



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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Environmental Checklist Form
Prepared Pursuant to the California Environmental Quality Act (CEQA)

A. PROJECT DESCRIPTION

1. **Project title:** Reclassification of Subject Property from the R-1-L-BE (Single Family Residential, Limited Agricultural Uses, 5 acre MBSA) District to a P-D (Planned Development) District allowing R-1-L-BE uses (Single Family Residential, Limited Agricultural Uses, 2 acre MBSA) and a secondary unit consistent with the Policy for Secondary Units in Rural Residential and Agricultural Areas; Subdivision of Subject Property into two residential parcels of 2.23 and 2.75 acres; Site Development Review for residential construction on the two resulting parcels.

2. **Project location:** Sycamore Road, south side 1,000 feet west of Alisal Street, unincorporated Pleasanton area of Alameda County
Parcel Number: 949 -0007-016-02

3. **Project sponsor's name and address:**
Arash Moradini/Navai Properties, LLC
15400 Winchester Blvd, Bldg #37
Los Gatos, CA 95030

4. **General plan designation:**
Low Density Residential
(1-4 Units per acre)

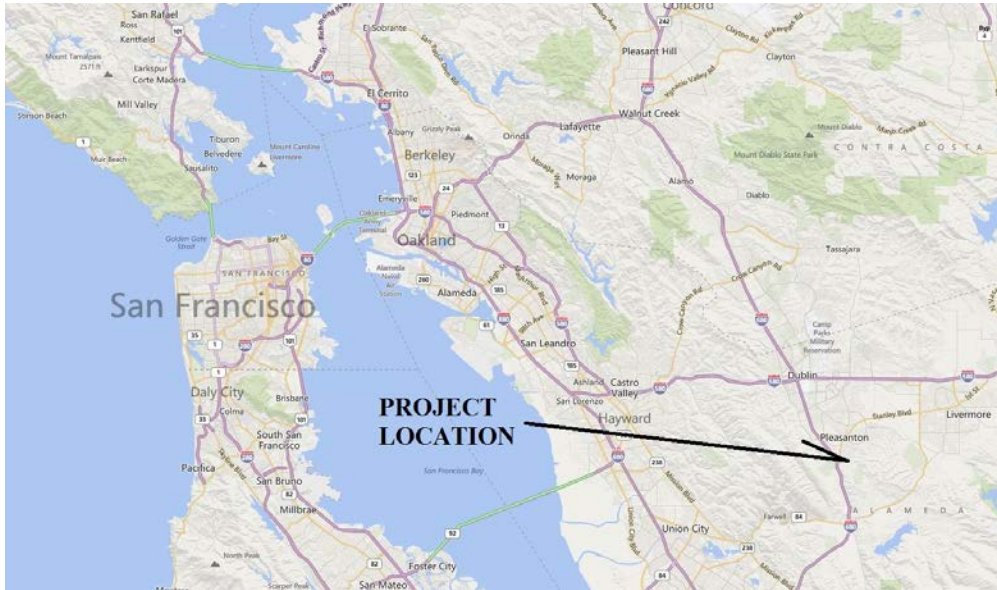
5. **Zoning (Prior):** R-1-L-BE
Zoning (Proposed): PD
(See Description)

6. **Description of project:**
The applicant proposes to reclassify the subject property from the R-1-L-BE (Single Family Residential, Limited Agricultural Uses, 5 acre MBSA) District to a PD (Planned Development) District allowing R-1-L-BE uses (Single Family Residential, Limited Agricultural Uses, 2 acre MBSA) and a secondary unit conforming to the Policy For Secondary Units in Rural Residential and Agricultural Areas; to subdivide the subject property into two parcels of 2.23 and 2.75 acres, and to construct two single family dwellings on the two resulting parcels.

7. **Surrounding land uses and setting:**
Located in an unincorporated area of Pleasanton about 1/2 mile east of Interstate 680, the project site is located on a flag lot with a net area of 4.9 acres and a XX foot frontage on Sycamore. Historically, a walnut orchard was located on the site, which more recently has been used as pasture grazing for horses and goats.

8. Other public agencies whose approval may be required: None

Fig.1 Regional Location of Project



Site Location

Fig. 2



B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Climate Change and Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

C. LEAD AGENCY DETERMINATION:

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.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Aug 18 2014

Date

D. EVALUATION OF ENVIRONMENTAL EFFECTS:

The Environmental Checklist and discussion that follows is based on sample questions provided in the CEQA Guidelines (Appendix G) which focus on various individual concerns within 17 different broad environmental categories, such as air and water quality, biological resources, climate change, cultural resources, land use, public services, noise and traffic (and arranged in alphabetical order). The Guidelines also provide specific direction and guidance for preparing responses to the Environmental Checklist. The sample questions are meant to be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential environmental impacts that are not listed in the checklist must also be considered. The sample questions are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

Each Checklist question requires a “yes” or “no” reply to indicate if the analysis or assessment (or an available reference document) shows that the project will or will not have a potentially significant environmental impact on the subject aspect of the environment. However, there are three possible types of “no” responses, including: “NO: Less Than Significant with Mitigation”, which means that potentially significant impacts would clearly be avoided or reduced to an acceptable level by changes to the project or mitigation measures that the project proponent and the Lead Agency have agreed to; “NO: Less Than Significant Impact”, which means that while there may have been concerns about possible impacts that require analysis, the “threshold of significance” is not exceeded and the impact is not significant; and “NO: No Impact”, which means that for clearly evident reasons documented by a map, reference document, the nature of the project or the setting, the specific kind of environmental impact addressed by the question is not possible or would be nearly insignificant. The following describes in more detail the four different possible answers to the questions in the Checklist, and the types of discussions required for each response:

- a) YES: Potentially Significant Impact. Checked if a discussion of the existing setting (including relevant regulations or policies pertaining to the subject) and project characteristics with regard to the environmental topic demonstrates, based on substantial evidence, supporting information, previously prepared and adopted environmental documents, and specific criteria or thresholds used to assess significance, that the project will have a potentially significant impact of the type addressed by the question.

CEQA requires that if the analysis prompted by the Checklist results in a determination that the project will have one or more potentially significant environmental impacts (and the project proponent does not agree to changes or mitigation measures that would assure the subject impact can be avoided or reduced to less than significant levels, an environmental impact report (EIR) is required. In such instances, the discussion may be abbreviated greatly if the Lead Agency chooses to defer the analysis to preparation of the EIR. However, if the analysis indicates that all such impacts can be avoided or mitigated to less-than-significant levels, a Mitigated Negative Declaration can be prepared and this column will not be used for any question.

- b) NO: Less Than Significant With Mitigation. Checked if the discussion of existing conditions and specific project characteristics, also adequately supported with citations of relevant research or documents, determine that the project clearly will or is likely to have particular physical impacts that will exceed the given threshold or criteria by which significance is determined, but that with the incorporation of clearly defined mitigation measures into the project, that the project applicant or proponent has agreed to, such impacts will be avoided or reduced to less-than-significant levels.

- c) NO: Less Than Significant Impact. Checked if a more detailed discussion of existing conditions and specific project features, also citing relevant information, reports or studies, demonstrates that, while

some effects may be discernible with regard to the individual environmental topic of the question, the effect would not exceed a threshold of significance which has been established by the Lead or a Responsible Agency. The discussion may note that due to the evidence that a given impact would not occur or would be less than significant, no mitigation measures are required.

- d) **NO: No Impact.** Checked if brief statements (one or two sentences) or cited reference materials (maps, reports or studies) clearly show that the type of impact could not be reasonably expected to occur due to the specific characteristics of the project or its location (e.g. the project falls outside the nearest fault rupture zone, or is several hundred feet from a 100-year flood zone, and relevant citations are provided). The referenced sources or information may also show that the impact simply does not apply to projects like the one involved. A response to the question may also be "No Impact" with a brief explanation that the basis of adequately supported project-specific factors or general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a basic screening of the specific project).

