

**FINAL**  
**Environmental Impact Report**  
**City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update**  
**City of Pleasanton, Alameda County, California**  
**State Clearinghouse Number 2022040091**

Prepared for:  
**City of Pleasanton**  
Post Office Box 520  
Pleasanton, CA 94566  
925.931.5610

Contact: Megan Campbell, Associate Planner, Community Development Department

Prepared by:  
**FirstCarbon Solutions**  
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Walnut Creek, CA 94597  
925.357.2562

Contact: Mary Bean, Project Director  
Liza Debies, Project Manager

Date: January 3, 2023

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## SECTION 1: INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Pleasanton (City, Lead Agency) has evaluated the comments received on the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Draft Program Environmental Impact Report (Draft Program EIR). Pursuant to CEQA Guidelines Section 15132, this Final Program EIR includes a list of persons, organizations, and agencies that provided comments on the Draft Program EIR during the public comment period that ran from October 20, 2022 to December 5, 2022; responses to the comments received regarding the Draft Program EIR; and errata, or revisions to the Draft Program EIR; as well as a Mitigation Monitoring and Reporting Program (MMRP) for consideration by the City during its review.

This document is organized into three sections:

- **Section 1—Introduction.** Provides an introduction to the Final Program EIR.
- **Section 2—Responses to Written Comments.** Provides a list of the agencies, organizations, and individuals who commented on the Draft Program EIR. Copies of all the letters received regarding the Draft Program EIR and responses thereto are included in this section.
- **Section 3—Errata.** Includes an addendum listing refinements and clarifications on the Draft Program EIR, which have been incorporated.

The Final Program EIR includes the following contents:

- Draft Program EIR (provided under separate cover)
- Draft Program EIR Appendices (provided under separate cover)
- Responses to Written Comments on the Draft Program EIR and Errata (Sections 2 and 3 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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## SECTION 2: RESPONSES TO WRITTEN COMMENTS

### 2.1 - List of Authors

A list of public agencies, organizations, and individuals that provided comments on the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Draft Program Environmental Impact Report (Draft Program EIR) is presented below. Each comment has been assigned a code. Individual comments within each communication have been numbered so comments can be cross-referenced with responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

**Author** **Author Code**

#### Local Agencies

Alameda County Transportation Commission ..... ALAMEDA CTC  
Dublin San Ramon Services District ..... DSRSD  
Zone 7 Water Agency ..... ZONE 7

#### Organizations

California Gold Advocacy Group, LLC ..... CALIFORNIA GOLD  
Foothill Boulevard Holding Company, LLC ..... FOOTHILL  
Macy's Inc. and Lowe ..... MACYS  
Seefried Properties ..... SEEFRIED

### 2.2 - Responses to Comments

#### 2.2.1 - Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Pleasanton, as the Lead Agency, evaluated the comments received on the Draft Program EIR (State Clearinghouse No. 2022040091) for the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update, and has prepared the following responses to the comments received. This Response to Comments document becomes part of the Final Program EIR for the Housing Element Update in accordance with CEQA Guidelines Section 15132.

#### 2.2.2 - Comment Letters and Responses

The comment letters reproduced in the following pages follow the same organization as used in the List of Authors.

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December 5, 2022

Megan Campbell, Associate Planner  
City of Pleasanton  
Post Office Box 520  
Pleasanton, CA, 94566

**SUBJECT:** Response to the Draft Environmental Impact Report (DEIR) for the City of Pleasanton Housing Element Update

Dear Megan,

Thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the City of Pleasanton Housing Element Update. In order to meet the City's Regional Housing Needs Assessment targets, the proposed Housing Element Update identifies 25 sites for potential rezoning to accommodate a maximum of 7,795 units able to house up to 18,044 residents. The City of Pleasanton's Sphere of Influence covers 42.2 miles of incorporated land within Pleasanton city limits as well as unincorporated lands, and will serve as the project's boundary and service area. The General Plan and Specific Plan will be amended as needed to maintain consistency with the updated Housing Element.

The Alameda County Transportation Commission (Alameda CTC) respectfully submits the following comments:

- Alameda CTC appreciates the use of the Countywide Travel Demand Model to determine the project's impacts to Vehicle Miles Traveled (VMT), as well as the DEIR's acknowledgement that the model does not reflect the impacts of the COVID-19 pandemic on travel patterns. However, on page 3.14-9, the DEIR states that the Travel Model "includes data from February of 2020." Please note that the latest version of the Countywide Travel Model, updated in May 2019, uses 2010 as a base year to forecast 2020 conditions.
- On page 3.14-10, the DEIR states that the methodology for the transportation impact analysis is based on VMT in accordance with Senate Bill 743, however a Level of Service (LOS) analysis is required by the City of Pleasanton's General Plan and will therefore be conducted separately. Current Congestion Management Program legislation also requires an analysis of potential impacts on regionally significant roadways using a delay-based metric, such as LOS. This analysis may not be used to determine project impacts or required mitigations, and may be provided to Alameda CTC outside the CEQA process. Please make this legislatively required document available to Alameda CTC as well as the City of Pleasanton.
- Alameda CTC appreciates the identification of active transportation improvements from the City of Pleasanton's Master Plan, which will be located near the project area, beginning on page 3.14-7. Many of these improvements, such as plans for facilities on Stoneridge Drive and Stoneridge Mall Road, are phased, with protected infrastructure recommended in the long-term. Alameda CTC encourages the City of Pleasanton to implement projects that follow best practices in the near-term wherever possible, and prioritize corridors on the Countywide Bikeways Network (which, in Pleasanton, includes West Las Positas, Foothill, Bernal, Pleasanton-Sunol, Santa Rita,

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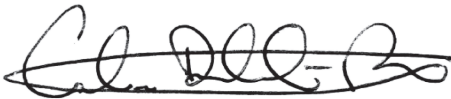
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and the Iron Horse Trail). Alameda CTC encourages particular attention to existing and planned facilities in high-activity areas where the Housing Element is rezoning to allow significant new development, such as the Stoneridge Mall Shopping Center. Improvements should be suitable for all ages and abilities, and incorporate the [design expectations approved by Alameda CTC](#) on December 1, 2022.

- Alameda CTC appreciates the Housing Element programs and policies, listed on page 2-27 and 3.14-22, that support the City's multimodal transportation system by prioritizing infill development near transit and the active transportation network, facilitating affordable housing to improve the housing-jobs balance, enhancing bicycle and pedestrian amenities, and improving transit access and frequency.

Thank you for the opportunity to comment on this DEIR. Please contact me at (510) 208-7400 or Shannon McCarthy at (510) 208-7489 if you have any questions.

Sincerely,



Colin Dentel-Post  
Principal Planner

cc: Shannon McCarthy, Associate Transportation Planner  
Chris G. Marks, Senior Transportation Planner

## Local Agencies

### **Alameda County Transportation Commission (ALAMEDA CTC)**

#### *Response to ALAMEDA CTC-1*

The commenter provides introductory material that summarizes the Housing Element Update. The commenter then provides clarification that the latest version of the Countywide Travel Model, updated in May 2019, uses 2010 as a base year to forecast 2020.

This clarification is included in Section 3, Errata, of the Final Program EIR. No further response is required.

#### *Response to ALAMEDA CTC-2*

The commenter requests that a Level of Service (LOS) analysis be provided to Alameda CTC and the City.

As noted in Section 3.14, Transportation, of the Draft Program EIR, “while not required by CEQA and not included as part of the Draft Program EIR, a LOS evaluation is required to ensure consistency with the General Plan [Policy 2 of the Circulation Element]; a separate report including a LOS analysis will be provided to the City, and LOS impacts would be evaluated by the City prior to adoption of the Housing Element Update.” Fehr & Peers prepared the Pleasanton Housing Element Update – Intersection Levels of Service Memorandum on December 6, 2022, which summarizes the results of the local transportation analysis, pursuant to the policies included in the General Plan. It documents LOS, queueing, and transportation improvements. This Memorandum was made available as part of the staff report for the December 12, 2022, Housing Commission Hearing, December 14, 2022, Planning Commission Hearing, and December 20, 2022, City Council Hearing for the Housing Element Update. The City also sent a copy to Alameda CTC staff as requested.

#### *Response to ALAMEDA CTC-3*

The commenter restates the active transportation improvements included in the City of Pleasanton Bicycle and Pedestrian Master Plan (Master Plan)<sup>1</sup> listed in the Draft Program EIR in Section 3.14, Transportation, starting on page 3.14-7 and notes appreciation for their inclusion in the Draft Program EIR. Alameda CTC encourages the City to implement projects that follow best practices in the near-term where possible and requests that they prioritize corridors on the Countywide Bikeways Network. The commenter also encourages particular attention to existing and planned facilities in high-activity areas, such as the Stoneridge Mall Shopping Center and note those improvements should incorporate Countywide Bikeways Network: All Ages and Abilities Policy and Design Expectations.<sup>2</sup> The commenter also notes appreciation that the Draft Program EIR lists programs and policies that support the City’s multimodal transportation system.

This comment does not make any statement or raise any specific issues concerning the Draft Program EIR’s analysis or environmental issues. The City will coordinate with Alameda CTC as facilities listed in the Master Plan are implemented.

<sup>1</sup> City of Pleasanton. 2018. Bicycle and Pedestrian Master Plan.

<sup>2</sup> Alameda County Transportation Commission (Alameda CTC). 2022. Approve the Countywide Bikeways Network: All Ages and Abilities Policy and Design Expectations. November 23. Website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1667616/7.18\_COMM\_Countywide\_Bike\_Network\_20221201.pdf. Accessed December 5, 2022.

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www.dsrdsd.com

December 5, 2022

Megan Campbell  
Associate Planner, City of Pleasanton  
Community Development Department  
P.O. Box 520  
Pleasanton, CA 94566

Via email: [mcampbell@cityofpleasantonca.gov](mailto:mcampbell@cityofpleasantonca.gov)

**Subject: Comment Letter on City of Pleasanton Draft Program EIR for the 2023-2031 Housing Element**

Dear Megan Campbell:

The Dublin San Ramon Services District (DSRSD) is submitting a comment letter to the City of Pleasanton (Pleasanton) on the Draft Program Environmental Impact Report (EIR) for the 2023-2031 Housing Element. DSRSD found inaccurate information about the source of the recycled water in the document. DSRSD also would like to provide additional information for clarification on Sections 3.15.2 and 3.15.5. Below is our correction and comments for your consideration.

**Section 3.15.2 – Environmental Setting**

**Recycled Water Source and Supply (page 3.15-4)**

“The DSRSD sources the recycled water from the RWTF and LWRP facilities, routing a portion of the secondary effluent from the RWTF plant to DSRSD’s water recycling plant through DSRSD East Bay Municipal Utility District (EBMUD) Recycled Water Authority (DERWA) facilities.” This is an incorrect statement. DSRSD does not source the recycled water from LWRP facilities.

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**Water Treatment (page 3.15-7)**

DSRSD Regional Wastewater Treatment Plan Facility is permitted to operate the secondary treatment facilities up to 17 million gallons per day on average dry weather flow. A permit change for the secondary treatment facilities will be required for DSRSD to increase the secondary treatment capacity to treat additional influent flow at buildout (2045).

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**Section 3.15.5 – Project Impacts and Mitigation Measures**

**Wastewater Treatment Capacity (page 3.15-39)**

The Draft EIR stated that RWTF and LWRP serving the City of Pleasanton would have a combined capacity. Although DSRSD RWTF currently has the hydraulic capacity to treat the potential increase in wastewater flow associated with the Housing Element requirements, DSRSD plans to update the 2017 RWTP Master Plan in 2024 to evaluate changed conditions that may impact the future loading capacity of certain treatment processes.

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We appreciate the opportunity to comment on the City of Pleasanton Draft Program EIR for the 2023-2031 Housing Element document. If you have any questions, please contact Irene Suroso at (925) 875-2253 or [suroso@dsrsd.com](mailto:suroso@dsrsd.com).

Sincerely,



Steven Delight  
Engineering Services Director

CC: Dan McIntyre, Dublin San Ramon Services District  
Jan Lee, Dublin San Ramon Services District  
Irene Suroso, Dublin San Ramon Services District

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### **Dublin San Ramon Services District (DSRSD)**

#### *Response to DSRSD-1*

The commenter provides introductory material and notes they want to provide clarification on Sections 3.15.2 and 3.15.5 of the Draft Program EIR. They provide clarifications about recycled water source and supply.

These clarifications are acknowledged and accepted by the City and are included in Section 3, Errata, of the Final Program EIR.

#### *Response to DSRSD-2*

The commenter provides clarification with respect to information about water treatment provided in the Draft Program EIR.

This clarification is acknowledged and accepted by the City and is included in Section 3, Errata, of the Final Program EIR.

#### *Response to DSRSD-3*

The commenter provides clarification with respect to information about wastewater treatment capacity and states that DSRSD plans to update the 2017 Regional Wastewater Treatment Facility (RWTF) Master Plan in 2024 to evaluate changed conditions that may impact the future loading capacity of certain treatment processes. The commenter then concludes the comment letter.

The Draft Program EIR adequately evaluated wastewater capacity given data available at the time of publication. The information provided in the comment letter will be provided to City decision-makers and the City will coordinate with DSRSD regarding future loading capacity for certain treatment processes.

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December 5, 2022

Megan Campbell, Associate Planner  
City of Pleasanton, Community Development Department  
P.O. Box 520  
Pleasanton, CA 94566

Sent by email: [mcampbell@cityofpleasantonca.gov](mailto:mcampbell@cityofpleasantonca.gov)

**Re: Pleasanton 2023-2031 Housing Element Draft EIR**

Megan,

Zone 7 Water Agency (Zone 7, or Zone 7 of the Alameda County Flood Control and Water Conservation District) has reviewed the referenced document in the context of Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services" within the Livermore-Amador Valley. Below are our comments for your consideration.

**1. Water Demand Calculations**

Page 3.15-35, Table 3.15-7

Table 3.15-7 seems to indicate that the water demand associated with the Housing Element Update is included in the City's 2020 UWMP's projected water demand. Please confirm / clarify if the City's Total Projected Water Demand per 2020 UWMP includes water demand from projects that are not in the Housing Element Update.

**2. Groundwater Contamination and Water Supply Impact Evaluation**

Sections 3.9, 3.15

The DEIR identifies a significant unavoidable impact in the areas of Project-level and cumulative water supply, largely associated with the potential decommissioning of the city's groundwater wells as a result of PFAS groundwater contamination. The DEIR further discloses that unless the supply is either replaced or restored, there would be a significant projected water supply deficiency (between 12% and 30%) for all years in the DEIR. There are several statements in the DEIR in regards to potentially purchasing additional water from Zone 7 to offset those deficiencies (see, e.g. DEIR page 3.15-35, 36).

While Zone 7 is committed to supplying the City with necessary supply to the extent water is available, that supply is not guaranteed. The DEIR should include a description of the

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broader groundwater supply context. Specifically, it should be noted that PFAS contamination also adversely affects Zone 7's groundwater production capacity; most recently, perfluorohexane sulfonic acid (PFHxS) regulations issued in November 2022 have resulted in two of Zone 7's wells being taken offline as they can no longer meet the PFHxS response levels without treatment and blending capability. Zone 7 is developing PFAS treatment facilities for two affected well fields, and will continue to develop plans for meeting groundwater production needs as PFAS regulations evolve. The DEIR should acknowledge this broader context, which impacts all well operators' ability to access groundwater supply without additional treatment, and which may require the imposition of treatment systems throughout the supplied area.

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As the DEIR notes, the City is currently studying alternative water supply sources in lieu of the City's groundwater production, including receiving additional water supply from Zone 7. While Zone 7 expects to meet the City's increased demands in the short-term, Zone 7 will be working with the City to evaluate this alternative as a long-term option. In summary, the DEIR should adequately describe regional PFAS contamination issues and the City's efforts to identify potential sources of supply based on the outcome of the City's current alternative water supply study.

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Within that context, we offer the following additional comments:

- *Page 3.15-35, Water Supply and Groundwater Contamination:* The DEIR states that if the City's current wells (which supply 20% of the City's water) are decommissioned, that 20 percent of supply "will not be available to the City without treatment or additional supply sources." The DEIR further represents that Zone 7 has not identified any impacts to Zone 7's water supply for the city as a result of the elevated pollutants of concern in groundwater. While it is true that Zone 7 has not identified impacts on its water supply for the City based on the values presented in the 2020 UWMP, state regulations concerning PFAS continue to evolve, and have the potential to impact Zone 7's well production just as they have the City's. Zone 7 will therefore continue to evaluate PFAS impacts on water supplies, and will keep the City apprised of any new developments.
- *Page 3.15-36, Water Supply and Groundwater Contamination:* The DEIR suggests that "[a]lthough Zone 7 has sufficient supplies available," because the City is still evaluating options for alternative supply, the water supply deficiencies identified in the document are deemed significant for the purposes of CEQA analysis. As indicated elsewhere in these comments, Zone 7 is also evaluating the impacts of PFAs on water supplies, and that analysis is likely to inform its planning into the future. This representation about the sufficiency of Zone 7's supplies to meet the City's deficiencies is too general without context or time parameters, and the

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remainder of the statement stands on its own. We recommend modifying or deleting this statement.

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- *Page 3.15-37, Water Supply and Groundwater Contamination:* The DEIR states, "Discussion between Zone 7 and the City have taken place with the option of Zone 7 providing 100 percent of all water supply, both in the near term and in the future." This statement should be updated to reflect that discussion between Zone 7 and the City have taken place with Zone 7 agreeing to 1) meet the City's 100% water supply in the near-term and 2) explore the option of Zone 7 providing 100% of all water supply in the long-term

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### 3. Environmental Setting & Water Supply Systems

Sections 3.9 ("Environmental Setting") and 3.15 ("Utilities and Service Systems") contain a number of factual statements that may require correction or clarification. We offer the following comments for your consideration:

- *Page 3.9-1, Watershed:* this section should be updated to reflect the following: The Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7) is responsible for providing regional flood protection to the Livermore-Amador Valley, and is the water wholesale agency supporting four water retailers in the valley - City of Pleasanton, City of Livermore, Cal Water, and DSRSD.
- *Page 3.9-2, Arroyo del Valle:* Arroyo del Valle originates upstream of the Reservoir, and is channelized in the lower reach of Pleasanton.
- *Page 3.9-2, Chain of Lakes:* The Chain of Lakes is a future scenario; as certain former gravel pits are transitioned from their current ownership to Zone 7 (over a period of years to decades), the lakes could be connected into "chain" and used as part of Zone 7's broader water supply and flood control operations. That plan is not fully operational at this stage. In addition, water from Arroyo Mocho is not currently being released into any of the lakes. A diversion structure is being considered, but has not advanced past a conceptual design phase.
- *Page 3.15-2, Potable Water Source and Supply:* These statistics should be updated. Approximately 90% of Zone 7's water supply is from the State Water Project, which is delivered via the South Bay Aqueduct. The remaining 10% is local rainfall captured in Lake Del Valle.

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- *Page 3.15-6, Water Infrastructure and Distribution:* Update to reflect the following: The California Department of Water Resources pumps State Water Project water from the Sacramento-San Joaquin Delta and conveys it to the Tri-Valley via the South Bay Aqueduct.
- *Page 3.9-4 (Groundwater) & Page 3.15-6, Water Infrastructure and Distribution:* Zone 7 stores water in Lake del Valle, but that water is available for storage and release subject to the availability of water deliveries from the State Water Project; in drought conditions there may not be any recharge releases for months or years.
- *Page 3.9-18, Program 3.11:* Please be advised that in August 2022, Zone 7 adopted its Flood Management Plan Phase 1. This and work to be completed in Phase 2 will supersede the SMMP.
- *Page 3.9-33, Impacts to Flood Flows:* The Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7) is responsible for providing regional flood protection to the Livermore-Amador Valley, and is the water wholesale agency supporting four water retailers in the valley - City of Pleasanton, City of Livermore, Cal Water, and DSRSD.

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We appreciate the opportunity to comment on this project. If you have any questions on this letter, please feel free to contact me at (925) 454-5005 or via email at [erank@zone7water.com](mailto:erank@zone7water.com).

Sincerely,

Elke Rank

cc: Carol Mahoney, Amparo Flores, Ken Minn, file

### **Zone 7 Water Agency (Zone 7)**

#### *Response to ZONE 7-1*

The commenter requests clarification on the information provided in Section 3.15, Utilities and Service Systems, Table 3.15-7. Specifically, the commenter wants clarification on whether the City's Total Projected Water Demand per the 2020 Urban Water Management Plan (2020 UWMP) includes water demand from projects that are not anticipated as part of the Housing Element Update.

Table 3.15-7 includes the water demand for the city as anticipated in the 2020 UWMP (i.e., water demand from projects that are not anticipated as part of the Housing Element Update), plus water demand associated with projects developed under the Housing Element Update and additional anticipated growth, as well as existing residential zoned capacity and approved but not yet constructed projects that could result in additional housing within the city. No further response is required.

#### *Response to ZONE 7-2 and ZONE 7-3*

The commenter requests clarification with respect to per- and polyfluoroalkyl substances (PFAS) and the impact of PFAS on Zone 7's groundwater supply, especially in relation to meeting the city's increased water demands in the long-term.

The requested clarification is included in Section 3, Errata, of the Final Program EIR. Please refer to Response to MACY-4 for additional information about alternative water supply and the city's current alternative water supply study.

#### *Response to ZONE 7-4 and ZONE 7-5*

The commenter provides further clarification regarding Zone 7's groundwater supply with respect to PFAS.

The clarification is included in Section 3, Errata, of the Final Program EIR.

#### *Response to ZONE 7-6*

The commenter provides further clarification about discussions between the City and Zone 7 regarding groundwater supply and PFAS contamination.

The clarification is included in Section 3, Errata, of the Final Program EIR.

#### *Response to Zone 7-7*

The commenter provides clarifications on Section 3.9, Hydrology and Water Quality, and Section 3.15, Utilities and Service Systems, of the Draft Program EIR. One such clarification is that the Flood Management Plan Phase I and Phase 2 works would supersede the Stream Management Master Plan, as described in Program 3.11, in Water Element, Chapter 8 of the General Plan. This is noted.

The clarification with respect to the Flood Management Plan Phase I and Phase II provided in this comment are noted and included in the administrative record as part of the Lead Agency's review of the Final Program EIR. The other clarifications are also included in Section 3, Errata, of the Final Program EIR.

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**CALIFORNIA GOLD**  
**ADVOCACY GROUP LLC**

December 5, 2022

Ellen Clark, Community Development Director

RE:

City of Pleasanton Planning  
Program Environmental Impact Report  
City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update  
City of Pleasanton, Alameda County, California  
State Clearinghouse Number 2022040091  
Prepared for:  
City of Pleasanton  
200 Old Bernal Avenue  
Post Office Box 520  
Pleasanton, CA 94566

Ms. Clark,

This memo is a Comment Letter in responding to the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Draft Program EIR. Interests pertain to the Valley Plaza parcel and discussion in the Draft EIR documents.

Under alternatives for Proposed Housing Element Update, three options were given other than the “No-Project” option; Remove Select Commercial Sites, Transit Oriented Focus and Site Rankings Focus.

The Valley Plaza location was selected as part of the Transit Oriented Focus which also happened to be the Environmentally Superior Alternative of the Draft Program EIR. While Valley Plaza is pleased to be a part of the superior recommendation, we feel that there is also strong reasoning to be included in each of the three alternatives.

**Select Commercial Sites –**

In January 2022 staff presented options for the Valley Plaza and Mission Plaza properties to the Planning Commission and City Council an option which would include 100% of the Valley Plaza and 100% of the adjacent Mission Plaza for inclusion in the Housing Element Plan. It was never the intent of those properties to have a 100% housing option, the property owners preferred a

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mixed use project that incorporates a large portion of the existing commercial as well as housing.

