PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, July 23, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at https://www.youtube.com/user/TheCityofPleasanton.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator

2. Actions of the City Council

3. Approve the minutes of June 25, 2025

4. **P25-0244, Kevin Crow/Ballistic United Soccer Club (BUSC), 4501 Pleasanton Avenue -** Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds located at 4501 Pleasanton Avenue

5. **P22-0902, Jonathan James/William Wood Architects, 1991 Dublin Canyon Road -** Consideration of adoption of the Initial Study/Mitigated Negative Declaration prepared under California Environmental Quality Act (CEQA) Guidelines and approval of a Design Review application for the construction of an approximately 6,445-square-foot restaurant with on- and off-site improvements located at 1991 Dublin Canyon Road (APN 941-1710-10-1)

MEETING OPEN TO THE PUBLIC

6. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

7. **Continued from May 28, 2025 - P25-0192, City of Pleasanton, Innovation-based Businesses (IBB) Zoning Text Amendments -** Application to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the C-R(p), I-P, I-G, O, PUD-C (Johnson Drive Economic Development Zone), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

8. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

9. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 23, 2025
Item 1

SUBJECT: Actions of the Zoning Administrator

P25-0228, David Ford/All Sign Services
Application for Sign Design Review to remove two existing, non-illuminated, wall signs and a monument sign tenant panel and install two new, non-illuminated, wall signs and a monument sign tenant panel for Big Brand Tire and Service located at 3687 Old Santa Rita Road.

Approved. Appeal period expires August 20, 2025. *(Eric Luchini 931-5612*)

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 23, 2025
Item 2

SUBJECT: Actions of the City Council

July 15, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Approve and authorize the City Manager to execute a Professional Services Agreement with TJKM Transportation Consultants, in the amount of $298,343 for the development of the Pleasanton Transportation Safety Action Plan, and approve budget amendments in the Operating Grants Fund for Fiscal Year 2025-2026, for $240,000 in grant revenue and expenditure for the Safe Streets for All Grant

Adopt a resolution approving the Second Amendment to the Affordable Housing Agreement between the City of Pleasanton and Avalon Pleasanton, L.P., for the Avalon Pleasanton residential development, as filed under Case No. PUD-85-08-1D-6M

Receive an update on the Dublin/Pleasanton BART Station Concept Plan project and adopt a resolution approving a Memorandum of Understanding between the City of Pleasanton and the San Francisco Bay Area Rapid Transit District to cooperatively plan for and consider development at and around the BART Station in Pleasanton

Approve the Housing and Human Services Grant Program and the Action Plan for the Use of Community Development Block Grant Program

a. Adopt a resolution approving the allocation of Housing and Human Services Grant Program funds for the Fiscal Year 2025/26 grant funding cycle
b. Approve the 5-Year Consolidated Plan (FY 2025-2029) and the Annual Action Plan (FY 2025-2026) for the use of federal Community Development Block Grant (CDBG) funds

Council approved the consent calendar, as recommended.

PLANNING COMMISSION
REGULAR MEETING MINUTES

Wednesday, July 9, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Wedge led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Commissioners Absent: Commissioner Dave Jagoe

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

   Recommendation: Receive the report.

2. Actions of the City Council

   Recommendation: Receive the report.

3. Approve the meeting minutes of June 25, 2025

   Recommendation: Approve the meeting minutes.

4. **Pulled from the Consent Calendar -** P25-0227, Peter Kuo, 1061 Serpentine Lane, Suite G - Application for a Conditional Use Permit to operate a ceramics studio with a maximum of 30 people on-site at any one time at the facility located at 1061 Serpentine Lane, Suite G.

   Recommendation: Adopt Resolution No. PC-2025-13 approving the application.

Chair Morgan opened the public comment. Public comment was received from Peter Kuo, applicant for Item 4, and Mike Copeland.

Chair Morgan closed the public comment.

Chair Morgan pulled Item 4 from the Consent Calendar for further discussion.

MOTION: It was m/s by Jain/Wedge to approve items 1, 2, and 3 on the Consent Calendar, as recommended. Motion passed by the following roll call vote:

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Ayes: Commissioners Mohan, Jain, Pace, Wedge, and Chair Morgan
Noes: None
Abstain: None
Absent: Commissioner Jagoe

MEETING OPEN TO THE PUBLIC

5. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

6. P24-0596, Application to Amend Vesting Tentative Map 8724 - Application to amend Vesting Tentative Map 8724, a 27-lot subdivision, to split the required approximately 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets at 0 Vineyard Avenue (Site bounded by Thiessen Street, Manoir Lane, Vineyard Avenue and Old Vineyard Avenue Trail), APN: 946-461-900-1

   Recommendation: Adopt Resolution No. PC-2025-14 approving the application.

Associate Planner Emily Carroll presented the item.

Chair Morgan opened the public comment. Public comment was received from Nita Travedi.

Chair Morgan closed the public comment.

MOTION: It was m/s by Pace/Mohan to adopt Resolution No. PC-2025-14, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Mohan, Jain, Pace, Wedge, and Chair Morgan
Noes: None
Abstain: None
Absent: Commissioner Jagoe

7. **Pulled from the Consent Calendar -** P25-0227, Peter Kuo, 1061 Serpentine Lane, Suite G - Application for a Conditional Use Permit to operate a ceramics studio with a maximum of 30 people on-site at any one time at the facility located at 1061 Serpentine Lane, Suite G.

   Recommendation: Adopt Resolution No. PC-2025-13 approving the application.

Senior Planner Eric Luchini presented the item.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

MOTION: It was m/s by Wedge/Mohan to adopt Resolution No. PC-2025-13, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Mohan, Jain, Pace, Wedge, and Chair Morgan
Noes: None
Abstain: None
Absent: Commissioner Jagoe

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

8. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioners Wedge and Mohan attended the July 9, 2025, meeting of the Heritage Tree Board of Appeals.

9. Future Planning Calendar

Planning Manager Melinda Denis provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 8:06 p.m.

_____

Estela Ramirez, Recording Secretary

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Planning Commission Agenda Report

July 23, 2025
Item 4

SUBJECT: **P25-0244**

APPLICANT: Kevin Crow/Ballistic United Soccer Club (BUSC)

PROPERTY OWNER: Alameda County Fairgrounds

PURPOSE: Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds.

LOCATION: 4501 Pleasanton Avenue

GENERAL PLAN: Public Institutional

ZONING: Public & Institutional District

EXHIBITS:
A. Draft Resolution and Conditions of Approval
B. Project Narratives and Plans dated "Received June 13, 2025"
C. Land Use Agreement for the Alameda County Fairgrounds
D. Public Comments
E. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and approve the Conditional Use Permit (CUP) Case No. P25-0244, based on the findings and subject to the conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

Kevin Crow, Executive Director of Ballistic United Soccer Club (BUSC), requests to operate an outdoor Futsal facility at Alameda County Fairgrounds. As stated in the written narrative, BUSC's mission is to support the community and teach life lessons through the great sport of soccer and now Futsal. As proposed, BUSC would offer programs to children, youth and adults. BUSC has signed a 5-year lease agreement with Alameda County Fairgrounds (Fairgrounds) to use an area east of the off-track betting building to set up three outdoor Futsal courts. BUSC proposes to operate its programs from 8 a.m. to 11 p.m. Sunday through Saturday, except for a 35-day period during the Alameda County Fair in June/July and the Scottish Games on Labor Day Weekend. Staff is supportive of the proposed use and finds, as conditioned, the proposed outdoor Futsal courts operated by BUSC are exempt from CEQA and would be consistent with the intent of the General Plan and objectives of the zoning district.

