EXHIBIT F

CITY OF PLEASANTON
INITIAL STUDY AND PROPOSED NEGATIVE DECLARATION FOR THE 1623 Cindy Way (PRZ-59)

June 1, 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 Lynn Jansen to rezone an approximately 3-acre portion of the existing approximately 4-acre at 1623 Cindy Way from A (Agriculture) District to PUD-MDR (Planned Unit Development – Medium Density Residential) District. With the proposed rezoning, the applicant intends to relocate the existing home.

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.

PUD-14
EXHIBIT F

Environmental Checklist Form

I. BACKGROUND

1.	*Project title:* PRZ-59		
2.	*Lead agency name and address:* City of Pleasanton 200 Old Bernal Avenue P.O. Box 520 Pleasanton, CA 94566		
3.	*Contact person and phone number:* Jenny Soo, Associate Planner (925) 931-5615		
4.	*Project location:* 1623 Cindy Way		
5.	*Project sponsor's name and address:* Lynn Jansen Lynden Homes PO Box 417 Diablo, CA 94528		
6.	*General plan designation:* Medium Density Residential	7.	*Zoning:* A and PUD-MDR
8.	*Description of project:* See Section III.2. Project Characteristics and Approvals, below.		
9.	*Surrounding land uses and setting: (Briefly describe the project's surroundings.)* See Section II.2 Project Location and Context, below.		
10.	*Other public agencies whose approval is required:* No approvals are needed from other public agencies.		

II. PROJECT DESCRIPTION

1. Introduction

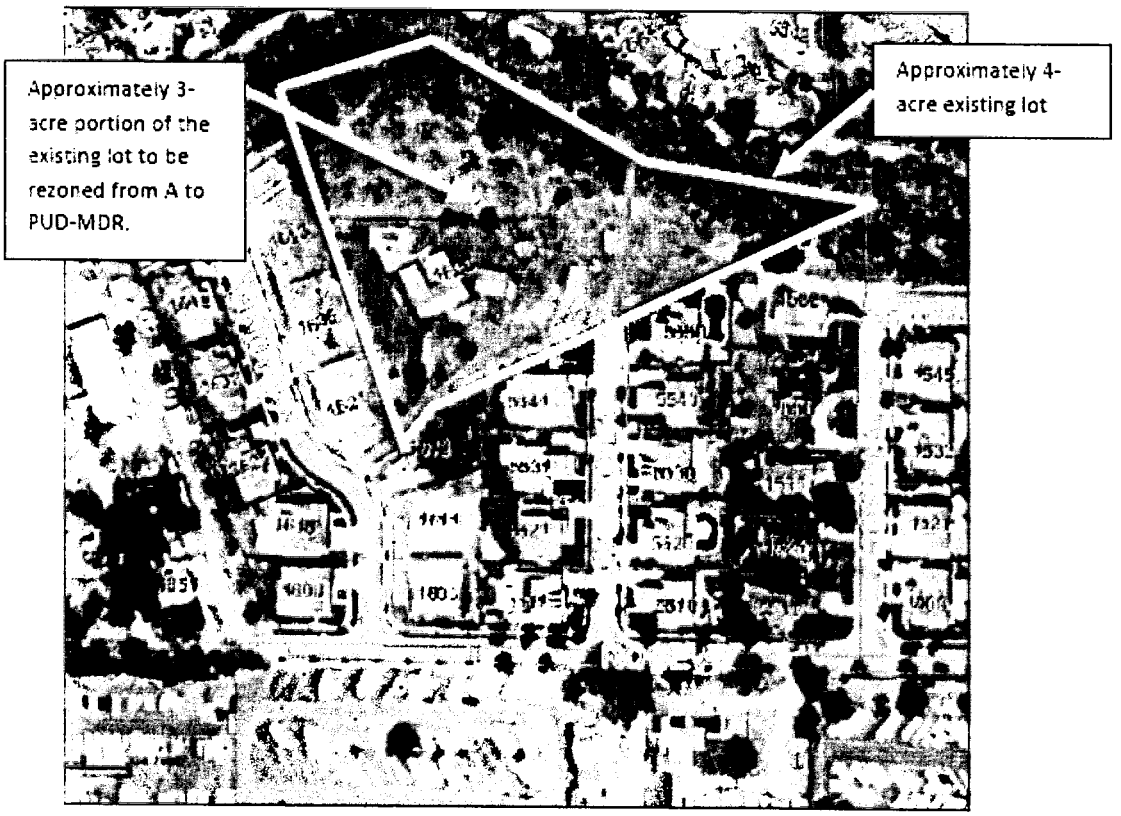
This Initial Study and Negative Declaration (IS/MND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed rezoning of an approximately three-acre portion of the existing four-acre site.