In response to community interest, the owners of the Mission Plaza removed their property from consideration in its entirety and Valley Plaza has retained a core commercial base into their draft plan. See attached draft plan for reference.

By preserving over 2/3's of the core commercial area in those properties, this "self-selection" should make the Valley Plaza project as meeting the criteria for inclusion into Alternative 1.

**Site Rankings Focus-**

The rankings by the City of Pleasanton in early 2022, Valley Plaza was ranked in the top tier of the overall Scores/Rankings. Valley Plaza was higher than most, if not all, of those that made the recommendations of the current Site Rankings List. See attached for listing of Site Scoring.


Valley Plaza is in an ideal location, at an ideal place in time and strikes the right balance of a preferred environmental option that reduces vehicle miles travelled, offers reduced water usage and the helps fill the need for housing in the City of Pleasanton. We ask that the consultant review our recommendations and include them in the Final EIR.

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Thank you,



Guy Houston

California Gold Advocacy Group  
6300 Village Parkway, Suite 200  
Dublin, Ca. 94568  
c) 925-487-5839

CC: Gerry Beaudin, City Manager



## CHAPTER 6: ALTERNATIVES TO THE PROPOSED HOUSING ELEMENT UPDATE

### 6.1 - Introduction

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6, this Draft Program Environmental Impact Report (Draft Program EIR) contains a comparative impact assessment of alternatives to the proposed Housing Element Update. The primary purpose of this section is to provide decision-makers and the public with a reasonable number of feasible project alternatives that could attain most of the basic project objectives, while avoiding or reducing any of the project's significant adverse environmental effects. Important considerations for these alternatives analyses are noted below (as stated in CEQA Guidelines § 15126.6).

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting an alternative include:
  - Failure to meet most of the basic project objectives;
  - Infeasibility; or
  - Inability to avoid significant environmental effects.

Pursuant to CEQA, this chapter presents a meaningful comparative analysis of the proposed Housing Element Update and the alternatives (CEQA Guidelines § 15126.6(d)); identifies and discusses any alternatives that were considered by the lead agency but that it rejected as infeasible for detailed analysis in this EIR (CEQA Guidelines § 15126.6(c)); and provides comparative evaluation of the proposed project to a No Project Alternative (CEQA Guidelines § 15126.6(e)).

The CEQA Guidelines recommend that an EIR should briefly describe the rationale for selecting the alternatives to be discussed (CEQA Guidelines § 15126.6(c)). The nature and scope of the reasonable range of alternatives to be discussed is governed by the "rule of reason" and consistent with the goal of the alternatives analysis considers the following factors:

- The extent to which the alternative would accomplish most of the basic goals and objectives of the project;
- The extent to which the alternative would avoid or lessen the identified significant and unavoidable environmental effect of the project;
- The feasibility of the alternative, taking into account site suitability, availability of infrastructure, general plan consistency, and consistency with other applicable plans and regulatory limitations;
- The extent to which an alternative contributes to a "reasonable range" of alternatives necessary to permit a reasoned choice; and

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- The requirement of the CEQA Guidelines to consider a “No Project” alternative and to identify an “environmentally superior” alternative in addition to the No Project Alternative (CEQA Guidelines § 15126.6(e)).

## 6.2 - Project Objectives

State CEQA Guidelines, Section 15124(b), require that the project description in an EIR include “a statement of the objectives sought by the proposed project,” which should include “the underlying purpose of the project.” The underlying purpose of the proposed Housing Element Update is to accommodate the Regional Housing Needs Assessment (RHNA) and increase the inventory of land available for the development of housing that is compliant with State law and consistent with the General Plan. The following are the primary project objectives for the proposed Housing Element Update:

- Provide a vision for housing through 2031.
- Maintain the existing housing inventory to serve housing needs.
- Meet the City’s fair share of the regional housing need to accommodate projected population growth and meet existing housing needs within the City.
- Ensure capacity for development of new housing to meet the RHNA at all income levels.
- Encourage housing development where supported by existing or planned infrastructure while maintaining existing neighborhood character.
- Encourage, develop, and maintain programs and policies to meet existing projected affordable housing needs, including for special needs populations such as persons with disabilities, seniors, the unhoused, and larger households.
- Develop a vision for Pleasanton that supports sustainable local, regional, and State housing and environmental goals.
- Provide new housing communities with substantial amenities to provide a high quality of life for residents.
- Adopt a housing element that complies with California Housing Element Law and can be certified by the State Department of Housing and Community Development (HCD).

## 6.3 - Purpose of a Housing Element

State law dictates that each city and county in California evaluate local housing needs and, as part of the Housing Element, prepare a realistic set of policies and programs to fulfill those needs in conjunction with the local government’s long-range General Plan. Each city and county must maintain a General Plan as a guide for the physical development of the community. This required evaluation of housing needs and resulting program and policies is included as the “Housing Element” of a local government’s General Plan.

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Housing Element Law mandates that local governments must appropriately plan to meet the existing and projected housing needs of all economic segments of the community, from very low income (less than 50 percent of Area Median Income [AMI]) to above moderate income (above 120 percent of AMI). The law recognizes that local governments must adopt land use plans and regulatory systems to provide opportunities for housing production to support the private market in adequately addressing housing needs and demands. The law also requires that the HCD review local housing elements to ensure compliance with State law and report their findings to local governments. Although the Housing Element Update provides policies and programs that are meant to guide new housing construction, the Housing Element Update does not propose any specific development projects, nor does the law require the City of Pleasanton to construct, or approve the construction of, any particular project. Each city and county in the State of California is required to prepare regular updates of the Housing Element. Each jurisdiction within the Bay Area Region, which includes Pleasanton, must prepare an updated Housing Element for the 6<sup>th</sup> planning cycle, which covers the 2023–2031 period.

## 6.4 - Significant Unavoidable Impacts

The proposed Housing Element Update would result in the following significant unavoidable impacts:

- Project-Level Vehicle Miles Traveled:** Many of the potential sites for rezoning are located in areas which are expected to generate a home-based Vehicle Miles Traveled (VMT) per resident above the relevant threshold of significance. Mitigation Measure (MM) TRANS-2 requires individual housing project development proposals that do not screen out from a VMT impact analysis to provide a quantitative VMT analysis and, if results indicate the VMT associated with the individual housing project would be above the threshold, it would be required to include VMT reduction measures as provided in MM TRANS-2. Combining the reduction measures reduces their effectiveness resulting in a cap on the total VMT reduction these measures can provide. Because the Housing Element Update does not include the approval of any specific project, the effectiveness of the measures in reducing an individual development project’s VMT impact to a less than significant level is entirely speculative and cannot be confirmed in this analysis. Therefore, the impact would remain significant and unavoidable.
- Cumulative Vehicle Miles Traveled:** Cumulative projects in the nine-county Bay Area will generate new VMT, which would be added to the roadway network within the geographic context. All cumulative projects would be required to comply with applicable local regulations and General Plan policies that address VMT, as well as mitigate their fair share of impacts related to VMT. Nonetheless, the Housing Element Update, in conjunction with other past, present, and future projects, would have a cumulatively significant impact related to VMT. Development consistent with the Housing Element Update would result in a significant and unavoidable cumulatively considerable contribution to the existing cumulative VMT impact even with mitigation incorporated. Even with incorporation of MM TRANS-2, the City may not achieve the overall VMT threshold reduction level due to uncertainty in the cumulative effectiveness of the measures included in MM TRANS-2 as well as unknowns related to transit

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service levels, transportation technology, and travel behavior. Moreover, these policies and measures primarily apply to new developments; existing land uses that have already been approved and are under construction are generally not affected. Because of the programmatic nature of the Housing Element Update, no additional mitigation measures are available, and the cumulative impact is considered significant and unavoidable.

- **Project-level Water Supply:** With all the City's groundwater supply wells potentially being taken out of commission in 2023, and unless the supply is either replaced or restored, there would be a significant projected water supply deficiency for all years reported in this Draft Program EIR. The deficiency ranges from approximately 12 percent to approximately 25 percent.<sup>1</sup> Without the groundwater supply, there would not be enough water available to account for development consistent with the Housing Element Update unless alternative water supplies are identified, such as purchasing additional water from Zone 7, or the City pursues a groundwater wells rehabilitation project, which would allow it to resume use of local groundwater. Although Zone 7 has sufficient supplies available, because the City is still evaluating options for additional water and has not finalized additional supplies at time of publication of this Draft Program EIR, the potential water supply deficiency is considered significant for the purposes of this analysis. Therefore, although the analysis provided in this Draft Program EIR is conservative, decommissioning all of the City's groundwater supply wells would result in projected water supply that would not be sufficient to accommodate development consistent with the Housing Element Update and there is no mitigation available to reduce impacts to a less than significant level. Therefore, this impact would remain significant and unavoidable.
- **Cumulative Water Supply:** With all the City's groundwater supply wells potentially being taken out of commission in 2023, and unless the supply is either replaced or restored, there would be a significant projected water supply deficiency for all years reported in this Draft Program EIR. The cumulative deficiency ranges from approximately 12 percent to approximately 30 percent.<sup>2</sup> Without the groundwater supply, there would not be enough water available to account for cumulative development. In addition, as discussed in the Water Supply Assessment (WSA), based on 2020 Urban Water Management Plan reported City water supply and demand values, the decommissioning of all City groundwater wells would create a projected water supply deficiency in the City even without implementation of the Housing Element Update. As discussed in this Draft Program EIR, the City is actively exploring alternative water supply options to account for the loss of groundwater supply, such as purchasing additional water from Zone 7, or a groundwater wells rehabilitation project, which would allow it to resume use of local groundwater. Although Zone 7 has sufficient supplies available, because the City is still evaluating options for additional water and has not finalized additional supplies at time of publication of this Draft Program EIR, the potential water supply

<sup>1</sup> As discussed in Section 3.15, Utilities and Service Systems, the Housing Element Update is anticipated to result in a deficiency of approximately 12 to approximately 25 percent (see Table 3.15-8 in Section 3.15, Utilities and Service Systems), whereas the water demand for the Housing Element Update and the anticipated additional growth is anticipated to result in a deficiency of approximately 12 to 30 percent (see Table 3.15-10 in Section 3.15, Utilities and Service Systems).

<sup>2</sup> As discussed in Section 3.15, Utilities and Service Systems, the Housing Element Update is anticipated to result in a deficiency of approximately 12 to approximately 25 percent (see Table 3.15-8 in Section 3.15, Utilities and Service Systems), whereas the water demand for the Housing Element Update and the anticipated additional growth is anticipated to result in a deficiency of approximately in a deficiency of approximately 12 to 30 percent (see Table 3.15-10 in Section 3.15, Utilities and Service Systems).

deficiency is considered significant for the purposes of this analysis. Therefore, although the analysis provided in this Draft Program EIR is conservative, decommissioning all of the City's groundwater supply wells would result in projected water supply that would not be sufficient to accommodate cumulative development and there is no mitigation available to reduce this cumulative impact to a less than significant level. Therefore, this cumulative impact would be significant and unavoidable.

## 6.5 - Alternatives Considered but Rejected from Further Evaluation

CEQA Guidelines Section 15126.6(c) requires an EIR to identify and briefly discuss any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process. In identifying alternatives, primary consideration was given to alternatives that would reduce significant impacts while still meeting most of the project objectives. Alternatives that would have the same or greater impacts as implementation of the proposed Housing Element Update, or that would not meet most of the objectives, were rejected from further consideration.

### Alternative Regional Housing Needs Assessment Sites

Early in the Housing Element Update process, the City Council approved a list of site selection criteria to aid in the evaluation of potential sites for rezoning. The sites were ranked based on: (1) site size and infill criteria, (2) proximity to modes of transportation, (3) proximity to services and amenities, (4) environmental impacts/hazards, (5) impacts to sensitive resources, (6) height and mass compatibility, and (7) interest in site.

Staff presented an initial list of potential housing sites for consideration to the Planning Commission on November 10, 2021, and December 15, 2021, to the Housing Commission on November 18, 2021, and at a Community Meeting on December 1, 2021. Based on initial feedback from those meetings, the Planning Commission provided a recommendation to the City Council on a list of potential sites to be considered for future rezoning to allow residential development. On February 1 and 8, 2022, the City Council narrowed down the initial list of sites to 25 sites for inclusion in the environmental analysis and for consideration as part of the Site Inventory for the Housing Element Update. All meeting materials and draft documents are available for public review on the project website at <https://www.pleasantonhousingelement.com>.<sup>3</sup>

Because the City already completed an exhaustive evaluation of potential sites for rezoning, alternative sites would not meet the project objectives, and further evaluation of alternate sites as an alternative to the sites included in the proposed Housing Element Update would not be appropriate. Therefore, this alternative is rejected from further consideration.

<sup>3</sup> On July 19, 2022, the City Council considered the Draft Housing Element and authorized its submittal to HCD for the Department's mandated review. Prior to that meeting, Pleasanton Unified School District (PUSD) requested that the Donlon Site be removed from consideration from rezoning, and the City Council agreed to remove the site from the Draft Housing Element. However, since the technical analysis for this Draft Program EIR was substantially complete by that time, the Draft Program EIR reflects Site 3 (PUSD-Donlon), resulting in a marginally more conservative analysis.

## Other Land Use Alternative

An Other Land Use Alternative would include more broadly modifying other single-family and multi-family residential zoning to allow for increased density, while keeping their current land use designations. This would allow more residential units on some sites than is currently allowed (e.g., on sites currently designated for residential or mixed use)

Although this alternative could theoretically result in a residential capacity that could meet the City's RHNA obligation, it would likely be more challenging to do so, because that zoning approach would assume that numerous smaller sites would redevelop and/or infill existing development with additional units. And, due to the criteria established in State law with respect to suitable sites for high-density housing to accommodate lower-income housing needs, including maximum and minimum parcel size, this alternative is unlikely to meet the project objectives.

This alternative would not meet the majority of project objectives or achieve the underlying purpose of the proposed Housing Element Update as it unlikely to provide an adequate number of residential units to achieve the City's RHNA and would not provide a land use plan and regulatory systems to provide opportunities for housing production to support the private market in adequately addressing housing needs and demands, thus this alternative would not be in compliance with State law. Such an alternative would result in increased intensification for sites throughout the city and would be unlikely to avoid or substantially reduce potentially significant citywide or regional impacts related to transportation VMT as the proposed levels of development and growth would remain similar, and may in fact worsen those impacts by dispersing development away from transit, across broader areas of the city. Similarly, impacts to public services and public utilities (including water supply availability) would not be meaningfully reduced as levels of overall growth and demand for such services would remain relatively the same regardless of differences in allowable uses pursuant to the upzoning (e.g., commercial as opposed to residential). The basic purpose of an EIR's discussion of alternatives is to suggest ways project objectives might be achieved at less environmental cost. Consistent with this purpose, alternatives must be able to reduce one or more of a proposed project's impacts and attain and implement most of the project's basic objectives ( 4 California Code of Regulations [CCR] § 15126.6(a)). Therefore, this alternative is rejected from further consideration.

## 6.6 - Description of Alternatives Selected for Analysis

Pursuant to CEQA Guidelines Section 15126.6, this Draft Program EIR presents a range of reasonable alternatives to the proposed Housing Element Update for analysis and evaluation of their comparative merits. These alternatives are considered to cover the range of development alternatives that would meet the basic objectives of the proposed Housing Element Update while lessening one or more of its significant impacts. CEQA Guidelines Section 15126.6(a) states that an EIR need not evaluate every conceivable alternative to a project. Information has been provided for each alternative that would allow meaningful comparison with the proposed Housing Element Update.

CEQA requires that an EIR analyze a "no project" alternative (CEQA Guidelines § 15126.6(e)). Where, as here, this alternative means a project would not proceed, the discussion "[sh]ould compare the

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environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved” (CEQA Guidelines § 15126.6(e)(3)(B)).

Another type of alternative to be considered includes consideration of what could reasonably be expected in the foreseeable future if the project is not approved, based on current land use plans/designations/zoning and consistent with available infrastructure and community services.

The significant impacts of the proposed Housing Element Update are related to the residential development needed to meet identified objectives, both for the provision of housing to meet the needs of all economic segments of the community and to reduce VMT by improving the City’s jobs/housing balance. Thus, project alternatives, except the required No Project Alternative, represent various ways of increasing local housing opportunities compared with existing conditions. The RHNA requires accommodation of 5,965 total housing units in the 2023-2031 (6<sup>th</sup> Cycle) Housing Element Cycle.

### 6.6.1 - No Project Alternative

Pursuant to the requirements of CEQA, the No Project Alternative analysis must discuss existing conditions in the project area, as well as what would be reasonably expected to occur in the foreseeable future if a project were not approved and development continued to occur in accordance with existing plans and consistent with available infrastructure and community services (CEQA Guidelines § 15126.6 (e)(2)). According to the CEQA Guidelines:

When the project is the revision of an existing land use or regulatory plan . . . the ‘no project’ alternative will be the continuation of the existing plan . . . into the future. Typically, this is a situation where other projects initiated under the existing plan will continue while the new plan is developed.” (CEQA Guidelines § 15126.6 (e)(3)(A))

Here, the ‘existing plan’ would be the existing Housing Element (2015-2023), which is part of the current General Plan.

Under the No Project Alternative, the Housing Element would not be updated with new policies and no zoning or land use designation changes would occur. Future development would be in accordance with the current land use and zoning maps identified in the City of Pleasanton General Plan (General Plan). The existing Housing Element (2015-2023) plans for an increase of approximately 10,800 new residents and an addition of 3,243 housing units.<sup>4</sup>

The existing Housing Element addressed the housing needs for the 2015-2023 planning period. The document does not address housing needs for the 2023-2031 planning period, since a new RHNA has been assigned to the City, which substantially exceeds the prior RHNA. The existing Housing Element does not provide for an adequate inventory of housing for all economic segments of the community and the existing development capacity of residentially zoned land within the City of Pleasanton is inadequate to meet Pleasanton’s share of regional housing needs, requiring a 3,173

<sup>4</sup> City of Pleasanton. 2014. Housing Element (2015-2023), Appendix A: Review and Assessment of 2007 Housing Element. June. Website: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpleasantonca.gov/pdf/Draft-HsgElem-June-2014.pdf](https://www.cityofpleasantonca.gov/pdf/Draft-HsgElem-June-2014.pdf). Accessed: October 17, 2022.

dwelling unit increase in the City’s residential development capacity (see Table 2-5 in Chapter 2, Project Description). Thus, under the No Project Alternative, the City would be left with an outdated Housing Element that sets forth an inventory of housing inadequate to meet identified housing needs through the current Housing Element planning period (2023-2031).

State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for (and do not unduly constrain) housing production. Housing Element statutes also require the HCD to review local housing elements for compliance with State law and to report their findings to the local government.

California’s housing element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Association of Bay Area Governments (ABAG) is responsible for developing and assigning these regional needs, via a RHNA, to Bay Area jurisdictions such as the City of Pleasanton. If the City fails to adopt a housing element or adopts one that is inadequate, as would occur under the No Project Alternative, a court can order the City to halt all development until an adequate element is adopted or order approval of specific affordable housing developments (California Government Code § 65583(f)).

State law requires the City to adopt a Housing Element that responds to the housing needs identified in the RHNA. Under the No Project Alternative, the existing Housing Element, General Plan, and zoning would remain in place, and the City would not have an inventory of land available for the development of housing capable of meeting the housing needs set forth in the RHNA.

Since the City must adopt and maintain a Housing Element for the 2023-2031 Housing Element planning period that provides an adequate inventory of land for residential development to meet Pleasanton’s RHNA allocation, the City does not have the option of selecting the No Project Alternative.

### 6.6.2 - Build Alternatives<sup>5</sup>

All build alternatives assume adoption of the City of Pleasanton 2023-2031 Housing Element Update including applicable General Plan, PUD, and Specific Plan Amendments and rezonings and the implementing policies and programs, provided as Appendix B to this Draft Program EIR. All alternatives would meet the 6<sup>th</sup> Cycle RHNA assigned to Pleasanton, based on an “assumed capacity” that reflects more conservative assumptions aligned with various criteria established by the State when determining the adequacy of a proposed Housing Element, and which accounts for aspects such as site constraints, market conditions, and other factors that may limit development. However,

<sup>5</sup> Though the No Project Alternative could result in the development within the City, these alternatives are referenced as “build” alternatives for consistency with CEQA conventions and readability.

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the alternatives analysis conservatively assumes that all sites would develop at their maximum allowable density (this methodology is in line with the methodology used throughout this Draft Program EIR).

The three build alternatives to the proposed Housing Element Update analyzed in this chapter are as follows:

- **Alternative 1, Remove Select Industrial and Commercial Sites:** Alternative 1, Remove Select Industrial and Commercial Sites, would remove some of the industrially/commercially zoned sites from the sites inventory list. Industrial zoned land and commercially zoned sites that allow for service commercial uses such as auto repair, is limited throughout the city, so this alternative aims to preserve the existing zoning on those properties. Some retail commercial sites are also excluded from this alternative, to reflect community concerns about loss of local-serving retail. This alternative would result in a maximum development potential of 5,065 units in addition to the existing residential zoning (2,792 units) for a total of 7,857 unit.
- **Alternative 2, Transit-Oriented Focus:** Alternative 2, Transit-Oriented Focus, would focus on sites in proximity to transit for rezoning to residential uses. This alternative would remove the higher VMT sites as potential sites for rezoning and instead focus new housing on sites that would result in relatively lower VMT, although some selected, higher VMT sites, including Sites 1 (Lester), 22 (Merritt) and 23 (Sunol Boulevard), were retained in the alternative, either because the City is actively processing development applications for them (Sites 1 [Lester] and 22 [Merritt]), or because a site is necessary to provide adequate sites to meet the RHNA (Site 23 [Sunol]). This alternative would result in a maximum development potential of 5,754 units in addition to the existing residential zoning (2,792 units) for a total of 8,546 units.
- **Alternative 3, Site Rankings Focus:** Early in the Housing Element Update process, the City Council approved a list of sites selection criteria to aid in the evaluation of potential sites. The sites were ranked based on: (1) site size and infill criteria, (2) proximity to modes of transportation, (3) proximity to services and amenities, (4) environmental impacts/hazards, (5) impacts to sensitive resources, (6) height and mass compatibility, and (7) interest in site. This was used to create the initial list of sites for consideration for rezoning. In formulating the alternative, and to further refine the list, consideration was also provided as to feasibility, neighborhood compatibility (e.g., adjacency to existing residential uses), and support expressed by the community during the process to develop the Draft Housing Element Update. For Alternative 3, Site Rankings Focus Alternative, sites that scored lower based on these considerations and resultant site rankings would be removed. This alternative would result in a maximum development potential of 4,917 units in addition to the existing residential zoning (2,792 units) for a total of 7,709 units.

Residential uses were assumed for each potential site for rezoning as summarized in Table 6-1. Below, each of the build alternatives are described and their potential environmental impacts and ability to meet basic project objectives are compared with the proposed Housing Element Update. A comparison of the proposed Housing Element Update and the No Build Alternative is also provided. For the purposes of evaluating whether an alternative meets the housing needs identified in the RHNA, the existing residential zoning capacity (see Table 2-5 in Chapter 2, Project Description) is

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included in Table 6-1. However, because sites with existing residential zoning capacity were already evaluated in the certified Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings (the Supplemental EIR for the 4<sup>th</sup> Cycle Housing Element, State Clearinghouse [SCH] No. 2011052002), the alternatives analysis does not include those existing residentially zoned sites with respect to analysis of the environmental impacts associated with implementation of an alternative.

