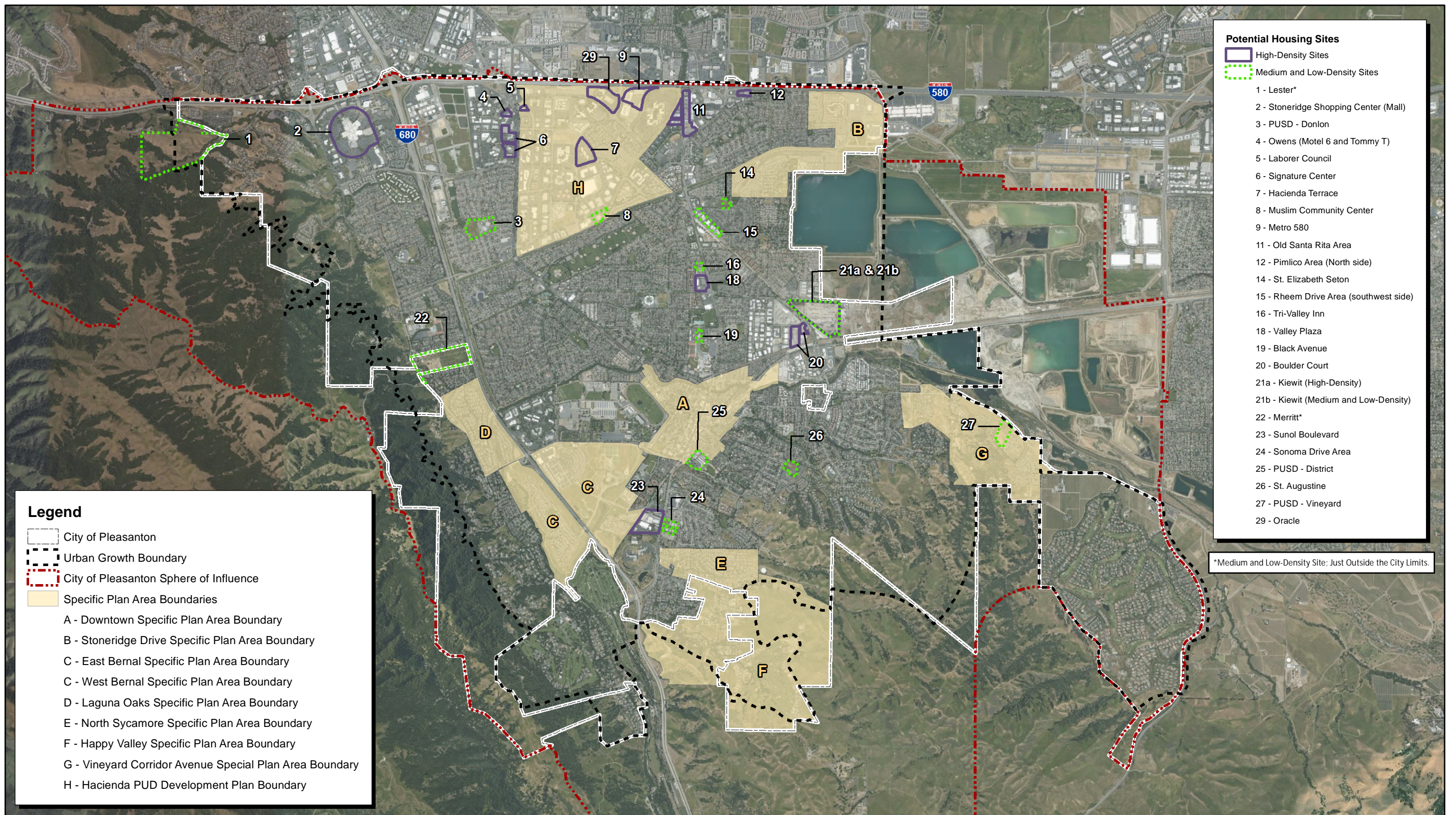
- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence

Source: Bing Aerial Imagery, City of Pleasanton.