This Initial Study / Negative Declaration consists of an environmental checklist, a brief explanation of topics addressed in the checklist, and a determination that an EIR is not required.

This Initial Study analyzes project-specific environmental impacts due to changing the current A district zoning designation on the existing lot to PUD-MDR. For each potential impact topic, this Initial Study evaluates specific impacts associated with the currently proposed rezoning. Additional mitigation measures, if warranted, to reduce some impacts or to be carried forward for evaluation in a subsequent project specific CEQA analysis will also be included herein. No actual development of the subject site is proposed at this time other than relocating an existing home, and any proposal involving residential development would be subject to a separate public review process and potentially to a further, more refined environmental review under CEQA.

2. Project Location and Context

The project site is located north of Rose Avenue and northeast of Cindy Way. The project site is an approximately a three-acre portion of the entire four-acre lot, currently occupied by a single-family residence, several outbuildings, and a swimming pool.



Project Location

The site is bounded on the east, west, and south by single-family homes, on the north by the Arroyo Del Valle, a controlled release storm water channel. The Alameda County Fairgrounds is on the south side of Rose Avenue.

3. **Project Characteristics**

The subject site currently has two zoning designations: A (Agriculture) and PUD-MDR (Planned Unit Development – Medium Density Residential) District. The A zoning portion of the site covers approximately three-acres of the four-acre lot. The applicant requests a rezoning so that the site would have one single zoning designation of PUD-MDR, which would bring the zoning designation in conformance with the General Plan Land Use Designation of Medium Density Residential.

With the approval of the rezoning, the applicant intends to relocate the existing home. The applicant intends to later file a PUD development plan application for seven new single-family home lots.

For purposes of this environmental analysis the "project" is to rezone the portion of the lot currently zoned A to PUD-MDR.

III. DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Signature _____ Date _____

Jenny Soo
Printed name

IV. 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

No scenic vistas or scenic resources are located within project area. Due to the surrounding homes, the site is not visible from the Alameda County Fairground. The project site abuts the Arroyo Del Valle. Future homes as a result of this rezoning may be visible from residential properties across the arroyo. However, visual impacts should be minimal due to existing dense vegetation along the arroyo that provides screening.

The future homes will be visible from the immediate homes on Cindy Way and Calico Lane. However, the visual impact should not be significant as the future PUD development plan would include height restrictions and design criteria.

Significance Criteria

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

Discussion of Checklist Questions

a.-d.) The proposed project would not change the physical setting of the property site. The existing home may still be visible from the Arroyo. The applicant is proposing to relocate the existing home after the rezoning is approved. The relocated home would meet the underlying zoning district's development standards and will be required to receive applicable approval. With the relocation of the home, the home would be oriented differently as it currently is. However, being set back from the street, the light and glare from the existing house home would not adversely impact motorists or surrounding homes.