The discussions of the replies to the Checklist questions must take account of the whole action involved in the project, including off-site as well as on-site effects, both cumulative and project-level impacts, indirect and direct effects, and construction as well as operational impacts. Except when a "No Impact" reply is indicated, the discussion of each issue must identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance, with sufficient description to briefly explain how they reduce the effect to a less than significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D) of the Guidelines). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
- b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

1. AESTHETICS Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant with Mitigation	NO: Less Than Significant Impact	NO: No Impact
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

Setting:

The project site is located in Alameda County, California, about ½ mile directly east of Interstate 680 and 1,000 feet west of Alisal Street on the south side of Sycamore Road, in an unincorporated area of Pleasanton. The Pleasanton Ridge is west and opposite Interstate 680 from the project site. These two ridges define the viewshed in the proposed project area, which is subject to the goals, objectives and policies of the East County Area Plan (ECAP). Among the priorities of the ECAP is the preservation of highly sensitive hillside or canyon sites as open space.

Scenic Vistas

Would the Project:

a) Have a substantial adverse effect on a scenic vista?

The Project would not have a substantial adverse effect on a scenic vista. The Project site is not located on a protected ridgeline; the nearest protected ridgeline to the Project site is Pleasanton Ridge to the west. The proposed Project would not affect views of this ridgeline. In light of the location and ECAP policies that are applicable to the Project site, the proposed Project’s impact with respect to scenic vistas would be *no impact*.

Scenic Resources

Would the Project:

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no significant scenic resources on the Project site such as rock outcroppings or historic buildings. Trees on the site that will be removed are without historic significance and would not be considered aesthetically valuable. The project would have *no impact* with respect to scenic resources.

Visual Character and Quality

Would the Project:

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Located in a relatively flat area, the Project would not change or substantially degrade the existing visual character of the site and its surroundings. No construction would occur in sensitive areas. The project would have *no impact* in this regard.

Light and Glare

Would the Project:

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Approval of construction on this site would be conditioned on the installation of lighting so that it is directed downward in a manner to avoid impacting neighboring properties and views from all other locations in the area. Therefore, lighting or glare effects of the Project will result in *no impact*.

Mitigation Measures: None

<p>2. AGRICULTURE AND FOREST RESOURCES</p> <p>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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>	YES: Potentially Significant Impact	NO: Less Than Significant with Mitigation	NO: Less Than Significant Impact	NO: No Impact
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?				✗
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✗
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✗
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✗
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?				✗

Setting:

For the subject property, the Project proposes the reclassification to a PD (Planned Development) District, subdivision into two residential parcels, and construction of two residences with secondary units that will conform to the Policy for Secondary Units in Rural Residential and Agricultural Areas. Historically the property has been used for orchard crops, and most recently as pasture and forage for equine and caprine species. The site has a General Plan land use designation of *Low Density Residential*, and is currently classified into the “R-1-L-BE” (Single Family Residential, Limited Agricultural Uses, 5 acre MBSA) District, with the Project proposing a reclassification to a Planned Development District allowing “R-1-L-BE” uses, 2 acre MBSA, and secondary units consistent with the Policy for Secondary Units in Rural Residential and Agricultural Areas.

Impacts: The Project would have no effect on agricultural or forestry resources.

Convert Farmland or Williamson Act Conflict

Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project site is not currently farmed, designated as Farmland by the California Department of Conservation, or under a Williamson Act contract. There would be *no impact* related to the potential loss of farmland or conflict with Williamson Act procedures.

Potential Rezoning and/or Loss of Forest or Timberland to Non-Forest Use

Would the Project:

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) or
- d) Result in the loss of forest land or conversion of forest land to non-forest use?

The Project site is not designated forest land or timberland, nor is it currently forested or used for forest resource purposes. There would be *no impact* related to the potential loss of forest or timber resources.

Other Changes That Could Result in Farmland Conversion

Would the Project:

- 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 or conversion of forest land to non-forest use?

Most recently used for pasture and grazing, the subject property is not farmed nor used for forestry. The Project would not involve any other changes that could result in conversion of farmland to a nonagricultural use or forest to non-forest use. There would be *no impact* related to conversion of farmland.

Mitigation Measures: None

3. AIR QUALITY 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:	YES: Potentially Significant Impact	NO: Less Than Significant with Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✗
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✗
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)?			✗	
d) Expose sensitive receptors to substantial pollutant concentrations?				✗
e) Create objectionable odors affecting a substantial number of people?				✗

Setting:

The Project proposes for the subject 4.9 acre property the reclassification to a PD (Planned Development) District allowing “R-1-L-BE” (Single Family Residential, Limited Agricultural Uses, 2 acre MBSA) uses, subdivision into two residential parcels, and construction of two residences with secondary units that consistent with the Policy for Secondary Units in Rural Residential and Agricultural Areas.

Impacts: The proposed project would have no effect on air quality.

Violate Air Quality Standards

Would the Project:

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

During construction, grading and other equipment will exhibit some temporary minimal impact upon air quality. The relatively flat property will require minimal grading, although some emissions will be generated by equipment used for this activity. Trips will also be required for delivery of materials for the driveways and construction. Once completed, the project, as two residential uses, would have a negligible effect on air quality. The project would have *no impact* in this regard.

The closest receptors are the residents east and west of the project site off Mockingbird Lane and E. Mockingbird Lane, and north on both sides of Sycamore Road.

BAAQMD Best Management Practices: Notwithstanding the lack of impact with regard to air quality, the Project will implement the following Best Management Practices (BMPs) provided with Bay Area Air Quality Management District (BAAQMD) guidance, modified from BAAQMD’s “Basic Construction Mitigation Measures.”

1. All exposed surfaces (e.g., parking areas, staging areas, graded areas, and access roads) shall be watered or covered with applied approved palliative at least twice daily and especially during clearing and grading. Additional watering on windy or hot days would be required to further reduce dust emissions.
2. All vehicle speeds on unpaved roads shall be limited to 20 mph.
3. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]).
4. All non-electric powered equipment will maintain BAAQMD permits for diesel emissions.
5. There shall be a specific designee charged with the oversight of the Dust Control and Air Quality Program. This person shall respond and take corrective action to complaints within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The Project during the construction phase is assumed to have operational emissions below threshold levels and would be considered less than significant without further quantification.

Sensitive Receptors

Would the Project:

- d) Expose sensitive receptors to substantial pollutant concentrations?

The Project site is located off Sycamore Road in the unincorporated Pleasanton area of Alameda County. This area is characterized by low density residential and limited agricultural uses, with higher density single family residential uses within the City of Pleasanton to the west. There are no schools, hospitals, elderly care facilities or similar type of land use in the vicinity of the Project site that would typically attract sensitive receptors. During construction, the project proponent will implement BAAQMD's control measures for emissions management, as listed above. Therefore, there would be *no impact* upon sensitive receptors.

Objectionable Odors

Would the Project:

- e) Create objectionable odors affecting a substantial number of people?

The proposed use should not generate objectionable odors. Paving and other materials used during the construction phase may generate transient odors that should be minimal and fleeting. Therefore, there would be *no impact* associated with the Project's potential to create objectionable odors affecting a substantial number of people.

Mitigation Measures: None

<p>4. BIOLOGICAL RESOURCES Would the project:</p>	<p>YES: Potentially Significant Impact</p>	<p>NO: Less Than Significant With Mitigation</p>	<p>NO: Less Than Significant Impact</p>	<p>NO: No Impact</p>
<p>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 Wildlife or U.S. Fish and Wildlife Service?</p>		<p>✗</p>		
<p>b) Have a substantial adverse effect on any riparian, aquatic or wetland habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</p>				<p>✗</p>
<p>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?</p>				<p>✗</p>
<p>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?</p>				<p>✗</p>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>				<p>✗</p>
<p>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?</p>				<p>✗</p>
<p>g) Result in conversion of oak woodlands that will have a significant effect on the environment?</p>				<p>✗</p>

Setting:

Most recently, the 4.9-acre property has been used for pasture and forage for horses and goats. There are about 25-30 walnut trees remaining on site from the historic walnut orchard. Field site visits conducted for the project biological assessment prepared detected eleven wildlife species but no special status plant or animal species.

No aquatic features, streams, or associated riparian areas or species were observed on the property.

Biological resources in the Project area include common plant and animal species, and special-status plants and animals as designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), National Marine Fisheries Service (NMFS), and other resource organizations, including the California Native Plant Society. Biological resources are protected under the federal and state Endangered Species Act, and additional regulations described below.

The Federal Endangered Species Act (ESA) protects fish and wildlife species and their habitats that have been identified by the USFWS or the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA Fisheries) as threatened or endangered. Endangered refers to species, subspecies, or distinct population segments that are in danger of extinction through all or a significant

portion of their range. Threatened refers to species, subspecies, or distinct population segments that are likely to become endangered in the near future. A list of special-status species that have been found in the USGS Quadrangle for Niles (Alameda County) is provided in Appendix A of this report.

