

CITY OF PLEASANTON  
INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION  
FOR  
5980 and 5998 Sunol Boulevard  
PSPA-4/PUD-65-01M  
September 22, 2011

An Initial Study has been prepared under the direction of the City of Pleasanton Department of Planning and Community Development regarding an application submitted by Nick Kavayiotidis Petra Realty Investors, Inc. to amend the North Sycamore Specific Plan (PSPA-4) and the previously approved Planned Unit Development (PUD-65) project for the construction of approximately 21,481 square feet, one-story, 46 beds Alzheimer memory care/assisted living facility on a combined 1.67-acre site.

Based upon the following Initial Study that evaluated the environmental effects of the proposed project, the City of Pleasanton has found that the proposed project (including any mitigation measures that would be incorporated into the project) would not have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is not necessary to prepare an Environmental Impact Report for this project.

**Environmental Checklist Form**

**I. BACKGROUND**

1.	<i>Project title:</i> PSPA-4/PUD-65-01M	
2.	<i>Lead agency name and address:</i> City of Pleasanton Planning and Community Development 200 Old Bernal Avenue Pleasanton, CA 94566	
3.	<i>Contact person and phone number:</i> Jenny Soo, Associate Planner  (925) 931-5615	
4.	<i>Project location:</i> 5980 and 5998 Sunol Boulevard	
5.	<i>Project sponsor's name and address:</i> Nick Kavayiotidis Petra Realty Investors, Inc. 39201 State Street Fremont, CA 94538 510-676-4563	
6.	<i>General plan designation:</i> Retail/Highway/Service Commercial; Business and Professional Offices	7. <i>Zoning:</i> Planned Unit Development - Office (PUD-O) District
8.	<i>Description of project:</i> See Section III.2. Project Characteristics and Approvals, below.	
9.	<i>Surrounding land uses and setting: (Briefly describe the project's surroundings.)</i> See Section II.2 Project Location and Context, below.	
10.	<i>Other public agencies whose approval is required:</i> No approvals are needed from other public agencies.	

**II. PROJECT DESCRIPTION**

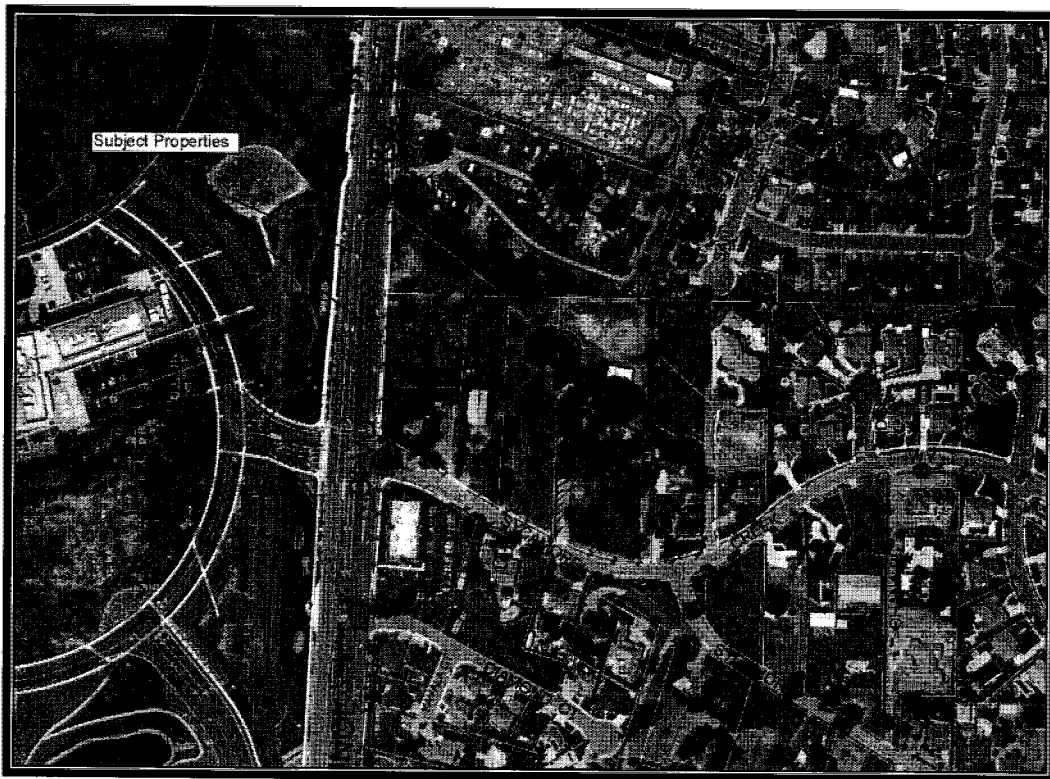
**1. Introduction**

This Initial Study and Negative Declaration (IS/ND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed amendment to the North Sycamore Specific Plan (PSPA-4) and to the previously approved Planned Unit Development (PUD-65) project.

In accordance with CEQA Section 15070, this initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

## 2. Project Location and Context

The subject project includes two properties<sup>1</sup>: 5980 Sunol Boulevard is an approximately 1.02-acre (44,593 square foot) parcel; and 5998 Sunol Boulevard is an approximately 0.65-acre (28,370 square foot) parcel. Both parcels are located on the east side of Sunol Boulevard (please see the location map below).



