

## NOTICE OF COMPLETION AND PUBLIC HEARING

### Draft Supplement to the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR

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**TO:** All Responsible Agencies  
and Other Interested Parties

**FROM:** City of Pleasanton  
Community Development Department  
P.O. Box 520  
Pleasanton, CA 94566

**DATE:** October 29, 2009

**PROJECT TITLE:** Draft Supplement to the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report

**PROJECT LOCATION:** South west intersection of I-580 and El Charro Road (Staples Ranch)

**PROJECT DESCRIPTION AND PURPOSE:** The Proposed Project evaluated in the Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report (EIR) assumed modification of the land uses of the Stoneridge Drive Specific Plan for the 124-acre Staples Ranch project site from 100 acres of retail and service commercial uses and a 17-acre community park to a 46-acre senior continuing care community, a 37-acre auto mall, an 11-acre retail/commercial center, a 5-acre neighborhood park and a 17-acre community park (Stoneridge Drive Specific Plan Amendment). The EIR also assessed the effects of a four-rink ice-skating center in the community park, together with the other Proposed Project land uses, as a project alternative (Ice Center Alternative).

This Draft Supplement to the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR (SEIR) reevaluates the Proposed Project to determine whether: 1) Updated surveys for the California tiger salamander, the California red legged frog, the western pond turtle, and the San Joaquin spearscale result in different impacts than described in the EIR; 2) Updated analysis of potential impacts to the environment resulting from the production of greenhouse gas (GHG) emissions are different from those described in the EIR; and 3) The Proposed Project's contribution to cumulative biological resources impacts, cumulative noise impacts and cumulative impacts in conjunction with nearby quarry operations are different from those described in the EIR.

The Stoneridge Drive Specific Plan Amendment for Staples Ranch adopted by the Pleasanton City Council on February 24, 2009 included a full four-lane extension of Stoneridge Drive to El Charro Road concurrent with development of the Staples Ranch site. The City Council also adopted the Ice Center Alternative, including the four-rink ice-skating center as part of the Staples Ranch land uses. This SEIR reevaluates this approved project as the "Four-Lane Concurrent Extension Alternative."

The second alternative evaluated in this SEIR is the same as the "Four-Lane Concurrent Extension Alternative," with the single exception that it would limit the number of traffic lanes over the Arroyo Mocho to two lanes instead of four lanes, but would restripe the bridges to four lanes total at some point in the future. The SEIR identifies this alternative as the "Two-Lane Constrained Extension Alternative."

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant environmental effects anticipated as a result of the project which cannot be mitigated to a less than significant impact include: (1) Aesthetic and Visual Quality Impacts; (2) Air Quality Impacts (Including Greenhouse Gas Emissions); (3) Transportation Impacts; and (4) Noise Impacts.

**LEAD AGENCY:** City of Pleasanton, Community Development Department

**AVAILABILITY:** Copies of the SEIR may be obtained at the City of Pleasanton, Planning Division, Community Development Department, at 200 Old Bernal Avenue, Pleasanton, California, between the hours of 7:30 a.m. and 5:30 p.m. during regular work days. The SEIR is also available on the Staples Ranch web page, [www.staplesranch.org](http://www.staplesranch.org), and copies are available for review at the Pleasanton Library, 400 Old Bernal Avenue, Pleasanton.

**PUBLIC HEARING:** The City of Pleasanton Planning Commission will be hearing public comments and making its own comments about the SEIR at a public meeting on Wednesday, December 9, 2009, at 7:00 p.m. at the City Council Chamber located at 200 Old Bernal Avenue, Pleasanton.

**REVIEW PERIOD:** Written comments on the SEIR will be accepted by the Planning Division, Community Development Department through December 17, 2009, a 45-day review period. Please send comments to:

Robin Giffin, Associate Planner  
Planning Division  
Community Development Department  
P.O. Box 520  
Pleasanton, CA 94566

**CONTACT PERSON:** Robin Giffin, Associate Planner  
(925) 931-5612  
[rgiffin@ci.pleasanton.ca.us](mailto:rgiffin@ci.pleasanton.ca.us)

Brian Dolan  
Director of Community Development

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