California implemented the California Endangered Species Act (CESA) in 1984. The Act prohibits the take of endangered and threatened species, but habitat destruction is not included in the state's definition of take. Under CESA, take is defined as an activity that would directly or indirectly kill an individual of a species, but the definition does not include harm or harassment. CDFG administers the act and authorizes take through either Section 2080.1 (for species listed under ESA and CESA) or Section 2081 agreements (except for species designated as fully protected). Regarding rare plant species, CESA defers to the California Native Plant Protection Act of 1977, which prohibits importing rare and endangered plants into California, taking rare and endangered plants, and selling rare and endangered plants. Special-status species, including California protected species, with the potential to occur in the study area are presented in Table 4, below.

While database searches conducted as part of the Biological Assessment preparation generated a list of 36 special-status vascular and non-vascular plant species, only three were determined to be likely to be present on the property. During site visits none of the species with moderate likelihood of frequency, Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), Oregon polemonium (*Polemonium carneum*), and chaparral ragwort (*Senecio aphanactis*) were found. No special-status natural communities were found. No potential wetland features were flagged on database searches nor found during visits to the site.

Special-Status Wildlife and Plant Species

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 Wildlife or U.S. Fish and Wildlife Service?

Plants

No special status plant species were observed on the subject property. The single special status plant species with the potential to occur on the project site based on its known presence in the Pleasanton region and conditions on the property, Congdon's Tarplant (*Centramadia parryi* ssp. *Condonii*) was not detected. The project would therefore have **no impact** with respect to special status plant species. No project mitigation would be required with regard to effects upon special status plant species.

Animals

Four special status animal species (listed below) are documented within 2 miles of the site:

- California tiger salamander (*Ambystoma californiense*)
- California red-legged frog (*Rana draytonii*)
- Alameda whipsnake (*Masticophis lateralis euryxanthus*)
- Pallid bat (*Antrozous pallidus*)

Additionally, the biologists conducting the assessment also evaluated the site for the following:

- Burrowing owl (*Athene cunicularia*)
- Loggerhead shrike (*Lanius ludovicianus*)

Study field visits detected none of the above listed species. The existing trees provide nesting habitat for the shrike and a variety of other nesting birds, and cleared ground at several firebreaks would be expected to provide nesting habitat for Killdeer (*Charadrius vociferous*). Should tree removal or other work be planned for the nesting season (March 1 to August 31) a qualified biologist will conduct a preconstruction nest survey of all trees and other suitable nesting habitat, no more than 14 days prior to the start of work. Should the survey discover the presence of nesting birds, a buffer of 50 feet shall be established around the nesting area until the young have fledged.

Impact Bio-1: **Project construction activities could result in harm to special status animal species including the California loggerhead shrike and other nesting birds that could be present.** No direct evidence of any nesting birds was found but work undertaken during the nesting season (March 1 to August 31) could disrupt nesting behavior. Such impacts would be considered *potentially significant*.

Recommendations in the report by LSA Associates, Inc form the basis of Mitigation Bio-1, below.

Mitigation Bio-1: **Avoidance and Minimization Measures.** Prior to tree removal or other work planned for the time period between March 1 and August 31, The Project applicant shall, no more than 14 days prior to the start of work, engage a qualified biologist to conduct a preconstruction nest survey of all trees and other suitable nesting habitat. Should the survey discover the presence of nesting birds, a buffer of 50 feet shall be established around the nesting area until the young have fledged.

Riparian Habitat/Sensitive Natural Communities/Wetlands/Waters of the US

Would the Project:

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations; or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- 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?
- g) Result in conversion of oak woodlands that will have a significant effect on the environment?

There is no riparian habitat or wetlands on the subject property, nor will the project have any effect upon such areas. Tree removal will not result in conversion of oak woodlands, nor have a significant effect upon the environment. With respect to Riparian Habitat and sensitive communities, the proposed project would have *no impact*.

Movement of Species

Would the Project:

- 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?

Though located within a rural residential setting, the subject property is surrounded by residential properties and as determined by site visits and field investigation does not appear to serve as a regional wildlife corridor. Upon the Movement of wildlife the proposed project would have *no impact*.

Local Policies/Tree Ordinance/Conservation Plan

Would the Project:

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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?

The subject property is not within an area described by a Habitat Conservation Plan or other conservation plan. While the project does propose to remove several trees in the vicinity of the building site, there is no tree preservation policy or ordinance that would counter this proposal. The proposed project would not be in conflict with any local preservation policies, or habitat conservation plans, and would therefore have *no impact*.

Mitigation Measures: None

5. CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			x	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				x

Setting:

Emissions that may not be directly associated with adverse health effects are suspected of contributing to “climate change.” This process has occurred in the past as a result of natural processes, but the term finds use in common parlance now to refer to the warming and other changes predicted by computer models to occur as a result of increased emissions of greenhouse gases (e.g., carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, ozone and water vapor). Naturally occurring and anthropogenic-generated (generated by humankind) atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide, are theorized to have a significant effect on global temperatures.

Gases that trap heat in the atmosphere are called Green House Gases (GHG). Solar radiation enters the earth’s atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. GHGs, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth’s surface. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This is known as the greenhouse effect.

Other than water vapor, the GHGs contributing to global warming include the following gases:

- Carbon dioxide, primarily a byproduct of fuel combustion.
- Nitrous oxide is a byproduct of fuel combustion and also associated with agricultural operations, such as fertilization of crops.
- Methane is commonly created by off gassing from agricultural practices (e.g., keeping livestock) and landfill operation.
- Chlorofluorocarbons that were widely used as refrigerants, propellants and cleaning solvents, however their production has been mostly reduced by international treaty.
- Hydrofluorocarbons are now used as a substitute for chlorofluorocarbons in refrigeration and cooling.
- Perfluorocarbons and sulfur hexafluoride emissions are commonly created by industries such as aluminum production and semiconductor manufacturing.

In 2009, the California Natural Resources Agency (Resources Agency) finalized its guidance on GHG emissions and CEQA. Under Senate Bill 97 (Chapter 148, Statutes of 2007), the Governor’s Office of Planning and Research (OPR) was required to prepare amendments to the state’s CEQA Guidelines addressing analysis and mitigation of the potential effects of GHG emissions in CEQA documents. The legislation required the Resources Agency to adopt the amended Guidelines by 2010. The CEQA Guidelines Amendments adopted by the Resources Agency made changes to 14 sections of the Guidelines. This discussion follows those guidelines.

Impacts: The Project would have less than significant effects on climate change and greenhouse gas emissions.

Greenhouse Gas Emissions

Would the Project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction activities emit greenhouse gasses, primarily through consumption of energy for grading and transport. In addition to the minimal amount of grading that will be required for this project, there will be some delivery of bulk materials needed. These requirements fit the character of the relatively small project size.

Post construction, the residential use should exhibit only a very small significant increase in trip generation by vehicles owned by the residents. The scale of the project under consideration is far below the minimum thresholds for consideration when considering greenhouse gas emissions. The impact from the project upon greenhouse gas emissions would be considered *less than significant*.

Greenhouse Gas Reduction Plan Consistency

Would the Project:

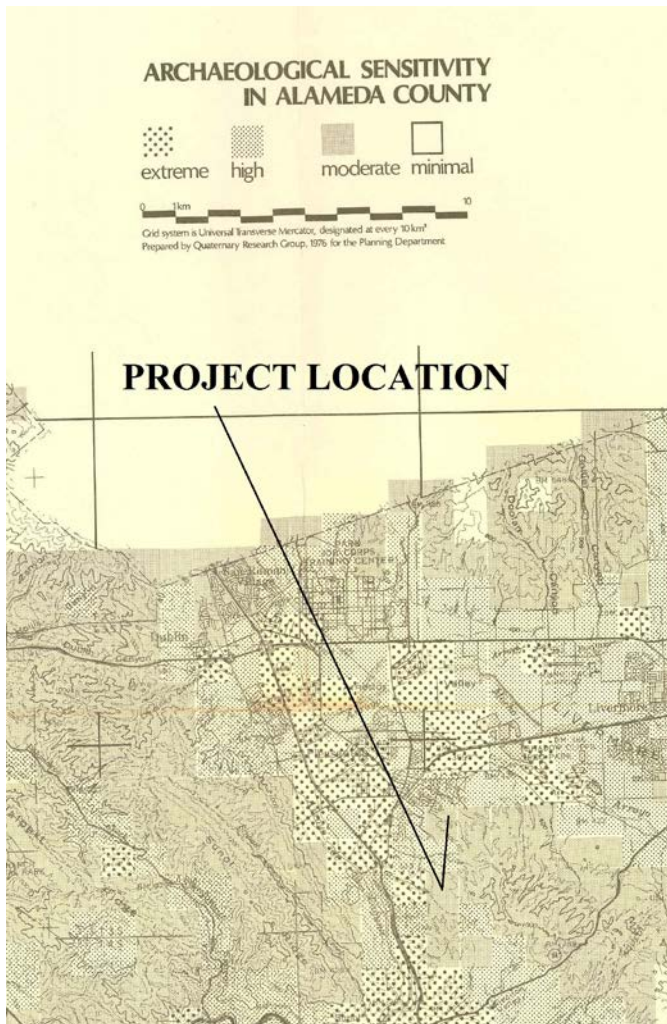
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

