



City of Pleasanton
NOTICE OF AVAILABILITY
Draft Program Environmental Impact Report
6th Cycle Housing Element

Date: October 20, 2022

Notice is hereby given that the City of Pleasanton has prepared a Draft Program Environmental Impact Report (Draft Program EIR) (SCH #2022040091) for the Housing Element, now available for review. Public comment on this document is invited for a 45-day period extending from October 20 to December 5, 2022. Additional information is provided below.

PROJECT LOCATION: The Project encompasses all land within the City of Pleasanton, with the exception of two sites, totaling approximately 152 acres, located just outside the city limits, but within Pleasanton's Sphere of Influence. The Housing Element plan area is within Alameda County 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. Interstate 680 (I-680) runs north to south and bisects the western portion of the city.

PROJECT DESCRIPTION: The project analyzed in this Draft Program EIR is the 6th Cycle 2023-2031 Housing Element (proposed plan), which is an update to the existing Housing Element required to comply with State law. The proposed plan includes adoption of policies and programs by the City of Pleasanton intended to improve, conserve and expand the housing inventory in order to meet regional housing needs, 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. It also includes the associated General Plan, Specific Plan, and PUD Development Plan amendments and rezoning to encourage and facilitate new housing construction within Pleasanton. The Draft Program EIR evaluates policies and programs that may result in environmental impacts.

The proposed plan provides evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) allocation through the year 2031 as established by the Association of Bay Area Governments (ABAG); and identifies rezoning needed to reach the required housing capacity. The City's final RHNA allocation is 5,965 units. After accounting for existing residential capacity and pipeline projects, Pleasanton has identified a total of 25 sites for potential rezoning to meet the RHNA allocation. The Draft Program EIR focuses on analyzing the sites identified in the proposed plan that could potentially be zoned for residential use (referred to as the "rezoning sites"). Assuming a maximum build out of housing on the potential sites for housing, the Draft Program EIR contemplates a maximum of 7,787 net new dwelling units and

18,029 new residents.¹ The proposed plan does not propose or confer any specific development projects.

PLANNING PROCESS: The 6th Cycle Housing Element Update process began in March 2021. Throughout the update process, City staff and the professional services team conducted outreach and discussed the proposed plan in several public hearings including with the City Council, Planning Commission, and Housing Commission. The proposed plan was drafted and available for public review from June 7 to July 19, 2022, and during that public review period the City held four public meetings to discuss and receive input on the draft. The City considered comments and integrated changes based on feedback from the community and Commissions and guidance from City Council. The current draft of the proposed plan was submitted to the California Department of Housing and Community Development (HCD) on August 16, 2022.

SUMMARY OF IMPACTS: The Draft Program EIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the proposed plan. The Draft Program EIR evaluates significant effects in the following impact areas: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural, Historic, and Tribal Resources; Energy; Geology and Soils; 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; and Wildfire.

The Draft Program EIR also evaluates potential cumulative impacts of the proposed plan and alternatives to the proposed plan, and identifies mitigation measures that would offset, minimize, or otherwise avoid potentially significant environmental impacts. As described in the Draft Program EIR although many of these impacts can be fully mitigated, there are certain impacts that the Draft Program EIR has found to be significant and unavoidable. Potentially significant impacts that can be reduced to less than significant with implementation of mitigation measures include air quality, biological resources, geology and soils, hazardous materials, and noise. Impacts that the Draft Program EIR found would remain significant, even with mitigation, include project- and cumulative vehicle-miles-traveled (VMT). With respect to water supply, the Draft Program EIR found a significant and unavoidable project- and cumulative impact and that no mitigation is available.

As a program-level analysis, the Draft Program EIR considers the broad environmental effects of the proposed plan. The analysis in the Draft Program EIR does not examine the site-specific effects of individual projects that may occur in the future.

REVIEW PERIOD: This Draft Program EIR will be available for public comment from October 20 to December 5, 2022. **All comments received or postmarked by December 5, 2022, will be accepted.**

Comments on the Draft Program EIR and any comments should be directed via email or in writing to:

¹ The proposed plan assumes an increased density at the Dublin-Pleasanton BART station property, and the Draft Program EIR incorporates analysis of an incremental increase in allowable residential units (306 units).

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PUBLIC HEARING: The Planning Commission is anticipated to review the Draft Program EIR during a future regularly scheduled meeting on November 9, 2022, to be noticed to the public. Interested attendees should visit the Housing Element webpage to confirm the meeting date, time, agenda, and logistics: <https://www.pleasantonhousingelement.com/>.

DOCUMENT AVAILABILITY: Copies of the Draft Program EIR are now available for public review online at the project website: <https://www.pleasantonhousingelement.com/>, or in printed form at the Planning Division located at 200 Old Bernal Avenue or the Pleasanton Public Library located at 400 Old Bernal Avenue.