As a result of the rezoning, future homes may be constructed. If it occurs, development standards related to the lots and the design of the residences would be a part of the project. These standards will ensure that the visual character and the quality of the neighborhood and its surroundings will be maintained. Additionally, residential structures do not typically create substantial amounts of glare because of the types of materials used and the height of the structures. Residential projects are generally required to not provide up lighting and to ensure that the lowest wattage and luminosity be used in exterior lighting applications so as not to add to 'night sky pollution'. This project will provide standards in the design guidelines addressing this issue.

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

2. AGRICULTURE RESOURCES

	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	

Environmental Setting

Though the subject site is occupied by a single-family residence, a portion the site has an Agriculture zoning designation. The site is not listed on the Alameda County Williamson Act Lands 2009 map. It is listed as Urban and Build-Up Land on the Alameda County Important Farmland 2010 map.

Background

The existing home was constructed in the early 1970s. It has been used for a single-family residence.

Significance Criteria

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

Discussion of Checklist Questions

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; it is not a Williamson Act land, and rezoning of the

site from A to PUD-MDR would maintain residential use of the site. Therefore, this would be a ***No Impact.***

e.) The conversion of the ±3 acres from agriculture zoning designation to a medium density residential zoning designation may result in the relocation of the existing home. Additionally, the applicant intends later file a PUD development for seven single-family residential lots. This change of relocating the existing homes and a possible future development of additional home would maintain the existing residential use designation. Thus, the impact would be less than significant in that the existing site is not currently used for agriculture purpose. Therefore, this would be a ***Less-than-Significant Impact.***

3. AIR QUALITY

	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_{10})	82 lbs/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. No regulatory agency has adopted standards of significance with regard to toxic air emissions from mobile sources.

Future residential development projects located within 1,000 feet of a heavily travelled street or freeway would need to analyze the long-term health risks of locating homes in this location.

Discussion of Checklist Items

a.-e.) The proposed project is a rezoning project which will result in the relocation of the existing home and may result in a future seven-lot single-family development. With the relocation of the existing home, it is expected to generate short term impacts related to construction activities. During the house relocation, all construction equipment will be required to meet all current exhaust standards for emission reductions to maintain compliance to the NO_x. To mitigate short term construction impacts the project will be required to provide dust control measures to reduce dust emissions and PM_{10}:

- Enclose, cover or water all soil piles twice daily.
- Water all haul roads twice daily.

Long term operational emissions would be generated by both stationary and mobile sources as a result of normal day to day activities on site. Stationary area source emission would be generated by the consumption of natural gas for 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. This will result in small, incremental insignificant increases.

The project site located approximately two miles 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). It shows the following criteria for single-family development:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Single family	325 du[1] (NOX[2])	56 du	114 du (ROG[3])

[1] Dwelling Unit [2] Oxides of Nitrogen [3] Reactive Organic Gases

The development the applicant intends to file later is a single-family development of seven homes. The project level is well under the screening size of the BAAQMD CEQA guidelines. However, at the time when the development is proposed, threshold of significance will be reviewed again to determine the level the impact at that time.

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

4. BIOLOGICAL RESOURCES

	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

Environmental Setting

The subject site is fairly level, and dominated by weedy and grassy vegetation with a scattered grouping of trees and shrubs at the top of the bank of the Arroyo Del Valle to the north. There are no known endangered, threatened, or rare species of flora or fauna known to inhabit the project site.

Significance Criteria

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

Discussion of Checklist Items

a.- e.) As a result of the rezoning, the existing home would be relocated further away from the Arroyo. It is not anticipated that the project will require disturbance of the Arroyo del Valle embankments and no excess material will be placed in the channel.

The City of Pleasanton designates trees over 55 inches in circumference or more or than 35 feet in height as heritage trees subject to regulations governing their removal in the *Pleasanton Municipal Code*, Chapter 17.16: Tree Preservation. HortScience, Inc. surveyed the trees. Two heritage size trees, both are in good health, will be retained. The trees along the Arroyo Del Valle will be retained. Other trees and their condition would be analyzed with the future development application.