There would be a short term impact from Construction-related activities, however the small project size, with the implementation of the “Basic Construction Mitigation Measures” provided by the Bay Area Air Quality Management District (BAAQMD), the contribution of GHG emissions should be kept to a minimum. Therefore, the impact from the project related to potential conflicts with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas would be *No Impact*.

Mitigation Measures: None

<p>6. CULTURAL RESOURCES Would the project:</p>	<p>YES: Potentially Significant Impact</p>	<p>NO: Less Than Significant W/with Mitigation</p>	<p>NO: Less Than Significant Impact</p>	<p>NO: No Impact</p>
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?</p>				<p>✗</p>
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?</p>		<p>✗</p>		
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>		<p>✗</p>		
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>		<p>✗</p>		

Fig. 3 - Project area with respect to Sensitive Cultural Sites in Alameda County



Setting:

Having been used historically as a walnut orchard, the subject property was subject to a certain amount of planting preparation, and furrowing and shallow tilling during the economic life of the orchard. Additionally, the project location places it in an area of “moderate” archaeological sensitivity (*Archaeology in Alameda County: A Handbook for Planners*, 1976) third highest on a four part scale that ranges from “minimal” and “moderate” to “high” and “extreme”. For the level of sensitivity noted, it is unlikely that excavation work performed on the site might unearth important archaeological or historical remains that were previously undiscovered. However, it is appropriate to include measures for the applicant to undertake in the event of the uncovering of resources.

Historical Resources

Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

There are no structures on the disturbed site, and no historical record of such.

Therefore, this impact is considered to be *no impact*.

Archaeological & Paleontological Resources and Human Remains

Would the Project:

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

A significant impact would occur if ground-disturbing activities (eg grading, excavation, etc) associated with project construction would disturb, damage, or destroy previously unknown buried prehistoric or historic features and deposits that could be considered significant resources.

Minimal grading and site preparation is proposed for the approximate 5-acre site, however the disturbance of remains or other resources remains a possibility. Accordingly, staff has determined that the project may result in a *potentially significant* impact on archaeological resources.

Impact Cultural-1: Disturbance of Unidentified Archaeological or Paleontological Prehistoric Resources. Due to the location of the project, there is a possibility that buried archaeological resources may be discovered and/or disturbed during grading and related construction activities. Site preparation, grading, and construction activities could adversely impact previously undiscovered paleontological or archaeological resources. This is a *potentially significant* impact.

Implementation of the following mitigation measure would reduce potential impacts to undiscovered archaeological resources to a *less-than-significant* level under CEQA.

Mitigation Measures

Cultural-1a: Pre-Construction Site Investigation. The project applicant or proponent shall provide for a pre-grading site investigation by a qualified archaeological investigator to evaluate the potential for archaeological or other historical or cultural resources on the property, including at least one subsurface trench to sample soil materials. The site investigation shall provide recommendations for procedures to be taken, which may include further site investigation, extraction of archaeological or paleontological resources. In the event of any discovery of archaeological or cultural resources, the archaeologist shall comply with the following procedures, or as required by CEQA Guidelines Section 15064.5(e):

- If the remains are of Native American origin, the Applicant must notify the California Native American Heritage Commission or the most likely descendants or representatives designated by that Commission;
- The County Coroner and the most likely descendants or their representatives shall reach an agreement regarding either onsite reburial of the remains or other arrangements for their disposition;
- If the archaeologist determines that the human remains, artifacts or other materials are potentially significant, the archaeologist must record, recover, retrieve, and/or remove any archaeological materials and comply with the requirements;
- The archaeologist must study any archaeological resources found on-site and publish data concerning these resources;
- If the archaeologist determines the material to be of a paleontological nature, i.e., from prehistory, he or she shall refer the investigation to a qualified paleontologist;
- The archaeologist shall provide a copy of documentation of all recovered data and materials found on-site to the regional information center of the California Archaeological Inventory (CAI) for inclusion in the permanent archives, and another copy shall accompany any recorded archaeological materials and data.
- If any historic artifacts are exposed, the archaeologist shall record the data and prepare a report to be submitted to the Northwest Information Center (NWIC) or other appropriate venue. At the completion of work, the archaeologist shall submit a summary of findings to the Planning Director for review and for the final record.

Cultural-1b:

Construction Crew Cultural Resource Training. Prior to the beginning of construction, the applicant shall engage a qualified professional archaeologist to conduct a cultural resources training session for construction crew members. Information should be provided to construction personnel about the legal requirements relating to the discovery of buried cultural resources or buried human remains, as well as information useful in identifying historic and prehistoric cultural material, and the procedures to follow should cultural resources or buried human remains be encountered during project excavations.

Cultural-1c:

Observation During Ground-Disturbing Activities. If the consulting archaeologist considers it necessary or appropriate, he or she shall be present during all preliminary grading or excavation work to observe soil materials being removed or excavated or respond to any discovery of human or cultural resource remains discovered by construction crews. In the event of any discovery of such resources, the archaeologist shall follow the procedures outlined in Mitigation Measure **Cultural-1a**.

Cultural-1d: Halt Construction Activity, Evaluate Remains and Take Appropriate Action. Section 7050.5(b) of the California Health and Safety code will be implemented in the event that human remains, or possible human remains, are located during Project-related construction excavation. Section 7050.5(b) states:
In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie

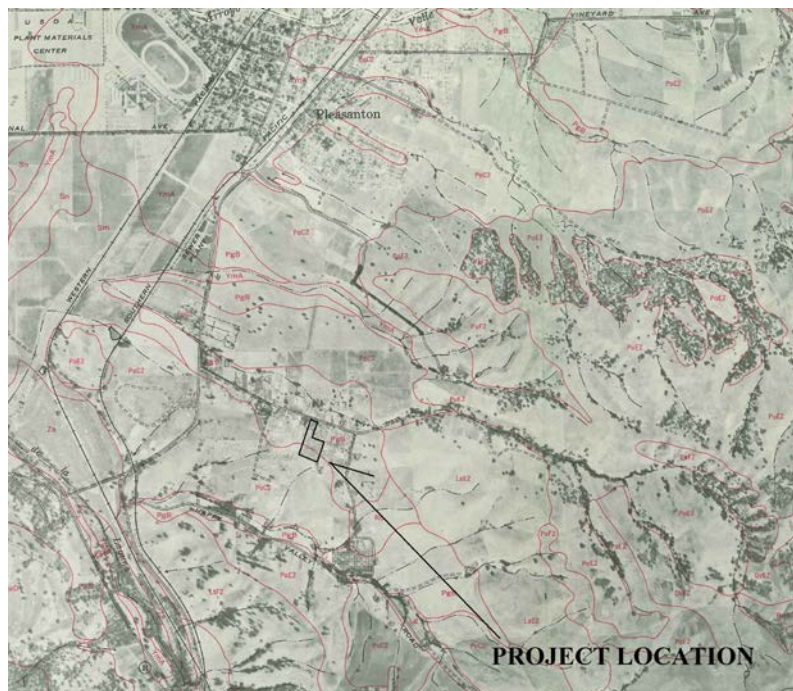
adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the Native American Heritage Commission within 24 hours. The Commission has various powers and duties, including the appointment of Most Likely Descendant (MLD) to the Project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.

Implementation of mitigation measures Culture-1a, 1b, 1c and 1d will reduce the impacts associated with possible disturbance of currently unidentified prehistoric or historic archaeological resources at the project site to a level of *less than significant*.