### General Plan

The subject parcels are designated by the Land Use Element of the Pleasanton General Plan for “Retail/Highway/Service Commercial; Business and Professional Offices” land uses, which allows commercial and office uses. The proposed project, which will contain memory care/assisted living facility, is consistent with this land use.

---

<sup>1</sup> In November 2007, the City approved a lot line adjustment application to merge 5980 Sunol Boulevard and 5998 Sunol Boulevard. However, to date, the property owner has not recorded the merger. Thus, the site technically still consists of two separate parcels.

### **Specific Plan**

The 5980 Sunol Boulevard property is located within the North Sycamore Specific Plan (NSSP) area. The North Sycamore Specific Plan land use designation for the subject property is “Planned Unit Development - Office” which allows office uses. The proposed project is to operate an Alzheimer memory care/assisted living facility. This particular land use is not listed in the NSSP. Thus, the proposal includes an amendment to the NSSP to include this land use designation at the subject site.

### **Zoning**

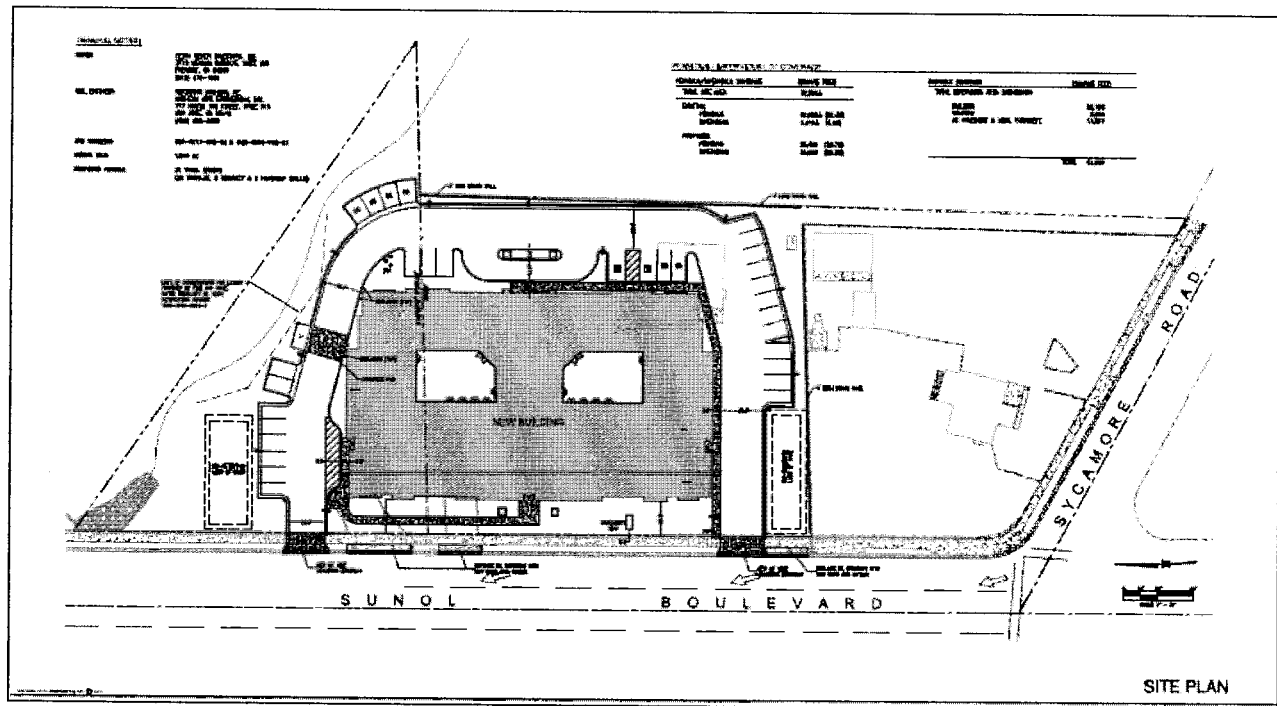
Zoning for the properties is Planned Unit Development - Office (PUD-O) District.

### **Project Description**

The applicant, Nick Kavayiotidis/Petra Realty Investors, Inc., has requested an amendment to the North Sycamore Specific Plan (NSSP) and a modification to the previously approved Planned Unit Development plan, known as PUD-65, to construct a one-story Alzheimer memory care/assisted living building at 5980 and 5998 Sunol Boulevard with the following features:

1. Amend the NSSP to allow a memory care/assisted living use at the subject site.
2. Modify PUD-65 to allow Alzheimer memory care/assisted living use at the subject site.
3. Approximately 21,481 sq. ft. of commercial building area constructed on a combined site area of 1.67 acres. The proposed floor area ratio would be 29.53%. The proposed building would generally be sited towards Sunol Boulevard with parking located on both sides and rear of the building. The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development.
4. Related site modifications/improvements, including grading, tree removal, and installation of new paving and landscaped areas will take place outside of the creek setback area. The existing intermittent creek at the northern portion of the site would be retained.

Please see the proposed site plan on the next page.