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 this is not applicable to this project. Therefore, this would be a ***No Impact.***

5. CULTURAL RESOURCES

	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	

Environmental Setting

The subject site abuts the Arroyo Del Valle on the north.

Significance Criteria

The impact questions above constitute the significance criteria for this environmental topic. The text below further explains and defines the significance criteria for impact question b).

CEQA Guidelines Section 15064.5(c) applies to effects on archaeological sites. Effects on non-unique archaeological resources are not considered significant. Regarding unique archaeological resources, lead agencies may require that reasonable efforts be made to allow such resources to be preserved in place or left in an undisturbed state. To the extent that unique archaeological resources are not preserved in place or left undisturbed, *Public Resources Code* Section 21083.2 requires mitigation measures to protect such resources. Additionally, mitigation measures may be imposed to provide for archaeological sites discovered during construction. Generally, imposing mitigation measures would reduce archeological resource effects to a less-than-significant level.

Discussion of Checklist Items

a.- d.): There are no known archaeological or historical 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 prior to construction resuming.

If human remains are discovered during grading trenching or other on-site excavation, the City requires the applicant to:

- Hire a qualified archaeologist to be present on site during the grading and trenching for the foundation(s) and utility services in order to determine if any bone, shell, or artifacts are uncovered. Work on the site will cease immediately. The archaeologist and the Native American Heritage Commission and or their representative shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. The applicant shall have the archaeologist produce a letter stating that they were on site during the initial construction activities and the result of their observations at the site.
- Prior to the issuance of any building permit, the applicant shall present a contract or letter indicating the archaeologist who will be on site during the initial construction activities.

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

6. GEOLOGY AND SOILS

	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:			X	
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

Environmental Setting

The project site is located on relatively flat land. The site is not in any landslide zone or in an Alquist Priolo Special Study Zone (Figures 5-1, 5-2, and 5-5 of the Public Safety Element).

Significance Criteria

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

Discussion of Checklist Items

a.i – a.iii, b-d) The subject site is not located in the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology[i].

The proposed rezoning will result in the relocation of the existing home and potential future development of new single-family homes. The City of Pleasanton requires all development projects to conform to the most current *California Building Code* as amended by *Pleasanton Municipal Code* Chapter 20.08: Building Code. Future development of the site would require an NPDES permit. Implementation of the required NPDES permit would reduce this impact to a less-than-significant level for soil erosion issues.

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

a iv and e.). The site is generally level with no hills located nearby. Therefore, land sliding in the project vicinity would be unlikely.

Sanitary sewers serve the project vicinity and development resulting from the proposed zoning change would not involve continued or proposed use of septic systems.

Therefore, this would be a ***No Impact.***

7. 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_2), Methane (CH_4), Nitrous oxide (N_2O), 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_2e(carbon dioxide equivalent)/yr or 4.6 or 4.6 MT of CO_2e/SP (service population) /yr. (residents+employees).

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

a.-b.) The rezoning itself won't trigger greenhouse gas emission. The zoning will result in the relocation of the house which will generate greenhouse gas during relocation/construction. As such, the applicant will be required incorporate best management practices (BMPs) to reduce construction emissions. GHG emissions due to construction of the proposed project are considered less-than-significant. The proposed rezoning may result in the development of seven new homes in the future. 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). It shows the following criteria for single-family development:

	Operation Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size
Single family	325 du (NOX)	56 du	114 du (ROG)

The development the applicant intends to file later is a single-family development of seven homes. The project level is well under the screening size of the BAAQMD CEQA guidelines. However, at the time when the development is proposed, threshold of significance will be reviewed again to determine the level the impact at that time.

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

8. HAZARDS AND HAZARDOUS MATERIALS

	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 *Government Code* 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			X	

airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
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

Environmental Setting

The existing site is not used to store hazardous materials.