7. GEOLOGY AND SOILS Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
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

Fig. 4 - Project site with respect to Alameda County Soils Classification Map



Setting:

Situated off Sycamore Road in an unincorporated area of Pleasanton, the study site is about 500 feet southwest from the closest mapped traces of the Pleasanton Fault (part of the Calaveras Fault system) and almost one mile east from the main Calaveras Fault. The site is also located more than 10 miles east of the Hayward Fault. Review of geologic maps found no known active or inactive faults crossing or projecting toward the subject site.

As indicated in the Project description, the Project site has been used most recently for grazing. There are no structures or evidence of historical construction activity. According to the Soil Survey (USGS, 1966) on-site soils consist of Pleasanton gravelly loam on the northern part of the parcel and Positas gravelly loam to the south. For both soil types, erosion hazard is slight to moderate.

For the proposed project a geotechnical report was prepared by Visha Consultants. Recommendations made in this report include the location of stormwater bioretention areas no closer than 30 feet from any building footprint, and the removal from within 5 feet of any building footprint any trees, together with root systems.

The California Legislature passed the Alquist-Priolo Earthquake Fault Zoning Act in 1972 to mitigate the hazard of surface faulting to structures for human occupancy (CDMG, 1997). The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act addresses only the hazard of surface fault rupture and is not directed toward other earthquake hazards. Local agencies must regulate most development in fault zones established by the State Geologist. Before a project can be permitted in a designated Alquist-Priolo Earthquake Fault Zone, the city or county with jurisdiction must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active or potentially active faults. The project under consideration is not proposed for a site within an Alquist-Priolo Earthquake Fault Zone.

Exposure to Fault Rupture and Seismic Ground Shaking

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§2690 et. seq.?
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?

As found in the project geotechnical report, The risk of fault rupture, seismicity and impacts associated with liquefaction at the site are low to very low and therefore considered to be ***no impact***.

Landslides

Would the Project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - iv) Landslides?

The project site and surrounding area is flat. The property is located outside of areas of earthquake induced landslides. The risk of landslides at the project site is low to very low and therefore considered to be ***no impact***.

Soil Erosion, Loss of Topsoil, Unstable and Expansive Soils

Would the Project:

- b) Result in substantial soil erosion or the loss of topsoil?

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of roadway improvements, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2006, as it may be revised), creating substantial risks to life or property?
- 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?

The natural soils on the Project site (see **Figure 8**, Soils) are predominantly Pleasanton Gravelly loam (3 to 12 percent slopes) with Positas Gravelly loam (2 to 20 percent slopes, eroded) located south of the site. Traditionally suited to dryland farming and irrigated pasture, both soil types exhibit slight to moderate erosion hazard (*Soil Survey*, 1966). Given the relatively flat nature of the project site, soil erosion is not expected to be a problem. The risk of soil erosion at the project site is low to very low and therefore considered to be *no impact*.

Mitigation Measures: None

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✗
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?				✗
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
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?				✗
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?				✗
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?				✗
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
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?				✗

Setting:

The site of the proposed project is located off Sycamore Road in the unincorporated area of Pleasanton, about 1/2 mile directly east of Interstate 680.

Impacts: The Project would have no effect on hazards or hazardous materials.

Public Hazard Through the Routine Use of, or Resulting From Accidental Release of Materials

Would the Project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?

The Project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials; nor would it result in a public hazard resulting from accidental release of hazardous materials.

Hazards Near Schools

Would the Project:

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

There are no schools within a quarter mile of the Project site. As discussed above, the proposed use would not involve the handling or transportation of significant amounts of hazardous materials. There is *no impact* in this regard

Hazards From a Listed Hazardous Site

Would the Project:

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?

There is no record for the subject property as a listed hazardous site. There is *no impact* in this regard

Proximity to Airport Plan or Private Air Strip

Would the Project:

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?

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?

The Project site is not located within an airport land use plan or within two miles of a public or private use airport. There is *no impact* in this regard.

Emergency Response

Would the Project:

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

None of the Project's proposed activities or proposed uses would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Project construction and use would not impair the implementation of or physically interfere with an adopted emergency response or evacuation plan. Therefore, there would be *no impact*.

Wildland Fire Hazards

Would the Project:

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?

The project design and construction meets current Fire safety codes and has received conditional approval from the Alameda County Fire Marshal. There is *no impact* in this regard.

Mitigation Measures: None

<p>9. HYDROLOGY AND WATER QUALITY Would the project:</p>	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Violate any water quality standards, conflict with water quality objectives, fail to meet waste discharge requirements, significantly degrade any surface water body or groundwater, or adversely affect the beneficial uses of such waters, including public uses and aquatic, wetland and riparian habitat?				<input checked="" type="checkbox"/>
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)?				<input checked="" type="checkbox"/>
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 (i.e. within a watershed)?				<input checked="" type="checkbox"/>
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 (e.g., due to increased impervious surfaces) in a manner which would result in flooding on- or off-site (i.e. within a watershed)?				<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems due to changes in runoff flow rates or volumes?				<input checked="" type="checkbox"/>
f) Result in a significant increase in pollutant discharges to receiving waters (marine, fresh, and/or wetlands) during or following construction (considering water quality parameters such as temperature, dissolved oxygen, turbidity, and typical stormwater pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?				<input checked="" type="checkbox"/>
g) Result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act?				<input checked="" type="checkbox"/>
h) 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?				<input checked="" type="checkbox"/>
i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<input checked="" type="checkbox"/>
j) 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?				<input checked="" type="checkbox"/>
k) Inundation by seiche, tsunamis, or mudflow?				<input checked="" type="checkbox"/>

Setting:

The proposed project and project site have been reviewed through the referral process with respect to existing flood hazard maps and Federal and Statewide regulations pertaining to watercourses and stormwater treatment.

Degradation of Water Quality/Violation of Standards

Would the Project:

- a) Result in a significant increase in pollutant discharges to receiving waters during or following construction?
- f) Result in a significant increase in pollutant discharges to receiving waters (marine, fresh, and/or wetlands) during or following construction (considering water quality parameters such as temperature, dissolved oxygen, turbidity, and typical stormwater pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?
- g) Result in an increase in any pollutant for which a water body is listed as impaired under Section 303(d) of the Clean Water Act?

The project design features stormwater bioretention facilities scaled for the new impervious surface. During development, the project will follow Best Management Practices (BMPs) with respect to the retention of stormwater pollutants. There is *no impact* in this regard.

Groundwater Supplies and Recharge

Would the Project:

- 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Once established, the residential uses proposed for the project site will utilize water service from the City of Pleasanton and will not use wells for domestic water consumption. There is *no impact* in this regard.

Alteration of the Existing Drainage Pattern

Would the Project:

- 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?

The project proposes no watercourse alteration. There is *no impact* in this regard.

Exceed Storm Drainage Capacity and Flooding

Would the Project:

- d) Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems due to changes in runoff flow rates?
- h) 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?
- i) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- j) 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?
- k) Inundation by seiche, tsunami, or mudflow?

As discussed previously, the project bioretention facilities have been sized to accommodate stormwater from the new impervious surfaces. As designed the project will not increase the rate or amount of surface

runoff to create on- or off-site flooding. Evaluated during the referral process, the subject property is not within a 100-year flood hazard area. There is *no impact* in this regard.

Mitigation Measures: None

10. LAND USE AND PLANNING Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Physically divide an established community.				✗
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?				✗
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✗

Setting:

The East County Area Plan (ECAP), a portion of the General Plan, provides goals and policies for this area. The project site is within the Low Density Residential Land Use Designation, which allows for residential uses. The proposed Planned Development zoning classification (designated as “PD”), allowing “R-1-L-BE” uses and a 2 acre MBSA allowing for single family uses with secondary unit conforming to the Policy for secondary units in rural and agricultural areas, would be consistent with this land use designation. The requirement for Site Development Review for residential development would be satisfied through the current proposal. While the proposal would require rezoning approval, neither a change of land use designation nor a General Plan Amendment would not be needed to accommodate this project.

Impacts: The project would have no effect on land use or planning.

Physical Division of Community/Land Use Compatibility

Would the project:

- a) Physically divide an established community?

The proposed project would not divide an established community. This small residential project will be located within an area of rural residential uses. Therefore, there is *no impact* in this regard.