**Table 6-1: Build Alternatives Summary**

Map ID	Site	Proposed Housing Element Update <sup>1</sup>	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
1	Lester	31	31	31	31
2	Stoneridge Shopping Center	1,440	1,440	1,440	1,440
3	PUSD-Donlon <sup>2</sup>	28	Not Included in Alternative	Not Included in Alternative	Not Included in Alternative
4	Owens	94	94	94	Not Included in Alternative
5	Laborer Council	54	54	54	54
6	Signature Center	440	440	440	440
7	Hacienda Terrace	80	80	80	80
8	Muslim Community Center	125	125	125	125
9	Metro 580	375	375	375	375
11	Old Santa Rita	1,311	Not Included in Alternative	1,309	Not Included in Alternative
12	Pimlico Area (North side)	85	Not Included in Alternative	Not Included in Alternative	Not Included in Alternative
14	St. Elizabeth Seton	51	51	51	51
15	Rheem Drive	137	Not Included in Alternative	137	Not Included in Alternative
16	Tri-Valley Inn	62	62	62	62
18	Valley Plaza	220	Not Included in Alternative	220	Not Included in Alternative
19	Black Avenue	65	65	65	65
20	Boulder Court	378	Not Included in Alternative	Not Included in Alternative	Not Included in Alternative

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Map ID	Site	Proposed Housing Element Update <sup>1</sup>	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
21	Kiewit	760	760 <sup>3</sup>	Not Included in Alternative	760 <sup>3</sup>
22	Merritt	91	91	91	91
23	Sunol Boulevard	956	956	956	956
24	Sonoma Drive Area	163	Not Included in Alternative	Not Included in Alternative	Not Included in Alternative
25	PUSD-District	163	163	Not Included in Alternative	163
26	St. Augustine	29	29	Not Included in Alternative	Not Included in Alternative
27	PUSD-Vineyard	25	25	Not Included in Alternative	Not Included in Alternative
29	Oracle	225	225	225	225
<b>Subtotal</b>		<b>7,388</b>	<b>5,065</b>	<b>5,754</b>	<b>4,917</b>
Total Existing Residential Capacity		2,792	2,792	2,792	2,792
<b>Total</b>		<b>10,180</b>	<b>7,857</b>	<b>8,546</b>	<b>7,709</b>

Notes:

- <sup>1</sup> Through the Housing Element Update process, the number of units in the Housing Element Update were updated slightly from the number of units analyzed in this Draft Program EIR. However, since the technical analysis for this Draft Program EIR was substantially complete by that time, the Draft Program EIR reflects the number of units as disclosed in the Notice of Preparation. The slight difference does not impact the analysis, or the conclusions provided throughout this document.
  - <sup>2</sup> On July 19, 2022, the City Council considered the Draft Housing Element and authorized its submittal to HCD for the Department's mandated review. Prior to that meeting, Pleasanton Unified School District requested that the Donlon Site be removed from consideration from rezoning, and the City Council agreed to remove the site from the Draft Housing Element. However, since the technical analysis for this Draft Program EIR was substantially complete by that time, this Draft Program EIR continues to reflect the Donlon Site, resulting in a marginally more conservative analysis.
  - <sup>3</sup> Combination of low/medium-density units
- Source: City of Pleasanton 2022.

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## 6.7 - Comparative Analysis of the Alternatives

This section presents a comparative discussion of the environmental effects of each alternative compared to the effects of implementation of the proposed Housing Element Update. For each alternative, this section discusses the significant and unavoidable impacts identified with the proposed Housing Element Update first and then discusses the less than significant impacts associated with the proposed Housing Element Update in comparison to each alternative.

As permitted by CEQA, the significant effects of the alternatives are discussed in less detail than are the effects of implementation of the proposed Housing Element Update (CEQA Guidelines §

15126.6(d)). However, the analysis of alternatives has been conducted at a sufficient level of detail to provide project decision-makers adequate information to fully evaluate the alternatives and to approve any of the alternatives without further environmental review. Unless otherwise indicated, the impacts associated with the proposed Housing Element Update and each alternative are for year 2031, the horizon year.

All impacts are described after implementation of any applicable mitigation measures identified in Chapter 3. Table 6-2, provided near the end of this chapter, summarizes the comparison of impacts for the proposed Housing Element Update and the alternatives.

### 6.7.1 - Comparison of Significant and Unavoidable Impacts Identified for the Proposed Housing Element Update with Alternatives

#### No Project Alternative

##### *Transportation (Vehicle Miles Traveled)*

The No Project Alternative would result in development consistent with the City's existing General Plan and would not encourage development of residential uses on any of the potential sites for rezoning. Although the General Plan would not rezone any of the potential sites for rezoning, it would allow these sites to be developed under their existing land use designations. Through the proposed rezoning, the proposed Housing Element Update provides a better jobs-housing balance than does the existing General Plan, thus reducing the overall VMT in the city as compared to the No Project. Therefore, though both the No Project Alternative and the proposed Housing Element Update result in significant unavoidable impacts with respect to VMT, the proposed Housing Element Update would have fewer traffic impacts than the No Project Alternative.

##### *Utilities and Service Systems (Water Supply)*

For the No Project Alternative, future development would be in accordance with the current land use and zoning maps identified in the General Plan, which would accommodate fewer residential units on the potential sites for rezoning, and, in some cases, no residential units on the potential sites for rezoning. The WSA<sup>6</sup> prepared for the proposed Housing Element Update has indicated an approximately 20 percent shortfall in water supply, as it has been determined that all groundwater supply wells for the city will be taken out of commission no later than the first quarter of 2023. The City is currently developing plans to either remediate these well sites or find alternative sources of water. However, supply replacement options have not been confirmed and a final decision has not been made to replace the groundwater supply.

As the implementation of the proposed Housing Element Update would result in an increase in housing units in the City to accommodate the RHNA, the No Project Alternative, with its fewer number of housing units but possible development of sites under existing land use designations for residential, commercial and industrial uses, could decrease the shortfall in water supply, although the actual difference would depend on the nature of uses developed under existing zoning. However, as discussed in the WSA, based on 2020 UWMP reported City water supply and demand values, the decommissioning of all City groundwater wells would create a projected water supply

<sup>6</sup> Watearth. 2022. City of Pleasanton Water Supply Assessment (WSA) for 2023-2031 Housing Element Update. October.

deficiency in the City even without implementation of the proposed Housing Element Update. Thus, even though the impact to water supply would be less, similar to the proposed Housing Element Update, the No Project Alternative would result in significant and unavoidable impacts. As noted above, the City is mandated to update the Housing Element and the No Project Alternative is not feasible.

## **Alternative 1—Remove Select Industrial and Commercial Sites**

### ***Transportation (Vehicle Miles Traveled)***

This alternative would reduce the number of housing units compared to the proposed Housing Element Update while still meeting the City’s RHNA. This alternative would reduce the amount of VMT, but, because several of the sites would still result in home-based VMT per resident by site above the thresholds as shown in Table 3.14-3 in Section 3.14, Transportation, it would not necessarily reduce VMT impacts to a level of less than significant even with implementation of MM TRANS-2 (which requires a quantitative VMT analysis for sites that do not screen out of such analysis, and the implementation of VMT reduction measures) for the reasons stated in Section 3.14, Transportation, of this Draft Program EIR. Similar to the proposed Housing Element Update, it is anticipated that this alternative would result in a significant and unavoidable impact.

### ***Utilities and Service Systems (Water Supply)***

This alternative would result in the development of fewer housing units than the proposed Housing Element Update and therefore may result in a decrease in the shortfall in water supply, although the actual difference would depend on the nature of uses developed under existing zoning. The WSA prepared for the proposed Housing Element Update has indicated an approximately 20 percent shortfall in water supply, as it has been determined that all groundwater supply wells for the city will be taken out of commission no later than the first quarter of 2023. The City is currently developing plans to either remediate these well sites or find alternative sources of water. However, supply replacement options have not been confirmed and a final decision has not been made to replace the groundwater supply. As discussed in the WSA, based on 2020 UWMP reported City water supply and demand values, the decommissioning of all City groundwater wells would create a projected water supply deficiency in the City even without implementation of the proposed Housing Element Update. Thus, even though this alternative would decrease the shortfall in water supply, similar to the proposed Housing Element Update, it would result in significant and unavoidable impacts.

## **Alternative 2—Transit-Oriented Focus**

### ***Transportation (Vehicle Miles Traveled)***

This alternative would reduce the number of housing units compared to the proposed Housing Element Update while still meeting the City’s RHNA. This alternative would concentrate residential development more heavily around transit centers than the proposed Housing Element Update, which would further reduce VMT.

However, although this alternative would reduce the amount of VMT, because several of the sites would still result in home-based VMT per resident by site above the thresholds as shown in Table 3.14-3 in Section 3.14, Transportation, it would not necessarily reduce VMT impacts to a level of less

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than significant even with implementation of MM TRANS-2 (which requires a quantitative VMT analysis for sites that do not screen out of such analysis, and the implementation of VMT reduction measures) for the reasons stated in Section 3.14, Transportation, of this Draft Program EIR. Similar to the proposed Housing Element Update, it is anticipated that this alternative would result in a significant and unavoidable impact.

**Utilities and Service Systems (Water Supply)**

This alternative would result in the development of fewer housing units than the proposed Housing Element Update and therefore may result in a decrease in the shortfall in water supply, although the actual difference would depend on the nature of uses developed under existing zoning. The WSA prepared for the proposed Housing Element Update has indicated an approximately 20 percent shortfall in water supply, as it has been determined that all groundwater supply wells for the city will be taken out of commission no later than the first quarter of 2023. The City is currently developing plans to either remediate these well sites or find alternative sources of water. However, supply replacement options have not been confirmed and a final decision has not been made to replace the groundwater supply. As discussed in the WSA, based on 2020 UWMP reported City water supply and demand values, the decommissioning of all City groundwater wells would create a projected water supply deficiency in the City even without implementation of the proposed Housing Element Update. Thus, even though this alternative would decrease the shortfall in water supply, similar to the proposed Housing Element Update, the Transit-Oriented Focus Alternative would result in significant and unavoidable impacts.

**Alternative 3—Site Rankings Focus**

**Transportation (Vehicle Miles Traveled)**

This alternative would reduce the number of housing units compared to the proposed Housing Element Update while still meeting the City’s RHNA. However, although this alternative would reduce the amount of VMT, because several of the sites would still result in home-based VMT per resident by site above the thresholds as shown in Table 3.14-3 in Section 3.14, Transportation, it would not necessarily reduce VMT impacts to a level of less than significant even with implementation of MM TRANS-2 (which requires a quantitative VMT analysis for sites that do not screen out of such analysis, and the implementation of VMT reduction measures) for the reasons stated in Section 3.14, Transportation, of this Draft Program EIR. Similar to the proposed Housing Element Update, it is anticipated that this alternative would result in a significant and unavoidable impact.

**Utilities and Service Systems (Water Supply)**

This alternative would result in the development of fewer housing units than the proposed Housing Element Update and therefore may result in a decrease in the shortfall in water supply, although the actual difference would depend on the nature of uses developed under existing zoning. The WSA prepared for the proposed Housing Element Update has indicated an approximately 20 percent shortfall in water supply, as it has been determined that all groundwater supply wells for the city will be taken out of commission no later than the first quarter of 2023. The City is currently developing plans to either remediate these well sites or find alternative sources of water. However, supply replacement options have not been confirmed and a final decision has not been made to replace the

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groundwater supply. As discussed in the WSA, based on 2020 UWMP reported City water supply and demand values, the decommissioning of all City groundwater wells would create a projected water supply deficiency in the City even without implementation of the proposed Housing Element Update. Thus, even though this alternative would decrease the shortfall in water supply, similar to the proposed Housing Element Update, the Site Rankings Focus Alternative would result in significant unavoidable impacts.

## 6.7.2 - Comparison of Less Than Significant Impacts Identified for the Proposed Project with Alternatives

### No Project Alternative

Implementation of the No Project Alternative would represent continuation of the City’s existing General Plan and zoning to guide future residential development. Although the General Plan was amended in September 2010 to remove references to the housing cap of 29,000, that amendment did not alter the buildout projections of the General Plan. The adopted General Plan, last amended in August 2019, would result in an increase of approximately 10,800 new residents in an 3,243 housing units.<sup>7</sup> The No Project Alternative would not allow the housing needs identified in the RHNA to be met, since there would be less opportunity for residential development, nor would the No Project Alternative further the goal of improving the City’s jobs-housing balance—therefore it would have greater population and housing impacts compared to the proposed Housing Element Update.

The No Project Alternative has the least amount of residential development opportunity compared to the proposed Housing Element Update and other alternatives. The No Project Alternative would not achieve the RHNA requirements for affordable housing. Overall, the No Project Alternative would result in greater impacts associated with land use and planning because it would not improve the local jobs/housing balance and would leave the City with an outdated Housing Element that sets forth an inventory of land for the development of housing that falls short of RHNA objectives, and would not be compliant with State law. All other less than significant impacts under the proposed Housing Element Update would remain less than significant under this alternative. As the applicable environmental document under the No Project Alternative, the mitigation measures as laid out in the certified Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings (the Supplemental EIR for the 4<sup>th</sup> Cycle Housing Element, State Clearinghouse [SCH] No. 2011052002) would apply to this alternative.

### Alternative 1—Remove Select Industrial and Commercial Sites

This alternative results in a decreased development potential of housing units compared to the proposed Housing Element Update but would still fulfill 100 percent of the RHNA. The policies and programs outlined in the Housing Element Update would remain the same. The City would still be able to achieve its RHNA objectives.

All of the less than significant impacts under the proposed Housing Element Update would remain less than significant under this alternative, although in most cases, because there would be fewer

<sup>7</sup> City of Pleasanton. 2014. Housing Element (2015-2023), Appendix A: Review and Assessment of 2007 Housing Element. June. Website: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpleasantonca.gov/pdf/Draft-HsgElem-June-2014.pdf](https://www.cityofpleasantonca.gov/pdf/Draft-HsgElem-June-2014.pdf). Accessed: October 17, 2022.

sites developed, the impact would be to a lesser degree than under the proposed Housing Element Update. No impacts would be more severe under this alternative because this alternative would result in less total growth than would occur under the proposed Housing Element Update and would not result in development on sites not already evaluated as part of the Draft Program EIR. However, although reduced compared to the proposed Housing Element Update, this alternative would result in the same significant and unavoidable impacts. Moreover, all mitigation measures identified for the proposed Housing Element Update would also apply for this alternative.

### **Alternative 2—Transit-Oriented Focus**

This alternative results in decreased development potential of housing units compared to the proposed Housing Element Update but would still fulfill 100 percent of the RHNA. The policies and programs outlined in the Housing Element Update would remain the same, and the City would still be able to achieve its RHNA objectives.

All of the less than significant impacts under the proposed Housing Element Update would remain less than significant under this alternative, although in most cases, because there would be fewer sites developed, the impact would be to a lesser degree than under the proposed Housing Element Update. No impact would be more severe under this alternative because this alternative would result in less total growth than allowed under the proposed Housing Element Update. However, although reduced compared to the proposed Housing Element Update, this alternative would result in the same significant and unavoidable impacts. Moreover, all mitigation measures identified for the proposed Housing Element Update would also apply for this alternative.

### **Alternative 3—Site Rankings Focus**

This alternative results in decreased development potential of housing units compared to the proposed Housing Element Update but would still fulfill 100 percent of the RHNA. The policies and programs outlined in the Housing Element Update would remain the same, and the City would still be able to achieve its RHNA objectives.

All of the less than significant impacts under the proposed Housing Element Update would remain less than significant under this alternative, although in most cases, because there would be fewer sites developed, the impact would be to a lesser degree than under the proposed Housing Element Update. No impacts would be more severe under this alternative because this alternative would result in less total growth than allowed under the proposed Housing Element Update. However, although reduced compared to the proposed Housing Element Update, this alternative would have the same significant and unavoidable impacts. Moreover, all mitigation measures identified for the proposed Housing Element Update would also apply for this alternative.

## **6.8 - Environmentally Superior Alternative**

CEQA Guidelines Section 15126(e)(2) requires identification of an environmentally superior alternative. If the No Project Alternative is environmentally superior, CEQA requires selection of the “environmentally superior alternative other than the No Project Alternative” from among the project and the alternatives evaluated.

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Based upon the evaluation described in this section, Alternative 2, Transit-Oriented Focus, would be the environmentally superior alternative given its reduced residential development potential resulting in a decrease in the shortfall in water supply. Because this alternative would result in the development of fewer sites, the associated environmental impacts would be less than those associated with the proposed Housing Element Update. As this alternative would focus new residential development near existing or planned transit centers, despite the reduction in housing units, this alternative would likely result in lower VMT than the proposed Housing Element Update. Though, as described above, this alternative would still result in a significant and unavoidable impact with respect to VMT and water supply. Although Alternatives 1 and 3 would also reduce the number of sites and units, Alternative 2 results in a more substantial reduction of transportation impacts compared to the other two.

Further, Alternative 2, Transit-Oriented Focus meets all the key objectives and goals of the Housing Element Update, as shown in Table 6-3. Namely, it would ensure capacity for the development of new housing to meet the RHNA at all income levels and present the HCD with a housing element that would meet RHNA and reduce VMT and water demand. For these reasons, Alternative 2 is considered the Environmentally Superior Alternative.

Each of the build alternatives would meet all the project objectives. The proposed Housing Element Update would accommodate the greatest number of housing units, but each of the build alternatives would exceed the City’s RHNA.

The qualitative environmental effects of each alternative in relation to the proposed Housing Element Update are summarized in Table 6-2.

**Table 6-2: Summary of Alternatives**

Environmental Topic Area	Proposed Housing Element Update	No Project Alternative	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
Aesthetics	LTS	LTSM ≥	LTS ≈	LTS ≈	LTS ≈
Air Quality	LTSM	LTSM ≥	LTSM ≈	LTSM ≈	LTSM ≈
Biological Resources	LTSM	LTSM ≈	LTSM ≈	LTSM ≈	LTSM ≈
Cultural Resources and Tribal Cultural Resources	LTS	LTSM ≈	LTS ≈	LTS ≈	LTS ≈
Energy	LTS	LTS ≥	LTS ≈	LTS ≈	LTS ≈
Geology and Soils	LTSM	LTSM ≈	LTSM ≈	LTSM ≈	LTSM ≈
Greenhouse Gas Emissions	LTS	LTS ≥	LTS ≈	LTS ≈	LTS ≈
Hazards and Hazardous Materials	LTSM	LTSM ≈	LTSM ≈	LTSM ≈	LTSM ≈

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CONT

Environmental Topic Area	Proposed Housing Element Update	No Project Alternative	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
Hydrology and Water Quality	LTS	LTS ≈	LTS ≈	LTS ≈	LTS ≈
Land Use and Planning	LTS	LTS >	LTS ≈	LTS ≈	LTS ≈
Noise	LTSM	LTSM ≈	LTSM ≈	LTSM ≈	LTSM ≈
Population and Housing	LTS	LTS >	LTS ≈	LTS ≈	LTS ≈
Public Services and Recreation	LTS	LTS ≈	LTS ≈	LTS ≈	LTS ≈
Transportation	SUM	SUM ≥	SUM ≤	SUM ≤	SUM ≤
Utilities and Service Systems	SU	SU ≤	SU ≤	SU ≤	SU ≤
Wildfire	LTS	LTS ≈	LTS ≈	LTS ≈	LTS ≈
Agriculture and Forestry Resources	LTS	NI ≈	LTS ≈	LTS ≈	LTS ≈

Notes:

NI = No Impact

LTS = less than significant

LTSM = less than significant with mitigation incorporated

SU = significant and unavoidable

SUM = significant and unavoidable with mitigation incorporated

≈ = impact is similar to the proposed Housing Element Update

≤ = impact is less than or equal to the proposed Housing Element Update

≥ = impact is greater than or equal to the proposed Housing Element Update

< = impact is less than the proposed Housing Element Update

> = impact is greater than the proposed Housing Element Update

Source: FirstCarbon Solutions (FCS) 2022.

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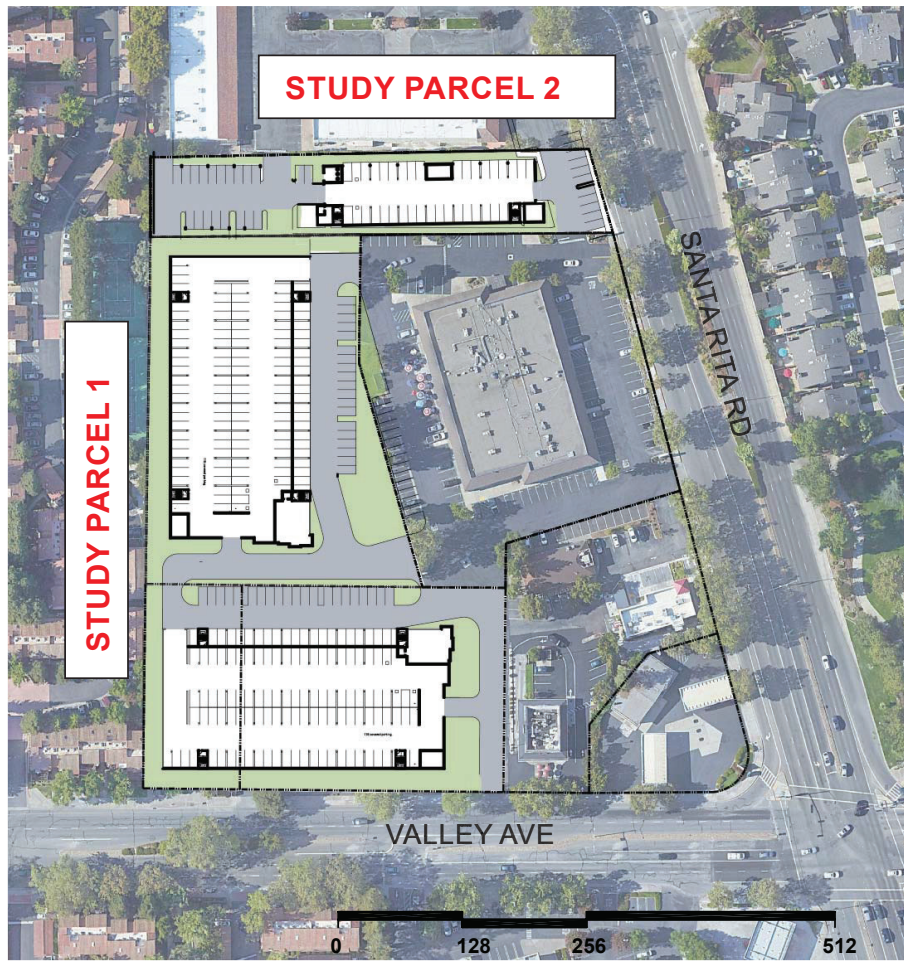
**Table 6-3: Summary of Alternatives Meeting of Project Objectives**

Objective	Proposed Housing Element Update	No Project Alternative	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
Provide a vision for housing through 2031.	Yes	No	Yes	Yes	Yes
Maintain the existing housing inventory to serve housing needs.	Yes	Yes	Yes	Yes	Yes
Ensure capacity for development of new	Yes	No	Yes	Yes	Yes

Objective	Proposed Housing Element Update	No Project Alternative	Alternative 1: Remove Select Industrial and Commercial Sites	Alternative 2: Transit-Oriented Focus	Alternative 3: Site Rankings Focus
housing to meet the RHNA at all income levels.					
Encourage housing development where supported by existing or planned infrastructure while maintaining existing neighborhood character.	Yes	Yes, but to a lesser extent than the proposed Housing Element Update	Yes	Yes	Yes
Encourage, develop, and maintain programs and policies to meet existing projected affordable housing needs, including for special needs populations such as persons with disabilities, seniors, the unhoused, and larger households.	Yes	Yes, but to a lesser extent than the proposed Housing Element Update	Yes	Yes	Yes
Develop a vision for Pleasanton that supports sustainable local, regional, and State housing and environmental goals.	Yes	Yes, but to a lesser extent than the proposed Housing Element Update	Yes	Yes	Yes
Provide new housing communities with substantial amenities to provide a high quality of life for residents.	Yes	Yes, but to a lesser extent than the proposed Housing Element Update	Yes	Yes	Yes
Adopt a housing element that complies with California Housing Element Law and can be certified by the State Department of Housing and Community Development (HCD).	Yes	No	Yes	Yes	Yes

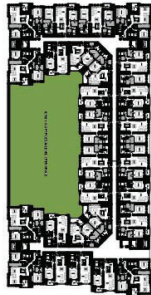
Source: FirstCarbon Solutions (FCS) 2022.

