

## Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # \_\_\_\_\_

Lead Agency: City of Pleasanton

Project Title: Johnson Drive Economic Development Zone (EDZ)

Project Location: Pleasanton Alameda  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Consider applications on 12 parcels at 7106 through 7315 Johnson Drive and 7035 and 7080 Commerce Circle, comprising approximately 40 acres known as the Johnson Drive Economic Development Zone (JDEDZ) for: (1) approval of a General Plan Amendment to change the land use designation of the project site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/ Service Commercial; Business and Professional Offices; and (2) approval of a Planned Unit Development (PUD) Rezoning to rezone the project site from Planned Unit Development-General and Light Industrial (PUD-G&LI) District, Planned Unit Development Industrial/Commercial-Office (PUD I/C O) District, and General Industrial (I-G-40,000) District to PUD-C District.

Upon approval of the above actions, portions of the project site would be developed with approximately 148,000 square feet (sf) of club retail (Costco store) with a 20-pump (dispensers) gas station on parcel 6. Parking for up to 800 vehicles and landscaping and site improvements, including bio-retention areas to manage on-site stormwater runoff and trees planted throughout the parcel to provide shading and visual screening around the perimeter, could also be developed on this parcel. Two hotels totaling 231-rooms consisting of approximately 132,000 sf and 5,000 sf of retail would be developed on parcels 9 and 10, and the remaining parcels would be developed with approximately 184,000 sf of retail space.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

For construction, this analysis shows the Project's criteria pollutant emissions are below the corresponding BAAQMD significance thresholds except for NOX emissions from Phase 1 construction. Phase 1 construction NOX emissions are estimated to be an average of 55.74 pounds per day (lbs./day), exceeding the significance threshold of 54 lbs./day. Therefore, mitigation is required to reduce JDEDZ impacts during Phase 1 construction. As such, all off-road equipment greater than 50 horsepower would be required to have engines that meet United States Environmental Protection Agency (USEPA) Tier 3 off-road emission standards. Implementation of this mitigation measure would reduce this impact to a less-than-significant level. For operations, Phase 1 operational activities are estimated to be an average of 54.60 pounds of ROG per day (lbs./day), exceeding the significance threshold of 54 lbs./day. Therefore, mitigation is required to reduce JDEDZ impacts during Phase 1 operations. As such, the JDEDZ would require all future tenants and building owners to use low-volatile organic compound (VOC) paints during maintenance activities. The VOC content of paints shall not exceed 10 grams of VOCs per liter. Implementation of this mitigation measure would reduce this impact to a less-than-significant level. Because of certain updated JDEDZ project details used in this analysis as compared to those used in the Draft SEIR (e.g. changes in square footage of some proposed land uses, construction phasing and equipment fleets), the conclusions with regard to the JDEDZ's criteria pollutants emissions have changed with this updated analysis. For example, conclusions about construction emissions changed from less than significant for all criteria pollutants in the Draft SEIR to less than significant with mitigation in this updated analysis (due to average daily unmitigated emissions during Phase 1 construction exceeding the BAAQMD threshold); the conclusions about project operational emissions have changed from significant and unavoidable impacts (attributable to average daily and total annual NOX and PM10 emissions) during full buildout operations in the Draft SEIR to less than significant for all operational scenarios including the full buildout operations.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

-Air Quality

-Economic Impacts

Please provide a list of the responsible or trustee agencies for the project.

City of Pleasanton