Land Use Plan or Policy Conflict

The 4.9 acre subject property is located within an area under the Low Density Residential Designation. This unincorporated area is characterized by rural residential uses off Sycamore Road and Alisal Street, with higher density residential uses within the City of Pleasanton located to the west of the project. Under the ECAP, the General Plan Land Use Designation is Low Density Residential. This designation allows for a minimum parcel size of 100 acres, with a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres.

Would the project:

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

General Plan Policies: The ECAP provides for residential uses. For each parcel, the ECAP allows for a maximum residential development intensity of 12,000 square feet. The project as proposed is consistent with this limitation. The project proposes this use, consistent with all land use policies in force and effect.

Specific Plan Policies: The Happy Valley Specific Plan, adopted by the Pleasanton City Council in 1998, provides comprehensive development guidelines for an 860-acre area that includes the subject property and vicinity. The Project site lies within the Plan Greater Happy Valley Semi-Rural Density Residential Subarea, with the designation PUD-SRDR. The Plan provides for properties with this designation a maximum density of one principal residence per two acres. As such the proposed reclassification of the subject property to a Planned Development District with a 2-acre MBSA would be consistent with Specific Plan policies.

Zoning District: The proposed zoning classification for the property would be to a PD (Planned Development) District allowing those uses consistent with the “R-1-L-BE” District, a 2 acre Minimum Building Site Area, and a secondary unit conforming to the Alameda County Policy for Secondary Units in Rural and Agricultural Areas. The proposed zoning district would be consistent with the General Plan Land Use Designation as well as the Happy Valley Specific Plan.

Summary: The proposed land use is compatible with the land use designation and specific plan, and the proposed zoning classification would allow for the uses proposed. Therefore there is **no impact** with respect to potential conflicts with applicable land use plans, policies, or regulations.

Conservation Plan

Would the project:

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Policies within the ECAP promote the preservation of ridgelines and the rural character of the Canyonlands area. Evaluation of the project is informed by the policies of the Eastern Alameda Conservation Strategy (EACCS). The project proposes no development of a ridgeline area, and is consistent with the rural residential character of the surrounding area. There is **no impact** with respect to project conflicts with any applicable habitat conservation plan or natural community conservation plan.

Mitigation Measures: None

<p>11. MINERAL RESOURCES Would the project:</p>	<p>YES: Potentially Significant Impact</p>	<p>NO: Less Than Significant With Mitigation</p>	<p>NO: Less Than Significant Impact</p>	<p>NO: No Impact</p>
<p>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?</p>				<p>✗</p>
<p>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?</p>				<p>✗</p>

Setting:

Setting:

The East County Area Plan (ECAP) does not identify any regionally or locally-important mineral resources on the proposed Project site or within the vicinity.

Mineral Resources

Would the Project:

- a) Result in the loss of availability of a known mineral resource?
- b) Result in the loss of availability of a locally important mineral resource?

The geology and soils at the site do not indicate the potential for valued mineral resources to be present. The small size of the project would have a negligible effect upon any use of locally available mineral resources. Therefore, there is ***no impact*** in this regard.

Mitigation Measures: None

12. NOISE Would the project result in:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
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

Setting:

The existing land use at the project site and the surrounding area is rural in nature, with most common noises regularly associated with agricultural and residential activities. There are no schools, hospitals or other sensitive receptors within the Project vicinity.

Construction and Operational Noise or Vibration

Would the Project:

- a) Result in exposure of persons to or generation of noise levels in excess of local standards?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) Result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?
- d) Result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Grading and construction activities will be regulated by permit conditions consistent with and informed by the Alameda County Noise Ordinance. Noise disturbances created during construction will be minimized by the adherence to BMPs included in the permit conditions. Therefore, there is **no impact** in this regard.

Airport or Private Airstrip

Would the Project:

- 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?
- 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?

The site is not located within two miles of a public airport or private airstrip; therefore, there is **no impact**

in this regard.

Mitigation Measures: None

13. POPULATION AND HOUSING Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
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)?				✗
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✗
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✗

Setting:

The Project proposes the reclassification to a PD (Planned Development) District, subdivision into two residential parcels, and construction of two residences with secondary units that will conform to the Policy for Secondary Units in Rural Residential and Agricultural Areas.

Population Inducement

Would the Project:

a) Induce substantial population growth in a manner not contemplated in the General Plan?

No additional homes other than the uses described are proposed for the project area. The design proposes a private access from Sycamore Road, without extension of or improvement to public roads to or on the project site. This effect is considered *No Impact*.

Displacement of Housing and/or People

Would the Project:

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere in excess of that contained in the City’s Housing Element?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City’s Housing Element?

The Project site, in an unincorporated area of Pleasanton in Alameda County, is currently an orchard area has most recently been used for grazing. Therefore the Project would not displace existing housing or people and *no impact* would occur.

Mitigation Measures: None

14. PUBLIC SERVICES 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 following public services:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Fire protection?				✗
b) Police protection?				✗
c) Schools?				✗
d) Parks?				✗
e) Other public facilities?				✗

Setting:

The project proposes residential uses in an unincorporated area of Pleasanton. The Alameda County Fire Department and Sheriff provide services to this area. Castro Valley Unified School District boundaries encompass the study area, and Alameda County Public Works Agency maintains the roadway and public infrastructure. The Alameda County Fire Marshal has conditionally approved the project design.

Public Services

Would the Project:

a) 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 following public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

The small size of the project, adherence to current standards for Fire, Safety, and stormwater retention, are all factors in the determination that the project will have *no impact* in this regard.

Mitigation Measures: None

15. RECREATION Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Setting:

From the subject property, the closest neighborhood park would be Kottinger Community Park, about two miles away. Trail access to the Pleasanton Ridge Regional Park, administered by East Bay Regional Parks District, is also about two miles south of the project site.

Accelerated Physical Deterioration of Facilities

Would the Project:

a) 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?

The small project size and lack of easy access to such facilities from the project site reduce the likelihood that the realization of the proposed construction would result in the accelerated physical deterioration of facilities. Therefore there would be *no impact* in this regard

Effect of New or Expanded Facilities

Would the Project:

b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The project proposes no new construction or expansion of recreational facilities. Therefore there would be *no impact* in this regard.

Mitigation Measures: None

16. TRANSPORTATION Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				x
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				x

Setting:

The Project proposes the reclassification to a PD (Planned Development) District, subdivision into two residential parcels, and construction of two residences with secondary units that will conform to the Policy for Secondary Units in Rural Residential and Agricultural Areas.

Traffic Plans and Congestion Management

Would the Project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

During the construction phase, the proposed Project would realize sequential deliveries of equipment and material, and daily trips by those charged with project execution. Upon completion, the residential uses would exhibit only a negligible increase in area traffic, and would not conflict with any applicable plans, ordinances, policies or congestion management Program related to area traffic circulation or transportation systems. There is *no impact*.

Air Traffic Patterns

Would the Project:

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location which results in substantial safety risks?

The Project proposes no design or activity that would result in a change in air traffic patterns. There is *no impact*.

Site Access, Circulation and Hazards

Would the Project:

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

The project proposes no changes to public roadway layout or design. The proposal for the private driveway serving the residences has been approved by the Fire Marshal, Public Works Agency, and the City of Pleasanton, and upon completion of the Final Map the improvements including with respect to all aspects including grade, width, accessibility, and entrance visibility. There would therefore be *no impact* with regard to circulation and hazards.

Alternative Transportation and Transit

Would the Project:

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project proposes no design or infrastructure other than that needed to serve the two residential uses with secondary units. The entrance to the proposed project would meet current standards for access and visibility. There would therefore be *no impact* with regard to conflict with adopted policies or plans regarding public transit, bicycle, or pedestrian facilities.

Mitigation Measures: None

17. UTILITIES AND SERVICE SYSTEMS Would the project:	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✗
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?				✗
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?				✗
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✗
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?				✗
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✗
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✗

Setting:

The Project proposes the reclassification to a PD (Planned Development) District, subdivision into two residential parcels, and construction of two residences with secondary units that will conform to the Policy for Secondary Units in Rural Residential and Agricultural Areas. The Project proposes to use water and sewer service provided by the City of Pleasanton.

Wastewater Collection, Treatment and Disposal

Would the Project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 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?
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments?

The project will not utilize regionally-provided wastewater collection, treatment or disposal. There would be **no impact** from the project in this regard.

Storm Drainage Facilities

Would the Project:

- 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?