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**SITE/ GROUND FLOOR PLAN**

6



**FLOORS 2,3,4**

**DEVELOPMENT SUMMARY:**

**STUDY PARCEL 1**

- 162 UNITS
- 270 PARKING SPACES
- TWO IDENTICAL 4 STORY BUILDINGS

**UNIT MIX:**

- 78 ONE BEDROOM UNITS
- 84 TWO BEDROOM UNITS

**PARKING MIX:**

- 230 ENCLOSED/COVERED SPACES
- 40 SURFACE SPACES

**STUDY PARCEL 2**

- 33 UNITS
- 70 PARKING SPACES
- ONE 4 STORY BUILDINGS

**UNIT MIX:**

- 18 ONE BEDROOM UNITS
- 15 TWO BEDROOM UNITS

**PARKING MIX:**

- 33 ENCLOSED SPACES
- 37 SURFACE SPACES

**OPTION A - 195 UNITS**

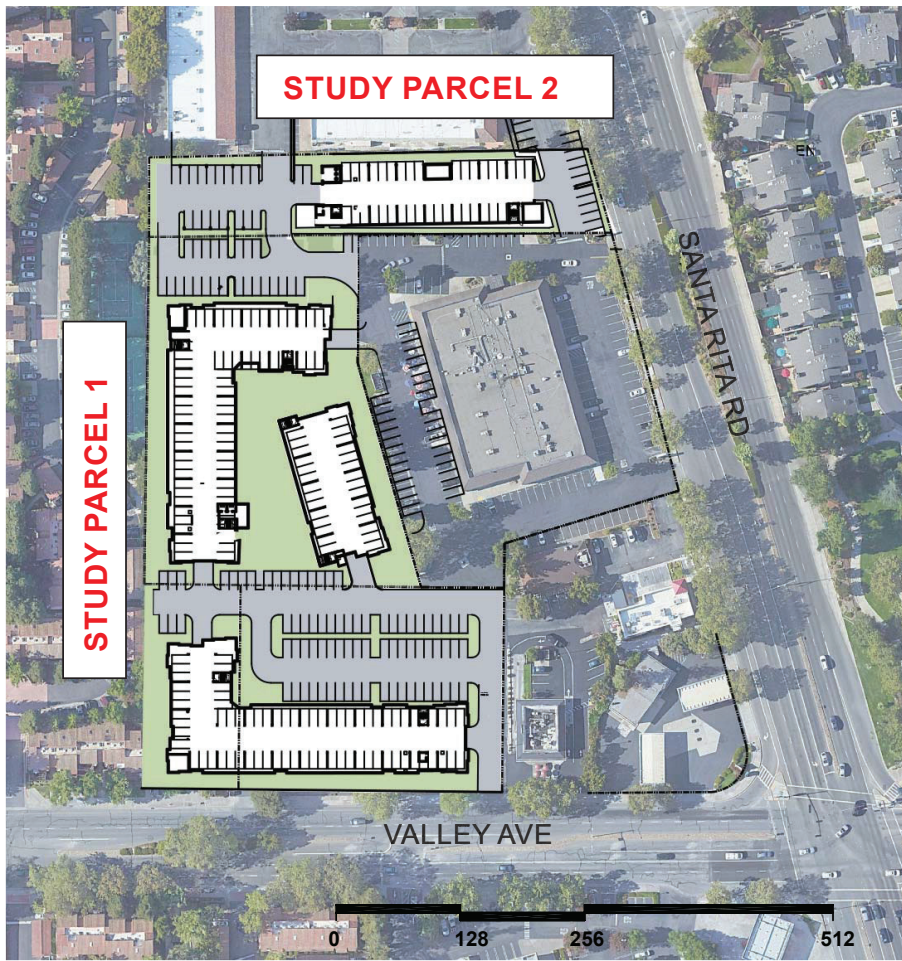
**VALLEY PLAZA SITE**

PMA SERVICES INC

**DAHLIN**

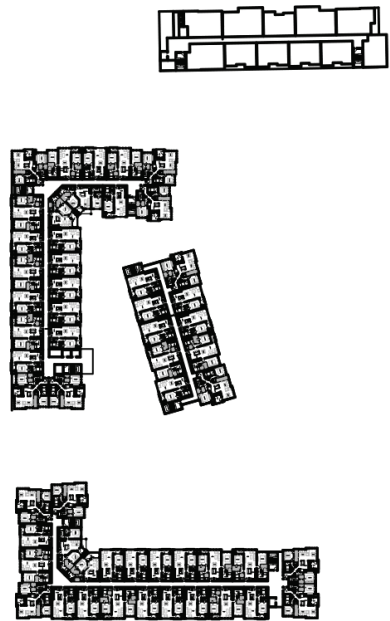
JOB NO. 1742-001  
 DATE 08-08-2022  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200





**SITE/ GROUND FLOOR PLAN**

6  
CONT



**FLOORS 2,3,4**

**DEVELOPMENT SUMMARY:**  
**STUDY PARCEL 1**

- 165 UNITS
- 272 PARKING SPACES
- THREE 4 STORY BUILDINGS

**UNIT MIX:**

- 87 ONE BEDROOM UNITS
- 78 TWO BEDROOM UNITS

**PARKING MIX:**

- 164 ENCLOSED SPACES
- 108 SURFACE SPACES

**STUDY PARCEL 2**

- 33 UNITS
- 70 PARKING SPACES
- ONE 4 STORY BUILDINGS

**UNIT MIX:**

- 18 ONE BEDROOM UNITS
- 15 TWO BEDROOM UNITS

**PARKING MIX:**

- 33 ENCLOSED SPACES
- 37 SURFACE SPACES

**OPTION B - 198 UNITS**

## Site Scoring

Scores in the ranking ranged from a minimum of 12 points, to a maximum of 27 points (out of a total of 34 points available). Of note, many sites had “tied” scores, and the majority scored over 20 points. The following summarizes the scores and ranking:

### All Sites: Overall Scores/Ranking

One site score 27 points (Site #29: Oracle) with eight sites tied for second that scored 26 points (Site #3: PUSD Donlon, Site #7: Hacienda Terrace, Site #15: Rheem Drive Area, Site #16: Tri-Valley Inn, Site #18: Valley Plaza, Site #19: Black Avenue, Site #24: Sonoma Drive, and Site #25: PUSD – District Office.)

Another seven sites, including the remaining sites in Hacienda (Site #9: Metro580, Site #8: Muslim Community Center), Site #6: Signature Center, Site #10: ValleyCare, Site #23: Sunol Blvd Area, Site #25: Mission Plaza), as well as the two church sites (Site #14: St. Elizabeth Seton, and Site #26: St. Augustine), scored 24 or 25 points.

Stoneridge Shopping Center (Site #22) scored just below the top tier of sites, with 22 points. Its lower score was principally because it lacks close access to grocery stores, parks, and schools). Stoneridge ranked similarly with some of the sites proposed on existing light-industrial parcels such as Site #20: Boulder Court, and Site #11: Old Santa Rita Area, as well as with Site #21: Kiewitt.

The lowest-ranked sites, based on the scoring criteria, were those in the most peripheral areas, including Site #28: SteelWave, Site #22: Merritt, and Site #1: Lester, who scored 12, 14 and 15 points respectively. However, some infill sites also scored relatively poorly, including the two sites on Pimlico (Sites #12 and #13), and Site #4: Owens Area, each of which scored less than 20 points.

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Site No.	Site Name	Score	Rank
29	Oracle	27	1
3	PUSD – Donlon	26	2
7	Hacienda Terrace	26	
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
18	Valley Plaza	26	
19	Black Avenue	26	

Table 4: Summary of Scoring and Ranking for All Site			
Site No.	Site Name	Score	Rank
24	Sonoma Drive Area	26	
25	PUSD – District	26	
9	Metro 580	25	3
14	St. Elizabeth Seton	25	
17	Mission Plaza	25	
6	Signature Center	24	4
8	Muslim Community Center	24	
10	ValleyCare	24	
23	Sunol Boulevard Area	24	
5	Laborer Council	23	5
26	St. Augustine	23	
2	Stoneridge Shopping Center (Mall)	22	6
20	Boulder Court	21	7
21	Kiewit	21	
11	Old Santa Rita Area	20	8
13	Pimlico Area (South side)	19	9
27	PUSD – Vineyard	19	
4	Owens (Motel 6 and Tommy T)	18	10
12	Pimlico Area (North side)	17	11
22	Merritt	15	12
1	Lester	14	13
28	SteelWave	12	14

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### High Density Housing Sites: Scores and Ranking

Among the high-density sites, the highest score was Site #29: Oracle with 27 points. There were two sites (tied for second) with scores of 26, Site #26: Hacienda Terrace and Site #18: Valley Plaza, with other sites ranked/scored as noted above. The lowest ranked site (Site #28: SteelWave) scored 12 points.

**Table 5: Summary of Scoring and Ranking for High Density Sites**

Site No.	Site Name	Score	Rank
29	Oracle	27	1
7	Hacienda Terrace	26	2
18	Valley Plaza	26	
9	Metro 580	25	3
17	Mission Plaza	25	
6	Signature Center	24	4
10	ValleyCare	24	
23	Sunol Boulevard Area	24	
5	Laborer Council	23	5
2	Stoneridge Shopping Center (Mall)	22	6
20	Boulder Court	21	7
21	Kiewit	21	
11	Old Santa Rita Area	20	8
4	Owens (Motel 6 and Tommy T)	18	9
12	Pimlico Area (North side)	17	10
28	SteelWave	12	11

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CONT



### Low- and Medium-Density Sites: Scores and Ranking

Six sites were top-ranked with 26 points, including Site #3: PUSD-Donlon, Site #15: Rheem Drive, Site #16: Tri-Valley Inn, Site #19: Black Avenue, Site #24: Sonoma Drive Area, and Site #25: PUSD-District. Again, Lester and Merritt scored the lowest, along with the PUSD-Vineyard site.

Table 6: Summary of Scoring and Ranking for Low/Medium Density Sites			
Site No.	Site Name	Score	Rank
3	PUSD – Donlon	26	1
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
19	Black Avenue	26	
24	Sonoma Drive Area	26	
25	PUSD – District	26	
14	St. Elizabeth Seton	25	2
8	Muslim Community Center	24	3
26	St. Augustine	23	4
13	Pimlico Area (South side)	19	5
27	PUSD – Vineyard	19	
22	Merritt	15	6
1	Lester	14	7
28	SteelWave	12	8

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## Sites Scoring Summary

As can be seen from the rankings, there is not a particularly clear geographic pattern to the ranking, and sites in all quadrants of the city scored relatively well – this is helpful in the goal to select sites that reflect a relatively even distribution throughout Pleasanton.

In terms of which sites scored relatively better or worse, sites in more central portions of the City (which tend to be more conveniently located to community amenities and services), generally scored more highly, as did sites in Hacienda, which benefit from transit proximity and some strategically located commercial centers. The lowest-scoring sites were greenfield sites on the edges of the city, although, somewhat surprisingly, some infill locations (like the Pimlico and Owens Drive sites) did relatively poorly. Complete scoring for all sites under each category can be found in the following table.

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Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection  
Adopted September 21, 2021

Key: 1 = Yes; 0 = No

Site Name	High Density Sites		Low / Medium Density Sites		Site Number																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29												
Lester	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	1										
Stoneridge Shopping Center	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1										
PUSD - Donjon	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1										
Owens Sites	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1										
Laborer Council	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
Hacienda Terrace	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
Muslim Community Center	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
Metro 580 Center	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1							
ValleyCare	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
Old Santa Rita	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
Pimlico North	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Pimlico South	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
St. Elizabeth Seton	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Rheem Drive	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Tri-Valley Inn	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
Mission Plaza	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Valley Plaza	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Black Avenue	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Boulder	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Kiewit	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Merritt	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Sunol Sites	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Sonoma Drive	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
PUSD - District	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
St. Augustine	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
PUSD - Vineyard	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
SteelWave	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
Oracle	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
<b>Section 1 Subtotal:</b>					2	3	4	4	4	4	5	5	5	4	3	4	4	4	4	4	4	3	3	4	4	4	3	3	3	3	3	3	3	3	3	2	4	1	5		
<b>Section 2 Subtotal:</b>					0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Section 1 Subtotal:</b>					0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Section 2 Subtotal:</b>					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Section 1 Subtotal:</b>					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Section 2 Subtotal:</b>					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Section 1 Subtotal:</b>					0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>Section 2 Subtotal:</b>					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection  
Adopted September 21, 2021

Site Name	High Density Sites		Low / Medium Density Sites		Lester	Stonridge Shopping Center	PUSD - Donton	Owens Sites	Laborer Council	Signature Center	Hacienda Terrace	Muslim Community Center	Metro 580	ValleyCare	Old Santa Rita	Pmlco North	Pmlco South	St. Elizabeth Seton	Rheem Drive	Tri-Valley Inn	Mission Plaza	Valley Plaza	Black Avenue	Boulder	Kiewit	Merritt	Sunol Sites	Sonoma Drive	PUSD - District	St. Augustine	PUSD - Vineyard	SteelWave	Oracle				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29								
<b>3. Proximity to Services and Amenities</b>																																					
a. Site is within 1/2 mile of an existing or approved grocery store	0	0	1	1	1	1	0	0	0	0	0	0	0	0	1	1	1	0	0	1	1	1	1	1	0	0	1	1	1	1	1	0	0	0	0		
b. Site is within 1/2 mile of an existing elementary school.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0	0	0	0	
c. Site is within 1/2 mile of an existing middle school.	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	1	1	1	1	1	1	0	0	0	0	
d. Site is within 1 mile of an existing high school.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	
e. Site is not within the enrollment area of a school with insufficient current or projected capacity, as determined by Pleasanton Unified School District based on current demographic and other studies.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	
f. Site is within 1/2 mile of an existing public park or open space area as identified in the General Plan or a planned improvement in the City's Capital Improvement Program.	0	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	
<b>Section 3 Subtotal:</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>			
<b>4. Environmental Impacts/Impact on Future Residents</b>																																					
a. Site would not expose future residents to odor impacts from any existing or known future sources.	1	1	1	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	0	1	
b. The project anticipated to meet noise standards with no or with reasonable mitigation measures. (If adjacent to or across the street from freeway or rail line = 0)	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Site is not within BAAQMD's air quality screening distance for low sensitive receptors.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Site is within the required response time for emergency services as identified by the General Plan.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
e. The site is outside of the following natural hazard areas (0 or 1 points for each): - Site is not within Alquist Priolo zone or fault zone as identified in the General Plan. - Site is not within earthquake induced landslide zone as identified in the General Plan. - Site is not within a Special Fire Protection Area as identified in the General Plan. - Site is not within a 100-year Flood Zone.	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
f. Site is located outside of the Airport Influence Area as identified in the General Plan.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>Section 4 Subtotal:</b>	<b>5</b>	<b>7</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>7</b>			

Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection  
Adopted September 21, 2021

Site Name	High Density Sites		Low / Medium Density Sites		Site Number																									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
Lester	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
<b>5. Impact on Trees, Biological or Historic Resources</b>																														
a. Site will not likely require significant tree removal or mitigation.																														
b. Site will not likely require an environmental analysis related to loss of suitable habitat for, or the taking of, sensitive or special status species, or is unlikely to be significantly constrained by the potential presence of sensitive habitat or species.																														
c. Site will not likely require an analysis related to impacts on historic resources.																														
<b>Section 5 Subtotal:</b>																														
<b>6. Height and Mass Compatibility</b>																														
a. The project (for higher-density housing sites, assuming three stories are proposed) will be no more than one story higher than the average number of stories of all adjacent residential development including residential development across a residential collector or local street. (If not applicable=1)																														
b. The Floor Area Ratio (FAR) of the proposed project (for higher-density housing sites, assuming an FAR of 80%) will be less than twice of the allowed midpoint density FAR for development on all adjacent sites and sites across a residential collector or local street (not including parks/designated open space.) (If not applicable=1)																														
c. Site is not adjacent to or across (a residential collector or local street) from one or more existing single-family detached residential homes.																														
<b>Section 6 Subtotal:</b>																														
<b>7. Interest in Site</b>																														
a. (For sites intended to accommodate housing at a density of 30 DUA or more) Property owner/developer has expressed interest in the site for high density residential development. (If not applicable=1)																														
b. Site or portion of site to be developed is vacant or underutilized.																														
<b>Section 7 Subtotal:</b>																														
<b>Total</b>																														

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## Organizations

### **California Gold Advocacy Group, LLC (CALIFORNIA GOLD)**

#### *Response to CALIFORNIA GOLD-1*

The commenter provides a high-level summary of the three Build Alternatives that were evaluated as part of the Draft Program EIR and notes that Valley Plaza (Site 18) was included as part of the Transit-Oriented Focus Alternative (Alternative 2) and asserts that this site should be included in all three Build Alternatives. They include Chapter 6, Alternatives to the Proposed Project, of the Draft Program EIR, as part of the comment letter (see Attachment A of the comment letter), which is included in this Final EIR as CALIFORNIA GOLD-5.

This comment provides introductory information that is expanded upon in subsequent comments. Please refer to Response to CALIFORNIA GOLD-2 and CALIFORNIA GOLD-4.

#### *Response to CALIFORNIA GOLD-2*

The commenter asserts that Site 18 (Valley Plaza) should be included as one of the sites included in the Remove Select Industrial and Commercial Sites Alternative (Alternative 1). The commenter provides a draft plan for Site 18 (Valley Plaza, see Attachment B of the comment letter), which is included in this Final EIR as CALIFORNIA GOLD-6.

Pursuant to CEQA Guidelines Section 15126.6, the City, in its discretion as the Lead Agency, chose alternatives that would (1) accomplish most of the basic goals and objectives of the Housing Element Update, including accommodating the Regional Housing Needs Assessment (RHNA); (2) would lessen the identified significant and unavoidable environmental effects of the Housing Element Update; and (3) would be feasible considering site suitability, available of infrastructure, general plan consistency, and consistency with other applicable plans and regulator limitations. As described in Chapter 6, Alternatives, the analysis of alternatives to the proposed Housing Element Update provides full disclosure and allows decision-makers to consider the proposed Housing Element Update in light of hypothetical alternative development scenarios. In compliance with CEQA Guidelines Section 15126.6, the sites included in each Build Alternative were chosen by the City to provide adequate sites to meet the RHNA, while reducing potential environmental impacts in light of relevant factors such as site constraints and market conditions. Therefore Site 18 (Valley Plaza) was not included in the Remove Select Industrial and Commercial Sites Alternative (Alternative 1) because of site constraints and market conditions. Further, this alternative was formed in an effort to exclude sites with zoning that currently allows light industrial and retail commercial to preserve these uses on-site. This reflects community concerns about the loss of local-serving retail such as the existing uses on Site 18 (Valley Plaza).

#### *Response to CALIFORNIA GOLD-3*

The commenter asserts that Valley Plaza (Site 18) should be included in the Site Rankings Focus (Alternative 3). The commenter provides the Site Scoring (see Attachment C of the comment letter), which is included in this Final EIR as CALIFORNIA GOLD-7.

Site 18 was not included in the Site Rankings Focus (Alternative 3) because of site constraints and market conditions. Please refer to Response to CALIFORNIA GOLD-2 for additional information. Further, this alternative was formed by using the initial site criteria, as discussed in the proposed

Housing Element Update, and then further refined. Considerations of feasibility of redevelopment, neighborhood compatibility, and support expressed by the community were all accounted for in developing this alternative, thus refining the rankings included in the initial selection criteria evaluation.

*Response to CALIFORNIA GOLD-4*

The commenter states that Site 18 (Valley Plaza) is in an ideal location at an ideal time and reduces Vehicle Miles Traveled (VMT) and offers reduced water usage, while helping the City to meet its housing needs.

The comment does not specifically address the adequacy of the Draft Program EIR or identify any potentially significant adverse environmental impacts. The comment is noted and will be provided to City decision-makers.

*Response to CALIFORNIA GOLD-5*

This comment is a reproduction of Chapter 6, Alternatives to the Proposed Project, of the Draft Program EIR. It is included in this comment letter as Attachment A.

*Response to CALIFORNIA GOLD-6*

This comment is a draft plan for Valley Plaza. It is included in this comment letter as Attachment B.

*Response to CALIFORNIA GOLD-7*

This comment is a reproduction of the City's Site Scoring included as part of the City's preliminary sites inventory. It is included in this comment letter as Attachment C.



# Foothill Boulevard Holding Company, LLC

11555 Dublin Boulevard, Dublin, CA 94568

December 5, 2022

Megan Campbell  
Associate Planner  
City of Pleasanton  
Community Development Department  
200 Old Bernal Avenue  
Pleasanton, CA 94566

RE: Comments on Draft Environmental Impact Report (DEIR) for the City of Pleasanton  
2023-2031 Housing Element update prepared by FirstCarbon Solutions, dated October  
19, 2022

Dear Ms. Campbell:

This letter is intended to provide comments on the DEIR within the public comment period ending December 5, 2022. As you know, Foothill Boulevard Holding Company, LLC is the owner of the approx. +/- 45.6 acre property identified as Site 22 in the DEIR. We appreciate the opportunity to share our comments.

We have reviewed the report and identified areas where we have comments on how an issue relates to Site 22. Below is an identification of such areas with our comment or requested revision.

1. Page 1-6, 3.8-5, 3.8-8, 3.8-29: California Department of Toxic Substances Control comment letter dated May 5, 2022 states that Site 22 is in an area with “previously detected volatile organic chemicals and organochlorine pesticides in soils groundwater” and the letter states “needs further evaluation regarding previously detected volatile organic chemicals (VOCs) and organochlorine pesticides in soils groundwater.” This letter results in the Hazardous Material Table on page 3.8-5 identifying 4131 Foothill Road as “Ponderosa Homes” and “Inactive-Needs Evaluation”. We believe this is a duplicate of the listing on page 3.8-8 in the same Table that correctly identifies the site as Merritt Property Development and “Completed-Case Closed.”

Site 22 has been fully evaluated by accredited engineers and any previous contamination has been identified and handled in the appropriate manner." Site 22 should be removed from the discussion of “needing further investigation” in the DEIR.

2. Page 3.1-18: Identifies Site 22(Merritt) to be subject to the regulations set forth in Chapter 18.78 to protect views of the Pleasanton Ridgelines.

The boundaries of the District are identified as:

1

2

“All that land bounded as follows: Foothill Road on the east, the northern boundary of lands of East Bay Regional Park district approximately 1,500 feet south of Verona Road on the south, the 670-foot elevation contour line on the west except in the northwest corner where it shall be the property line between lands of Presley Homes and lands of Panganiban, and Dublin Canyon Road on the north excluding lands planned for commercial uses; all as more precisely shown on Exhibit A, attached to the ordinance codified in this chapter, and incorporated herein by reference, appearing on the maps following this chapter. (Ord. 1468 § 1, 1990)

2  
CONT

Foothill Road is the East boundary of the Overlay District and thus Site 22 (located on the east side of Foothill Road) is not in this District and Site 22 should be removed from any discussion regarding Chapter 18.78 in the DEIR.