BACKGROUND

The Fairgrounds is located in the City of Pleasanton (City) but is owned by the County of Alameda (County). The Alameda County Agricultural Fair Association acts as the County's agent to hold annual and interim events and activities. On September 10, 1997, an agreement titled *Land Use Agreement for the Alameda County Fairgrounds* (Agreement) was established between the County and the City regarding the land use protocols relating to uses taking place at the Fairgrounds. The Agreement authorizes the County to continue to review and act on land uses that have historically taken place at the Fairgrounds, such as the Alameda County Fair, stables/horse racing training facilities, outdoor amphitheater and grandstands, exhibition halls, etc. New public or private uses at the Fairgrounds are required to obtain approvals from the City. The City has the right to conduct an independent review of a new use proposed at the Fairgrounds. However, the County will issue building permits, if required, followed by inspections. A copy of the Agreement is attached as Exhibit C.

The proposed BUSC operation at the Fairgrounds is a new private use; hence, based on the Agreement, it is subject to the City's review and approval. The proposed BUSC Futsal facility is to operate an outdoor recreation program that includes Futsal training, matches, and tournaments. Staff finds it necessary to process as a CUP and investigate issues and concerns, if any, related to the operation in order to minimize impact. Section §18.124 of the Pleasanton Municipal Code (PMC) requires the Planning Commission's review and approval of a CUP.

SITE AND AREA DESCRIPTION

The Fairgrounds, annexed in the City in 1958, is located on the northeast corner of Bernal Avenue and Valley Avenue, occupying an area of approximately 257 acres. The site is relatively flat. It has a horse racing track and exhibit halls on the east side, an off-track betting facility and driving range on the west side, a trailer park on the north, and parking lots on the south. The Fairgrounds borders Valley Avenue/office and retail uses on the west, Bernal Avenue/retail/residential/City park on the south, Rose Avenue/residential uses on the north, and Pleasanton Avenue/ACE Train and parking on the east.

Figure 1: BUSC lease area location and uses

PROPOSAL

The BUSC outdoor Futsal facility would lease approximately 52,500 square feet of land from the Fairgrounds for its operation. The leased area would be located to the east of the off-track betting building, on the south side of Route 12. Access to the BUSC facility would be directly from Gate 12 of the Fairgrounds, from Valley Avenue. Please see Figure 1 for the lease area location and uses.

Parking and Access

Access to the BUSC Futsal facility would be from Gate 12 of the Fairgrounds. A parking area located between the BUSC facility and the off-track betting building would accommodate parking. Additional parking is available to the immediate south to meet the parking demands during tournament times.

Programs and Schedules

The proposed operation would be Sunday through Saturday from 8 a.m. to 11 p.m., with the facility closed during the Alameda County Fair in June/July and Scottish Games on Labor Day weekend. Please see Table 1 for the program schedules and maximum number of players for each program. BUSC offers the following programs:

- Little Kickers - 2- to 4-year-olds and their parents
- Corporate lunch leagues - For employers to provide employee benefits
- Youth Futsal training and playing leagues - For boys and girls in the tri-valley area
- Adult leagues - BUSC has over 22 adult teams playing Sunday soccer on the grass fields in town. It is expected the adult league will use the facility from 7-11 p.m.
- Tournaments – BUSC is proposing to host three to six tournaments throughout the year. These events will bring in large participation from outside the tri-valley.

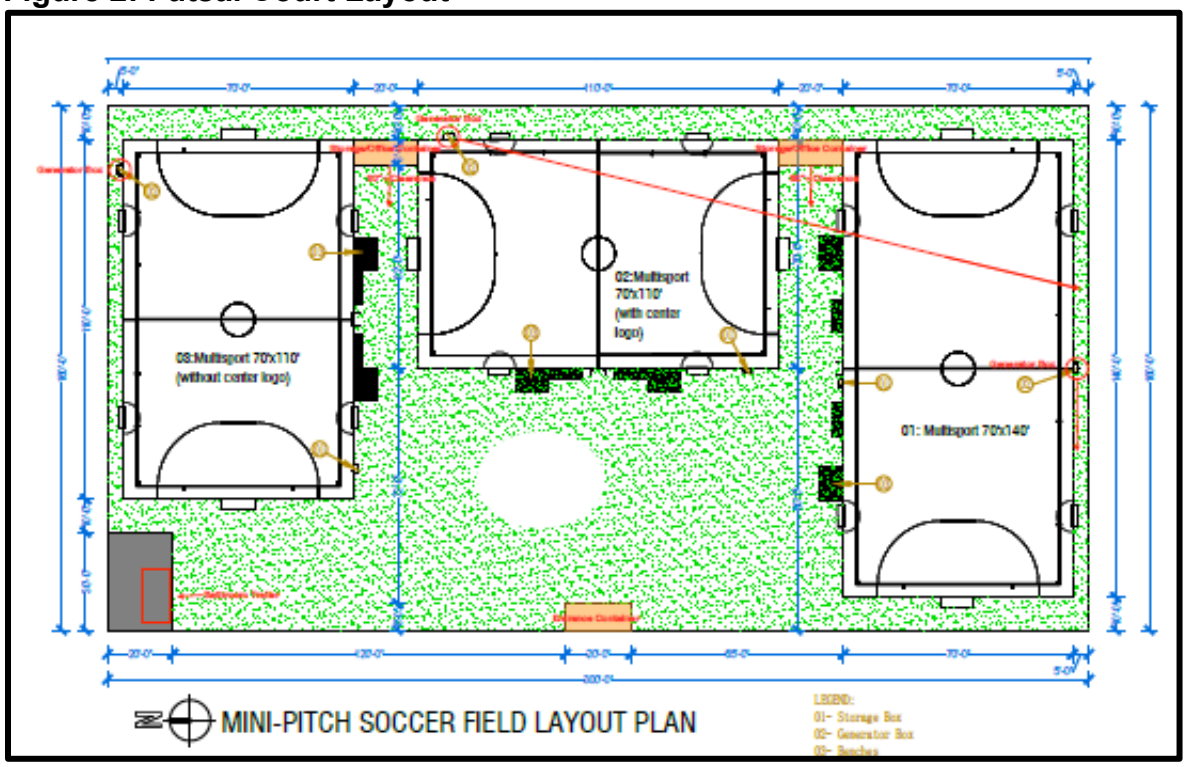
Table 1: Program Schedule

Sunday through Saturday from 8 a.m. to 11 p.m.				
Time	**Program**	**Number of Courts Used**	**Players per Court**	**Maximum number of Players**
9-11 a.m.	Little Kickers	3	20	60
11 a.m.-2 p.m.	Corporate League	3	24	72
4-7 p.m.	Team Training	3	30	90
7-11 p.m.	Adult League	3	24	72
Tournaments	70 players each game			

Outdoor Futsal Facility

Three Futsal courts will be set up, each dimensioned approximately 70 feet by 110 feet. Each court will be equipped with a storage box, a portable generator, and benches for players. A paneled, approximately 7-foot-tall, triple wire mesh fence will be set up at the perimeter of the lease area as well as inside the lease area to divide the courts. The fence will be secured to the pavement. Portable lights would be set up for night activities, powered by the portable generators at each court. Please see Figure 2 for the Futsal Court Layout.