The project will add new impervious surface, the stormwater from which will be managed by an appropriately sized bioretention area, as approved by Alameda County Public Works Agency. The project would have **no impact** in this regard.

Water Supply

Would the Project:

d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

The project will utilize an onsite well for domestic water consumption. The level of consumption from a project of this size indicates that the project would have ***no impact*** in this regard.

Solid Waste Management

Would the Project:

f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and require or result in construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

With the small size of the project there will be ***no impact*** on local landfills' abilities to accommodate the added solid waste burden. This new project will be required to comply with all statutes relating to solid waste, and would have ***no impact*** in this regard.

Mitigation Measures: None

18. MANDATORY FINDINGS OF SIGNIFICANCE	YES: Potentially Significant Impact	NO: Less Than Significant With Mitigation	NO: Less Than Significant Impact	NO: No Impact
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

While no past projects have occurred on the project site, the likelihood of future projects remains low based on constraints, physical, regulatory, and practical, that would prevent additional construction and development beyond the proposed project scope.

Impacts: The Project would have less than significant effects on cumulative impacts, and no impact upon other mandatory findings of significance.

Quality of the Environment

Would the Project:

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?

With the included mitigation measures, the project will have **no impact** with respect to the potential to degrade the quality of the environment or eliminate archaeological resources.

Cumulatively Considerable Impacts

Would the Project:

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.)

The subject property has had no past projects. Any future projects or proposals for the site would require additional environmental review where appropriate. Therefore the project would have **no impact** with respect to Cumulatively Considerable Impacts.

Adverse Effects on Human Beings

Would the Project:

c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No substantial adverse effects on human beings will be caused by environmental effects of the project before during or after completion of construction. The project would have *no impact* with respect to adverse effects on human beings.

E. SOURCES

Alameda County, 1999, *Alameda County Measure D – Save Agriculture and Open Space Lands*, 1999.

Alameda County, 2013. Alameda County General Ordinance Code, *Title 17 Zoning*, as amended to present, 2013.

ECAP, 2002, Alameda County, *East County Area Plan*, 2002.

CEQA, 2013, California, State of, California Environmental Quality Act (CEQA), as amended to present, 2013.

LSA Associates, Inc, *Biological Resources Report Parcel #949-0007-016-02*, November 27, 2013

American Soil Testing, Inc, *Phase I Environmental Site Assessment of Proposed two single family residence Lot 9, Sycamore Road, Pleasanton, California*, February 10, 2014

Visha Consultants, *Geotechnical Investigation Report, Proposed Residential Constructions, Parcel Number 949-0007-016-02, Un-Incorporated Area of Alameda County Near Pleasanton, California*, February 13, 2014

Quaternary Research Group, *Archaeology in Alameda County: A Handbook for planners*, 1976

United States Department of Agriculture Soil Conservation Service, *Soil Survey Alameda Area, California*, 1966

City of Pleasanton Department of Planning and Community Development, *Happy Valley Specific Plan*, Adopted by the Pleasanton City Council, June 16, 1998

F. MITIGATION MEASURES TO BE INCLUDED IN THE PROJECT AND AGREED TO BY THE PROJECT SPONSOR AND ALL SUBSEQUENT PROPERTY OWNERS AND PERMITTEES

The following mitigation measures are required to reduce potentially significant impacts of the proposed project to a “Less Than Significant” or “No Impact” level. These mitigation measures shall be made conditions of approval for the project. For every mitigation measure, the Permittee will be responsible for implementation actions, schedule, funding and compliance with performance standards, unless otherwise stated in the measure.

Bio-1: Avoidance and Minimization Measures. Prior to tree removal or other work planned for the time period between March 1 and August 31, The Project applicant shall, no more than 14 days prior to the start of work, engage a qualified biologist to conduct a preconstruction nest survey of all trees and other suitable nesting habitat. Should the survey discover the presence of nesting birds, a buffer of 50 feet shall be established around the nesting area until the young have fledged and are feeding on their own.

Cultural-1a: Pre-Construction Site Investigation. The project applicant or proponent shall provide for a pre-grading site investigation by a qualified archaeological investigator to evaluate the potential for archaeological or other historical or cultural resources on the property, including at least one subsurface trench to sample soil materials. The site investigation shall provide recommendations for procedures to be taken, which may include further site investigation, extraction of archaeological or paleontological resources. In the event of any discovery of archaeological or cultural resources, the archaeologist shall comply with the following procedures, or as required by CEQA Guidelines Section 15064.5(e):

- If the remains are of Native American origin, the Applicant must notify the California Native American Heritage Commission or the most likely descendants or representatives designated by that Commission;
- The County Coroner and the most likely descendants or their representatives shall reach an agreement regarding either onsite reburial of the remains or other arrangements for their disposition;
- If the archaeologist determines that the human remains, artifacts or other materials are potentially significant, the archaeologist must record, recover, retrieve, and/or remove any archaeological materials and comply with the requirements;
- The archaeologist must study any archaeological resources found on-site and publish data concerning these resources;
- If the archaeologist determines the material to be of a paleontological nature, i.e., from prehistory, he or she shall refer the investigation to a qualified paleontologist;
- The archaeologist shall provide a copy of documentation of all recovered data and materials found on-site to the regional information center of the California Archaeological Inventory (CAI) for inclusion in the permanent archives, and another copy shall accompany any recorded archaeological materials and data.
- If any historic artifacts are exposed, the archaeologist shall record the data and prepare a report to be submitted to the Northwest Information Center (NWIC) or other appropriate venue. At the completion of work, the

archaeologist shall submit a summary of findings to the Planning Director for review and for the final record.

Cultural-1b: Construction Crew Cultural Resource Training. Prior to the beginning of construction, the applicant shall engage a qualified professional archaeologist to conduct a cultural resources training session for construction crew members. Information should be provided to construction personnel about the legal requirements relating to the discovery of buried cultural resources or buried human remains, as well as information useful in identifying historic and prehistoric cultural material, and the procedures to follow should cultural resources or buried human remains be encountered during project excavations.

Cultural-1c: Observation During Ground-Disturbing Activities. If the consulting archaeologist considers it necessary or appropriate, he or she shall be present during all preliminary grading or excavation work to observe soil materials being removed or excavated or respond to any discovery of human or cultural resource remains discovered by construction crews. In the event of any discovery of such resources, the archaeologist shall follow the procedures outlined in Mitigation Measure **Cultural-1a**.

Cultural-1d: Halt Construction Activity, Evaluate Remains and Take Appropriate Action. Section 7050.5(b) of the California Health and Safety code will be implemented in the event that human remains, or possible human remains, are located during Project-related construction excavation. Section 7050.5(b) states:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the Native American Heritage Commission within 24 hours. The Commission has various powers and duties, including the appointment of Most Likely Descendant (MLD) to the Project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.

G. AGREEMENT BY PROJECT SPONSOR

Project Sponsor, acting on behalf of all present and future property owners and Permittees, understands the mitigation measures set forth above and agrees to be bound by them if they are adopted as a result of project approval. Monitoring reports shall be provided to the Planning Director and Director of Public Works at appropriate stages in the development process.

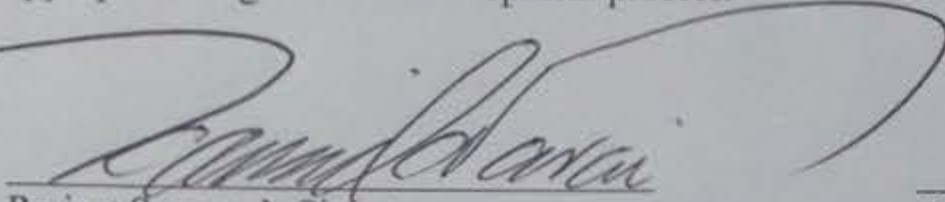
Project Sponsor's Signature

Date

Project Sponsor's Printed Name and Title

G. AGREEMENT BY PROJECT SPONSOR

Project Sponsor, acting on behalf of all present and future property owners and Permittees, understands the mitigation measures set forth above and agrees to be bound by them if they are adopted as a result of project approval. Monitoring reports shall be provided to the Planning Director and Director of Public Works at appropriate stages in the development process.