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**Exhibit 2  
Project Location**





**Legend**

- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence
- Specific Plan Area Boundaries
  - A - Downtown Specific Plan Area Boundary
  - B - Stoneridge Drive Specific Plan Area Boundary
  - C - East Bernal Specific Plan Area Boundary
  - C - West Bernal Specific Plan Area Boundary
  - D - Laguna Oaks Specific Plan Area Boundary
  - E - North Sycamore Specific Plan Area Boundary
  - F - Happy Valley Specific Plan Area Boundary
  - G - Vineyard Corridor Avenue Special Plan Area Boundary
  - H - Hacienda PUD Development Plan Boundary

**Potential Housing Sites**

- High-Density Sites
- Medium and Low-Density Sites

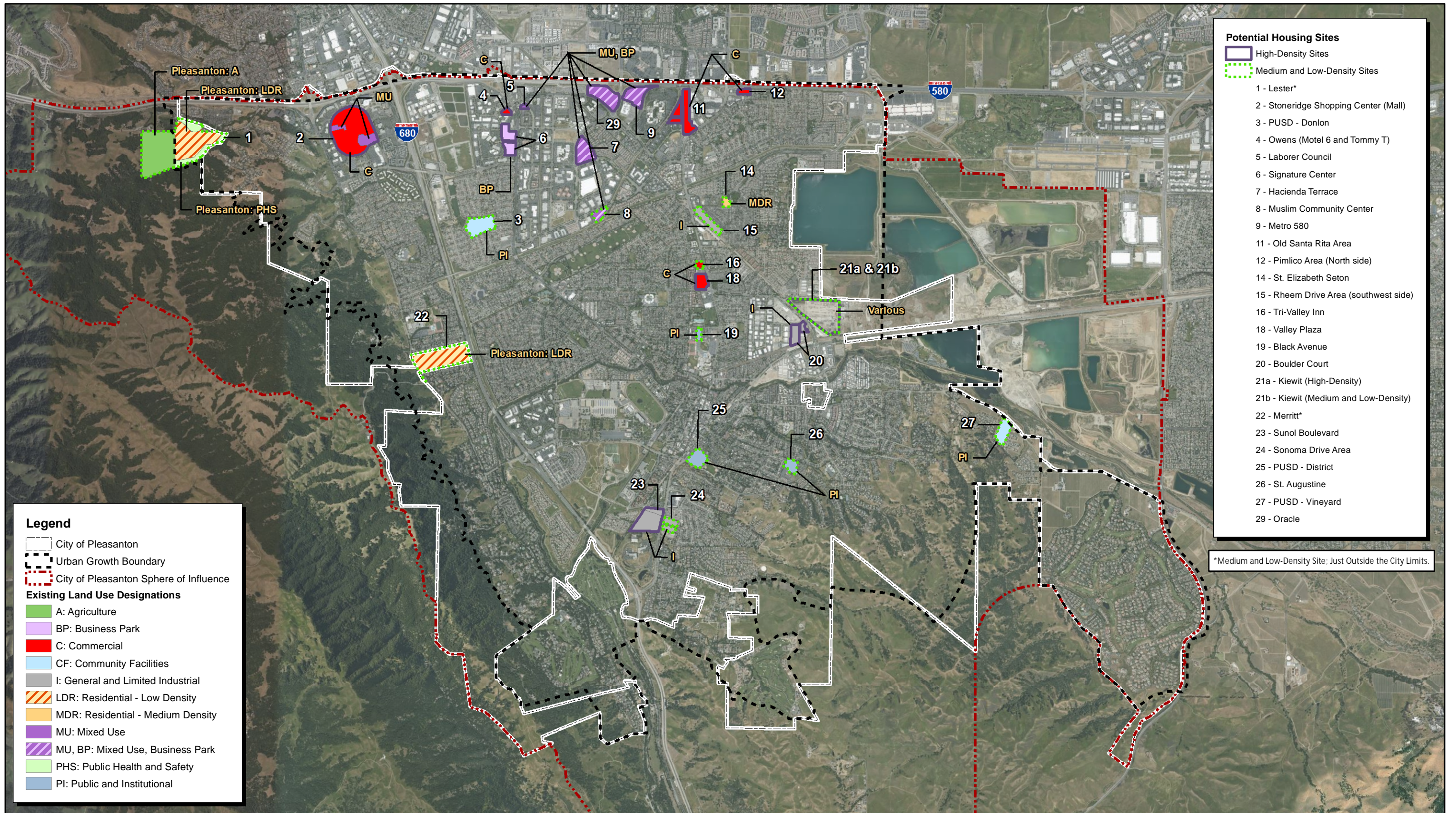
- 1 - Lester\*
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- 19 - Black Avenue
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- 21b - Kiewit (Medium and Low-Density)
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- 23 - Sunol Boulevard
- 24 - Sonoma Drive Area
- 25 - PUSD - District
- 26 - St. Augustine
- 27 - PUSD - Vineyard
- 29 - Oracle

\*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.