Significance Criteria

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

Discussion of Checklist Items

a.-b, e.-f.) The rezoning will result in the relocation of the existing home and potential future development of seven new homes. During the house relocation and site preparation and construction of the future homes, 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 site is located approximately 7 miles from the Livermore Airport and is not likely to result in a safety hazard for future residents of this development.

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

c.-d.,g.-h.) Uses allowed in residential development are not associated with substantial use, storage, or transportation of hazardous substances. These substances resulting from this project would not pose a risk to any existing or proposed schools proximate to this project.

The site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5 (Cortese List).

The proposed project will not result in interference with an emergency plan or evacuation plan.

Wildlands do not exist within or adjacent to the subject site.

Therefore, this would be a ***No Impact.***

9. HYDROLOGY AND WATER QUALITY

	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

Environmental Setting

The subject site currently located outside a 500-year flood zone.

Significance Criteria

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

Discussion of Checklist Items

a., d.-f.)The rezoning project will result in the relocation of the existing home and future development of seven new homes. Best management practices for discharges resulting from house relocation will

be required. 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 of bio-swales used as on-site treatment prior to discharge into the storm water system.

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

b.-c., g.-j.) The existing home is currently connected to the City's water system. The rezoning of the property and relocation of the existing home would not anticipate a loss of groundwater recharge potential.

Site development associated with the home relocation will alter the existing drainage pattern from its existing condition. The construction of the future homes will not use groundwater. Any existing wells will be required to be abandoned pursuant to the Alameda County Department of Environmental Health. Additionally, the development of this project does not anticipate a loss of groundwater recharge potential. It will not alter the alignment or stability of the Arroyo Del Valle. The channel will not be subject to substantial erosion or siltation.

The Arroyo Del Valle is considered by Zone 7 as a downstream controlled release stormwater facility. The development will not expose people or structures to a significant risk of loss, injury or death involving flooding.

The City of Pleasanton is not at risk from seiche, tsunami, or mudflow.

Therefore, this would be a ***No Impact.***

10. LAND USE AND PLANNING

	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

Environmental Setting

The project site is located in the urbanized area of the City.

Significance Criteria

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

Discussion of Checklist Items

a.-c.) This subject site is designated Medium Density Residential (MDR) within the City of Pleasanton's current General Plan. An MDR designation allows for 2 to 8 density units per acre (DUA). The proposed rezoning will not impact the current use of the property. If future development occurs on the property as a result of the rezoning, it will need to conform to the General Plan and Pleasanton Municipal Code.

Therefore, this would be a ***No Impact***.

11. MINERAL RESOURCES

	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

Environmental Setting

No mineral resources that would be of value to the region and the residents of the state are known to occur in the project vicinity.

Significance Criteria

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

Discussion of Checklist Items

a.-b.) The project site not within the mapped mineral resources zone. Several gravel quarries that are designated Aggregate Resource Areas in the City's General Plan are located on El Charro Road more than three miles east of the project site. The project would not result in the loss of those mineral resource areas.

Therefore, this would be a ***No Impact***.

12. NOISE

	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

Environmental Setting

The subject site is located approximately two miles from I-680 and more than 7 miles from the Livermore Airport. However an active Union Pacific railroad is located approximately 0.7 mile away.

Significance Criteria

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

Discussion of Checklist Items

a.-d.) New single-family homes are required to be located and/or designed to maintain a maximum exterior noise standard of 60 dBA_{dn} for private yard areas excluding front yards. The *Pleasanton Municipal Code* limits construction-related noise from any one piece of equipment to 83 dBA with up to 86 dBA total. The relocation of the existing home and future development of new homes would not include any activities that would result in excessive groundborne vibration or noise. The future residential and uses would not increase ambient noise levels in the project vicinity above existing ambient noise levels in the area.

Construction and operational noise will be addressed when the development of the new homes is proposed. In addition, vibration impacts from the nearby railroad on future residential land uses will also be analyzed at that time. Mitigation measures, if warranted, would be included as part of that process.

