



Notice of Preparation

To: Neighboring Residents, Agencies, and Other Interested Parties
From: City of Pleasanton (Lead Agency), Planning and Community Development
 P.O. Box 520
 Pleasanton, California 94566-0802

Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR) and Public DEIR Scoping Session for the following project:
Stoneridge Drive Specific Plan Amendment/Staples Ranch Project

Scoping Session: **April 11 2007, City Council Chambers, 200 Old Bernal Ave., Pleasanton, 7:00 p.m.**

Project Title	File Number
Stoneridge Drive Specific Plan Amendment/Staples Ranch DEIR	PUD-57/PSP-11
Project Proponent	APN(s)
Alameda County Surplus Property Authority	946-1128-002-09 (1.5 Acres in Pleasanton) 946-1128-003-09 (122.5 Acres Unincorporated)
Project Location	
<p>The project site, also known as Staples Ranch, is within Pleasanton’s Sphere of Influence. The project site is at the eastern edge of Pleasanton and is bordered by the City of Livermore and El Charro Road to the east; Interstate 580 (I-580) to the north; the terminus of Stoneridge Drive to the southwest; and the Arroyo Mocho on the south. Figure 1 shows the project location.</p>	
Present Land Use, Zoning, and General Plan Designations	
<p>The project site is presently undeveloped and is used for agriculture (dry-land hay production).</p> <p>122.5 acres of the project site are located in unincorporated Alameda County and are currently zoned Agriculture by Alameda County. 1.5 acres of the project site are located in the City of Pleasanton and are zoned Planned Unit Development-Medium Density Residential (PUD-MDR). The entire site would be zoned for Planned Unit Development (PUD), if the proposed project were approved.</p> <p>The Alameda County General Plan designates the project site for Mixed-Use/Business Park. The Pleasanton General Plan designates portions of the project site as Medium and High Density Residential; Parks and Recreation; and Retail/ Highway/Service Commercial, Business and Professional Offices. A specific plan has been prepared for the project site (see discussion below).</p>	
Project Description	
<p>Staples Ranch is approximately 124 acres of undeveloped land within the larger 293-acre Stoneridge Drive Specific Plan (Specific Plan) area. The Alameda County Surplus Property Authority proposes to amend the 1989 Specific Plan to revise planned land use designations, development intensities, and circulation patterns. The Alameda County Surplus Property Authority is the owner of the project site, and Hendrick Automotive Group and Continuing Life Communities propose to develop portions of the property. Hendrick Automotive Group proposes to develop an auto mall with space for about six automobile dealers, and Continuing Life Communities proposes to develop a senior continuing care community, including a skilled nursing facility. The Staples Ranch development (proposed project) would include:</p>	

- An approximately 37-acre auto mall, with up to 331,000 square feet of buildings and up to 3,270 parking stalls;
- An approximately 45-acre senior continuing care community with about 1,400,000 square feet of buildings housing approximately 800 assisted living units, nursing beds and common facilities;
- Future commercial development of up to 175,000 square feet of retail or up to 280,000 square feet of non-retail office and services uses on approximately 16 acres;
- Future development of an approximately 17-acre community park by the City, which may include lighted sports fields, lighted tennis courts, a dog park, trails, a trail staging area, a pedestrian bridge connecting the north and south sides of the arroyo, a four-rink ice-skating facility on up to 8 acres, and similar park-related activities;
- Preservation of the Stoneridge Drive extension right-of-way through the project site and connecting to an improved El Charro Road, as envisioned in the Specific Plan;
- A new two-lane bridge that would extend Stoneridge Drive over the Arroyo Mocho and provide access to the proposed senior continuing care community and community park; and
- Access to the auto mall and future commercial development would be from a new road off El Charro Road, with no through connection to Stoneridge Drive except for emergency vehicles and (potentially) buses.

The following actions would be required to complete the proposed project:

- Amendments to the Stoneridge Drive Specific Plan including changes to the: 1) land use map and text; 2) circulation maps and text; 3) text related to the community park, and 4) Specific Plan implementation and phasing discussion;
- Annexation and rezoning of the project site;
- PUD plan approval for the project;
- Tentative and Final Subdivision Maps and Improvement Plans; and
- Permits and approvals from other local, State, and Federal agencies, as required.

The City of Pleasanton will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the project identified above. We are interested in your views regarding the scope and content of the DEIR. If you are with an agency, your agency will need to use the DEIR when considering your permit or other approval for the project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *no later than* April 30, 2007.

Please send your response to Robin Giffin, Associate Planner at the City's Planning and Community Development department at the address shown above or via email at rgiffin@ci.pleasanton.ca.us. The Initial Study for this project will be available at www.staplesranch.org and on the City's webpage at www.ci.pleasanton.ca.us.