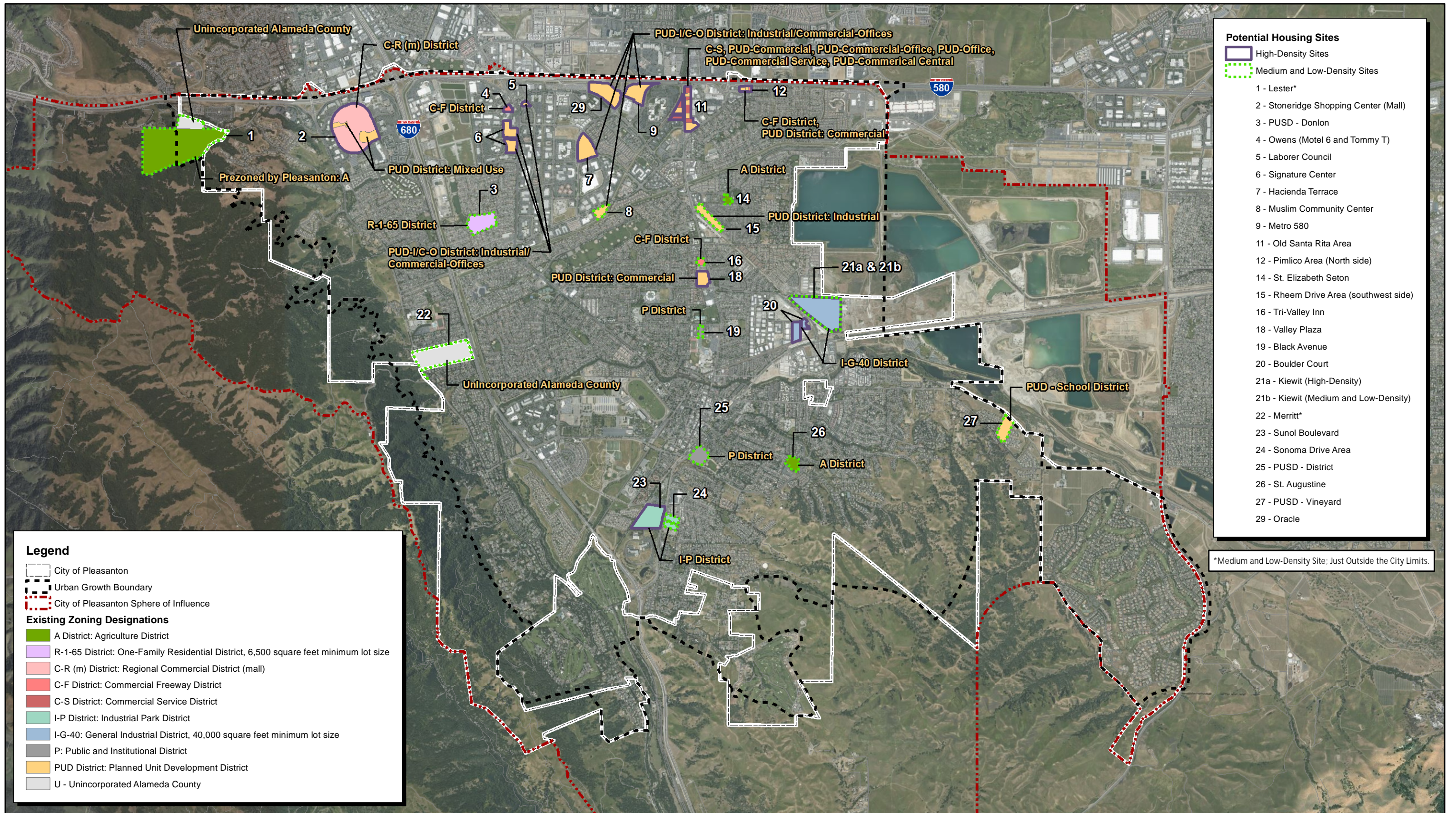
Source: Bing Aerial Imagery, City of Pleasanton.