Figure 2: Futsal Court Layout



STAFF REVIEW/ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the PMC and their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

Land Use and Zoning

The Land Use Element of the General Plan designates the subject property as "Public and Institutional." The proposed recreational use is located at the Alameda County Fairgrounds and would be consistent with the goals, programs and policies of the General Plan Community Character Element.

The zoning district for this site is Public and Institutional. The proposed use would be located within the Fairgrounds. There are existing recreational uses at the Fairgrounds, such as the annual Fair, Scottish Games, off-track betting, golf course, etc. The proposed use would be a similar recreational use. Thus, with the established land use between the City and County, if the requested CUP is approved, the proposed Futsal facility would be consistent with the zoning district.

Proposed Operations

The proposed hours of operation are consistent with the existing activities at the Fairgrounds. The location of the proposed facility is away from the existing residential neighborhoods on Rose Avenue, and with easy access to and from Gate 12 and Valley Avenue. Though on-site lights, generators, and a public announcement system would be used during operations, given the distance from residential neighbors, the noise impacts would be minimal. The standard

condition of approval has been included allowing the Planning Commission to modify, mitigate or revoke the CUP if conflicts pertaining to parking, noise, traffic/circulation, or other factors are found.

BUSC is obligated to host two tournaments each year within its league and could also host more if allowed, with a maximum of six tournaments per year. During each tournament, 25-30 teams could participate, each with a roster of 10-12 players. As many as 70 players could be on site at any given time. The Fairgrounds provides ample parking to accommodate the parking demands of players and spectators.

The proposed facility would have two storage containers on site: one would be used as the facility's office, and the other would be used to store equipment, etc. Additionally, fences, lights, etc., would be installed. Per the Agreement, County staff will review and determine if building permits are required. Staff has included a condition of approval to address this item.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within an approximate 1,000-foot radius of the site. Staff has provided the location and notice maps as Exhibit E for reference. Staff received a call from a resident inquiring about the proposed uses and general uses at the Fairgrounds. Staff has also received an email (Exhibit D) in support of the proposal. Staff will continue to update the Commission on public comments.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the CEQA and Guidelines, Section 15301, Existing Facilities, Class 1; Section 15303, New Construction or Conversion of Small Structures, Class 3; and Section 15304, Minor Alterations to Land, Class 4. Therefore, no environmental document accompanied this report.

SUMMARY/CONCLUSION

As stated in the General Plan, "Pleasanton provides numerous opportunities for families and individual community members through activities and special events which appeal to all age groups and bring members of the community into contact with one another." The proposed Futsal facility would not only generate local community interaction but also bring regional activities outside the Fair to the city. Staff finds the proposed recreational use is a great addition to the City and its region.

Primary Author:
Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov

Reviewed/Approved By:
Melinda Denis, Planning and Permit Center Manager/Deputy Director
Kimberly Cilley, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2025-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING A CONDITIONAL USE PERMIT TO BALLISTIC UNITED SOCCER CLUB TO OPERATE AN OUTDOOR FUTSAL FACILITY AT THE ALAMEDA COUNTY FAIRGROUNDS, FILED UNDER CASE NO. P25-0244

WHEREAS, on May 19, 2025, Kevin Crow, on behalf of Ballistic United Soccer Club (BUSC) applied for a Conditional Use Permit (CUP) to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds (Fairgrounds), located at 4501 Pleasanton Avenue (the "Project"); and

WHEREAS, the Property is designated Public Institutional in the City's General Plan; and

WHEREAS, the Property is zoned Public & Institutional (P) District on the City's zoning map; and

WHEREAS, based on the September 10, 1997, *Land Use Agreement for the Alameda County Fairgrounds* between the County of Alameda (County) and the City of Pleasanton (City), the proposed use is not a historical use; thus, it is subject to City's review and approval; and

WHEREAS, pursuant to Sections 15301, 15303 and 15304 of California Environmental Quality Act (CEQA) and Guidelines, the project is categorically exempt from further CEQA review; and

WHEREAS, at its duly noticed public meeting of July 23, 2025, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton that:

Section1. Prior to taking action on the Project, and at a properly noticed public meeting,the Planning Commission reviewed written and oral staff report, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2. With respect to CEQA, pursuant to Guidelines Sections 15301, 15303 and 15304, the Planning Commission finds that the Project is categorically exempt from CEQA and therefore no additional environmental review is required. The subject Property is currently covered in crushed gravel. The proposed futsal facility, which

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includes three new artificial turf fields, lighting and portable generators, and will use the remaining crushed gravel area for parking, involves minor alterations of an existing public facility involving negligible expansion of existing use (15301). The Project is also considered new construction of small facilities (15303). Likewise, it consists of minor alterations in the condition of land which do not involve the removal of healthy, mature scenic trees and has negligible or no permanent effects on the environment (15304).

Section 3. The Planning Commission finds that the Project conforms to all applicable objective standards of the Pleasanton Municipal Code (PMC), zoning ordinance and other adopted standards.

Section 4. With respect to the CUP, the Planning Commission also finds that the Project was reviewed pursuant to the following findings set forth in Section 18.124.070 of the PMC:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

One of the primary concerns in reviewing a CUP application is the effect of the proposed use on surrounding uses. The Land Use Element of the General Plan designates the subject property as “Public Institutional.” The zoning for the project site is P (Public & Institutional) District. Additionally, there is a land use agreement between the County and City regulating review protocol on uses taking place at Fairgrounds.

Based on the Goal and Program in the Community Character Element of the 2005-2025 General Plan, and the land use agreement, the proposed use would provide opportunities for families and individual community members through activities and special events and bring members of the community into contact with one another. In addition, the proposed use would bring communities from a broader region together. Thus, the Planning Commission finds that this finding can be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed hours of operation are consistent with the existing activities at the Fairgrounds. The location of the proposed facility is away from the existing residential neighborhoods on Rose Avenue, and with easy access to and from Gate 12 and Valley Avenue. Though on-site lights, generators, and a public announcement system would be used during operations, given the distance from residential neighbors, the noise impacts would be minimal. The proposal includes hosting league tournaments, which may attract high attendance and higher

demand for parking. The Fairgrounds provides ample on-site parking to accommodate the parking demands of players and spectators. Further, as conditioned, the County staff will review and determine building permit requirements for the proposed fences, lights, and use of storage unit as the facility's office, etc. Hence, the proposed use will not be detrimental to the public health, safety, or welfare. Thus, the Planning Commission finds this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

With the approval of the requested conditional use permit, the use would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. In addition, it conforms to the land use agreement between the County and City. Thus, the Planning Commission finds that this finding can be made.