3. Page 3.1-20 states “of the potential sites for housing, Site 22 (Merritt) is located directly adjacent to and west of I-680 and future development consistent with the Housing Element Update would be fully visible from the highway.”

This is an untrue statement. First, the highway has a 10 foot sound wall on the property line shared with Site 22 which would prevent the community from being “fully visible from the highway” and if one drives the highway it would be seen that the two existing communities to the north and south of Site 22, which have homes closer than any structure proposed on Site 22, are not visible.

3

This statement should be removed from the DEIR entirely.

4. Page 3.10-8: States “All potential sites for housing are within the UGB apart from Site 22(Merritt), the eastern half of Site 22 (Merritt) is within the UGB while the western half is just outside the UGB.”

Page 3.10-14: States “ The eastern half of Site 22 (Merritt) is within the UGB while the western half is just outside the UGB.”

4

Both of these statements are not applicable to Site 22. We believe it should be Site 1 (Lester) but in any case Site 22 (Merritt) should be removed from this discussion in the DEIR.

5. Page 3.10-14: States “ ...Site 22 (Merritt) includes one single family home...”. “One” should be replaced with “two”.

5

6. Page 3.13-28: States “Growth on the outer limits of the city and outside of city limits, such as Sites 1(Lester) and 22 (Merritt), could significantly increase driving time and distance for officers responding to both emergency and non-emergency calls for service.”

6

We do not believe that Site 22 should be characterized in this manner and request that it be deleted from this sentence. Site 22 is truly an infill site as it is located east of Foothill Road and west of I-680, and between two long-time established residential neighborhoods immediately to the north and south that are within the City of Pleasanton. Therefore the “distance” is no different than that of the existing communities.

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7. Page 3.13-30 contains Table 3.13-9 Student Generation Associated with Development Consistent with Housing Element Update and for Site 22 the students generated are based on a standard single family home development; however, as identified under the description for Site 22 our proposed project is for a 100% age-qualified community consisting of 22 affordable for-sale courtyard and duet cluster homes and 89 detached single family homes. This community will not generate any new students.

7

The Table should be modified to show “0” generation or a note added that the current proposed community is age-qualified and would not generate any students.

8. Page 3.14-24 contains Table 3.14-3 Home-Based VMT per Resident Site for Rezoning (2040) and for Site 22 the 2040 Plus Project is based on a standard single family home development; however, as identified under the description for Site 22 our proposed project is for a 100% age-qualified community consisting of 22 affordable for-sale courtyard and duet cluster homes and 89 detached single-family homes. A site-specific VMT Analysis prepared by Fehr and Peers concludes that our community as proposed would generate 19.1 trips per resident vs the 31.6 shown in the table.

8

The Table should be revised to reflect the 19.1 or a note should be added to the Table indicating the lower VMT for the currently proposed community.

In addition to these comments please see Attachments A and B which are letters from our Biological consultant, Olberding Environmental, Inc. addressing numerous environmental items identified in the DEIR and from our Geotechnical consultant, Berlogar Stevens & Associates providing comments to soils items including faulting, land sliding, and liquefaction items in the DEIR. Please address their comments as requested in the documents.

9

We appreciate the opportunity to comment on the DEIR. Should you have any questions please contact me at (925) 200-2300, [jsummers@desilvgroup.com](mailto:jsummers@desilvgroup.com) or alternatively, Patrick Costanzo, can also be contacted at (408) 888-4224, [patejr@comcat.net](mailto:patejr@comcat.net).

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CONT

Best Regards,



James B. Summers

Foothill Boulevard Holding Company, LLC

cc: Patrick Costanzo, Jr., PCJ Real Estate Advisors, LLC  
Ellen Clark, Director, Community Development Department

November 29, 2022

Mr. Jim Summers  
Foothill Boulevard Holding Company, LLC  
P.O. Box 2922  
Dublin, CA 94568

**SUBJECT: Pleasanton Housing Element Update Final DEIR – Completed Mitigation Measures for Biological Resources (State Clearinghouse Number 2022040091)**

Dear Mr. Summers:

This letter has been prepared to provide Foothill Boulevard Holding Company, LLC with a summary of biological documents/surveys prepared by Olberding Environmental in association with the Merritt Property (Property) located east of Foothill Boulevard in unincorporated Alameda County.

Olberding Environmental has obtained U.S. Army Corps of Engineers (Corps) verification of a Jurisdictional Delineation prepared for the Property in October 2021. In summary, the Corps verified a single ephemeral drainage channel approximately 60 feet in length (0.03 acres) in the southeast corner of the property, adjacent to the Interstate 680 soundwall. A second jurisdictional feature (intermittent drainage) was verified offsite along Foothill Boulevard, northwest of the Property. Results of an initial biological reconnaissance survey concluded that habitat west of the Property had potential for California red-legged frog (CRLF). To document the potential for onsite CRLF occurrence U.S. Fish and Wildlife Service (USFWS) protocol surveys were performed by Olberding Environmental in 2021/2022. Results of the protocol surveys were negative. Olberding Environmental has completed a comprehensive Biological Resources Analysis document for the Property.

Pages ES-12, 13 and 14 of the DEIR for the City of Pleasanton 2023-2031 Housing Element update prepared by FirstCarbon Solutions, dated October 19, 2022, Section 3.3 Identifies Biological Resources potential impacts and mitigation measures. Table 1 below provides a summary of the Potential Impact, Mitigation Measures, and how the Merrit Property satisfies the MM identified.

Impacts	Mitigation Measures	Final Documentation
<p><b>Impact BIO-1:</b> Development consistent with the Housing Element Update, rezonings, General Plan and Specific Plan Amendments could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,</p>	<p><b>MM BIO-1:</b> Biological Resource Assessment Prior to the issuance of entitlements for a project, applicants or sponsors of projects on sites where potential special-status species, migratory</p>	<p><i>Completed – No Significant Issues</i> Biological Resources Assessment-Olberding Environmental, Inc. November 2022</p>

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CONT

<p>sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service</p>	<p>birds, or nesting birds are present (to be determined by a qualified Biologist) shall retain a qualified Biologist/Wetland Regulatory Specialist to prepare a Biological Resource Assessment (BRA).</p>	<p>CRLF Protocol Survey-Olberding Environmental 2022</p>
<p><b>Impact BIO-2:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could 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.</p>	<p>Implement MM BIO-1.</p>	<p><i>Completed – No Significant Issues Biological Resources Assessment-Olberding Environmental, Inc. November 2022</i></p>
<p><b>Impact BIO-3:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p><b>MM BIO-3:</b> U.S. Army Corps of Engineers Wetland Delineation for the Merritt Property</p>	<p><i>Completed – No Significant Issues Corps Wetland Delineation-Olberding Environmental, Inc. October 2021 (Olberding Environmental has obtained Corps verification of a Jurisdictional Delineation prepared for the Property in October 2021.)</i></p>
<p><b>Impact BIO-4:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could 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 wildlife nursery sites.</p>	<p>Implement MM BIO-1.</p>	<p><i>Completed – No Significant Issues Biological Resources Assessment-Olberding Environmental, Inc. November 2022 (Conclusions and Recommendations provided on pages 28 through 30.)</i></p>
<p><b>Impact BIO-5:</b> Development consistent with the Housing Element Update, rezonings, and General</p>	<p>No mitigation is necessary.</p>	<p>Arborist Survey (Tree Survey and Arborist Report</p>

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CONT

<p>Plan and Specific Plan Amendments would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>		<p><i>prepared by Hortscience/Bartlett Consulting dated August 2019.)</i></p>
<p><b>Impact BIO-6:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.</p>	<p>No mitigation is necessary.</p>	<p>CEQA Document</p>

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CONT

If you have any questions, please feel free to contact me at (925) 866-2111.

Sincerely,



Jeff Olberding  
Regulatory Scientist

**Via E-Mail**

October 31, 2022  
Job No. 4031.102

**B**ERLOGAR  
**S**TEVENS &  
**A**SSOCIATES

Mr. Jim Summers  
The DeSilva Group  
11555 Dublin Blvd  
Dublin, California, 94568

Subject: Review of DRAFT  
Program Environmental Impact Report  
City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update  
City of Pleasanton, Alameda County, California (DEIR) dated October 19, 2022  
prepared by FirstCarbon Solutions

Dear Mr. Summers:

We have reviewed the DEIR and provide the following responses to geotechnical comments/concerns regarding the Merritt Property (Site 22).

This presents a summary of our findings of multiple Geotechnical Investigations at the Merritt Property between 1997 and 2022, culminating in the following Geotechnical Investigation Reports:

- I) 2222.100 Supplemental Geotechnical Investigation for The DeSilva Group dated January 8, 1998
- II) 2222.101 Response to Geotechnical Review for The DeSilva Group dated April 16, 1998
- III) 4031.100 Design Level Geotechnical Investigation for The DeSilva Group dated March 31, 2021
- IV) 2222.102 An In-Process Revised Design Level Geotechnical Investigation

These reports should be sufficient to satisfy the requirement for a site-specific geotechnical report identified on Page 3.6-26 the DEIR (PDF Page 336).

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CONT



## SUMMARY OF POTENTIAL GEOLOGIC HAZARDS

### **Faulting** (Pages 3.6-9(319), 3.6-24/25(333/334))

Eleven Exploratory Fault Investigation Trenches totaling 1212 lineal feet in length were excavated in 1997 to depths of 8 to 12 feet. No active fault features were observed in the trenches.

Cotton Shires was the Peer Review Geologic Consultant retained by the City of Pleasanton to review exposed geologic conditions in the 1212 lineal feet of trenching and to review the findings and conditions regarding active Faulting in our report dated January 8, 1998. Cotton Shires accepted our findings that no features indicative of active faulting were encountered in the fault exploration trenches. It should be noted that the California Geological Survey Earthquake Zones of Required Investigation for the Dublin Quadrangle locates the Calaveras Fault West of Foothill Road.

### **Landsliding** (Pages 3.6-9(319), 3.6-24/25(333/334))

Proposed Lots 1, 2 and 3 are located on a knob adjacent to Foothill Road that is elevated about 55 feet above the gently sloping remainder of the site. All of the Fault Exploration Trenches were on or immediately adjacent to this knob. No landslide features were observed in the 11 Exploratory Fault Investigation Trenches.

### **Liquefaction Potential** (Pages 3.6-11(321), 3.6-27(337))

A total of 42 Borings have been drilled on this site. None of the Borings encountered soils with significant Liquefaction Potential.

## CONCLUSION

The Merritt Site has undergone extensive Subsurface Investigations over 25 years. Based on the Geotechnical Investigations and findings discussed above, we conclude the following:

**Faulting** - No active fault features were encountered in the 11 Exploratory Fault Investigation Trenches totaling 1212 lineal feet. Cotton Shires Peer Reviewed the Trenches and our Report and accepted our findings.

**Landsliding** - No Landslide features were identified in the 1212 lineal feet of Exploratory Fault Trenching.

**Liquefaction** – No soils with significant liquefaction potential were encountered in a total of 42 Borings drilled on the Merritt Property.

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CONT

Respectfully Submitted,

**BERLOGAR STEVENS & ASSOCIATES**

  
Frank Berlogar  
RCE 20383



FB:mc

U:\@@@Public\1-Pleasanton\4031 - Merritt Property\102\Merritt Property Geologic Hazards - 32814.rdoc.doc

***Foothill Boulevard Holding Company, LLC (FOOTHILL)***

*Response to FOOTHILL-1*

The commenter provides introductory information and notes that this comment letter relates to Site 22 (Merritt). They assert that the response to the Notice of Preparation from Department of Toxic Substances Control (DTSC) resulted in the property being listed on Table 3.8-1, and they request clarification with regard to the listings on Table 3.8-1. They also request that the Program EIR clarify that Site 22 does not require further investigation.

The listing in Table 3.8-1 on page 3.8-5 of the Draft Program EIR is from a search FirstCarbon Solutions (FCS) completed of DTSC's Envirostor database. The status of Site 22 (Merritt) is listed in EnviroStor database as "Inactive-Needs Evaluation." The listing in Table 3.8-1 on page 3.8-8 of the Draft Program EIR is in reference to the database search of the California State Water Resources Control Board (State Water Board) Geotracker database, which lists the status of the site as "completed-case closed." These are two standard databases that are typically reviewed to evaluate hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Impact HAZ-4). Therefore, the Draft Program EIR appropriately characterized the status of Site 22 (Merritt) as it relates to information provided on these two databases. Accordingly, the applicant would need to provide information regarding remediation completed for the site for review and approval by the City prior to project approval.

*Response to FOOTHILL-2*

The commenter asserts that Site 22 (Merritt) is not within the West Foothill Road Corridor Overlay District (it is located on the east side of Foothill Road), and that the site would not be required to abide by the regulations set forth in Chapter 18.78 of the Pleasanton Municipal Code (Municipal Code).

This clarification is acknowledged and accepted by the City and is included in Section 3, Errata, of the Final Program EIR.

*Response to FOOTHILL-3*

The commenter asserts that Site 22 (Merritt) would not be fully visible from Interstate-680 (I-680) because of an existing 10-foot-tall sound wall as well as the two existing communities to the north and south of Site 22 (Merritt).

Though the sound wall already partially obstructs views from I-680, development consistent with the Housing Element Update would be still partially visible from I-680 even with the two existing communities to the north and south. This statement has been clarified in Section 3, Errata, of the Final Program EIR. As stated in Section 3.1, Aesthetics, all future development implemented pursuant to the Housing Element Update would be required to go through design review, as outlined in Municipal Code Chapter 18.20, which would ensure that said development would be constructed in such a way as to not obstruct views of scenic resources from any State Scenic Highway.

*Response to FOOTHILL-4*

The commenter clarifies that Site 22 (Merritt) is wholly within the Urban Growth Boundary (UGB).

This clarification is acknowledged and accepted by the City and is included in Section 3, Errata, of the Final Program EIR.

*Response to FOOTHILL-5*

The commenter clarifies that Site 22 (Merritt) includes two single-family homes as opposed to one, as stated in the Draft Program EIR. The comment incorrectly identifies that this statement appears on page 3.10-14; the statement actually appears on page 3.12-18 in Section 3.12, Population and Housing.

This clarification is acknowledged and accepted by the City and is included in Section 3, Errata, of the Final Program EIR.

*Response to FOOTHILL-6*

The commenter asserts that Site 22 (Merritt) should not be characterized as growth on the outer limits of the city that could significantly increase driving time and distance for officers responding to both emergency and non-emergency calls for services, as stated on page 3.13-28 in Section 3.13, Public Services and Recreation, of the Draft Program EIR.

Section 3.13, Public Services and Recreation, states that “growth on the outer limits of the city and outside of the City limits, such as on Sites 1 (Lester) and 22 (Merritt), could significantly increase driving time and distance for officers responding to both emergency and non-emergency call for service.” While the site is adjacent to existing development to the north and south, as the commenter notes, Site 22 (Merritt) was specified in this statement because it is currently outside of the City limits and would increase demand for services in an area with a travel time longer than 5 minutes, which is the aim maximum travel time when responding to an emergency for the Livermore-Pleasanton Fire Department (LPFD). In addition, as stated in Section 3.13, Public Services and Recreation, Site 22 (Merritt) is included in Figure 5-6 of the City of Pleasanton General Plan as being outside of 5-minute travel time. Therefore, the Draft Program EIR appropriately characterizes this site.

*Response to FOOTHILL-7*

The commenter asserts that Table 3.13-9 should show “0” for student generation because the project currently proposed for Site 22 (Merritt) is age-qualified and would not generate any students.

Given the proposed General Plan land use designation (Residential-Low Density), and proposed zoning (Planned Unit Development District-Low Density Resident), the Draft Program EIR conservatively assumed student generation associated with that type of density. This approach is consistent with the approach taken throughout the Draft Program EIR and ensures that impacts were not understated.

*Response to FOOTHILL-8*

The commenter asserts that Table 3.14-3 should show 19.1 VMT per resident versus the 31.6 shown in the table.

The VMT analysis was completed in coordination with the City's Traffic Engineering Department. Given the proposed General Plan land use designation (Residential-Low Density), and proposed zoning (Planned Unit Development District-Low Density Resident), the Draft Program EIR took a conservative approach when analyzing VMT to ensure that impacts were not understated. Once an application for development of Site 22 (Merritt) is submitted, the City will review the site-specific VMT analysis during the environmental review process.

*Response to FOOTHILL-9*

The commenter provides an analysis of the biological resources-related mitigation measures included in the Draft Program EIR and how they have been developed for Site 22 (Merritt) (see Attachment A of the comment letter), and also provides supplementary geotechnical materials (See Attachment B of the comment letter).

The information provided in the comment letter will be provided to City decision-makers.

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December 5, 2022

File Number: 49BH-343921

**VIA E-MAIL**

City of Pleasanton  
Community Development Department  
Attn: Megan Campbell, Associate Planner  
P.O. Box 520  
Pleasanton, CA 94566  
[mcampbell@cityofpleasantonca.gov](mailto:mcampbell@cityofpleasantonca.gov)

Re: Comments on Draft Program Environmental Impact Report for the 2023–2031  
(6th Cycle) Housing Element Update

Dear Ms. Campbell:

We represent Macy's, Inc. and Lowe, which are jointly exploring the potential redevelopment of the 11.6-acre parcel owned by Macy's within the Stoneridge Shopping Center, located at 1008–1700 Stoneridge Mall Road. This parcel is part of Housing Site 2 identified in the City's 2023–2031 (6th Cycle) Housing Element Update.

We write to submit comments on the Draft Program Environmental Impact Report (DEIR) for the Housing Element Update. We provide these comments to help improve the documents and to increase the likelihood that they will lead to the actual production of new housing units within the City.

**1. Density Bonus Units**

Although the Housing Element encourages the use of density bonuses, and although the DEIR correctly acknowledges that developers of housing sites are likely to take advantage of the density bonus program, the DEIR elects not to account for reasonably foreseeable bonus units in the environmental analysis. (Housing Element, Policy 2.7; DEIR, p. 2-27.) Instead, the DEIR assumes that some housing sites will not

develop at the maximum allowable density, and therefore any bonus units developed on other sites will remain within the total unit count projected in the Housing Element.

This approach is problematic for several reasons. First, the assumption is not supported by any analysis in the DEIR. Second, even if the assumption were true, the DEIR would still fail to provide an accurate site-specific analysis for those housing sites that do support bonus units. As a result, the EIR will be vulnerable to legal challenge for failing to provide an accurate project description, including reasonable forecasts of the actual units to be developed on each housing site. In addition, the City will be limited in its ability to rely on the EIR for future housing projects because the environmental analysis will not account for density bonus units.

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CONT

As required by CEQA, we request that the City revise the DEIR to include realistic projections of the reasonably foreseeable units on each housing site, including density bonus units, and to fully evaluate the environmental impacts of those projections.

## 2. Affordable Housing

As discussed in the DEIR, the Housing Element assumes that certain housing site parcels will be developed at particular affordability levels. (See Housing Element, B-50 to B-61.) The DEIR and the Housing Element, however, do not explain why these assumptions were made and why they are reasonable. Without adequate explanation, we believe they may confuse property owners and the community, and possibly lead to further questions or objections from HCD. We therefore request that the City distribute the affordable units more equally among the parcels, or better explain why it believes certain parcels will be developed at particular affordability levels.

2

## 3. Development Impact Fees

As discussed in the DEIR and the Housing Element, future housing projects will be subject to a variety of development impact fees and other exactions. Based on the fee summary in the Housing Element, which is already outdated and fails to account for recent fee increases, the financial obligations on housing projects may total more than \$100,000 per unit, far more than we have seen in any comparable jurisdiction. (See Housing Element, p. C-33.) In addition, we understand that the future planning effort for Stoneridge Mall may impose yet additional financial obligations for off-site improvements.

3





We request that the City more fully evaluate the feasibility of developing affordable and market rate housing in light of this significant financial burden. We strongly encourage the City to set fees and exactions at appropriate levels that will make the development of the housing sites feasible, including by reducing fees for multi-family units, which typically have less impact per unit on City services than single-family or townhouse units.

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CONT

**4. Water Supply Availability**

The DEIR identifies a significant and unavoidable impact on water supply availability, based in part on the City's plan to decommission all of its groundwater wells by 2023, which will result in a loss of 20 percent of the City's total water supply. (DEIR, p. 3.15-33 –38 [UTIL-2].) The DEIR, however, does not explain how the City plans to supply water for the additional residential development contemplated by the Housing Element, and it does not evaluate any mitigation measures to address the water supply impact. This approach is inconsistent with CEQA, which requires the City to study and impose feasible mitigation measures and alternatives to reduce significant environmental impacts. In addition, the lack of adequate water supply may obstruct the City's ability to produce new housing units, which in turn raises questions about whether the Housing Element actually satisfies the City's RHNA obligations.

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We request that the City revise the DEIR to fully evaluate potential mitigation measures for the water supply impact, as well as alternative water supply options for new residential development on the housing sites. We believe that solutions should be available, particularly for multi-family projects, which have less water demand per unit than single-family or townhome projects.

\* \* \* \* \*

We appreciate the City's attention to these comments as it finalizes the Housing Element Update and EIR. We thank the City, particularly its planning staff, for its hard work on this process, and the collaborative approach it has taken with property owners.

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December 5, 2022  
Page 4

Very truly yours,

A handwritten signature in blue ink, appearing to read "Alexander L. Merritt".

Alexander L. Merritt  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

5  
CONT

SMRH:4867-1333-5618.2

cc:

Ellen Clark, Community Development Director, City of Pleasanton  
Jennifer Hagen, Project Manager, City of Pleasanton  
Dennis Darling, Principal, Real Estate Development, Macy's Inc.  
Tim Karmazsin, Senior Director, Real Estate Development, Macy's Inc.  
Todd Majcher, Senior Vice President, Lowe  
Alan Chamorro, Senior Vice President, Lowe

### **Macy's Inc. and Lowe (MACYS)**

#### *Response to MACYS-1*

The commenter asserts that the Draft Program EIR does not account for reasonably foreseeable density bonus units in the environmental analysis and requests that the City provide reasonable forecasts of the actual units to developed on each housing site.

As stated in Chapter 2, Project Description, on page 2-27:

Therefore, individual development applications could include a density bonus if they provide the required number of affordable housing units and be entitled to request waivers and/or concessions, typically relief from the typically applied development standards. Because no individual development applications are being considered as part of the Housing Element Update, *it is infeasible and too speculative for the City to anticipate qualified applications, estimate the number of units that would be built pursuant to a density bonus, conjecture as to development incentives or concessions, or to identify where those units would be located with a degree of certainty necessary to conduct meaningful analysis.* However, this Draft Program EIR conservatively analyzes impacts of the maximum development of all the potential sites for rezoning listed above. Given that not all sites are expected to develop at their maximum allowable density, due to site-specific constraints, and market-driven and other factors, additional units built pursuant to a density bonus would be accounted for within this EIR's programmatic evaluation. *Emphasis added.*

Although CEQA recognizes that drafting an EIR necessarily involves some degree of forecasting, "foreseeing the unforeseeable is not possible." (CEQA Guidelines § 15144). Where, as is the case here for assessing unknown and speculative future development of density bonuses, there is no accepted methodology to assess an environmental impact, the lead agency may properly conclude that the impact is too speculative to reliably evaluate and is therefore unknown. See *Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.* (1993) 6 C4th 1112, 1137. Additionally, when an assessment of a project's indirect effects would be speculative because it would require an analysis of hypothetical conditions, the lead agency is not obligated to evaluate the effect in an EIR. See, e.g., *Sierra Watch v. County of Placer* (2021) 69 CA5th 86, 105; *Marin Mun. Water Dist. v. KG Land Cal. Corp.* (1991) 235 CA3d 1652, 1662. An agency need only use its best efforts to uncover and disclose what it reasonably can when addressing controversial issues that resist reliable forecasting. *Planning & Conserv. League v. Castaic Lake Water Agency* (2009) 180 CA4th 210, 252.