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Exhibit 4a  
Existing General Plan Land Use

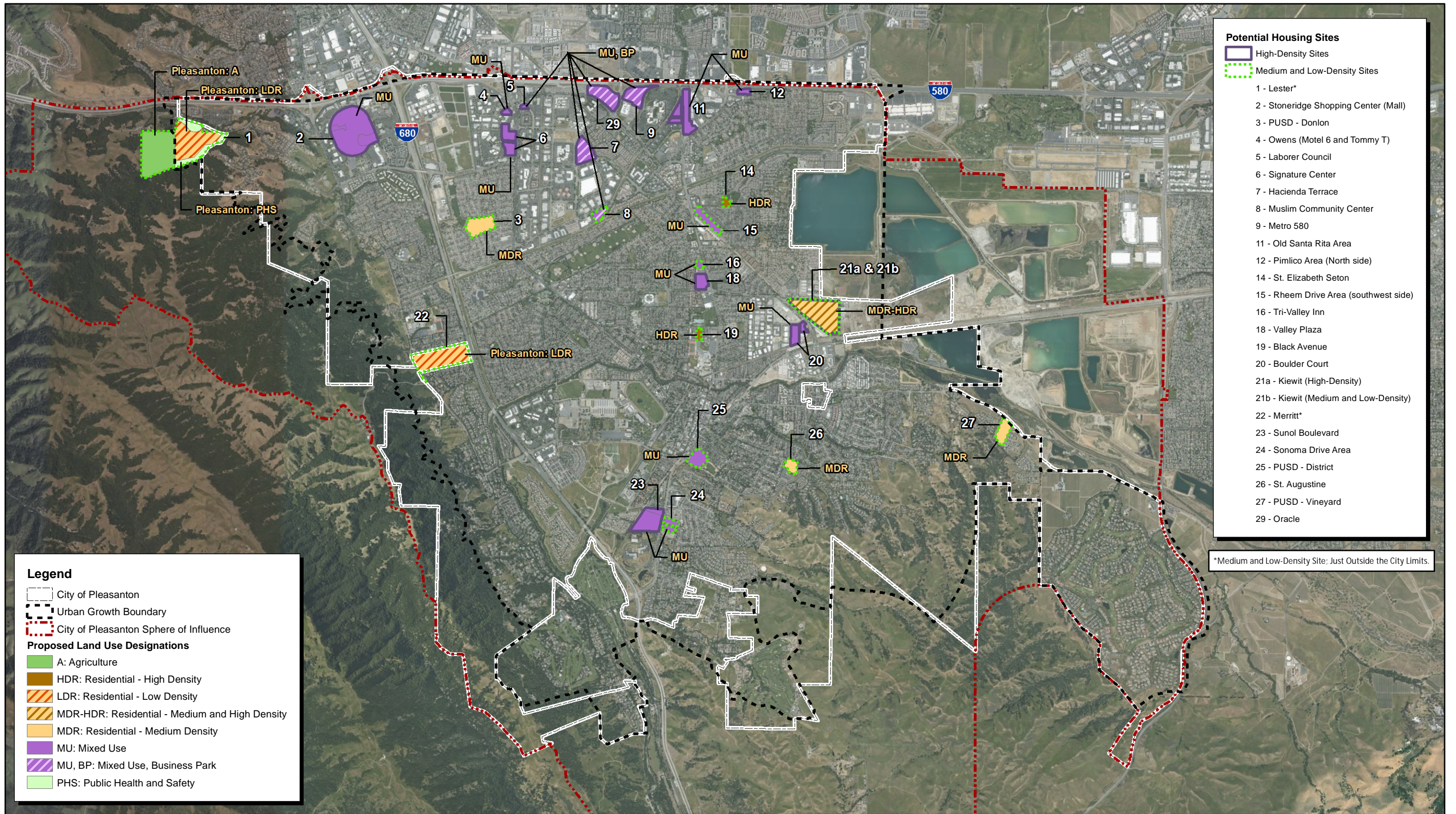




Source: Bing Aerial Imagery. City of Pleasanton.