Section 5. The Planning Commission hereby approves Case No. P25-0244, subject to the Conditions of Approval, attached hereto and incorporated herein by reference as Exhibit A.

Section 6. The Planning Commission hereby directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.
This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 23, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

_____ _____
Melinda Denis Ken Morgan
Secretary, Planning Commission Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P24-0244
Ballistic United Soccer Club
4501 Pleasanton Avenue (Alameda County Fairgrounds)
July 23, 2025

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Conditional Use Permit approval to operate Ballistic United Soccer Club (BUSC), an outdoor Futsal facility, for various age groups and league practice/meets/tournaments to be located on Assessor Parcel No.946-3485-1-7 at 4501 Pleasanton Avenue, Alameda County Fairgrounds. Development shall be substantially as shown on the project materials listed below:

a. Written Narrative and Project plans, Exhibit B, prepared by Kevin Crow of dated "Received" on June 13, 2025, and kept on file in the Planning Division of the Community and Economic Development Department.
b. September 10, 1997, *Land Use Agreement for the Alameda County Fairgrounds* between the County of Alameda and the City of Pleasanton.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL AND REVISIONS: The proposed use shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community and Economic Development if found to be in substantial conformance with the approved exhibits.

2. EXPIRATION – CONDITIONAL USE PERMIT: This Conditional Use Permit (CUP) approval will lapse and shall become void one year following the date on which the CUP became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

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successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.

4. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

5. OVERALL OPERATION: The proposed BUSC outdoor Futsal facility shall not be in operation prior to final inspection of the facility setup by the Building Inspection Department of Alameda County Public Works Agency. A copy of the final inspection approval shall be provided to the Planning Division of the Community and Economic Development Department. (***Project Specific Condition***)

6. OPERATION HOURS: The operation hours of the facility shall be as follows:

   Sunday through Saturday: 8 a.m. to 11 p.m.
   No BUSC activities during the Alameda County Fair in June/July and Scottish Games on Labor Day weekend.

   Any changes to the hours of operation is subject to review and approval by the Director of the Community and Economic Development Department. (***Project Specific Condition***)

7. NOISE: The operation of BUSC shall conform to Chapter 9.04 (Noise Ordinance) of the Pleasanton Municipal Code. (***Project Specific Condition***)

8. LIGHTING: Lighting used for BUSC shall be directed down, and there shall be no light spill beyond property lines. (***Project Specific Condition***)

9. MODIFICATIONS: If additional hours of operation, activities, and/or an increase in the number of players and attendees beyond what is stated in the "Approved Plans" are

desired, City review and approval are required prior to making said changes/modifications. The applicant shall submit any proposed changes/modifications in writing. The Director of Community and Economic Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

10. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community and Economic Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.

11. SIGNAGE: This approval does not include approval of any signage. Any signage requires a separate review and approval by the City prior to sign installation.

12. LIGHT REQUIREMENTS: Lighting used for the proposed use shall meet Crime Prevention Through Environmental Design (CPTED) lighting requirements. (Condition)

[end]

EXHIBIT B

BALLISTIC UNITED SOCCER CLUB

Summary: We are excited to be able to successfully bring this futsal facility to fruition. As a local non-profit (501c-3) that has operated in Pleasanton for over 55 years, our mission and goal is to support the community and teach life lessons through the great sport of soccer and now its sister/cousin sport "futsal". I have attached an artist rendered drawing, provided by our professional and experienced futsal manufacturer which outlines the location with the Alameda County Fairgrounds (ACF). The location is lot L and within the lot the facility location is at the northeast corner and extends south. The total square footage will encompass approx 52,500 sq ft. The three field facility has been designed, in partnership with the SCF, as a "temporary" facility which sits on top of the current gravel which will be properly compacted and leveled, and a 3 inch pavement pad which will be installed. Members and participants will enter through Gate 12 and will park on the west side of Lot L.

Use of facility will encompass the following types of programs including the following:

- **Little Kickers-** for parents and their 2-4 year old sons/daughters
- **Corporate lunch leagues**-for employers to provide employee benefits through sport participation
- **Youth futsal training and playing leagues**- for boys and girls in the tri valley area to enjoy the fun and excitement of playing futsal. Rage and BUSC alone have over 3,500 youth players who will enjoy the facility during the calendar year
- **Adult leagues-**Currently our club has over 22 adult teams playing Sunday soccer on the grass fields in town. This is over 550 registered players and we expect a high demand for evening adult playing leagues from 8-11pm seven days a week.
- **Tournaments-**We are contracted to host 3 tournaments throughout the year but anticipate hosting closer to 6. These events will bring in large participation from individuals outside the local area including the geography known as the East Bay and beyond.

Details of agreement:

- **Term:** Our contractual agreement, negotiated and approved by ACF and approved by the ACF board is for 5 years with 1 year extensions if agreed to by both parties.
- **Size:** 300x175 equates to 52,500 sq. ft (see attached diagram)
- **Days of use**: Sunday-Saturday
- **Time of use:** 8am-11pm
- **Non use agreement period**: is approximately 32 days which encompasses about 1 week before the fair begins, during the fair, and 1 week after the fair ends.

Bathrooms (ADH compliant)- We have agreed to purchase the mobile restroom trailer that has been used at the Barone's events for the past 10 years. This facility comes with ADA compliant access. Separate mens-4 stalls /womens-4 stalls/ADA sections. Professional cleaning service will clean weekly and service the septic tank each week as needed.

Noise: The location of the facility, location on Lot L along the far east border will not cause any concern of “noise” pollution.

Lights: See light info flyer

Generators: See Generator info flyer. All power needs will be serviced by approved generators.

Drainage: 1 degree flow from the East to the west draining into the current parking gravel as it currently does now.

Pavement prep: leveling of existing crushed gravel and adding 3 inch pavement with 1 degree slope. The pavement will serve as the base under the fields and extend 5ft outside the walls of the fields to support the lights and bench seating.

Gravel/Turf installation/ drainage: leveling of existing crushed gravel, placement of 1 inch turf in the areas in between the fields (see flyer). The turf will capture the water sloped towards installed drains and pushed out to the West Fence line.

Trailer/Storage container: The club will store 2 of its trailers, used for club special events within town during the year, inside the fenced facility located in the top North/west corner (see flyer). The club will also place a storage container either in the northwest corner or the southeast corner. (See attached detail flyers for both the entrance and storage containers.)