CEQA requires an EIR to evaluate reasonably foreseeable impacts in a way that results in a meaningful analysis. When a proposed action "is reasonably foreseeable in general terms," an environmental analysis should include a general discussion of the action and its environmental effects but need not include a detailed analysis of specific actions that cannot be reasonably foreseen at the time the analysis is prepared. *Ebbetts Pass Forest Watch v. Department of Forestry & Fire Protection* (2008) 43 C4th 936, 954. An analysis of a speculative worst-case scenario is not required. *High Sierra Rural Alliance v. County of Plumas* (2018) 29 CA5th 102, 126.

There is no generally applied or accepted methodology for forecasting the potential application of density bonuses, which could range from an increase of 5 percent to 50 percent of the base units (see Cal. Govt. Code Section 65915). The City cannot reasonably foresee which developers would partake in a density bonus, and at which range, and such an attempt would be entirely speculative for the reasons listed above. Therefore, the only way to evaluate the density bonuses as requested by the commenter would be to assume that the developer for each site would partake in a density bonus; this speculative worst-case scenario could greatly overstate impacts and result in a meaningless analysis. Therefore, the City evaluated each site at the maximum allowable density to provide for a conservative analysis, which would allow subsequent activities, pursuant to CEQA Guidelines Section 15168I and 15183, to utilize the Program EIR to evaluate environmental impacts.

As stated in Chapter 2, Project Description, on page 2-41:

As a program-level analysis, this Draft Program EIR considers the reasonably anticipated environmental effects related to the implementation of the Housing Element Update and associated land use and planning revisions. The analysis in this Draft Program EIR does not examine the site-specific effects of individual projects that may occur in the future. Once the Final Program EIR has been certified, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. Many subsequent activities could be found to be within the scope of the certified Final Program EIR or consistent with the Housing Element Update and General Plan such that additional environmental analysis may not be required (State CEQA Guidelines § 15168I; 15183).

CEQA Guidelines Section 15154 states “[i]f after a thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.” Therefore, this Draft Program EIR appropriately includes an evaluation of density bonus, and any further discussion would be speculative and is not required by CEQA.

*Response to MACYS-2*

The commenter notes that the Draft Program EIR and the Housing Element Update assume certain sites would be developed at particular affordability levels but does not provide an explanation.

The Housing Element Update sites are categorized into affordability levels based on California Department of Housing and Community Development guidance. The comment does not specifically address the adequacy of the Draft Program EIR or identify any potentially significant adverse environmental impacts. The comment is noted and will be provided to City decision-makers.

*Response to MACYS-3*

The commenter requests that the City fully evaluate the feasibility of developing affordable and market rate housing in light of significant financial burden associated with impact fees.

The comment does not specifically address the adequacy of the Draft Program EIR or identify any potentially significant adverse environmental impacts. The comment is noted and will be provided to City decision-makers.

*Response to MACYS-4*

The commenter asserts that the Draft Program EIR should include feasible mitigation measures and alternatives to reduce significant environmental impacts associated with the significant and unavoidable project level and cumulative water supply impact.

Section 3.15, Utilities and Service Systems, discusses several alternatives to the City's current groundwater supply to address the water supply deficiency, including the following:

- The Groundwater Wells Rehabilitation Project (currently paused).
- Drilling of new City wells with or without PFAS treatment, depending on the location of the wells. This option would require test drilling and groundwater sampling.
- Discussion between Zone 7 and the City have taken place with the option of Zone 7 providing 100 percent of all water supply.
- Consideration of purchasing water supply from outside Zone 7.

On October 18, 2022, the Pleasanton City Council authorized a professional services contract to evaluate water supply alternatives, including the options listed above, with the goal of completing the Study by mid-late 2023. Despite this progress, it is too early in the review process to identify any specific alternative at this time and any attempt to do so would be entirely speculative. Because none of these options have been finalized, the Draft Program EIR appropriately identified a significant and unavoidable impact.

With respect to mitigation measures, while no feasible mitigation is identified, the Draft Program EIR does include a discussion of conservation and water demand reduction strategies. On page 3.15-38, the Draft Program EIR notes that future development facilitated by the Housing Element Update would be built using new building standards for water efficiency and would be designed to use less water than existing development. In addition, the Draft Program EIR includes a discussion of goals and policies in the General Plan and Climate Action Plan (CAP) 2.0 that would conserve water:

Chapter 8, Water Element, of the General Plan Goal 1, "preserve and protect water resources and supply for long-term sustainability," includes Policy 1 that ensures sustainability by promoting the conservation of water resources. Goal 4 is to provide sufficient water supply and promote water safety and security and includes policies to ensure an adequate water system and a high-quality water supply for existing and future development as well as to maintain an adequate reserve of water in storage facilities. The CAP 2.0 also includes Strategy WR-1, which focuses on the prioritization of a sustainable, healthful water supply and storage. Finally, the Water Element includes policies and goals to ensure that the provision of water to supply development consistent with the Housing Element Update does not result in environmental effects. Policy 3 includes several programs to protect the quality and

quantity of surface water and groundwater resources in the city. For example, Program 3.1 prohibits the use of water reclamation techniques which could adversely affect or have potentially negative impacts groundwater resources.

The effectiveness of the goals and policies in reducing water supply demand cannot be confirmed. As described in the Draft Program EIR, because of the nature of the water supply deficiency, if all groundwater supply wells are taken out of commission without the supply being replaced or restored, there would be no mitigation available to reduce this impact to a less than significant level.

*Response to MACYS-5*

The commenter provides a conclusion; no response is required.



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December 5, 2022

**VIA E-MAIL**

Megan Campbell  
Associate Planner  
City of Pleasanton  
Community Development Department  
P.O. Box 520  
Pleasanton, CA 94566  
mcampbell@cityofpleasantonca.gov

Re: Comment Letter Regarding Environmental Impact Report for the City's  
Housing Element Update

Dear Ms. Campbell:

This office represents Seefried Properties ("Seefried"), which is the developer acting on behalf of the owner of a 53-acre property commonly known as the "Kiewit Site" at 3300 Busch Road in the City. As the representative of the owner of the largest vacant<sup>1</sup> "Potential Site for Rezoning", Seefried appreciates the opportunity, as a major stakeholder, to actively participate in the City's Housing Element Update ("HEU") and review of the related Draft Environmental Impact Report ("DEIR"). Seefried has engaged a sophisticated development team committed to delivering several hundred single-family, multi-family, and ADU units affordable to a range of household income levels, along with a range of potential amenities, improvements, and infrastructure for the benefit of the contemplated development and broader Pleasanton community (the "Kiewit Project") at the Kiewit Site. By delivering these residential units, the Kiewit Project would be assisting the City in making significant and rapid progress towards satisfying its RHNA obligations. We appreciate the City's diligent efforts in preparing the Draft HEU and DEIR. In the spirit of working with City staff to prepare a robust and legally compliant EIR for the HEU we have a few brief comments set forth below for the City's consideration.

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<sup>1</sup> The site is currently occupied by a short-term tenant utilizing the Kiewit Site for outdoor crane equipment storage.

1. **The Project Description Should Identify the Specific General Plan Land Use Designations that will be Applied to the Potential Sites for Rezoning.**

In the DEIR's Project Description, six of the HEU sites identified for rezoning as part of the HEU process (each, "rezone site") are depicted with two apparently overlapping, projected General Plan land use designations. The concern with this approach is that it results in a project description that does not disclose the specific type of land use(s) and related development standards – including, without limitation, where or how residential units at different density ranges will be disbursed – that will apply to each rezone site. It is therefore unclear how each site would be accommodating the units the HEU assumes can and would be developed.<sup>2</sup>

To ensure the DEIR provides an accurate, stable, and consistent project description as required under state law (see Gov. Code, §§ 65302<sup>3</sup>, 65583.2(c)<sup>4</sup>), it is necessary that the City assign one specific land use designation that accommodates the type and number of units anticipated for the relevant portion of each site.

For the Kiewit Site, this would involve: (1) designating an approximately 5-acre portion of the site with the General Plan's High Density Residential ("HDR") designation to coincide with the affordable, multi-family component contemplated by the Kiewit Project; and (2) designating the remaining approximately 46.3-acre portion of the site with the Medium Density Residential (MDR) designation to correspond with the single-family units contemplated by the Kiewit Project. This would reflect the exhibit the development plan Seefried has shown City staff, attached hereto as **Exhibit A**. As contemplated, this proposed land use designation map would facilitate construction of a high-quality affordable component that is

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<sup>2</sup> For example, five rezone sites are shown on Exhibit 2-5a and Table 2-9 as having both a Mixed Use (MU) designation and Business Park (BP) designation. The General Plan's current MU designation allows for residential densities of 20+ units an acre, while the BP designation apparently does not contemplate residential uses. (See General Plan Land Use Element, Element, Table 2-3, pp. 2-23, 2-24.) The Kiewit Site is shown with overlapping Medium Density Residential (MDR) and High Density Residential (HDR) designations. These designations have different densities, with MDR allowing between 2 to 8 units per acre, and the HDR designation allowing for 8+ units per acre (See General Plan Land Use Element, Table 2-3, p. 2-22.)

<sup>3</sup> Government Code section 65302 requires the land use element to designate the general distribution and location of uses of land for housing, business, etc., with a statement of the standards of population density and building intensity for the various districts and other territory covered by a general plan.

<sup>4</sup> Government Code section 65583.2(c) requires a housing element inventory to specify the number of units that can realistically be accommodated on a site and whether the site is adequate to accommodate lower income, moderate-income, or above-moderate income housing.



integrated into a broader community. This community would also include thoughtfully laid out single-family homes reflecting appropriate levels of diversity in housing type, while considering the need to be compatible with existing residential communities and neighborhood character.

By clarifying and amplifying the HEU DEIR Project Description through the delineation of specific and discrete (i.e., non-overlapping) General Plan land use designations for each rezone site (or portions thereof), this would help to ensure the DEIR reflects an accurate, stable, and consistent project description — as required by CEQA. In so doing, it would also facilitate the City’s ability to satisfy requirements under State Housing Element Law for a compliant Housing Element.<sup>5</sup>

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CONT

## **2. The Kiewit Site is Crucial for the City to Meet HEU Project Objectives.**

Unlike many of the other rezone sites, development of the Kiewit Site in the manner contemplated by Seefried is not anticipated to trigger a significant amount of controversy due to its long consideration as a potential residential development and relative lack of sensitive uses surrounding it. The Kiewit Project reflects a location and development proposal that can realistically be implemented and thus result in several hundred new units (both market-rate and affordable) in the very near term. The Kiewit Site is therefore crucially important for the City to meet the HEU’s primary project objectives, which include:

- Meet the City’s fair share of regional housing need to accommodate projected population growth and meet existing housing needs within the City.
- Ensure capacity for development of new housing to meet the RHNA at all income levels.
- Encourage housing development where supported by existing or planned infrastructure while maintaining existing neighborhood character.
- Encourage, develop, and maintain programs and policies to meet existing projected affordable housing needs....
- Provide new housing communities with substantial amenities to provide a high quality of life for residents.
- Adopt a housing element that complies with California Housing Element Law and can be certified by the State Department of Housing and Community Development (“HCD”).

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<sup>5</sup> See, e.g., HCD’s November 14, 2022 letter to the City wherein it requested more detail regarding characteristics of anticipated development (including methods to facilitate appropriately sized sites that encourage affordable housing) on larger sites.

(DEIR, at ES-3.)

CEQA requires an alternatives analysis that discusses feasible project alternatives that could reduce a project's potentially significant environmental impacts while also attaining most of the project's basic objectives. Here, the DEIR includes Alternative Two, which excludes several housing inventory sites not concentrated around transit centers. However, this Alternative is not feasible because, among other things, it would not meet most of the project objectives at all or to the same degree as the Kiewit Project as proposed by the City (which includes the Kiewit Site).

As noted above, the Kiewit Site is the largest vacant rezone site within City limits. Several factors make it more likely that homes will be constructed here as compared to other sites.<sup>6</sup> For example, unlike several other rezone sites, the Kiewit Site has unified ownership, which has been working cooperatively with the existing tenant to ensure it is ready to vacate when requested by Seefried to do so. Seefried is also fully engaged, experienced in land use entitlements, and committed to pursuing its residential proposal as demonstrated by the substantial monies and effort it has and will continue to expend in connection with the City's HEU as well as its own site planning and entitlement process.

With its development team, Seefried has already prepared numerous conceptual land and architectural plans to reflect a high-quality, cohesive residential development that incorporates an appropriate level of diversity in housing type, while also taking into consideration market demands related to infrastructure and cost efficiencies to help ensure this proposal can come to fruition in the very near future. In fact, based on current site planning efforts, Seefried anticipates it can deliver several hundred market rate units and more than a total of 150 affordable units that would be deed restricted at various income levels within a relatively short period of time, assuming the City adopts a compliant Housing Element with the appropriate land use designations and other required elements.

By providing an opportunity for rapid and substantial residential development on a vacant site owned by a developer that is posed to proceed, inclusion of the Kiewit Site helps establish credibility for the HEU in the eyes of HCD and helps to ensure an HCD compliance finding within the timelines required under state law. This is particularly important as HCD is closely scrutinizing the viability of housing inventory sites included in 6<sup>th</sup> Cycle housing elements.

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<sup>6</sup> In contrast with the Kiewit Site, the assumption that other large rezone sites in the City will be developed as assumed in the HEU DEIR is far from certain. Among other reasons, many of these sites have multiple existing buildings and improvements occupied by active tenants and thus would require full-blown redevelopment efforts to occur in an uncertain economic market. Several other rezone sites each have multiple owners, not all of whom may be interested in, let alone committed to, pursuing and developing residential uses.

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CONT

3. **The Kiewit Project Would Incorporate Robust Project-Specific, Feasible VMT Reduction Measures.**

The DEIR concludes that development consistent with the HEU would result in significant and unavoidable individual and cumulative VMT impacts; this makes sense given the relatively suburban nature and location of Pleasanton. Based on this conclusion, the DEIR studied Alternative Two, which would eliminate numerous rezone sites (including the Kiewit Site) that are not concentrated around transit centers. However, the DEIR also notes that as a programmatic level DEIR, it lacks the project-specific information necessary to measure the effectiveness of project-specific VMT reduction measures that could reduce the HEU's VMT impacts. (See DEIR, at 3.14-23, 24.)<sup>7</sup>

For the Kiewit Site, Seefried would incorporate several meaningful VMT reduction measures that would substantially reduce project level VMT impacts. Understanding the importance of reducing VMT, as feasible, Seefried's development team is diligently working to consider and incorporate substantial VMT reduction measures. It is anticipated these measures would include a robust multi-modal transportation system, with an extension of the Iron Horse Trail and a network of sidewalks and bike lanes, for the benefit of Kiewit Project residents as well as the broader community. The Kiewit Project also envisions encouraging other transportation demand management strategies, such as facilitating rideshare opportunities, providing information to residents regarding public transit options, and providing a neighborhood liaison to help effectively connect residents to public transportation opportunities.<sup>8</sup> Additionally, the largest typical contributor to VMT per household for projects in this type of locational setting tends to be commute traffic.<sup>9</sup> The Kiewit Project would include mostly single-family detached homes that would have an option for a dedicated home office; it is anticipated that this type of thoughtful home design would markedly decrease commuting in a post-COVID environment.

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<sup>7</sup> Mitigation Measure (MM) Trans-2 requires individual housing project development proposals that do not screen out from a VMT impact analysis to provide a quantitative VMT analysis. If this analysis indicates the project is above thresholds of significance, such projects must include VMT reduction measures.

<sup>8</sup> The Kiewit Project is also anticipated to incorporate critical infrastructure improvements including an extension of Boulder Street and widening of Busch Road.

<sup>9</sup> For example, the Bay Area Economic Council recently published the results of an Employer Poll of 185 large employers, and, over the last 12 months, the results show these employers expect approximately 25 percent of their respective workforce to be permanently remote with only approximately 30 percent expected to return to the office for four or more days per week. (Bay Area Council Economic Institute, Employer Network: Return to Transit Tracking Poll, September 2022.)

Megan Campbell  
December 5, 2022  
Page 6

In summary, Seefried is confident that development of the Kiewit Project would incorporate several VMT reduction measures that would significantly reduce the Kiewit Project's potential VMT impacts.<sup>10</sup> Because it is unclear whether Alternative Two would result in any actual reduction in VMT impacts and it would significantly reduce the HEU's effectiveness in meeting its objectives, it should be rejected.

\*\*\*\*\*

We hope the above information is helpful to you. Seefried and its development team look forward to continuing to work cooperatively with the City and the broader community to facilitate the City's adoption of a legally compliant HEU that is based on a robust and legally defensible EIR. In so doing, Seefried, as a major stakeholder, is eager to collaborate with the City to help deliver on its commitment set forth in its HEU to satisfy its RHNA obligations by facilitating the expeditious and efficient delivery of several hundred high-quality homes affordable to a range of income levels within a thoughtfully-designed residential community, which will greatly benefit the City and its residents at an optimal location. Should you have any questions, please do not hesitate to contact me directly.

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CONT

Sincerely,

MILLER STARR REGALIA

*Bryan W. Wenter*

Bryan W. Wenter, AICP

BWW:tzb

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<sup>10</sup> When considering these efforts and the crucial role the Kiewit Site will play in meeting the HEU project objectives and given the questionable reduction in VMT, we believe there is not support in the administrative record for the City to adopt Alternative Two identified in the DEIR.

# EXHIBIT A

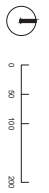


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Phoenix, AZ 85016

**KIEWIT SITE**  
PLEASANTON, CA # 2022-0229

CONCEPTUAL PLANNING  
OCTOBER 27, 2022



SITE LAND USES  
(FOR INTERNAL USE ONLY)

**A0.0**

### **Seefried Properties (SEEFRIED)**

#### *Response to SEEFRIED-1*

The commenter provides a description of the Kiewit Property (identified in the Draft Program EIR as Site 21) and notes that development of the site would assist the City in making significant and rapid progress toward satisfying its RHNA obligations.

This comment introduces the comment letter; no response is required.

#### *Response to SEEFRIED-2*

The commenter asserts that, in order to provide an accurate, stable, and consistent project description in the Program EIR, the City should assign one specific land use designation to accommodate the type and number of units anticipated for the relevant portion of each site. Exhibit A is a development plan and is included in this Final Program EIR as SEEFRIED-5.

As indicated in CEQA Guidelines Section 15146 and long standing CEQA caselaw, the level of specificity in an EIR depends on the degree of specificity in the proposed activity and the rule of reason. An EIR has adequately disclosed potential environmental impacts where it bases its analysis on a reasonable worst-case, or conservative, scenario. *Planning & Conserv. League v. Castaic Lake Water Agency* (2009) 180 CA4th 210, 244. As part of finalizing and adopting the Housing Element Update, which is anticipated to occur prior to January 31, 2023, the City will provide a specific and discrete (non-overlapping) General Plan land use designation for each site. The City will also provide accompanying guidance that will specify how to implement those land use designations. The Draft Program EIR evaluated each site at its maximum density establishing a reasonably conservative scenario given the programmatic nature of the analysis. None of the potential sites for housing would have a General Plan land use designation that would allow more dense housing than was disclosed in the Draft Program EIR. Therefore, the Draft Program EIR has adequately disclosed potential environmental impacts in compliance with CEQA.

#### *Response to SEEFRIED-3*

The commenter states that development of Site 21a and 21b (Kiewit) site is essential for the City to meet the Housing Element Update objectives. They go on to assert that the Transit-Oriented Focus Alternative (Alternative 2) is not feasible because, among other things, it would not meet most of the project objectives at all or to the same degree as if Site 21a and 21b (Kiewit) is included.

Pursuant to CEQA Guidelines Section 15126.6, the City, in its discretion as the Lead Agency, chose alternatives that would (1) accomplish most of the basic goals and objectives of the Housing Element Update, including accommodating the RHNA; (2) would lessen the identified significant and unavoidable environmental effects of the Housing Element Update; and (3) would be feasible considering site suitability, available infrastructure, general plan consistency, and consistency with other applicable plans and regulator limitations. As described in Chapter 6, Alternatives, of the Draft Program EIR, analysis of alternatives to the proposed Housing Element Update provides full disclosure and allows decision-makers to consider the proposed Housing Element Update in light of hypothetical alternative development scenarios. The sites included in each Build Alternative were chosen by the City given site constraints, market conditions, and other relevant factors, while reducing potential environmental impacts including sites necessary to provide adequate sites to

meet the RHNA, in compliance with CEQA Guidelines Section 15126.6. The City is not obligated to adopt any of the alternatives evaluated in the Draft Program EIR. The information provided in the comment letter will be provided to City decision-makers.

*Response to SEEFRIED-4*

The commenter describes VMT reduction measures that would be included as part of development on Site 21a and 21b (Kiewit) and concludes the comment letter. The comment does not specifically address the adequacy of the Draft Program EIR or identify any potentially significant adverse environmental impacts. The comment is noted and will be provided to City decision-makers.

*Response to SEEFRIED-5*

Exhibit A is a development plan provided by the commenter.



## SECTION 3: ERRATA

The following are revisions to the Draft Program Environmental Impact Report (Draft Program EIR) for the City of Pleasanton 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update. These revisions are minor modifications and clarifications to the document, and do not change the significance of any of the environmental issue conclusions within the Draft Program EIR. The revisions are listed by page number. All additions to the text are underlined (underlined) and all deletions from the text are stricken (~~stricken~~).

### 3.1 - Clarifications, Minor Revisions, and Changes in Response to Specific Comments

#### Executive Summary

##### ***Pages ES-10 through ES-13, ES-17 and ES-18, ES-21, ES-22, and ES-25, Table ES-1: Executive Summary Matrix***

To fix typographical errors, provide clarity, and specify timing with respect to implementation of mitigation measures, MM AIR-1a, MM AIR-1b, MM BIO-1, MM GEO-6, MM HAZ-2, MM NOI-1, MM NOI-2, and MM TRANS-2 have been revised. These revisions are minor modifications, and do not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.