- Potential Housing Sites**
- High-Density Sites
  - Medium and Low-Density Sites
- 1 - Lester\*
  - 2 - Stoneridge Shopping Center (Mall)
  - 3 - PUSD - Donlon
  - 4 - Owens (Motel 6 and Tommy T)
  - 5 - Laborer Council
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  - 24 - Sonoma Drive Area
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  - 26 - St. Augustine
  - 27 - PUSD - Vineyard
  - 29 - Oracle

**Legend**

- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence

**Proposed Land Use Designations**

- A: Agriculture
- HDR: Residential - High Density
- LDR: Residential - Low Density
- MDR-HDR: Residential - Medium and High Density
- MDR: Residential - Medium Density
- MU: Mixed Use
- MU, BP: Mixed Use, Business Park
- PHS: Public Health and Safety

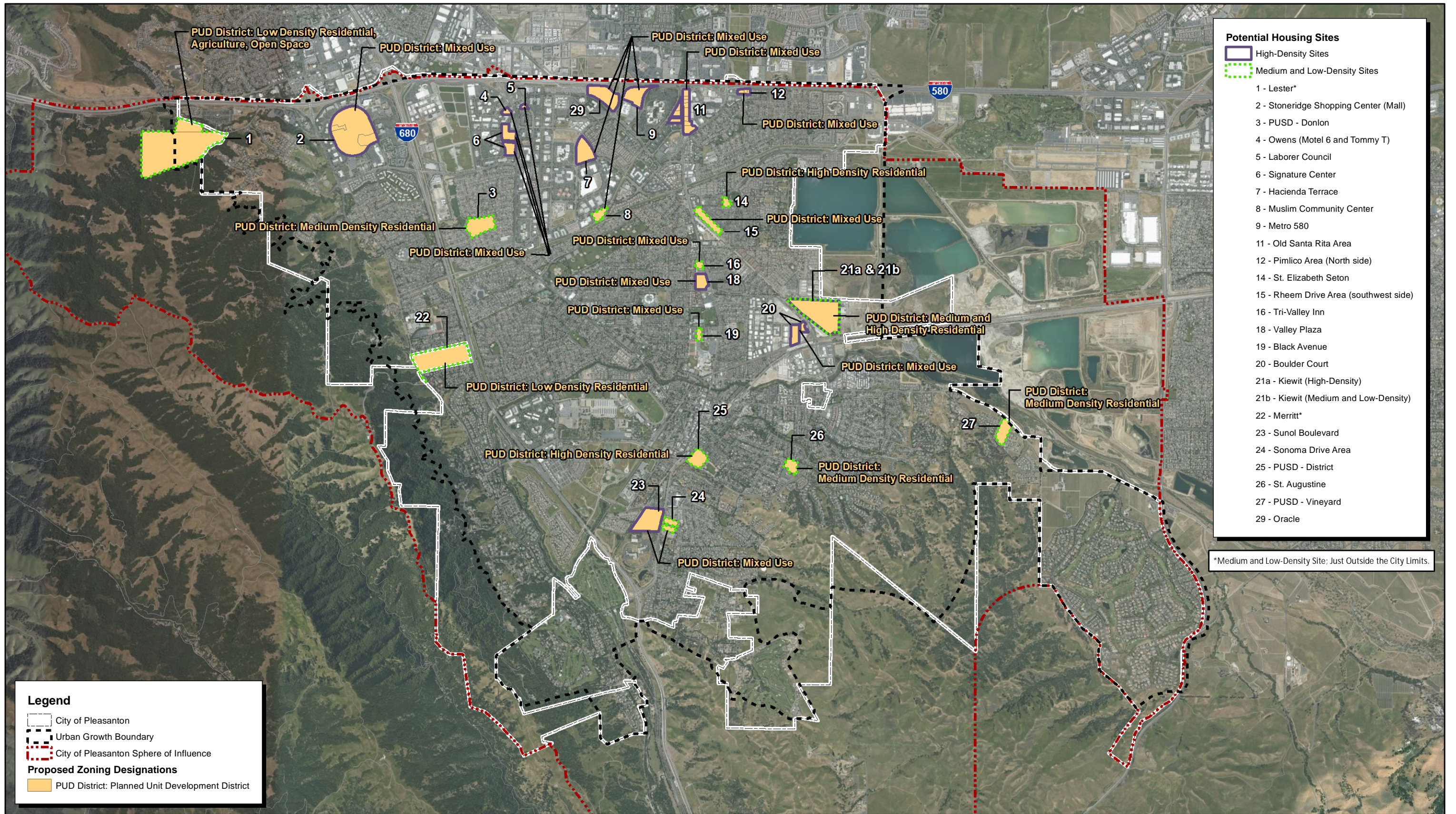
\*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.



Exhibit 5a  
Proposed General Plan Land Use Designations





Source: Bing Aerial Imagery, City of Pleasanton.



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Exhibit 5b  
Proposed Zoning Designations