Parking: Parking will be in the open gravel area of Lot L on the West side of the facility

Number of Employees: 10-12..1 full time and 10-11 part time

Estimated number of patrons/attendees: The courts are operated on an hourly basis. When all 3 courts are in use that would include the following estimates:

- Players-24 per court or 72 in total
- Parents/family members- assume 1.5 per player which equates to 108
- Cars-assume 1 car per player which equates to 72 cars

PLANNING QUESTIONS AND FEEDBACK IN BOLD AND CAPS

The narrative provides general information on the operation. Please include the following details in the narrative:

1. A list of days that BUSC will not be in operation due to annual events taking place at the Fairgrounds: **PER OUR CONTRACT WITH ACF WE HAVE AGREED TO 35 NON OPERATING DAYS DURING THE CALENDAR YEAR...30 DAYS SURROUNDING THE ANNUAL FAIR SCHEDULE (APPROX 1 WEEK BEFORE THE FAIR BEGINS AND 1 WEEK AFTER THE FAIR ENDS AND ABOUT 5 DAYS AROUND THE SCOTTISH GAMES EVENT OVER LABOR DAY WEEKEND**

2. A schedule, including dates, times/practice duration, and maximum players, etc., that the courts will be used by each group, i.e., Little Kickers, Youth leagues, Adult leagues.: **WE DO NOT HAVE A FIRM SCHEDULE AND WILL NOT UNTIL THE FACILITY OPENS AND WE MONITOR AND ADJUST TO THE DEMAND OF THE PARTICIPANTS. BELOW IS A TYPICAL WEEK SCHEDULE: SUN-SAT (OPEN 8:00AM-CLOSES 11:00PM)**

- **9-10& 10-11:: LITTLE KICKERS (2-4 YEAR OLDS AND PARENTS): MAX 20 PER COURT (3) PER HOUR.**
- **11-12 & 12-1 & 1-2: CORPORATE LEAGUES: MAX 2 TEAMS PER COURT PER HOUR. TEAM ROSTERS ARE BETWEEN 10-12 PLAYERS...SO MAX PER COURT PER HOUR IS 24 PLAYERS**
- **4-7:00: BALLISTIC TEAMS WILL TRAIN. DEPENDING ON THE AGE GROUP WHICH CONSISTS OF 8-19 YEAR OLDS THERE COULD BE 30 PLAYERS PER COURT PER HOUR**
- **7-11:00PM: ADULT LEAGUES CONSISTING OF WOMEN, MEN'S AND CO-ED CONSISTING OF 2 TEAMS PER COURT PER HOUR. APPROX 20-24 PLAYERS PER COURT PER HOUR.**

3. Please provide a schedule for the tournaments that BUSC is hosting under the current contract and the additional tournaments that BUSC requests to host. The tournament schedule should include the following: **THERE ARE 2 TOURNAMENTS REQUIRED BY ACP FOR THE CLUB TO OPERATE EACH CONTRACTUAL YEAR. WE DO NOT HAVE THE DATES CONFIRMED AT THIS POINT AND WE MUST GET THOSE DATES APPROVED BY ACF BEFORE MARKETING THEM.**

▪ Anticipated number of attendees, as the narrative states large participation from the East Bay area and beyond. EACH TOURNAMENT COULD HAVE APPROX 30-25 TEAMS EACH WITH **A ROSTER OF 10-12. EACH TEAM WOULD GET 2 GAMES ON SAT AND 1 ON SUNDAY AND ONLY TEAMS THAT ADVANCE TO THE SEMI OR FINAL WOULD PLAY ADDITIONAL GAMES ON SUNDAY. EACH HOUR THAT WOULD EQUATE TO APPROX. 70 PLAYERS AND ASSUMING A PARENT FOR EACH PLAYER EQUATES TO APPROX 140 INDIVIDUALS (70 CARS) EACH HOUR WOULD BE COMING AND GOING THROUGHOUT THE DAY. THESE TEAMS COULD TRAVEL INTO PLEASANTON FROM ANYWHERE IN THE GREATER TRI VALLEY AND SLIGHTLY BEYOND.**

▪ Additional parking beyond the lease area to accommodate the events. **ACF WILL BE CHARGING A PARKING FEE ON ANY TOURNAMENT EVENT AND WILL PROVIDE ANY OVERFLOW PARKING REQUIRED ADJACENT TO THE LOT L THAT IS NEEDE**D.

4. Please include the following on the site plan:

▪ BUSC lease area in reference to the Fairgrounds layout and Gate 12. It is unclear where Lot L is located. **BUSC IS RENTING APPROX. 52,500 SQ FT WITHIN LOT L WHICH IS LOCATED SOUTH OF GATE 12 WITHIN THE FENCED IN AREA...SEE ATTACHMENT**

▪ Location of bathrooms, lights, generators, trailers, and storage units. **SEE ATTACHMENTS**

▪ Please show the number of vehicles that could be accommodated in the gravel area within the lease area. Additionally, please note what the current unit of this gravel area. **WE ESTIMATE THAT "75-100" CARS WILL BE ABLE TO PARK IN THE AREA OF "LOT L"ADJACENT TO THE FENCE LINE OF THE FACILITY. ACF (JEROME) HAS STATED "THIS IS ONE OF THE SMALLER DAILY EVENTS WE HOST AND EVEN THE HANDFUL OF TOURNAMENTS DURING THE YEAR THE PARKING NUMBERS ARE VERY SMALL TO WHAT THEY ARE ACCUSTOMED TO..."**

5. The narrative mentioned information flyers for lights and generators. Please provide. **SEE ATTACHMENTS**

6. Please clarify if a public announcement system would be used during tournaments, and/or music would be played before and after the games. **THERE COULD BE USE OF A MOBILE PUBLIC ADDRESS SYSTEM AT EVENTS. AN EXAMPLE IS BUSC IS SCHEDULED TO HOST ON AUG 13TH A RIBBON CUTTING CEREMONY IN PARTNERSHIP WITH THE PLEASANTON CHAMBER OF COMMERCE.**

7. Please provide information on fencing. **ACF WILL BE MOVING THEIR EXISTING NORTH FENCELINE 26 FT SOUTH AS PART OF THE AGREEMENT PER THEIR REQUEST. WE WILL BE INSTALLING A SIMILAR TYPE FENCE ALONG THE WEST PERIMETER (WHICH WILL RUN NORTH TO SOUTH) AND WHICH WILL CONTAIN THE ENTRY WAY INTO THE FACILITY. IN ADDITION WE WILL BE INSTALLING A SOUTH FENCE (WHICH WILL RUN EAST TO WEST) WHAT WILL TIE INTO THE WEST FENCING AND THE ACF EAST FENCE THAT IS CURRENTLY IN PLACE. (SEE ATTACHMENT)**

BUILDING AND SAFETY DIVISION-<u>QUESTIONS AND FEEDBACK IN BOLD AND CAPS</u>
– Please contact Wayne Newton at wnewton@cityofpleasantonca.gov for any questions.