**Table ES-1: Executive Summary Matrix**

Impacts	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.2—Air Quality</b>		
<p><b>Impact AIR-1:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could conflict with or obstruct implementation of the applicable air quality plan.</p>	<p><b>MM AIR-1a:</b> Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development <u>or designee</u>. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, <u>or the then currently adopted guidelines</u>, and, (2) where construction-related emissions would exceed the applicable thresholds <u>as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time</u>, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.</p> <p><b>MM AIR-1b:</b> <del>For</del> <u>The following measures pertain to project sites where new sensitive receptors, such as residences, would be located within siting distances recommended by where</u> the Bay Area Air Quality Management District (BAAQMD) <u>and or the</u> California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants (TACs). <del>For example currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City of Pleasanton as the lead agency, to sources of Toxic Air Contaminants (TACs), the following measures shall be implemented for development on such sites to reduce exposure to TACs and improve indoor and outdoor air quality: For example, the current, 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.</del></p>	<p>Less than significant impact with mitigation incorporated.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p><b>Indoor Air Quality</b>—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) locate sensitive receptors as far as possible <u>within each project site</u> from any freeways, major roadways or other <u>non-permitted TAC sources of pollution</u> (e.g., loading docks, parking lots);</li> <li>(b) incorporate tiered plantings of trees (<u>such as</u> redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;</li> <li>(c) install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);</li> <li>(d) retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate <u>air ventilation and the HVAC system intakes</u> based on exposure modeling from pollutant sources;</li> <li>(e) install indoor air quality monitoring in <del>units in</del> buildings; and</li> <li>(f) applicants shall <del>maintain, repair or replace</del> <u>ensure that</u> HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis, <del>or</del>. <u>If the project includes for-sale units, then the applicant shall</u> prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&amp;Rs) <del>and that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual a separate shall be written for homeowners' manual</del> with operating instructions and maintenance and replacement schedule for the HVAC system and filters, <u>and that is manual shall be</u> distributed to owners.</li> </ul>	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>Project applicants shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to <del>PUD approval</del>, issuance of a grading permit, or issuance of a building permit, <u>whichever is sooner</u>. The HRA shall be submitted to the Community Development Department for review and approval. <del>The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMD thresholds of significance at the time of the project approval.</del></p> <p><u>For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading permit or building permit, whichever is sooner.</u></p> <p><b>Outdoor Air Quality</b>—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.</p>	
<b>Section 3.3—Biological Resources</b>		
<p><b>Impact BIO-1:</b> Development consistent with the Housing Element Update, rezonings, General Plan and Specific Plan Amendments could 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 United States Fish and Wildlife Service.</p>	<p><b>MM BIO-1: Biological Resource Assessment</b>  <del>Prior to the issuance of entitlements for a project approval of any site-specific entitlement,</del> applicants or sponsors of projects on sites where potential special-status species, migratory birds, or nesting birds <u>are determined to be present by a qualified Biologist, then the applicants or sponsors of projects are present, (to be determined by a qualified Biologist)</u> shall retain a qualified Biologist/ <u>and/or</u> Wetland Regulatory Specialist to prepare a Biological Resource Assessment (BRA).</p> <p>The BRA shall include a project-specific analysis of potential impacts on all biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities, protected waters and wetlands (analyze project-specific compliance with Clean Water Act [CWA], Porter-Cologne Water Quality Act, and Fish and Game Code, <u>as applicable</u>), wildlife corridors</p>	<p>Less than significant impact with mitigation incorporated.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>and nursery sites. The BRA shall develop and define prescriptive and site-specific measures reducing potential impacts to a less than significant level. These measures shall be included as conditions of approval for <u>the project and be incorporated into</u> building and grading permits <u>issues issued</u> for demolition and construction. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the <u>water</u> feature.</p> <p>The project applicant or sponsor shall ensure that, if development of habitat occupied by special-status species, migratory or nesting birds must occur as determined by a qualified Biologist/ <u>and/or</u> Wetland Regulatory Specialist, species impacts shall be avoided or minimized, and, if required by a regulatory agency or the CEQA process, loss of wildlife habitat or individual plants shall be fully compensated on a site. If on-site mitigation is not feasible in the City's <u>or regulatory agency's</u> discretion, it shall occur within the City of Pleasanton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitat <del>or water feature</del>.</p>	
<b>Section 3.6—Geology and Soils</b>		
<p><b>Impact GEO-6:</b> Development consistent with the Housing Element Update, rezonings, and General Plan Specific Plan Amendments could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p><b>MM GEO-6:</b> A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.</p> <p>If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant</p>	<p>Less than significant impact with mitigation incorporated.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources <u>to determine whether they are significant</u> and, <del>if deemed significant, such</del> resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository <u>where the collection shall be properly curated and made available for future research</u> (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences). <del>where the collection shall be properly curated and made available for future research.</del></p>	
<p><b>Section 3.8—Hazards and Hazardous Materials</b></p>		
<p><b>Impact HAZ-2:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.</p>	<p><b>MM HAZ-2: Environmental Site Assessment</b> If a potential site for rezoning is suspected to contain hazardous materials, prior to building permits, the City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I Environmental Site Assessment (Phase I ESA) in accordance with the American Society for Testing and Materials (ASTM) Standards in effect at the time of request of issuance of <u>grading or building permits, whichever is sooner</u>, which would ensure the City is aware of any hazardous materials on-site. The Phase I ESA shall determine the presence of recognized environmental conditions and <del>provide recommendation for state whether</del> further investigation is recommended (e.g., preparation of a Phase II ESA, if applicable). Prior to receiving a <del>building or grading permit certificate of occupancy</del>, project applicants shall provide documentation from <del>the any</del> overseeing agency (e.g., Alameda County Environmental Health [ACEH], Department of Toxic Substances Control [DTSC], or Regional Water Quality Control Board) <u>to the Community Development Department, Planning Division</u> that sites with identified contamination have been remediated to levels where no threat to human health or the environmental remains for the proposed uses.</p>	<p>Less than significant impact with mitigation incorporated.</p>
<p><b>Section 3.11—Noise</b></p>		

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact NOI-1:</b> Development consistent with the Housing Element Update, rezonings, and General Plan and Specific Plan Amendments could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the potential sites for housing in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p><b>MM NOI-1: Stationary Source Noise Impact Reduction Measure</b> Prior to issuance for <del>entitlements</del> <u>building permits</u> for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, <u>as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”</u>. If the analysis identifies that proposed mechanical system operations could result in an exceedance of <del>the City’s</del> <u>this</u> noise performance standards, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building <del>and</del> <u>&amp;</u> Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:</p> <ul style="list-style-type: none"> <li>• The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.</li> <li>• The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.</li> <li>• The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.</li> </ul>	<p>Less than significant impact with mitigation incorporated.</p>
<p><b>Impact NOI-2:</b> Development consistent with the Housing Element Update, rezonings, and General and Specific Plan Amendments could result in generation of excessive groundborne vibration or groundborne noise levels.</p>	<p><b>MM NOI-2: Construction Vibration Reduction Plan</b> For any future development projects that would <del>necessitate the use of</del> pile-driving within 200 feet of an off-site structure, prior to the issuance of <del>entitlements</del> <u>grading permits</u> for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary</p>	<p>Less than significant impact with mitigation incorporated.</p>



Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>trenching, that would reduce potential vibration impacts to less than significant for <del>the</del> <u>any</u> impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.</p> <p>For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of <del>other</del> heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for <del>the</del> <u>any</u> impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.</p>	
<b>Section 3.14—Transportation</b>		
<p><b>Impact TRANS-2:</b> Development consistent with the Housing Element Update, rezonings, and General and Specific Plan Amendments would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).</p>	<p><b>MM TRANS-2: Implement Vehicle Miles Traveled Reduction Measures.</b> Prior to the issuance of <del>entitlements for a project certificate of occupancy, a</del> project applicants for <u>an</u> individual housing project development proposals that <u>does</u> not screen out from Vehicle Miles Traveled (VMT) impact analysis, <u>as determined by a qualified consultant using the methods applied in this Draft Program EIR, with modifications as necessary (e.g., to account for project-specific information and/or to reflect future updates to the Alameda</u></p>	<p>Significant and unavoidable with mitigation.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p><u>Countywide Travel Demand [Alameda CTC] Model and/or other methodologies acceptable to the City), shall provide a quantitative VMT analysis using the methods applied in this Draft Program EIR, with modifications as necessary (e.g., to account for project-specific information and/or to reflect future updates to the <del>Alameda Countywide Travel Demand</del> {Alameda CTC} Model and/or other methodologies acceptable to the City), and reduce VMT impacts to less than the applicable VMT thresholds.</u></p>	

## Chapter 2—Project Description

### Page 2-40, Second Full Paragraph

To provide clarification, the following paragraph has been revised:

Pursuant to State CEQA Guidelines Section 15367, the City is the lead agency and has discretionary authority over the Housing Element Update and project approvals.

The programmatic level of analysis has been prepared pursuant to State CEQA Guidelines Section 15168. Under Section 15168(c), “[l]ater activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” ~~Several streamlining options are possible, including, but not limited to: (1) the later activity may be found to be “within the scope of the project covered by the program EIR,” in which case “no new environmental document would be required”; or (2) only minor changes or additions are necessary in which case an addendum is appropriate (State CEQA Guidelines § 15164); or (3) the later activity may be found to be consistent with the zoning established by the General Plan for which an EIR was certified, in which case no additional environmental review is required (State CEQA Guidelines § 15183). or (4) such findings cannot be made and a new project-specific Mitigated Negative Declaration or EIR would be required, depending on the scope of the effects of the later activity.~~

As described in section 15168(c):

- (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. That later analysis may tier from the program EIR as provided in Section 15152.
- (2) If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into later activities in the program.
- (4) Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.
- (5) A program EIR will be most helpful in dealing with later activities if it provides a description of planned activities that would implement the program and deals with the effects of the program as specifically and comprehensively as possible. With a

good and detailed project description and analysis of the program, many later activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

Alternatively, the City may determine to proceed under Guideline Section 15183, which applies to projects consistent with a General Plan, community plan or zoning ordinance for which an EIR was prepared, find a housing project exempt or partially exempt, or it may employ other CEQA streamlining provisions.

**Page 2-42, First paragraph, Fourth Bullet in List**

To provide clarification, the following paragraph has been revised:

**City of Pleasanton**

The City of Pleasanton City Council, as the 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. Amendments to the Hacienda PUD Development Plan and the Vineyard Avenue Corridor Specific Plan as necessary dependent on the specific sites to be rezoned.
- Zoning Code and Zoning Map Amendments. Pursuant to State law, the City has up to three years following adoption of the Housing Element Update to rezone sites. It is anticipated that sites would be rezoned following adoption of the Housing Element Update, and that those actions would not take place concurrently. Conservatively, this Program EIR assumes that rezoning would occur at the time of adoption of the Housing Element Update.

**Section 3.1—Aesthetics**

**Page 3.1-18, First Paragraph**

In response to FOOTHILL-2, the following paragraph has been revised:

However, as presented in Section 3.1.3, Regulatory Framework, the City has adopted extensive policies and programs that protect scenic vistas and other scenic resources and guide the integration of new development with the natural environment. Consistent with these policies and programs, all future development would be required to undergo the design review process. As described in the Municipal Code, Chapter 18.20, the design review process is intended to preserve and enhance the city’s aesthetic values and to ensure the preservation of the public health, safety, and general welfare. A design review application is

reviewed to ensure it reflects a proper relationship to the site and surrounding areas and consistency with the Municipal Code, approved plans and/or guidelines, and City policies/standards. The design review process allows the City to review all aspects of a project, including the layout, landscaping, parking, building massing and architecture, colors and/or materials, illumination, amenities, and community impacts.<sup>1</sup> As stated in the Municipal Code, the design review process specifically analyzes whether a proposed development would preserve the natural beauty of the city and views enjoyed by residents, workers within the city, and passersby throughout the community. This process would ensure that all proposed development would not significantly impact views of available scenic resources. Chapter 18.78 of the Municipal Code implements the goals and policies of the General Plan as they relate to the rural and open space areas of the Pleasanton Ridgelines. ~~Though none of the potential sites for housing are within the West Foothill Road Corridor Overlay District, Site 22 (Merritt) shares a frontage with Foothill Road. Section 18.78.070 provides regulations for any frontage road adjacent to Foothill Road. The City would review and future development projects, including Site 22 (Merritt), to ensure they abide by the regulations set forth in Chapter 18.78, as applicable, which would serve to protect views of the Pleasanton Ridgelines. None of the potential sites for housing are within the West Foothill Road Corridor Overlay District, and it would not apply.~~

**Page 3.1-19, First Full Paragraph**

To provide clarification, the following paragraph has been revised:

Site 27 (PUSD-Vineyard) is located within the Vineyard Avenue Corridor Specific Plan area. Therefore, all future development at that site would be consistent with Land Use Objective 8, which ensures that all future development is designed to emphasize the rural character through careful siting of buildings, minimal disruption to the physical terrain, and sensitive architectural and landscape treatments. Further, specific plans would be amended to ensure consistency across planning documents, as applicable.

**Page 3.1-20, Third Paragraph**

In response to FOOTHILL-3, the following paragraph has been revised:

Of the potential sites for housing, Site 22 (Merritt) is located directly adjacent to and west of I-680 and future development consistent with the Housing Element Update ~~would be fully visible from the highway.~~ There is a 10-foot-tall sound wall on the eastern property line of Site 22 (Merritt) shared with I-680 that would partially obstruct development on Site 22 (Merritt), therefore development would be partially visible from I-680. Sites 1 (Lester) and 2 (Stoneridge Mall) are located west of I-680 between the highway and the Pleasanton Ridgelines, and Pleasanton Ridgelines are partially visible from the highway. Therefore, development on Sites 1 (Lester) and 2 (Stoneridge Shopping Center, Mall) that is consistent with the Housing Element Update could partially obstruct views from this officially designated State Scenic Highway. As previously discussed, both Sites 1 (Lester) and 22 (Merritt) would be designated as low-density sites and Site 2 (Stoneridge Shopping Center,

<sup>1</sup> City of Pleasanton. 2022. Pleasanton Municipal Code, Chapter 18.20 Design Review.

Mall) would be designated as a high-density site, which represents an increase in intensity at these sites from existing conditions. Additionally, Sites 9 (Metro 580), 11 (Old Santa Rita Area), 12 (Pimlico Area), and 29 (Oracle) and the Dublin-Pleasanton BART station property are located adjacent to I-580, and development consistent with the Housing Element Update would be fully visible from the highway. All of the sites adjacent to I-580 would be designated as high-density sites, which represents an increase in intensity at each of these sites from existing conditions. SR-84 is an also an officially designed State Scenic Highway near the city; however, none of the potential sites for housing are located within the highway corridor.

## Section 3.2—Air Quality

### **Pages 3.2-50 through 3.2-52, Mitigation Measures AIR-1a and AIR-1b**

To provide clarity and specify timing with respect to implementation of mitigation measures, MM AIR-1a and MM AIR-1b have been revised. These revisions are minor modifications and do not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

#### **Mitigation Measures**

**MM AIR-1a** Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

**MM AIR-1b** ~~For the following measures pertain to project sites where new sensitive receptors, such as residences, would be located within siting distances recommended by where the Bay Area Air Quality Management District (BAAQMD) and or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants (TACs). For example currently published in the ARB Air Quality and Land Use Handbook: A Community Health Perspective, or the latest available guidance as determined by the City of Pleasanton as the lead agency, to sources of Toxic Air Contaminants (TACs), the following measures shall be implemented for development on such sites to reduce exposure to TACs and improve indoor and outdoor air quality: For example, the current, 2005 ARB Land~~

Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

**Indoor Air Quality**—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:

- (a) locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources of pollution (e.g. loading docks, parking lots);
- (b) incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
- (c) install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of minimum efficiency reporting values (MERV) 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either high efficiency particulate air [HEPA] filters or ASHRAE 85 percent supply filters);
- (d) retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
- (e) install indoor air quality monitoring in ~~units in~~ buildings; and
- (f) applicants shall ~~maintain, repair or replace~~ ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis, ~~or. If the project includes for-sale units, then the applicant shall~~ prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) and that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual a separate shall be written for homeowners' manual with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that is manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to ~~PUD approval,~~ issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval. ~~The applicant shall implement the approved HRA mitigation~~

~~measure recommendations, if any, in order to reduce exposure to TACs below BAAQMD thresholds of significance at the time of the project approval.~~

For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading permit or building permit, whichever is sooner.

**Outdoor Air Quality**—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

### Section 3.3—Biological Resources

#### **Pages 3.3-50 and 3.3-51, Mitigation Measure BIO-1**

To provide clarity, MM BIO-1 has been revised. These revisions are minor modifications and do not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

#### **Mitigation Measures**

##### **MM BIO-1 Biological Resource Assessment**

~~Prior to the issuance of entitlements for a project approval of any site-specific entitlement, applicants or sponsors of projects on sites where potential special-status species, migratory birds, or nesting birds are determined to be present by a qualified Biologist, then the applicants or sponsors of projects are present, (to be determined by a qualified Biologist) shall retain a qualified Biologist/ and/or Wetland Regulatory Specialist to prepare a Biological Resource Assessment (BRA).~~

The BRA shall include a project-specific analysis of potential impacts on all biological resources, including impacts on special-status species and their habitat, migratory birds and other protected nesting birds, roosting bats, rare plants, sensitive communities, protected waters and wetlands (analyze project-specific compliance with Clean Water Act [CWA], Porter-Cologne Water Quality Act, and Fish and Game Code, as applicable), wildlife corridors and nursery sites. The BRA shall develop and define prescriptive and site-specific measures reducing potential impacts to a less than significant level. These measures shall be included as conditions of approval for the project and be incorporated into building and grading permits issues issued for demolition and construction. If a water feature is found to be jurisdictional or potentially jurisdictional, the applicant shall comply with the appropriate permitting process with each agency claiming jurisdiction prior to disturbance of the water feature.



The project applicant or sponsor shall ensure that, if development of habitat occupied by special-status species, migratory or nesting birds must occur as determined by a qualified Biologist/ and/or Wetland Regulatory Specialist, species impacts shall be avoided or minimized, and, if required by a regulatory agency or the CEQA process, loss of wildlife habitat or individual plants shall be fully compensated on a site. If on-site mitigation is not feasible in the City's or regulatory agency's discretion, it shall occur within the City of Pleasanton Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring; the time frame for the funding shall be detailed in the long-term management plan and monitoring program completed prior to disturbance of occupied habitat ~~or water feature~~.

### Section 3.6—Geology and Soils

#### **Page 3.6-24, First Full Paragraph**

To correct a typographical error, the following paragraph has been revised:

Chapter 5 of the General Plan, Public Safety Element, includes policies and programs to minimize structural damage and minimize the exposure of people to risk of injury or death from structural failure in the event of surface fault rupture during an earthquake. Goal 1 focuses on minimizing risks to lives and property due to seismic activity. Policy 1 restricts development in areas prone to seismic safety hazards and includes programs that regulate development of habitable structures within fault zones, such as Site 22 (~~Stoneridge Shopping Center, MallMerritt~~).

#### **Page 3.6-24, Second Full Paragraph**

To correct a typographical error, the following paragraph has been revised:

Therefore, development on the potential sites for rezoning, including Site 22 (~~Stoneridge Shopping Center, MallMerritt~~), would comply with the restrictions included within the programs in Policy 1, such as Program 1.2, which prohibits construction of habitable structures within at least 50 feet of an identified active fault trace and Program 1.3, which prohibits construction of habitable structures within at least 100 feet of the most likely line of the fault trace. Compliance with these programs would be confirmed during the development review process. Policy 2 requires investigation of potential for seismic hazards during the development review process and implementation of soils engineering and construction standards to minimize potential dangers from earthquakes. The programs applicable to the Housing Element Update included in Policy 2 (including, but not limited to, Program 2.1, 2.2, 2.3, 2.5, and 2.6) require site-specific soils, geologic, and/or geotechnical engineering studies prior to development approval for habitable structures within Alquist-Priolo Earthquake Fault Zones, the design of buildings and infrastructure within applicable standards, review of reports and plans by the City Engineer, and professional inspections

during construction. Goal 2 focuses on minimizing risks to lives and property due to geologic hazards. Policy 5 requires investigation of potential for geologic hazards during the development review process and implementation of soils engineering and construction standards to minimize potential dangers from earthquakes. The applicable programs included in Policy 5 (Program 5.1, 5.2, 5.3, 5.4, and 5.5) require site-specific soils study prior to the issuance of building permits and prior to the approval of final improvement plans and a site-specific geologic and/or geotechnical engineering study where there is risk of surface fault rupture, bank failures, rock falls, landslides, and for areas with slopes equal to greater than 20 percent. They also require certain technical review of geotechnical studies to ensure the recommendations and mitigations provided in those studies are incorporated into project design. Accordingly, as required by Policy 2, a site-specific soils, geologic, and/or geotechnical engineering studies would be required prior to development approval of structures for human occupancy for any project proposed within Site 22 (Stoneridge Shopping Center, Mall Merritt), and, as required by Program 5.1 and 5.2, site-specific soils study and/or site-specific geologic and/or geotechnical engineering studies would be required for all individual development approval on the potential sites for rezoning and the recommendations provided by the studies would be incorporated into project design as required by Program 2.2.

**Page 3.6-27, Second Paragraph**

To correct a typographical error, the following paragraph has been revised:

As shown in Exhibit 3.6-5, Sites 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 and b (Kiewitt), the southern boundary of Site 1 (Lester), the eastern portion of Site 22 (Stoneridge Shopping Center, Mall Merritt, the portion not within the very low earthquake liquefaction potential), portions of Site 23 (Sunol Boulevard) and 25 (PUSD-Donol) the portions not within the very low earthquake liquefaction potential), are both within areas susceptible to moderate liquefaction during an earthquake; Site 24 (Sonoma Drive Area) and 26 (St. Augustine), the northern portion of Site 1 (Lester, the portion not within the moderate earthquake liquefaction potential) and portions of Sites 1 (Lester), 22 (Merritt), 23 (Sunol Boulevard), and 25 (PUSD-District) are within areas susceptible to very low earthquake liquefaction potential. Liquefaction-induced lateral spreading could occur in the low-lying areas. As such, the development consistent with the Housing Element Update could potentially be exposed to the effects of landslides, slope instability, liquefaction, subsidence, and lateral spreading from local and regional earthquakes.

**Page 3.6-34, Mitigation Measure GEO-6**

To provide clarity, MM GEO-6 has been revised. These revisions are minor modifications and do not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

### **Mitigation Measures**

**MM GEO-6** A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.

If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant and, ~~if deemed significant, such~~ resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research. (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences). ~~Where the collection shall be properly curated and made available for future research.~~

## **Section 3.8—Hazards and Hazardous Materials**

### **Page 3.8-31, Mitigation Measure HAZ-2**

To fix a typographical error, MM HAZ-2 has been revised. This revision is a minor modification and does not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

### **Mitigation Measures**

**MM HAZ-2 Environmental Site Assessment**

If a potential site for rezoning is suspected to contain hazardous materials, prior to building permits, the City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I Environmental Site Assessment (Phase I ESA) in accordance with the American Society for Testing and Materials (ASTM) Standards in effect at the time of request of issuance of grading or building permits, whichever is sooner, which would ensure the City is aware of any hazardous materials on-site. The Phase I ESA shall determine the presence of recognized environmental conditions and ~~provide recommendation for state whether further investigation is recommended~~ (e.g., preparation of a Phase II ESA, if applicable). Prior to receiving a ~~building or grading permit certificate of occupancy~~, project applicants shall provide documentation from ~~the any~~ overseeing agency (e.g., Alameda County Environmental Health [ACEH], Department of Toxic Substances Control [DTSC], or

Regional Water Quality Control Board) to the Community Development Department, Planning Division that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.

### Section 3.9—Hydrology and Water Quality

#### Page 3.9-1, Fifth Paragraph

In response to ZONE 7-7, the following paragraph has been revised:

The Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7) is responsible for providing water and flood ~~control~~ protection to the Livermore-Amador Valley, and is the water wholesale agency supporting four water retailers in the valley – City of Pleasanton, City of Livermore, Cal Water, and DSRSD. The actual source of the Zone 7 water depends upon the time of year and rainfall levels and is made up of a blend of different sources, including the following:

- State Water Project: The State Water Project is a system of reservoirs, canals, pipelines, and pump stations that transport water throughout California.

#### Page 3.9-3, First Paragraph

In response to ZONE 7-7, the following paragraph has been revised:

##### Arroyo del Valle

~~The Arroyo del Valle is an unchannelized stream that originates at the Del Valle Reservoir and flows west through unincorporated Alameda County and Shadow Cliffs Regional Recreation Area and continues to meander through the City of Pleasanton to its confluence with the Arroyo de la Laguna and Alamo Canal originates upstream of the Del Valle Reservoir and is channelized in the lower reach of Pleasanton.~~ A distinctive riparian corridor is present on both sides of the stream channel.