Site Plan of Proposed Development

### 3. Project Characteristics

The subject site is currently vacant with existing vegetation. 5980 Sunol Boulevard used to contain a residence which was demolished in October 2008. Vehicular access to this flag-shaped property is provided by two driveways off Sunol Boulevard. 5998 Sunol Boulevard is a triangular-shaped property previously contained a small office building and parking lot that were demolished in 1997. An existing driveway off Sunol Boulevard provides vehicular access to this site. Sycamore Creek traverses the northern portion of the site. There are no paved drive aisles on the subject properties with the exception of two short driveway sections off two of the Sunol Boulevard curb cuts. There are no parking spaces on the properties. The properties have flat to gently sloping terrain. Trees are located on the properties, mostly near the creek around and along Sunol Boulevard. Solid wood, chain link, and hogwire fencing are located along the boundaries of the properties.

Properties adjacent to the project site include: Life Technologies (formerly Applied Biosystems) campus to the west, across Sunol Boulevard; the City owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences on rural parcels to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The two adjacent parcels to the south and east with existing single-family residences are zoned to allow office development, or low-density residential or office development, respectively.



## ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist.

For this project, the following designations are used:

Less Than Significant: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: Any impact that does not apply to the project.

### 1. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

### **Environmental Setting**

The subject site is located to the east of I-680, separated by an office campus and Sunol Boulevard. It is not visible from Interstate 680. Sycamore Creek traverses the northern portion of the site.

### **Significance Criteria**

The impact questions above constitute the significance criteria for this environmental topic.

## Discussion

- a,b) The proposed project is not located in an area designated as a scenic resource, scenic vista, or scenic highway. Therefore, this would be *no-impact*.
- c) The proposed one-story building would be generally sited towards Sunol Boulevard with a landscaped buffer, parking spaces, and a driveway to provide adequate setbacks from the adjacent residences to minimize view and privacy impacts. The building has been attractively designed and would be compatible with the design of the surrounding structures. New landscaping would be installed to the south of the creek outside the creek slope bank, and around the site perimeter to help screen the development from off-site views. A six-foot tall sound wall is proposed along a portion of the eastern property line and along the southern property to further help screen views of the development from adjoining parcels. Therefore, this would be a *less-than-significant-impact*.
- d) Proposed lighting would consist of building-mounted light fixtures and light poles in the parking lot. The lights are designed/shielded to prevent glare on the adjacent properties and street. Therefore, this would be a *less-than-significant-impact*.

## 2. AGRICULTURE RESOURCES

### Environmental Setting

The project site is designated as “Urban and Built-up Land” by the California Department of Conservation(CDC).<sup>i</sup> “Urban and Built-up Land” is occupied by structures with a building density of at least one (1) unit to 1.5 acres, or approximately six (6) structures to a ten-acre parcel. Common examples provided by the CDC are residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

**Discussion**

- a.-d) Agriculture Resource impacts are not applicable to this project related to the California Department of Conservation land use designations. The site is listed as an urban and built-up land on the Alameda County Important Farmland 2010; the property does not have a Williamson Act land, and proposed development would maintain commercial use of the site. Therefore, this would be a **No Impact**.
- e.) The subject site is currently vacant and not used for agriculture use.. The construction of the proposed memory care/assisted living facility would maintain the commercial zoning of the site. Therefore, this would be a **No Impact**.

### 3. AIR QUALITY

#### **Environmental Setting**

The Bay Area has remained one of the cleanest of the five major urban California air basins in recent years however, there are still several days annually when air pollution exceeds the federal and state air quality standards. These standards, set at different concentrations for each of the major air pollutants have been developed to protect public health.

The Bay Area Air Quality Management District (BAAQMD) regulates air quality in the Bay Area Region through its permit authority over most stationary emission sources and through its planning and review activities. The BAAQMD is the main permitting agency for air pollutant sources.

#### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in pollution emission levels above those established by BAAQMD in either short term (construction related) or long term (traffic).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

### Significance Criteria

The significance criteria established by the Bay Area Air quality Management District (BAAQMD) is used to determine the significance of air quality impacts. A project would have a significant impact on air quality if the proposed project and uses would cause total criteria air pollutant emissions (i.e., from both stationary and mobile sources) to equal or exceed the following BAAQMD-defined thresholds:

Reactive organics	54 lbs/day
Nitrogen oxides	54 lbs/day
Particulate matter (PM <sub>10</sub> )	82 lbs/day
Particulate matter (PM <sub>2.5</sub> ) (Cumulative Thresholds)	>0.3 µg/m <sup>3</sup> annual average
Increased cancer risk of	>10.0 in a million
Increased non-cancer risk of	> 1.0 Hazard Index
PM <sub>2.5</sub> Operational-Related (average daily emissions)	54 lb/day

According to the *BAAQMD Guidelines*, a project that would individually have a significant air quality impact would also be considered to have a significant cumulative air quality impact. Regulatory agency has adopted standards of significance with regard to toxic air emissions from mobile sources, and risk and hazards air pollutants. The District has adopted a screen table for PM<sub>2.5</sub> Concentrations and Cancer Risks Generated from Stationary and Mobile Sources.

### Discussion

- a-d) The proposed project is expected to generate short-term impacts related to construction activities (e.g., clearing/grubbing, site grading, etc.). Construction activity on the site is required to implement dust control measures (e.g., periodic watering of the site, cover all trucks hauling soil, sand, and other loose material, etc.) to control airborne particulate. All construction equipment is required to meet all current exhaust standards for emissions.