The 2022 California Building Code (CBC) and California Plumbing Code (CPC) require the following:

1. Landing at Trailer Entry (Urban Soccer Park): Please revise the entry landing serving the trailer labeled Urban Soccer Park to comply with CBC §11B-404.2.4.1. A minimum clear length of 60 inches is required in the direction of door swing when the exterior door is pulled toward the landing. Clarify compliance with the plans)-**PLEASE SEE ATTACHMENT FOR ENTRY TRAILER. IT SHOWS THE SPACE NEEDED IN FRONT OF THE DOOR BEFORE THE RAMP BEGINS.**

2. Restroom Fixture Count and Accessibility Compliance: Please specify the total number of water closets provided and demonstrate compliance with CPC §422.1. In addition, clearly identify the number of accessible (ADA-compliant) compartments included in the restroom layout.- **We have 4 water closets for men and 4 water closets for women. And 1 ADA compliant handicap compartment.**

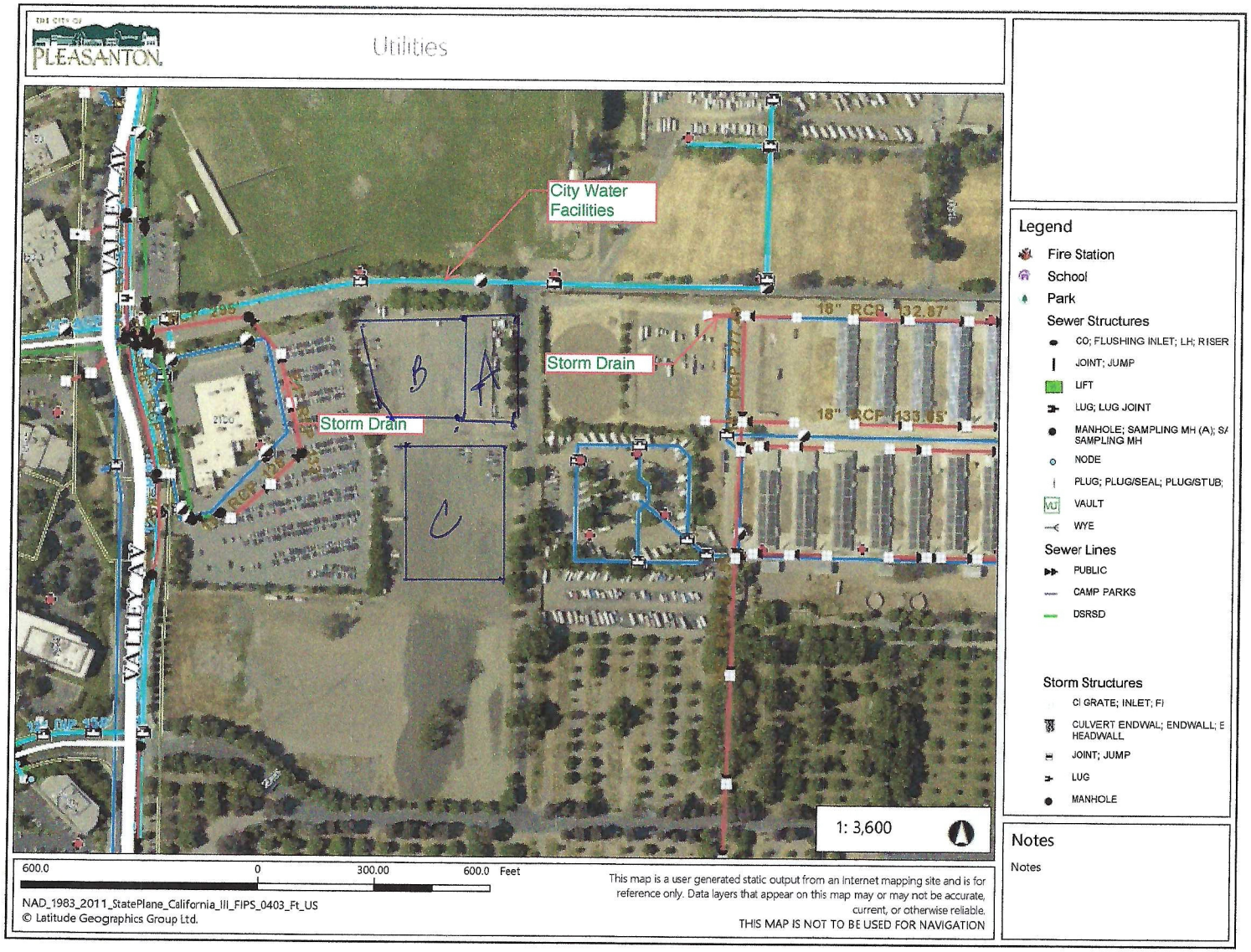
PUBLIC WORKS DEPARTMENT-<u>QUESTIONS AND FEEDBACK IN BOLD AND CAPS</u>
– Please contact Lily Peng at lpeng@cityofpleasantonca.gov for any questions.
1. Please see the attached.

PLEASANTON POLICE DEPARTMENT-<u>QUESTIONS AND FEEDBACK IN BOLD AND CAPS</u>
– Please contact Leslie Montgomery at: lmontgomery@cityofpleasantonca.gov for any questions.

1. Please provide a lighting plan. Staff recommends selecting lighting that meets this project's Crime Prevention Through Environmental Design (CPTED) lighting requirements.-**(SEE ATTACHMENT that shows the lighting positions and specs)**