#### Page 3.9-3, Second Paragraph

In response to ZONE 7-7, the following paragraph has been revised:

##### Chain of Lakes

The Chain of Lakes is a future plan where certain former gravel pits would be transitioned from their current ownership to Zone 7 (over several years to decades). The lakes could be connected into a “chain” and used as part of Zone 7’s broader water supply and flood control operations. However, this future project is not yet complete or operational. ~~The Chain of Lakes is a series of former gravel pits that are currently being improved for stormwater retention/flood control and groundwater recharge. Water from the Arroyo Mocho is released periodically into the Chain of Lakes area. The Arroyo Mocho flows through the Tri-Valley and near the Chain of Lakes but is separated from it by levees. Surface water does not flow out of the Chain of Lakes area; thus, the area is not considered part of the Arroyo Mocho Watershed.~~

**Page 3.9-4, Fourth Full Paragraph**

In response to ZONE 7-7, the following paragraph has been revised:

Although all creeks feeding the Arroyo de la Laguna are naturally seasonal, Zone 7 releases both stored water from the Del Valle Reservoir and imported water from the South Bay Aqueduct into these creeks. These controlled water releases recharge the local groundwater basin underlying the potential sites for rezoning. Water is available for storage and release subject to the availability of water deliveries from the State Water Project; there may not be any recharge releases for months or years in drought conditions.

**Page 3.9-33, Third Paragraph**

In response to ZONE 7-7, the following paragraph has been revised:

**iv) Impacts to Flood Flows**

Exhibit 3.9-1 shows the areas that are subject to 100-year and 500-year flooding. Zone 7 is responsible for providing flood protection and water resources to the City regional flood protection to the Livermore-Amador Valley, and is the water wholesale agency supporting four water retailers in the valley – City of Pleasanton, City of Livermore, Cal Water, and DSRSD. To ensure controlled drainage of the Tri-Valley’s surface water runoff, Zone 7 currently manages 39 miles of flood protection channels ranging from concrete-lined channels to natural creeks.<sup>2</sup>

**Section 3.10—Land Use and Planning**

**Page 3.10-8, Third Paragraph**

In response to FOOTHILL-4, the following paragraph has been revised:

The UGB in relation to the potential sites for rezoning is shown in Exhibit 2-3, in Chapter 2, Project Description, and the UGB in relation to the Dublin-Pleasanton BART station property is provided in Figure 2-1 in the Project Description. All the potential sites for housing are within the UGB apart from ~~Site 22 (Merritt)~~ Site 1 (Lester); the eastern half of ~~Site 22 (Merritt)~~ Site 1 (Lester) is within the UGB while the western half lies just outside the UGB.

**Page 3.10-13, Second Full Paragraph**

To provide clarification, the following paragraph has been revised:

*Zoning*

The existing zoning designation for each site is provided in Exhibit 2-4b and the proposed zoning is provided in Exhibit 2-5b. All the potential sites for rezoning would be rezoned to allow for residential development under a PUD district, subject to conformance with an established set of Objective Design Standards. The Dublin-Pleasanton BART station property is currently zoned Planned Unit Development-Mixed Use (PUD-MU), but allowable density would increase in line with that required to be permitted under AB 2923. Several of the sites

<sup>2</sup> City of Pleasanton. 2005. 2005 Pleasanton General Plan 2025, Public Safety Element.

are within PUD district, and as part of the Housing Element Update, the potential sites for rezoning would be rezoned to allow for residential development under a PUD district. ~~To the extent projects may be subject to review through the PUD process, the PUD zoning would provide flexibility in residential development standards and housing types and reviewed in accordance with Objective Design Standards currently under development by the City, in alignment with the applicable objective design standards established by the City with the intent of ensuring such projects are developed in a manner that meets desired community character and are compatible with existing development.~~

**Pages 3.10-13 and 3.10-14; Last Paragraph on Page 3.10-13 and First Paragraph on Page 3.10-14**

To provide clarification, the following paragraph has been revised:

The Housing Element Update includes policies and programs that are meant to ensure logical and orderly development and require discretionary review consistent with the Pleasanton Zoning Ordinance. For instance, Policy 4.1 of the Housing Element Update would result in the development of guidelines and standards for residential and mixed-use development that would incorporate ~~objective standards~~ Objective Design Standards whenever possible which would ensure one set of ~~objective standards~~ Objective Design Standards used to evaluate all projects (Program 4.2). With respect to the sites zoned for densities above 30 du/acre, which includes the Dublin-Pleasanton BART station property, Policy 6.1 requires those properties to be dispersed throughout the community. As described in Chapter 2, Project Description, the potential sites for rezoning were chosen based on seven criteria, and as shown in Exhibit 2-3, the high-density sites are dispersed throughout the city, consistent with Policy 6.1. Program 6.1 requires the City to adopt ~~Objective and Design and Development Standards~~ that would ensure that properties are developed at appropriate height limits, with compatible FARs, setbacks, massing, open space and parking requirements, and also includes approval criteria to ensure that projects can achieve their assigned densities while mitigating potential incompatibilities between those higher density projects and adjacent uses by implementing standards such as height limits, FAR, setbacks, massing, and open space. This would ensure that high-density projects are compatible with existing development. Moreover, as the City receives development applications for subsequent development consistent with the Housing Element Update, those applications would be reviewed by the City for compliance with the goals, policies, and programs of the Municipal Code.

**Page 3.10-14, Third Full Paragraph**

In response to FOOTHILL-4, the following paragraph has been revised:

*Urban Growth Boundary (Measure FF)*

All the potential sites for housing are within the UGB apart from ~~Site 22 (Merritt)~~ Site 1 (Lester). The eastern half of ~~Site 22 (Merritt)~~ Site 1 (Lester) is within the UGB while the western half lies just outside the UGB. Pursuant to Policy 22 of Chapter 2, Land Use Element, of the General Plan, no development within this site would occur beyond the UGB. Once the

City receives a development application for this site, it would be reviewed by the City for compliance with the goals, policies, and programs of the General Plan, including Policy 22. Therefore, impacts would be less than significant.

## Section 3.11—Noise

### **Pages 3.11-24 and 3.11-25, Mitigation Measure NOI-1**

To provide clarity and specify timing with respect to implementation of mitigation measures, MM NOI-1 has been revised. These revisions are minor modifications, and do not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

### **Mitigation Measures**

#### **MM NOI-1 Stationary Source Noise Impact Reduction Measure**

Prior to issuance for ~~entitlements~~ building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of ~~the City’s~~ this noise performance standards, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building ~~and~~ & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
- The project application shall relocate the proposed mechanical system further from the property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.

**Pages 3.11-26 and 3.11-27, Mitigation Measure NOI-2**

To provide clarity with respect to “other heavy construction equipment,” MM NOI-2 has been revised. This revision is a minor modification and does not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

**Mitigation Measures****MM NOI-2 Construction Vibration Reduction Plan**

For any future development projects that would necessitate the use of pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant ~~the~~ any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of ~~other~~ heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for ~~the~~ any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

**Section 3.12—Population and Housing****Page 3.12-16, Second Paragraph**

To provide clarification, the following paragraph has been revised:



The Housing Element Update would allow for projected population growth; however, for the reasons discussed throughout this impact analysis, it would not be unplanned. The Housing Element Update is a policy-level planning document that includes policies related to the development of a range of housing options, meets the City's housing needs with diverse household types and addresses housing insecurity. ~~As growth occurs, housing would serve all income levels, including very low, low, moderate, and above moderate income residents and special needs residents. The increase in affordable housing is intended to provide opportunities for residents already living within the city rather than create new housing for people outside the city. The City affords preference in administration of its affordable housing programs to persons living and/or working in Pleasanton, in an effort to provide as many opportunities as possible for residents already living within the city; therefore a significant portion of the new affordable housing created would house existing versus new residents.~~

**Page 3.12-18, First Paragraph**

In response to FOOTHILL-5 and to provide clarification, the following paragraph has been revised:

The Housing Element Update would result in a significant impact if it would displace substantial numbers of people or existing housing which would require the construction of replacement housing elsewhere. None of the potential sites for rezoning include existing housing, except for Sites 1 (Lester), 11 (Old Santa Rita Area), and 22 (Merritt). Site 1 (Lester) includes two existing single-family homes, Site 22 (Merritt) includes ~~one~~ two single-family homes, and Site 11 (Old Santa Rita Area) includes five non-conforming apartment units. It is unlikely that the homes on Site 22 (Merritt) would be demolished. The proposed Housing Element could result in the demolition of the existing single-family homes and apartments on Sites 1 (Lester) and 11 (Old Santa Rita Area). Assuming 2.99 persons per household for the single-family homes, a low-density housing type, and 2.2 persons per household factor for the condominiums, a high-density housing type, it is assumed the existing residential uses on the potential sites for rezoning currently house 17 residents. In addition, pursuant to Program 3.6 of the Housing Element Update, the City would be required to replace housing units that are demolished with units affordable to the same or lower-income levels as a condition of development. Furthermore, implementation of the Housing Element Update would result in the development of additional housing units at all affordability levels to support the city's growing population and future housing demands, as specified in the RHNA, by rezoning all or some of the potential sites for rezoning to accommodate housing development. Therefore, development of housing facilitated by the Housing Element Update would not displace substantial numbers of existing people or housing and would instead build housing on infill sites with access to existing infrastructure and public services.

**Section 3.13—Public Services and Recreation**

**Page 3.13-38, Fourth Paragraph**

To provide clarification, the following paragraph has been revised:

### **Fire Protection Facilities**

The geographic context for the analysis of cumulative impacts related to fire protection facilities includes the LPPFD service area, which comprises the Cities of Pleasanton and Livermore. A significant cumulative environmental impact would result if cumulative growth exceeded the ability of LPPFD to adequately serve its service area, thereby requiring construction of new facilities or modification of existing facilities. All cumulative projects within the LPPFD service area would be required to comply with City ordinances and General Plan policies and programs that address fire protection services, including payment of a capital facilities fee to provide funding for adequate fire ~~equipment, vehicles, and~~ facilities to meet the broad range of needs of residents and ~~employees-businesses~~ served by LPPFD. Because past<sup>3</sup> and present development will comply with all ordinances and policies, and there are mechanisms in place to ensure provision of adequate service, there would be no significant cumulative impact with respect to fire protection services. Therefore, cumulative impacts would be less than significant.

#### **Page 3.13-39, First Full Paragraph**

To provide clarification, the following paragraph has been revised:

### **Police Protection Facilities**

The geographic context for the analysis of cumulative impacts related to police protection facilities includes the Pleasanton Police Department service area, which comprises the City of Pleasanton. A significant cumulative environmental impact would result if this cumulative growth exceeded the ability of the Pleasanton Police Department to adequately serve their service area, thereby requiring construction of new facilities or modification of existing facilities. All cumulative projects within the Pleasanton Police Department's service area would be required to comply with City ordinances and General Plan policies and programs that address police protection services, including payment of a capital facilities fee to provide funding for adequate police ~~equipment, vehicles, and~~ facilities to meet the broad range of needs of residents and businesses. Therefore, cumulative impacts would be less than significant.

#### **Page 3.13-39, Last Paragraph**

To provide clarification, the following paragraph has been revised:

Moreover, development associated with the Housing Element Update's less than significant incremental contribution to the less than significant cumulative impacts would not be cumulatively considerable. As discussed under Impact PSR-3, development consistent with the Housing Element Update would be required to pay the school impact fees adopted by PUSD, per SB 50, and this requirement is considered to fully address the impacts of development under state law and consistent with the Housing Element Update on school facilities. Therefore, impacts development consistent with the Housing Element Update on

<sup>3</sup> Prior development activity provided revenue through payment of impact fees and license and permit fees. Additionally, LPPFD conducts a regular budgeting process where future facility and staff needs are identified.

school facilities are not cumulatively considerable and the cumulative impact would be less than significant.

**Page 3.13-40, Third Full Paragraph**

To provide clarification, the following paragraph has been revised:

**Other Public Facilities**

The geographic context for analysis of cumulative impacts to other public facilities includes the city limits. Development and growth in the city would increase demand for other public facilities. A significant cumulative environmental impact would result if cumulative growth exceeded the ability of the City to adequately serve people within their service area, thereby requiring construction of new facilities or modification of existing facilities. All cumulative projects would be required to comply with City ordinances and other policies that address other public facilities, including payment of the capital facilities fee. Therefore, cumulative impacts would be less than significant.

**Section 3.14—Transportation**

**Page 3.14-9, Last Paragraph**

In response to ALAMEDA CTC-1, the following paragraph has been revised:

Table 3.14-1 provides the VMT estimate for Alameda County from the Alameda County Transportation Commission (Alameda CTC) Model. The Alameda CTC Model includes data from February of 2020, which represents conditions prior to the COVID-19 pandemic; which is a conservative approach to the modeling volumes. The latest version of the Countywide Travel Model, updated in May 2019, uses 2010 as a base year to forecast 2020 conditions.

**Pages 3.14-25 and 3.14-26, Mitigation Measure TRANS-2**

To specify timing with respect to implementation of MM TRANS-2, it has been revised. This revision is a minor modification and does not change the analysis or significance of any of the environmental issue conclusions within the Draft Program EIR.

**Mitigation Measures**

**MM TRANS-2 Implement Vehicle Miles Traveled Reduction Measures.**

Prior to the issuance of ~~entitlements for a project certificate of occupancy~~, a project applicants for an individual housing project development proposals that does not screen out from Vehicle Miles Traveled (VMT) impact analysis, as determined by a qualified consultant using the methods applied in this Draft Program EIR, with modifications as necessary (e.g., to account for project-specific information and/or to reflect future updates to the Alameda Countywide Travel Demand [Alameda CTC] Model and/or other methodologies acceptable to the City), shall provide a quantitative VMT analysis using the methods applied in this Draft Program EIR, with modifications as necessary (e.g., to account for project-specific information and/or to reflect future updates to the ~~Alameda Countywide Travel Demand [Alameda CTC]~~

Model and/or other methodologies acceptable to the City), and reduce VMT impacts to less than the applicable VMT thresholds.

## Section 3.15—Utilities and Service Systems

### Page 3.15-2, Fifth Full Paragraph

In response to ZONE 7-7, the following paragraph has been revised:

#### **Potable Water Source and Supply**

##### *Purchased Surface Water*

Zone 7 currently derives approximately ~~80~~ 90 percent of its water supply from the State Water Project, ~~with water from the South Bay Aqueduct, surface runoff collected in the Del Valle Reservoir, with local groundwater representing the remaining supply (20 percent). The remaining 10 percent is local rainfall captured in Lake Del Valle.~~ Water delivered to Pleasanton comes primarily from the State Water Project. The 2020 UWMP concluded that Zone 7 can supply 100 percent of water demand in all conditions, including drought, up to the 2045 projections as shown in Table 3.15-2. Zone 7 is also engaging in future water supply projects, including the Bay Area Regional Desalination Project, Delta Conveyance Project, Potable Water Reuse, and the Proposed Sites Reservoir. These projects are projected to provide a cumulative additional water supply of over 1,500,000 acre-feet per year (AFY) (Appendix H).<sup>4</sup>

### Page 3.15-4, Before Third Full Paragraph

In response to ZONE 7-2, the following paragraph has been added:

#### *Per- and Polyfluoroalkyl Substances*

It has since been determined that all groundwater supply wells for the city may be taken out of commission no later than the first quarter of 2023. Currently, groundwater makes up approximately 20 percent of the total water supply for the City, and, if the existing groundwater supply wells are taken out of commission, this 20 percent will not be available to the City without treatment or additional supply sources. As noted, the City is evaluating options to replace or restore this supply.

PFAS contamination also adversely affects Zone 7's groundwater production capacity. Most recently, perfluorohexane sulfonic acid (PFHxS) regulations issued in November 2022 have resulted in two of Zone 7's wells to be taken offline because they can no longer meet the PFHxS response levels without treatment and blending capability. Zone 7 is currently developing PFAS treatment facilities for two affected well fields and will continue to develop plans for meeting groundwater production needs as PFAS regulations evolve.

Zone 7 expects to be able to meet the City's increased demands in the short-term, and Zone 7 will continue to work with the City to evaluate this alternative as a long-term option.

<sup>4</sup> Watearth. 2022. City of Pleasanton Water Supply Assessment (WSA) for 2023-2031 Housing Element Update. October.

**Pages 3.15-4, Last Paragraph**

In response to DSRSD-1, the following paragraph has been revised:

**Recycled Water Source and Supply**

Tertiary disinfected recycled water is purchased by the City through the DSRSD. The DSRSD sources the recycled water from the RWTF and LWRP facilities facility, routing a portion of the secondary effluent from the RWTF plant to DSRSD's water recycling plant through DSRSD East Bay Municipal Utility District (EBMUD) Recycled Water Authority (DERWA) facilities. The City maintains the first right to use the secondary effluent produced from wastewater originating from the City's wastewater collection system for recycling. DSRSD maintains the first right to use secondary effluent produced from the DSRSD collection system for recycling. According to the 2003 DERWA Water Sales Agreement, all recycled water produced by DSRSD is delivered to DERWA for subsequent delivery to the EBMUD and DSRSD water service areas. DSRSD's tertiary treatment capacity is 16.2 million gallons per day (mgd), while the LWRP can produce up to 6.0 mgd of recycled water. Recycled water is delivered by DERWA on a first come first serve basis.<sup>5</sup> The City connects to the DERWA system near the corner of the DSRSD Dedicated Land Disposal site, adjacent to Stoneridge Drive near the DSRSD RWTF. <sup>6</sup> Table 3.15-3 provides the projected recycled water supply from 2020 to 2045.

**Page 3.15-6, First Paragraph**

In response to ZONE 7-7, the following paragraph has been revised:

**Water Infrastructure and Distribution**

~~California~~The California Department of Water Resources pumps State Water Project water from the Sacramento-San Joaquin Delta via the California Aqueduct and conveys it to the Valley via the South Bay Aqueduct. Zone 7 treats this imported water at its Patterson Pass and Del Valle Water Treatment Plants in Livermore, and then sends it to Pleasanton via the Zone 7 Cross Valley and Vineyard Pipelines. Zone 7 also stores water from the State Water Project and from local runoff in the Del Valle Reservoir and uses this water to replenish groundwater supplies through release into the Arroyo del Valle and Arroyo Mocho. Zone 7 also uses this water as a secondary local supply to its two water treatment plants.<sup>7</sup> Water is available for storage and release subject to the availability of water deliveries from the State Water Project; there may not be any recharge releases for months or years in drought conditions.

**Pages 3.15-7, First Paragraph**

In response to DSRSD-2, the following paragraph has been revised:

<sup>5</sup> City of Pleasanton. 2021. 2020 Urban Water Management Plan (2020 UWMP). June.

<sup>6</sup> Ibid.

<sup>7</sup> City of Pleasanton. 2009. Pleasanton General Plan 2005-2025, Section 14–Subregional Planning Element. July.

### **Wastewater Treatment**

The RWTF handles wastewater from the city (aside from the wastewater from the Ruby Hills housing development, which is treated at the LWRP). The City currently owns 8.5 mgd of secondary treatment capacity from the RWTF. The RWTF includes secondary, tertiary, and advanced recycled water treatment facilities. ~~The current average dry weather wastewater flow design capacity of the secondary treatment facilities is 17 mgd with an ultimate required capacity of 20.7 mgd at buildout of the 2020 UWMP in 2045. 10.4 mgd of this influent is projected to originate from the DSRSD service area and the remaining 10.3 mgd of influent is projected to originate from the city. DSRSD RWTF is permitted to operate the secondary treatment facilities up to 17 million gallons per day on average dry weather flow. A permit change for the secondary treatment facilities will be required for DSRSD to increase the secondary treatment capacity to treat additional influent flow at buildout (2045).~~ Conventional secondary treatment methods include primary sedimentation, activated sludge secondary treatment, chlorine disinfection, and effluent pumping. A portion of the secondary effluent undergoes the tertiary treatments of sand filtration and ultraviolet (UV) disinfection, which has a treatment capacity of 16.2 mgd. Backup facilities exist to handle times of low or high demand, with a capacity of 3 mgd.

### **Page 3.15-35, Third Full Paragraph**

In response to ZONE 7-4, the following paragraph has been revised:

#### *Water Supply and Groundwater Contamination*

As described above, because of PFAS contamination in the city's groundwater, the City has determined that all groundwater supply wells for the city may be taken out of commission no later than the first quarter of 2023. Currently, groundwater makes up approximately 20 percent of the total water supply for the City, and, if the existing groundwater supply wells are taken out of commission, this 20 percent will not be available to the City without treatment or additional supply sources. Zone 7 has not identified any impacts to Zone 7's water supply for the city as a result of the elevated pollutants of concern in groundwater. However, as state regulations concerning PFAS continue to evolve, they have the potential to impact ZONE 7's well production, similar to the City's groundwater supply. The City will continue to coordinate with Zone 7 regarding impacts to Zone 7 groundwater supply associated with PFAS. The elevated pollutant level in the city's groundwater supply directly affects water supply available from local groundwater supply wells for any development application consistent with the Housing Element Update.

The City's total projected water supply minus the approximate 20 percent groundwater supply is shown in Table 3.15-8 for the years 2023, 2024, 2025, 2030, 2035, 2040, and 2045. These updated values represent the projected water supply available for the City after decommission of the groundwater wells.

### **Page 3.15-36, First Paragraph**

In response to ZONE 7-5, the following paragraph has been revised:

As shown in Table 3.15-8, with all the City's groundwater supply wells being taken out of commission, and unless the supply is either replaced or restored, there would be a significant projected water supply deficiency for all years reported in this analysis. The deficiency ranges from approximately 12 percent to approximately 25 percent. Without the groundwater supply, there would not be enough water available to account for development consistent with the Housing Element Update unless alternative water supplies are identified, such as purchasing additional water from Zone 7 Water Agency. ~~Although Zone 7 has sufficient supplies available, b~~ Because the City is still evaluating options for additional water and has not finalized additional supplies at the time of publication of this Draft Program EIR, the potential water supply deficiency is considered significant for the purpose of this analysis.

**Page 3.15-37, Second Full Paragraph**

In response to ZONE 7-6, the following paragraph has been revised:

With the suspension of the Groundwater Wells Rehabilitation Project, more alternative water supply options are being considered by the City to replace the deficiency associated with the loss of groundwater supply. The additional options being considered include the following:

- Drilling of new City wells with or without PFAS treatment, depending on the location of the wells. This option would require test drilling and groundwater sampling;
- Discussion between Zone 7 and the City have taken place with the option of Zone 7 providing 100 percent of all water supply, ~~both~~ in the near term and explore the option of Zone 7 providing 100 percent of all water supply in the long-term in the future; and
- Consideration of purchasing water supply from outside Zone 7.

**Section 3.16—Wildfire**

**Page 3.16-21, Second Paragraph**

To provide clarification, the following paragraph has been revised:

Further, most development under consistent with the Housing Element Update is expected to occur in urbanized and developed areas where existing infrastructure (including utilities, highways, and roadways) are already in place. The Housing Element Update would retain the existing roadway patterns. As the City receives development applications for subsequent development consistent the Housing Element Update, those applications would be reviewed by the City for compliance with the fire protection measures identified in the ~~General Plan, the California Fire Code, and the California Public Resources Code~~ General Plan and California Fire Code to ensure that fire risks are not exacerbated. As such, the Housing Element Update does not propose the installation and maintenance of any new infrastructure that would substantially exacerbate fire risk, and impacts would be less than significant.

**Page 3.16-23, Third Paragraph**

To provide clarification, the following paragraph has been revised:

The Housing Element Update’s incremental contribution to the less than significant cumulative wildfire hazard impacts would not be cumulatively considerable. Development could result in an incremental increase in exposure of people and structures to wildland fires and associated hazards. However, the adoption of the Housing Element Update would not exacerbate any existing wildfire hazards because the degree of wildland fire hazard, including secondary hazards, would not substantially change with adoption of the General Plan Update, and current hazards would not significantly increase, as described above. Additionally, new development on the potential sites for housing would be required to comply with the fire protection measures identified in the General Plan, the California Fire Code, and the California Public Resources Code General Plan and California Fire Code.