Long-term operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on site subsequent to construction completion. Stationary area source emission would be generated by space (HVAC) and water heating devices and operation of landscape maintenance equipment. Mobile source emissions would be generated by motor vehicles traveling to and from the project site. The proposed building will result in small, incremental, and insignificant increases in emissions.

The May 2011 "Alameda County PM<sub>2.5</sub> Concentrations and Cancer Risks Generated from Surface Streets" PM<sub>2.5</sub> screen table, the PM<sub>2.5</sub> Concentrations (µg/m<sup>3</sup>) for N/S Directional Roadway is 0.199 µg/m<sup>3</sup> for 20,000 Average Daily Traffic (ADT); the PM<sub>2.5</sub> Concentrations (µg/m<sup>3</sup>) for E/W Directional Roadway is 0.111 µg/m<sup>3</sup> for 20,000 ADT. The screen table states that no analysis is required if the ADT is below 10,000. The ADT on Sunol Boulevard is 13,800 and that ADT on Sycamore Road is 2,809, which is exempt by the screen table. Therefore, project's PM<sub>2.5</sub> Concentrations, either project based or cumulatively, does not exceed the threshold of significance 0.3µg/m<sup>3</sup> annual average (project level) or 0.83µg/m<sup>3</sup> annual average(cumulatively). No additional is needed.

The Lifetime Cancer Risk (per million) for N/S Directional Roadway is 5.01 for 20,000 Average Daily Traffic (ADT); the Lifetime Cancer Risk (per million) for E/W Directional Roadway is 2.7 for 20,000 ADT. The screen table states that no analysis is required if the ADT is below 10,000. The ADT on Sunol Boulevard is 13,800 and that ADT on Sycamore Road is 2,809, which is exempt by the screen table. Therefore, the project's Lifetime Cancer Risk (per million), either project based or cumulative, does not exceed the threshold of significance of 10 in a million (project based) or 100 in a million (from all sources). No additional is needed.

There are two stationary sources located at 6055 and 6065 Sunol Boulevard, approximately 500 feet from the project site. Staff contacted the BAAQMD and BAAQMD provided the following information:

Source 19553: Risk = 3.6 in a million, hazard = 0.001,  $PM_{2.5} = 0.229 \mu\text{g}/\text{m}^3$   
 Source 14604: Risk = 6.2 in a million, hazard = 0.0025,  $PM_{2.5} = 0.087 \mu\text{g}/\text{m}^3$

Both Sources are below the Adopted Air Quality CEQA Thresholds of Significance of 1.0 Hazard Index (project level) and 10.0 Hazard Index (from all sources). Therefore, no additional analysis is required.

The proposed facility would have 46 residents and 16 employees. The number of residents greatly exceeds the number of employees. It meets the job/housing balance. Additionally, the number of trip would be generated from the proposed project would be less than the previously approved office use. As such, there would no additional plan-level risks and hazards from the proposed development.

The current proposal does not include any generator or other sources that would contribute to daily emission. As such, the proposed project would have no emission. If in the future the applicant propose any equipment that would contribute to additional daily emission, the applicant would be required at that to obtain required permit from BAAQMD for compliance and may/may not be subject to additional risk assessment analysis.

The project site located approximately 1,800 feet from I-680. The Bay Area Air Quality Management District CEQA Guidelines (May 2011) provided screening criteria for criteria pollutants and precursors using the default assumptions used by the Urban Land Use Emissions Model (URBEMIS). The BAAQMD has a Congregate Care Facility category, which is similar to an Alzheimer memory care/assisted living facility. The URBEMIS shows the following criteria for a congregate care facility:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Congregate Care Facility	657 du <sup>1</sup> (ROC <sup>2</sup> )	143 du	240 du (ROG)

<sup>1</sup>Dwelling Unit    <sup>2</sup> Reactive Organic Gases

The development the applicant intends to construct is a 23 unit, 46-bed memory care/assisted living facility where the residents do not drive. The project level is well under the screening size of the BAAQMD CEQA guidelines. Therefore, this would be a ***Less-than-Significant Impact***.

- e) The proposed development is not anticipated to create objectionable odors affecting a substantial number of people. Therefore, this would be ***no-impact***.

**4. GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Environmental Setting**

Greenhouse gases include, but are not limited to, Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), Nitrous oxide (N<sub>2</sub>O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), and Sulfur hexafluoride.

The primary contributors to GHG emissions in the San Francisco Bay Area and in Alameda County are transportation, industry, and electric power generation. BAAQMD’s recently adopt air quality CEQA Thresholds of Significance requires the project (operational –related) to conform to Qualified Greenhouse Gas Reduction Strategy or 1,100MT (metric tons) of CO<sub>2</sub>e(carbon dioxide equivalent)/yr or 4.6 or 4.6 MT of CO<sub>2</sub>e/SP (service population) /yr. (residents+employees).

Source: BAAQMD, Adopted Air quality CEQA Thresholds of Significance – June 2010.