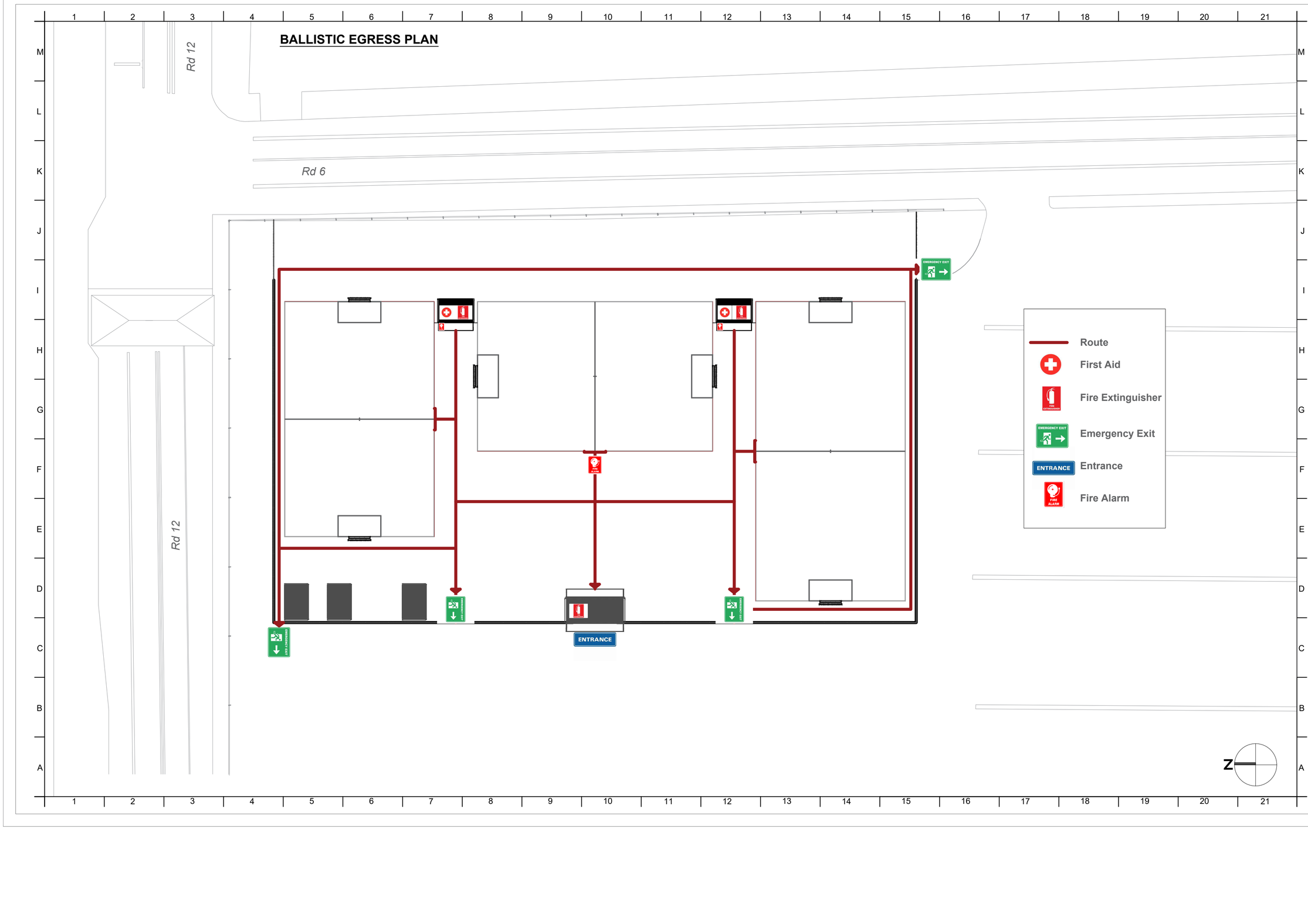
2. Please provide information on whether the facility would be open to the public when not in use. **THE FACILITY WILL NOT BE OPEN TO THE GENERAL PUBLIC WHEN NOT IN USE. BY THIS I MEAN ITS NOT OPEN LIKE A BASKETBALL COURT AT A CITY PARK IS OPEN ON A FIRST COME FIRST SERVE BASIS. ANOTHER EXAMPLE IS THE PUBLIC CAN RENT A COURT FOR SUCH THINGS AS OUR BIRTHDAY PROGRAM FOR THEIR SON/DAUGHTER AND UP TO 12 FRIENDS.**

3. Please show how the facility would be secured when not in use.-**THE FACILITY WILL BE LOCKED AND NON ACCESSIBLE WHEN NOT IN USE. ALL GATES WILL BE PADLOCKED AND THE ENTRANCE WILL BE SECURED WITH A LOCKABLE DOOR.--**



A = Facility
B = Parking
C = Expanded Parking

BALLISTIC EGRESS PLAN



NOT FOR CONSTRUCTION

BALLISTIC EGRESS PLAN

Revision Key

No.	Date	Revision

Project Manager:

Project Engineer:

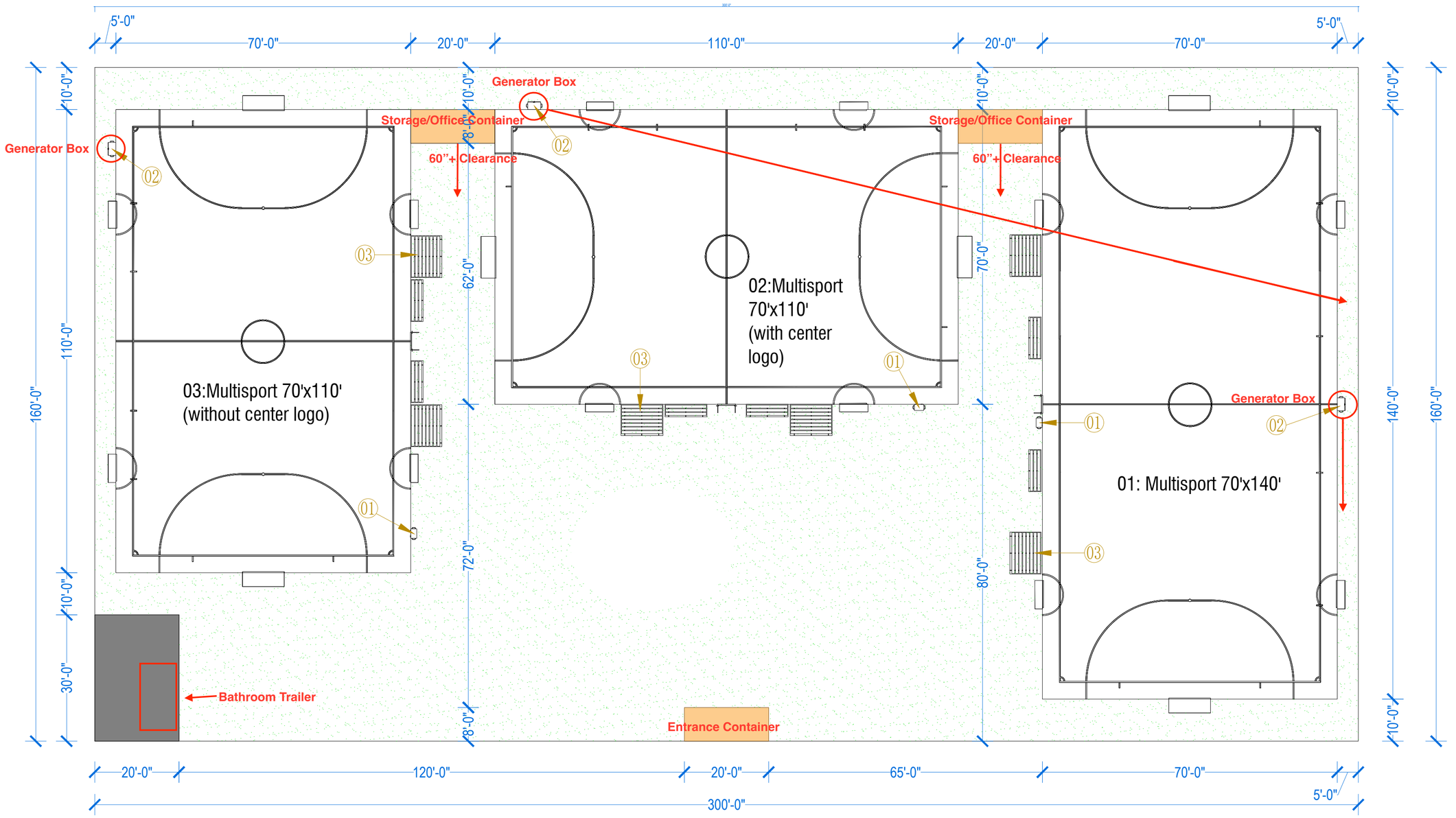
Checked by:

Project Number:

09/05/2025
Date of Issue:

EGRESS PLAN
Sheet Number:

