



State of California - Department of Fish and Wildlife  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print StartOver Finalize&Email

AC RECEIPT # 2640882

RECEIPT NUMBER:  
 01—02/05/2020 — 050  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2014082081

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF PLEASANTON COMMUNITY DEVELOPMENT DEPARTMENT  
 LEAD AGENCY EMAIL: \_\_\_\_\_  
 DATE: 02/05/2020

COUNTY/STATE AGENCY OF FILING: Alameda  
 DOCUMENT NUMBER: 20-050

PROJECT TITLE: JOHNSON DRIVE ECONOMIC DEVELOPMENT ZONE

PROJECT APPLICANT NAME: ERIC LUCHINI  
 PROJECT APPLICANT EMAIL: \_\_\_\_\_  
 PHONE NUMBER: (925) 9315612

PROJECT APPLICANT ADDRESS: 200 OLD BERNAL AVENUE P.O. BOX 520  
 CITY: PLEASANTON STATE: CA ZIP CODE: 94566

PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency  School District  Other Special District  State Agency  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,343.25 \$ 3,343.25
- Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,136.50 \$ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash  Credit  Check  Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE: AC

Governor's Office of Planning & Research

FEB 05 2020

STATE CLEARINGHOUSE

ALAMEDA COUNTY CLERK-RECORDER  
 1106 MADISON STREET  
 OAKLAND, CA 94607  
 (510) 272-6362

ISSUED TO: CITY OF PLEASANTON COMMUNITY DEVELOPM  
 RECEIPT # 2640882  
 DATE 02/05/2020 02:28:31 PM  
 SERVICE PGS QTY FEE  
 CASHIERING  
 ENVIRO IMPACT R 1 1 3,393.25  
 Total Amount Due \$3,393.25  
 CHECK 1032 3,393.25  
 Total Amount Paid \$3,393.25

MELISSA MILK  
 County Clerk-Recorder  
 Deputy: Christine L

# \*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

**LEAD AGENCY NAME AND ADDRESS**

City of Pleasanton  
Community Development Department  
200 Old Bernal Avenue  
P.O. Box 520  
Pleasanton, CA 94566  
Attn.: Eric Luchini

FOR COUNTY CLERK USE ONLY **ENDORSED  
FILED  
ALAMEDA COUNTY**

FEB 05 2020

MELISSA WILK, County Clerk  
By *Clare* Deputy

FILE NO: 20-050

**CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:  
(PLEASE MARK ONLY ONE CLASSIFICATION)**

**1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION**

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

**2. NOTICE OF DETERMINATION (NOD)**

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,406.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,343.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

**3. OTHER: \_\_\_\_\_**

**\*\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.\*\*\***

**BY MAIL FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

**IN PERSON FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

**ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.**

FEES ARE EFFECTIVE JANUARY 1, 2020

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

FEB 05 2020

Notice of Determination

MELISSA WILK, County Clerk  
By [Signature] Deputy

Appendix D

To:

Office of Planning and Research  
U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

From: Public Agency: City of Pleasanton  
Address: Community Devel. Dept., PO Box 524  
(200 Old Bernal Av.), Pleasanton, CA 94566  
Contact: Eric Luchini, Associate Planner  
Phone: (925) 931-5612

County Clerk  
County of: Alameda  
Address: 1106 Madison Street  
Oakland, CA 94607

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2014082081

Project Title: Johnson Drive Economic Development Zone

Project Applicant: City of Pleasanton

Project Location (include county): 7106-7315 Johnson Dr., 7035-7080 Commerce Cir, Pleasanton (Alameda)

Project Description:

General Plan Amendment to change the land use designation of the approximately 40-acre site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/Service Commercial, Business and Professional Offices; and Planned Unit Development (PUD) Rezoning from PUD-General and Light Industrial, PUD Industrial/Commercial-Office, and General Industrial to PUD-C District. See Att. 1 and Att. 2 for detailed Project description.

This is to advise that the City of Pleasanton has approved the above  
( Lead Agency or  Responsible Agency)

described project on February 4, 2020 and has made the following determinations regarding the above  
(date)  
described project.

- 1. The project [ will  will not] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [ were  were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project.
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Pleasanton Community Development Department, 200 Old Bernal Avenue, Pleasanton, CA

Signature (Public Agency): [Signature] Title: Associate Planner

Date: February 5, 2020 Date Received for filing at OPR: Governor's Office of Planning & Research

FEB 05 2020



SOURCE: Google Maps

Johnson Drive NOP . 140421

**Figure 3-2**  
Johnson Drive Economic Development Zone  
Project Location Map

## NOTICE OF DETERMINATION - ATTACHMENT 2

### **JOHNSON DRIVE ECONOMIC DEVELOPMENT ZONE PROJECT DESCRIPTION**

The JDEDZ entails the implementation of rules, regulations/review processes, and design guidelines to facilitate future development and redevelopment within the JDEDZ project area. As part of the proposed JDEDZ, the City would also specify fees and fee credits for prospective uses and specify off-site improvements.

The mix of uses expected to occur within the JDEDZ project area with full buildout includes Costco, two hotels, recreational facilities, a drive-through coffee shop and general retail establishments. Existing uses within the JDEDZ project area would be “grandfathered” and operate and/or be permitted to expand until redevelopment activities are proposed for a specific parcel within the project area.

With development of the JDEDZ, the project area could contain up to 535,490 square feet of occupied building space, a net increase of 310,802 square feet over the existing occupied buildings within the JDEDZ project area. It is assumed that development of the JDEDZ project area would occur in two or more phases, including an initial phase (Phase I) during which Parcels 6, 9 and 10 would be developed with Costco (148,000 sq. ft. with a 20-pump gas station), two hotels (totaling 231 rooms), and a drive-through coffee shop (2,000 sq. ft.).

The afore-mentioned design guidelines include both broad brush design policies, as well as very specific development criteria. For example, the Design Guidelines would:

- Establish site development standards such as setbacks, floor area ratio, and height;
- Create site design and circulation standards;
- Create architectural design standards specifying things such as materials, finishes, and colors;
- Create landscape standards such as street buffers, parking lot shading, etc.; and
- Require a master sign program for each new development.