- a.-b.) The proposed development is to construct an approximately, 21,481 square foot, one-story memory care/assisted living facility and related on-site improvements. Construction will generate greenhouse gases (GHG),but GHG emissions due to construction of the proposed project are considered less-than-significant as they are blow the screening size. As such, the applicant will be required incorporate best management practices (BMPs) to reduce construction emissions. The Bay Area Air Quality Management District CEQA Guidelines (May 2011) provided screening criteria for criteria pollutants and precursors. Congregate Care Facility is similar to an Alzheimer/assisted living facility. It shows the following criteria:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Congregate care facility	657 du (NOX)	143 du	240 du (ROG)

The development is a 23-room 46-bed memory care/assisted living facility. The project level is well under the screening size of the BAAQMD CEQA guidelines. Therefore, this would be a ***Less than Significant Impact***.

## 5. **BIOLOGICAL RESOURCES**

### **Environmental Setting**

Wetlands are regulated under federal, state and local laws, regulations and policies. Primary wetland regulatory compliance is under the federal Clean Water Act, the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS) and California Environmental Quality Act (CEQA).

The Clean Water Act requires avoidance of wetlands whenever a practicable alternative exists. For unavoidable impacts, the regulatory agencies have policies calling for mitigation to provide “no net loss” of acreage or habitat value. Under Section 404 of the Clean Water Act, a permit must be obtained for the discharge of dredged or fill material into waters of the United States. Under the CDFG code, Sections 1601-1607 regulate projects with divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake. Proponents of such projects must notify CDFG and enter into a streambed alteration agreement. CDFG normally exerts jurisdiction over natural streams and artificial channels that have habitat value for wildlife species. The jurisdiction extends to the bank top.

### **Significance Criteria**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12) or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) 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 Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) 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 native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

**Discussion**

a-d) There are no rare, endangered, or threatened species of flora or fauna known to inhabit the subject properties. The existing creek on the site would be retained in its natural state and its riparian habitat enhanced by the planting of riparian landscaping along its southern bank but

not within the creek area. No outfalls would be added to the creek. Erosion control measures will be required to prevent soil, dirt, and debris from entering the creek during construction.

In 2008 the same applicant received approval for an office building project at the subject site. U.S. Army Corps of Engineers, the United States Fish and Wildlife Service, The California Department of Fish and Game, The Regional Water Quality Control Board, and The Alameda County Flood Control and Water Conservation District reviewed and had no issues with the proposal.

The current proposal has a similar site layout as the previously approved office building and the proposed site development will occur outside the creek slope bank area (note: the prior office proposal had no issue raised by the above agencies.). In May 2011, staff referred the current project to the applicable federal, state, and local agencies with jurisdiction over rivers, streams, lakes, and wetlands for review and comments. To date, no comments have been received. Therefore, this would be a *less-than-significant-impact*.

- e) Pursuant to the City's Tree Preservation Ordinance, a tree survey and analysis for this project site has been prepared by John Traverso, Consulting Arborist with Traverso Tree Service. The report concluded 13 of the 48 existing trees near the proposed development warranted saving. Since there, the applicant has removed the trees that were recommended to be removed, and retain the trees that were to be preserved on site. With the proposed development, trees and shrubs would be planted as part of the on-site improvements. Therefore, this would be a *less-than-significant-impact*.
- f) There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan and, thus, this issue is not applicable to this project. Therefore, this would be *no-impact*.

## 6. CULTURAL RESOURCES

### Environmental Setting

The subject site is not located in an area identified as having site-specific archeological, paleontological, or geologic features or resources. The City of Pleasanton has, however, experienced development locations where archeological resources have been found in the form of Native American burial sites.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

### Discussion

- a) The subject site is currently vacant. Therefore, this would be a *no impact*.
- b-d) There are no known archaeological or paleontological sites identified on the subject site. There could be previously undiscovered subsurface resources present. Should subsurface resources be found upon excavation, all work will be required to be halted whereby the City shall be immediately notified. Necessary measures, such as consulting an archaeologist, would take place prior to construction resuming. This requirement will be made as a condition of the project approval. Therefore, this would be a *less-than-significant-impact*.

## 7. GEOLOGY AND SOILS

### Environmental Setting

The subject properties have already been graded in conjunction with the prior developments. The existing developed portions of the properties generally have flat terrain. The northern perimeter of the site has gently sloping terrain. Project specific grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, and drive aisles.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion**

ai-aiii) There is no known geologic hazards on the site or in the immediate vicinity and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The State of California provides minimum standards for building design through the California Building Standards Code. The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific seismic safety requirements are set forth in Chapter 23 of the UBC. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The proposed project will be required to comply with the applicable codes and standards to provide earthquake resistant design to meet or exceed the current

seismic requirements. Site specific soils analyses would be conducted in conjunction with the building permit review. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

- aiv) The site topography is generally flat to slightly sloping and there are no known landslides on the property. Grading conducted on the site will be subject to engineering and building standards prior to any development. Therefore, this would be a *less-than-significant-impact*.
- b-d) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. Grading, vegetation removal, as well as excavation and trenching for utility lines will disturb soils that could increase the rate of erosion if controls or best management practices are not in place. The City requires that all projects meet the requirements for stormwater control measures during design, construction and implementation phases of the project. Therefore, this would be a *less-than-significant-impact*.
- e) The project will use existing or provide new public infrastructure related to storm water discharge, sewer, and water service. There will not be septic systems or alternative wastewater disposal systems within the project. Therefore, this would be categorized as *no-impact*.