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

e.-f.) The site is not in the vicinity of a private airstrip or within 7 miles of a public airport.

Therefore, this would be a ***No Impact.***

13. POPULATION AND 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

Significance Criteria

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

Discussion of Checklist Items

a.-c.) The area has been considered for some time as a location for single-family residential development. Build out of the area does not constitute direct or indirect growth inducing impacts for the City of Pleasanton. The proposed project will not displace substantial numbers of people or require replacement housing.

Therefore, this would be a ***No Impact.***

14. PUBLIC SERVICES

	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

Significance Criteria

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

Discussion of Checklist Items

No Impacts. The zoning change itself will not impact public services. The project will contribute to the construction of schools/school facilities through the payment of school impact fees. Police, Fire, Park and related service capacities exist to adequately serve the project and will be mitigated through the design phase of the project to meet the current City development standards.

15. RECREATION

	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

Environmental Setting

In addition to the trail along Arroyo Del Valle, the City has developed parks in the project vicinity. The Veterans Park is located within one mile and it has a tot and youth play area, and bench for all.

Within the Pleasanton Planning area are 16 community parks run by the City and two regional parks – Pleasanton Ridge Park and Shadow Cliffs Recreational Area – that are run by the East Bay Regional Park District.

Significance Criteria

The Pleasanton General Plan includes Program 10.18 which states that a standard of at least 5 acres of neighborhood or community park per 1,000 people should be maintained. As of the publication of the City's General Plan in 2009, there was approximately 5.1 acres of parkland for every 1,000 population. This standard and the impact questions above constitute the significance criteria for this environmental topic.

Discussion of Checklist Items

a.-b.) The proposed development will not accelerate the substantial deterioration of existing facilities near the subject site. The project is designed to provide a pedestrian path adjacent to the Arroyo Del Valle. The pedestrian path will allow passive recreational use of the open space. Therefore, this would be a ***No Impact.***

16. TRANSPORTATION/TRAFFIC

	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	

Environmental Setting

The subject site is access via Rose Avenue.

Significance Criteria

The impact questions above constitute the significance criteria for this environmental topic. In addition, the project would result in a significant effect if it would:

- Result in a substantial increase in traffic that would cause the corridor or intersection level of service to drop during the peak hour below acceptable level of service (LOS) D, or contribute traffic to intersections where the levels of service are already below D.

Discussion of Checklist Items

a.-g.) The rezoning project itself would not have any impact on the existing transportation pattern; nor would the relocation of the existing home. An analysis concerning the existing and anticipated traffic patterns was prepared during the General Plan update. Under the "Existing plus Baseline Approved" scenario and "Existing plus Baseline Approved plus Rose Avenue Properties" scenario it was found that all of the studied intersections continued to operate at acceptable levels of service with the exception of Main Street/St. John-Ray Street (the General Plan allows intersections within the downtown area to exceed LOS D). The rezoning may result in the development of seven additional single-family homes, which may generate 70 trips daily. The increased number of trips due to future development would not have a significant impact on the existing transportation pattern. However, detailed analysis will be conducted when the PUD development plan is submitted and mitigations such as payment of the traffic fees and/or improvement may be required.

17. UTILITIES AND SERVICE SYSTEMS

	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 of Checklist Items

c.-e.) The rezoning may result in the development of seven new homes. 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. New storm water drainage facilities will be constructed as a part of the new development. For the future new home development, storm water pre-treatment will be required by constructing bio-swales to filter stormwater before it entering the storm system. 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***.

a.-b., f.-g.) The rezoning and relocation of the existing home will not have an impact on the existing utility and service system. Therefore, this would be a ***No 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

Based on these findings, the City of Pleasanton has determined that this project would not have a significant effect on the environment and this project requires preparation of a Negative Declaration.

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[i] California Division of Mines and Geology, Alquist-Priolo Hazard Mapping *www.conserv.ca.gov*