To further solicit public and agency participation in the environmental review process, you are also invited to attend the public scoping meeting to be held April 11, 2007, City Council Chambers, 200 Old Bernal Avenue, Pleasanton, at 7:00 pm.

If you have any questions, please do not hesitate to contact Robin Giffin at (925) 931-5612.

Prepared by:

Robin Giffin, Associate Planner



March 19, 2007

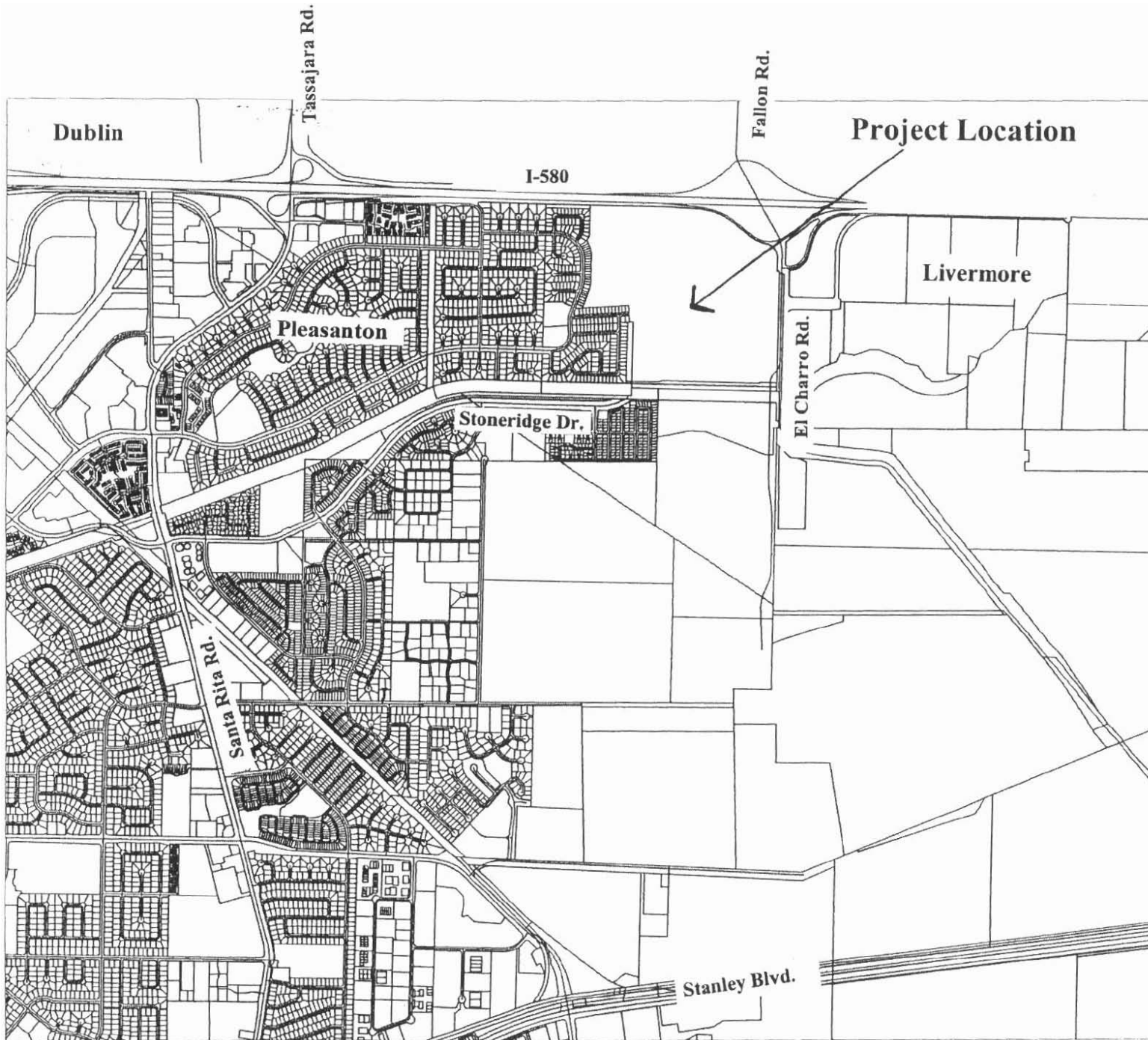
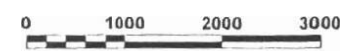
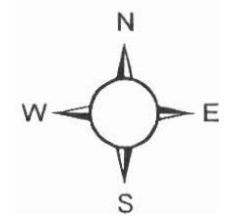


Figure 1



Scale 1 in = 2000 ft