Project Sponsor's Signature

8/18/14
Date

KAMIL NAVAI Owner
Project Sponsor's Printed Name and Title

November 27, 2013

Arash Moradi
15400 Winchester Blvd., #37
Los Gatos, CA 95030

Subject: Biological Resources Report
Parcel #949-0007-016-02, Alameda County, California

Dear Mr. Moradi:

LSA Associates, Inc. (LSA) has completed a reconnaissance-level biological survey of your above-referenced property (site) in the Pleasanton area of Alameda County. The purpose of the survey was to collect information on existing biological resources on the site and assess potential impacts to such resources resulting from future subdivision and residential development. This letter report summarizes our survey methods and findings.

METHODS

LSA wildlife biologist Matt Ricketts visited the site on November 14, 2013 to assess current habitat conditions and evaluate the site's potential to support special-status plant and/or animal species. Plants, animals, and habitat features observed were recorded in field notes.

To identify special-status species potentially occurring in the vicinity, LSA searched the California Natural Diversity Database (CNDDDB) (CDFW 2013) for records of special-status plant and/or animal species within 2 miles of the site using Geographic Information Systems (GIS) software (ArcGIS 10.1). For the purposes of this report, special-status species are defined as follows:

- Species that are listed, formally proposed, or designated as candidates for listing as threatened or endangered under the federal Endangered Species Act (ESA)
- Species that are listed, or designated as candidates for listing, as rare, threatened, or endangered under the California Endangered Species Act (CESA)
- Plant species assigned to California Rare Plant Ranks 1A, 1B, 2A and 2B
- Animal species designated as Species of Special Concern by the California Department of Fish and Wildlife (CDFW)
- Species that meet the definition of rare, threatened, or endangered under Section 15380 of the California Environmental Quality Act (CEQA) guidelines
- Considered to be a taxon of special concern by the relevant local agencies

RESULTS

Existing Conditions

The site consists of a former walnut orchard that currently serves as grazing land for horses and goats. Herbaceous vegetation in the narrow, northwestern portion of the site off Sycamore Road is largely absent due to grazing but the remainder of the site supports dense annual grassland dominated by wild oat (*Avena fatua*, *A. barbata*), with smaller amounts of ripgut grass (*Bromus diandrus*) and Italian thistle (*Carduus pycnocephalus*). Linear swaths of bare dirt, presumably bladed for fire control, are present throughout the site and support scattered clumps of spiny cocklebur (*Xanthium spinosum*) and tumbleweed (*Amaranthus albus*). Approximately 25-30 walnut trees (*Juglans* sp.) are present on the site. Four native valley oaks (*Quercus lobata*) are present along the eastern site boundary just south of Sycamore Road, it is unclear whether these trees are growing on site or on the neighboring property as they grow between two fence lines (one barbed wire and one aluminum) present along this boundary.

Eleven (11) wildlife species were detected during the survey: turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), northern flicker (*Colaptes auratus*), western scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), yellow-rumped warbler (*Setophaga coronata*), house finch (*Haemorrhous mexicanus*), American goldfinch (*Spinus tristis*), Botta's pocket gopher (*Thomomys bottae*) (burrows) and California vole (*Microtus californicus*) (runways in grass). All of these species are common residents or winter residents (i.e., yellow-rumped warbler) of semi-rural areas throughout the Pleasanton region. Additional common wildlife species likely to occur include Sierran treefrog (*Pseudacris sierra*), western fence lizard (*Sceloporus occidentalis*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), northern mockingbird (*Mimus polyglottos*), California towhee (*Melospiza crissalis*), striped skunk (*Mephitis mephitis*), and northern raccoon (*Procyon lotor*).

Special-status Species

The CNDDDB and LSA's records indicate the occurrence of only four special-status animal species within 2 miles of the site:

- California tiger salamander (*Ambystoma californiense*) – federally and State-listed as threatened under ESA and CESA
- California red-legged frog (*Rana draytonii*) – federally listed as threatened under ESA, California Species of Special Concern
- Alameda whipsnake (*Masticophis lateralis euryxanthus*) – federally and State-listed as threatened under ESA and CESA
- Pallid bat (*Antrozous pallidus*) – California Species of Special Concern

In addition, LSA evaluated the potential for the following species to occur based on the presence of marginal habitat and their known occurrence in the Pleasanton region:

- Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) – California Rare Plant Rank 1B species (rare, threatened, or endangered in California and elsewhere)
- Burrowing owl (*Athene cunicularia*) – California Species of Special Concern

- Loggerhead shrike (*Lanius ludovicianus*) – California Species of Special Concern

Of the above seven (7) species, loggerhead shrike is the only one that has any potential to occur on the site due to the presence of suitable nest sites (walnut trees), perch sites (trees and fence lines), and open habitat (grassland) for foraging. None of the remaining species are expected to occur due to the highly disturbed condition of the site and/or its isolation from higher quality habitat. Congdon's tarplant occurs in disturbed grassland similar to that present on site but we did not observe any tarplant species during the November 14 reconnaissance survey, which occurred during the blooming period for this species (May through November). California tiger salamander (CTS) was observed in 2002 in an old stock pond 0.7 mile northeast of the site (CDFW 2013; Occurrence No. 711), but the presence of intervening residential development acts as a barrier which greatly reduces the possibility that CTS could move from this location onto the site. In addition, there are no suitable aquatic breeding sites (i.e., seasonal pools or stock ponds) north, west, or south of the site toward which CTS would move. California red-legged frog (CRLF) has been observed in a pond within the conservation easement lands of the Callippe Preserve Golf Course approximately 0.75 mile to the east (WRA 2009), but CRLF are not expected to occur on the site due to the same reasons cited above for CTS. Alameda whipsnake is not expected to occur due to the lack of chaparral or scrub on or adjacent to the site. In addition, all of the known whipsnake records in the site vicinity are from the Pleasanton Ridge area west of Interstate 680. There are no known records from the south Pleasanton hills. The site superficially resembles marginal burrowing owl habitat due to the relatively open terrain but the lack of California ground squirrel (*Spermophilus beecheyi*) burrows or other suitable burrow sites renders it unsuitable for regular use. Pallid bats may occasionally forage over the site at night but no potential roost sites (e.g., old buildings, trees with large hollows) are present.

Jurisdictional Waters

We did not observe any aquatic features (i.e., ponds, streams, wetlands, ditches) potentially subject to U.S. Army Corps of Engineers/Regional Water Quality Control Board jurisdiction under Section 404/401 of the federal Clean Water Act during the reconnaissance survey. No streams or associated riparian vegetation under CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code are present on the site.

CONCLUSIONS AND RECOMMENDATIONS

Existing biological resources on the site are limited to old orchard trees (nesting habitat for birds) and common rural-adapted wildlife species. The entire site has been modified by humans and no pre-development plant communities or native trees are present. With the exception of loggerhead shrike, the site does not contain habitat for any special-status plant or animal species nor have any been observed here. No wetlands, streams, ponds, or other aquatic features potentially subject to agency jurisdiction are present.

The old walnut trees provide nesting habitat for common native birds such as mourning dove and western scrub-jay, as well as loggerhead shrike (California Species of Special Concern). Areas of bare ground (e.g., bladed firebreaks) could support nesting killdeer (*Charadrius vociferus*). Although these and many other native species do not have any special regulatory status, the nests of all native birds are protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. If conducted during the nesting season (March 1 to August 31), removal of the existing trees and site grading could result in the destruction of active bird nests. If such activities are

scheduled during the nesting season, a qualified biologist should conduct a preconstruction nest survey of all trees or other suitable nesting habitat in and within 50 feet of the limits of work. The survey should be conducted no more than 14 days prior to the start of work. If the survey determines nesting birds are present, establish buffers around a nest until the young have successfully fledged. In general, buffer sizes of up to 50 feet should suffice to prevent disturbance to small birds nesting in human-modified environments.

With implementation of the above measure, the proposed subdivision and development of the site is not expected to result in significant impacts to any sensitive biological resources.

Please contact me or Matt Ricketts at (510) 236-6810 if you have any questions about our observations or require further information.

Sincerely,

LSA ASSOCIATES, INC.



Malcolm J. Sproul
Principal

REFERENCES

California Department of Fish and Wildlife (CDFW). 2013. California Natural Diversity Database (CNDDDB), Commercial Version dated September 29, 2013. Biogeographic Data Branch, California Department of Fish and Wildlife, Sacramento.

WRA, Inc. 2009. 2008 (Year 5) Wildlife Monitoring Report for Callippe Silverspot Butterfly, California Red-Legged Frog, and California Tiger Salamander: Callippe Preserve Golf Course, Pleasanton, California. Prepared for City of Pleasanton, California. March.