**8. HAZARDS AND HAZARDOUS MATERIALS**

**Environmental Setting**

The site is currently vacant.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to <i>Government Code</i> Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion**

- a,b) During construction potentially hazardous liquid materials such as oil, diesel fuel, gasoline, and hydraulic fluid would be used at the site. If spilled, these substances could pose a risk to the environment and to human health. In the event of a spill, the Livermore-Pleasanton Fire Department is responsible for responding to non-emergency hazardous materials reports. The use, handling, and storage of hazardous materials are highly regulated by both the Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA). The City has in place an Emergency Response Plan to meet the needs should a spills or a hazardous event take place. Routine transport, use and disposal of hazardous materials are already regulated by federal, state and local regulations. This project will require disclosure of any hazardous materials, the amounts anticipated and where those materials will be stored or used. Therefore, this would be a ***less-than-significant-impact***.
- c) Uses allowed on this site are not associated with substantial use, storage, or transportation of hazardous substances. Therefore, the proposed project would not pose a hazardous emission risk to any existing or proposed schools proximate to this project. Therefore, this would be categorized as ***no-impact***.

- d) The site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5 (Cortese List). Therefore, this would be categorized as *no-impact*.
- e,f) The site is located approximately 4.2 miles from the Livermore Airport and is not likely to result in a safety hazard for future workers or patrons at this site. Therefore, this would be categorized as *no-impact*.
- g) The proposed project will not result in interference with an emergency plan or evacuation plan. Therefore, this would be categorized as *no-impact*.
- h) Wildlands do not exist within or adjacent to the subject site. Therefore, this would be categorized as *no-impact*.

## **9. HYDROLOGY AND WATER QUALITY**

### **Environmental Setting**

The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point pollution sources originate and diffuse over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of storm water in municipal stormwater systems.

### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100-year flood.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

## Discussion

- a,e,f) The project will be required through the building permit and construction process to incorporate best management practices (BMP's) for discharges resulting from this development. The City has adopted the most recent Regional Water Quality Control Board stormwater discharge requirements related to design, construction, and implementation of the subject site. A design feature incorporating the BMP's is the provision for on-site treatment prior to discharge into the storm water system and for on-site stormwater retention. Therefore, this would be a *less-than-significant-impact*.
- b) The project will not use a well to pump ground water for this project. Any existing wells will be required to be abandoned pursuant to the Alameda County Department of Environmental Health. The development of this project does not anticipate a loss of groundwater recharge potential. Therefore, this would be categorized as *no-impact*.
- c,d) Site development will slightly alter the existing drainage pattern from its existing condition. The improvements will not alter the alignment or stability of the existing creek. Therefore, this would be categorized as *no-impact*.
- g-i) Housing will not be placed within a 100-year flood hazard. The development will not expose people or structures to a significant risk of loss, injury or death involving flooding. Therefore, this would be categorized as *no-impact*.
- j) The City of Pleasanton is not at risk from seiche, tsunami, or mudflow. Therefore, this would be categorized as *no-impact*.

## 10. LAND USE AND PLANNING

### Environmental Setting

The subject site is currently vacant. Properties adjacent to the site include: Life Technologies' campus to the west, across Sunol Boulevard; the City owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences on rural parcels to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The two adjacent parcels to the south and east with existing single-family residences are zoned to allow office development, or low-density residential or office development, respectively.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion**

- a) The proposed development is an infill project along a major thoroughfare in the City and would not physically divide a community. Therefore, this would be a **No Impact**.
- b) The subject parcel is designated by the Land Use Element of the Pleasanton General Plan for “Retail/Highway/Service Commercial; Business and Professional Offices” land uses, which allows commercial and office uses. A memory care/assisted living facility is consistent with this land use. The proposed memory care/assisted living facility is to provide care for those who lose the ability to live independently. Such a facility is similar in operation to a nursing facility. Nursing home facilities are allowed to be located in the office zoning district by the Pleasanton Municipal Code; however, this use is not included in the uses allowed in the PUD-Office District of the North Sycamore Specific Plan. Thus, the applicant requests a modification to the NSSP to allow such a use. The Specific Plan Amendment would further the following General Plan Program and Policies:

Policy 20: Promote human services for diverse Pleasanton residents of all ages who need assistance.

Program 20.3: Encourage the development of services for all income levels and diverse populations to respond to the needs of young children, teens, elders and the disabled, including those identified in the Tri-Valley Human Services Needs Assessment report.

The General Plan allows a range of intensity from 0-60 percent floor area ratio (FAR) for the “Retail, Highway, and Service Commercial/Business and Professional Offices” land use designation, with a midpoint density of 35 percent. The proposed 21,481 square feet of building area would result in a 29.53% FAR for the 1.67-acre site, meeting the FAR limit for commercial properties specified by the Pleasanton General Plan.

Therefore, this would be a **less-than-significant-impact**.

c) There is no habitat conservation plan or natural community conservation plan applicable to the project area. Therefore, this would be categorized as *no-impact*.

**11. MINERAL RESOURCES**

**Environmental Setting**

The subject site has not been identified to have mineral resource deposits.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Discussion**

a,b) The proposed project site is not included or delineated as a Mineral Resource Zone. Mining has not occurred on the project site, and implementation of the project would not affect the availability of any mineral resource. Therefore, this would be categorized as *no-impact*.

**12. NOISE**

**Environmental Setting**

External noise sources that could affect the site include traffic noise from Interstate 680 to the southwest, railroad noise to the west, adjacent streets (Sunol Boulevard and Sycamore Road), and adjacent land uses including MBM Customized Foodservice Distribution to the northwest. In 2003, Sunol Boulevard was resurfaced with open-graded asphalt along the project’s frontage as part of the Applied Biosystems’ (now Life Technologies) project. This reduced noise levels for properties located near Sunol Boulevard.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in interior noise levels generally exceeding 45 dBA  $L_{eq}$  for multiple family dwellings;
- Result in construction noise levels that do not meet the City of Pleasanton Noise Ordinance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion**

- a) Interior noise levels for multiple family dwellings need to generally maintain a 45 dBA  $L_{eq}$  interior standard of the Pleasanton General Plan. Although the proposed site is not in proximity of a railroad, it abuts a major thoroughfare and is within one-half mile of I-680. Policy 5 of the General Plan requires the development to “Protect schools, hospitals, libraries, religious facilities, convalescent homes, and other noise-sensitive uses from noise levels exceed those allowed in residential areas.” To ensure that the proposed project would meet the noise criteria for both indoor and outdoor, the project is conditioned to have a noised study

conducted by a licensed profession prior to the issuance of a building permit and the construction of the facility to incorporated recommended mitigation measures. Therefore, this would be a *Less Than Significant with Mitigation Incorporation-Impact*.

- b-d) The development of any commercial uses on the property will generate added urban noise, such as traffic, loading and unloading of delivery trucks, etc. However, given the existing noise levels produced by nearby street and freeway traffic, railroad traffic, and the existing industrial, office, and agricultural uses in the area, noise levels will not change substantially from that currently experienced in the area. In addition, as required by the North Sycamore Specific Plan, a six-foot tall masonry wall would be constructed on a portion of the eastern property line abutting 362 Sycamore Road, which is planned for a low-density residential development. The property abutting the subject site on the south is zoned PUD-O; however, it is currently occupied by a single-family residence. To mitigate any potential noise impact to the residents, the applicant/ facility operator will require night-shift employees to park in the spaces that are located north of the facility. Additionally, the trash enclosure would be located towards the northern end of the site to minimize impacts on the residence to the south. During operation, the office uses will be required to meet the City's Noise Ordinance and General Plan noise policies.

Short-term construction noise would be generated during any new construction of this site. The hours of construction will be limited to minimize any impact to surrounding land uses. Construction equipment would be required to meet DMV noise standards and be equipped with muffling devices.

Therefore, this would be a *less-than-significant-impact*.

- e-f) The subject site is not located within the Livermore Municipal Airport Protection Area Boundary and is located approximately 4.2 miles from the Livermore Airport. Therefore, the subject development will not expose people to excessive aircraft noise levels. Therefore, this would be categorized as *no-impact*.

### **13. POPULATION AND HOUSING**

#### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place;
- Displace affordable housing.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
– Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion**

a-c) The subject property is surrounded by industrial, office, public cemetery, or rural residential uses. For this reason, staff would consider the proposed project to be an infill development. Public streets and utilities including water, storm, and sanitary sewer lines, and gas and electrical lines have been extended to the boundaries of the project area in conjunction with other, nearby development. The intensity of the proposed project is compatible with the development pattern of adjoining properties. The small-scale memory care/assisted living building would not induce substantial population growth in the area. Therefore, this would be categorized as *no-impact*.

**14. PUBLIC SERVICES**

**Environmental Setting**

The City of Pleasanton has public services and infrastructure planned to meet the build out of the General Plan.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Create an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	

**Discussion**

- a) The proposed project is expected to have a negligible increase in police and fire services. It may require more paramedic services than a regular commercial user. However, the facility will have on-site 24/7 medical staff and visiting doctors; thus the demand for paramedic services would be manageable. The proposed development is a memory care/assisted living facility. As such it is unlikely that its residents would use city parks, library, and/or senior facility on a regular basis. Additionally, the residential population at the facility would not impact the existing schools. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

**15. RECREATION**

**Environmental Setting**

The project sites will not be providing on-site park land.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet City standards for the provision of parkland.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion**

a-b) The proposed development will not accelerate the substantial deterioration of existing park or recreation facilities near the subject site. It will not require the construction or expansion of recreational facilities. Therefore, this would be categorized as *no-impact*.

**16. TRANSPORTATION/TRAFFIC**

**Environmental Setting**

The project site has frontage on Sunol Boulevard, which is a public thoroughfare, and Sycamore Road, which is a public collector street. The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development. Existing sidewalks/frontage improvements will be retained or reconstructed in conjunction with the project.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the Level of Service from D to E or worse, except in the Downtown.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

**Discussion**

a, b) The proposed facility is a 24/7 facility. The shift change occurs in the morning around 7:00 a.m. which is during the morning peak commute hours. The office traffic for the 5980 Sunol Boulevard parcel was included in the traffic analysis and mitigations for the North Sycamore Specific Plan (NSSP) and Environmental Impact Report (EIR). The NSSP EIR assumed 13,378 square feet (30% FAR) of office use traffic from the 5980 Sunol Boulevard parcel. The 13,378 square feet of office use would have generated 21 AM Peak Hour trips and 20 PM Peak Hour trips. The City Traffic Engineering Division has reviewed the proposal and referenced the Institute of Transportation Engineers Manual 4<sup>th</sup> Edition in calculating estimated traffic volume based on the square footage of the building and based on the number of beds within the facility. Based on the proposed building floor area of 21,481 square footage, there will be 13 am peak hour trips and 18 pm peak hour trips. Based on 46 beds, there will be 8 am peak hour trips and 10 pm peak hour trips. As such, the peak traffic volume generated from the proposed project is below the assumed trip number analyzed in the NSSP EIR or per Institute of Transportation Engineers Manual 4<sup>th</sup> Edition. Therefore, the City’s Traffic Engineer determined that the project would have negligible traffic impacts and that a traffic report was not necessary. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

- c) The proposed building would be one-story tall and would not require air traffic to change their flight path. Furthermore, the proposed 21,481-square-foot memory care/assisted living facility would not increase air traffic levels. Therefore, this would be *no-impact*.
- d,e) The two proposed driveways and on-site circulation around the building have been designed to accommodate the safe turning radius of emergency vehicles. The applicant will need to modify existing and/or install new signing/stripping on Sunol Boulevard, as determined by the City Traffic Engineer, to ensure the two new driveways do not create a traffic safety hazard. Therefore, this would be *no-impact*.
- f) The proposal includes 31 parking spaces; two of which are handicap parking spaces. As the proposed facility is a memory care/assisted facility, residents would not drive and would not be allowed to store vehicles on the site. The Pleasanton Municipal Code does not provide a parking ratio for a memory care/assisted living facility. The ITE (Institute of Transportation Engineers Manual 4<sup>th</sup> Edition) Parking Generation 4<sup>th</sup> Edition recommends 0.5 space/bed for a nursing home, which results in a parking requirement of 23 parking spaces for this proposed 46-bed facility. The City Traffic Engineer has reviewed the proposal, and has found that the 0.5 space/bed parking ratio is acceptable. As there is no on-street parking along Sunol Boulevard, and to prevent parking spilled over onto surrounding residential streets during holidays or special events when there would be an anticipated larger number of visitors at the facility, the Traffic Engineer has requested that additional parking spaces be provided on site to handle these peak periods. Thus, the proposed 31 parking spaces are found to be acceptable to meet this demand. Therefore, this would be a *less-than-significant-impact*.
- g) The proposed project would not interfere with City policies, programs, or plans regarding alternative transportation. No bus stops or bicycle racks are being removed by the proposed development and no bus stops are needed at this location. Therefore, this would be *no-impact*.

## **17. UTILITIES AND SERVICE SYSTEMS**

### **Environmental Setting**

The City of Pleasanton has public services and infrastructure planned to meet the build out of the General Plan, implemented by the Growth Management Program.

### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities;
- Be served by a land fill that has inadequate permitted capacity.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**Significance Criteria**

The impact questions above constitute the significance criteria for this environmental topic.

**Discussion**

a-d) The proposed project, consisting of 21,841 square feet of building area, will not exceed projected wastewater treatment requirements and there are sufficient water supplies available to serve the project. The proposal includes two on-site stormwater retention basins and bio-swales to pre-treat on-site storm water . The project will not require the construction of off-site stormwater drainage facilities. Therefore, these issues would be categorized as *no-impact* or a *less-than-significant-impact*.

e.-g.) The City of Pleasanton and Zone 7 Water Agency are the water suppliers. Per Zone 7 annual report, there will be enough water supply until 2015. The Dublin San Ramon Services District currently treats wastewater from Pleasanton at its treatment plant near I-680 and Stoneridge Drive. The proposed project includes two on-site stormwater retention basins to handle on-site storm water. Site drainage will not cause significant environmental effects. Wastewater collection facilities within the City limits are maintained and operated by the City of Pleasanton. The Pleasanton Garbage Service provides refuse disposal to the project vicinity through a franchise agreement with the City and transports solid waste to a landfill site on Vasco Road. PG&E provides gas and electrical service to area.

Therefore, this would be a ***Less-than-Significant Impact***.

**18. MANDATORY FINDINGS OF SIGNIFICANCE**

	Yes	No	
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X	

**Discussion**

The project proposes to construct a memory care/assisted living building on the subject properties. This development is consistent with the General Plan land use designation; however, it is not currently addressed in the North Sycamore Specific Plan or in the PUD-O (Planned Unit Development – Office) zoning. Amending the NSSP and the previously approved PUD-65 to include this use would not cause substantial adverse effects on human beings either directly or indirectly or on the environment. The project has been designed to meet the general development standards required by the City of Pleasanton and will incorporate conditions of approval to meet local codes and regulations. The project design and conditions of approval reduces potential impacts to a ***less-than-significant-impact*** or ***no-impact***.

<sup>i</sup> California Department of Conservation, Division of Land Resource Protection Alameda County, Pleasanton, Important Farmland, 2010