ARCHITECTURAL PLAN



N

MINI-PITCH SOCCER FIELD LAYOUT PLAN

LEGEND:
01- Storage Box
02- Generator Box
03- Benches

STAMPS:

PROJECT ADDRESS:

2005 Valley Ave Gate 8,
Pleasanton, CA 94566,
United States

OWNER:

TITLE:

ARCHITECTURAL
PLAN

MODULAR MINI-PITCH
SOCCER FIELD LAYOUT

NO	DESCRIPTION	DATE

DRAFTER:

P.M:

SHEET NO:

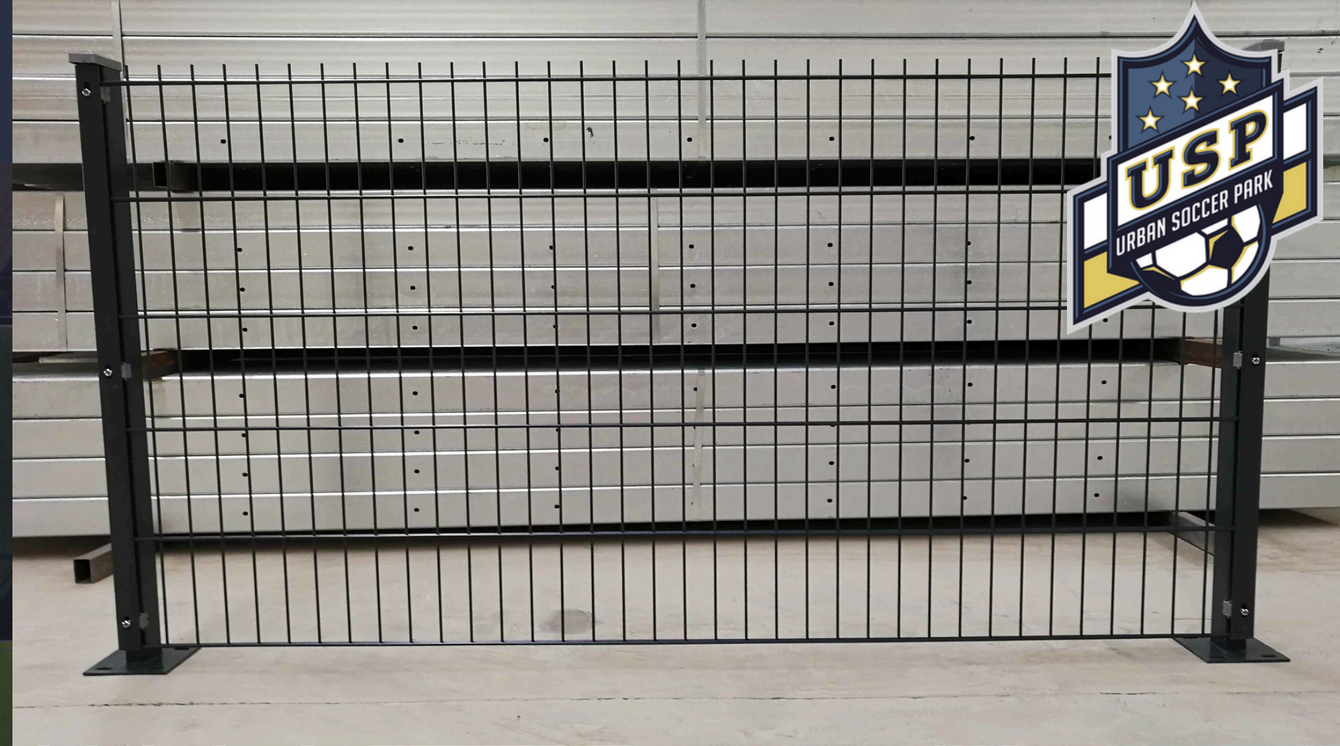
A2

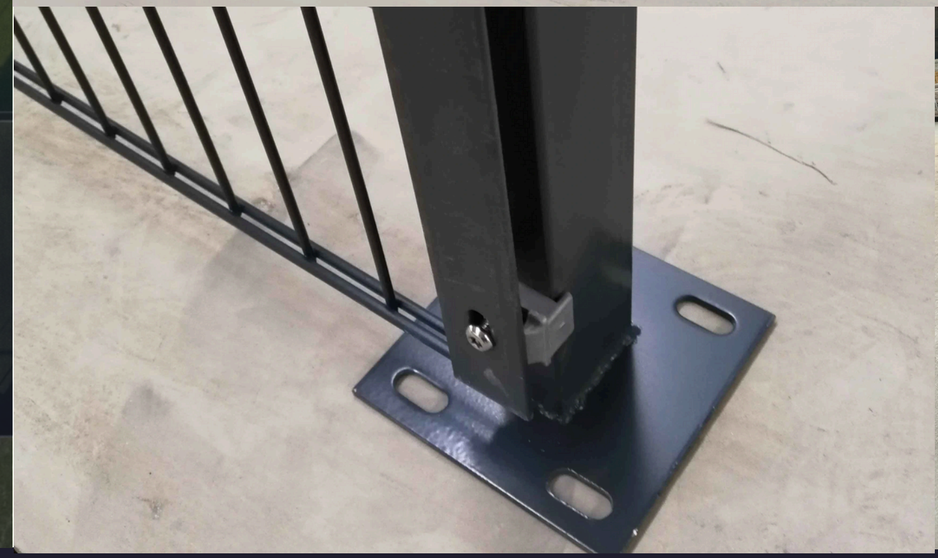
SCALE: AS SHOWN
DATE: 30/04/2025

USP TRIPLE WIRE MESH FENCE

SPECIFICATIONS:

Height:	7' - High Fence
Width:	10' Sections = Posts Every 10'
Color:	Black or Grey
Man Door:	7ft high x 4ft wide - Lockable, Panic Bar, Solar Exit Sign
Sliding "Car" Door	7ft high x 20ft wide - Lockable
Post:	1.6" x 2.4" x 7' - Two 18" ground anchors per post
Solar Lighting:	Available - 100w on 6' Extended Posts (13' total height)
Mesh:	4ft of 2" x 2" - then - 3' of 2" x 8" - patent pending
Gauge:	6-5-6 Triple Wire Mesh

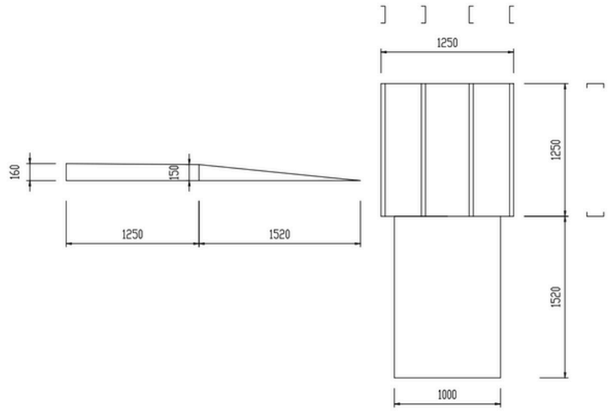




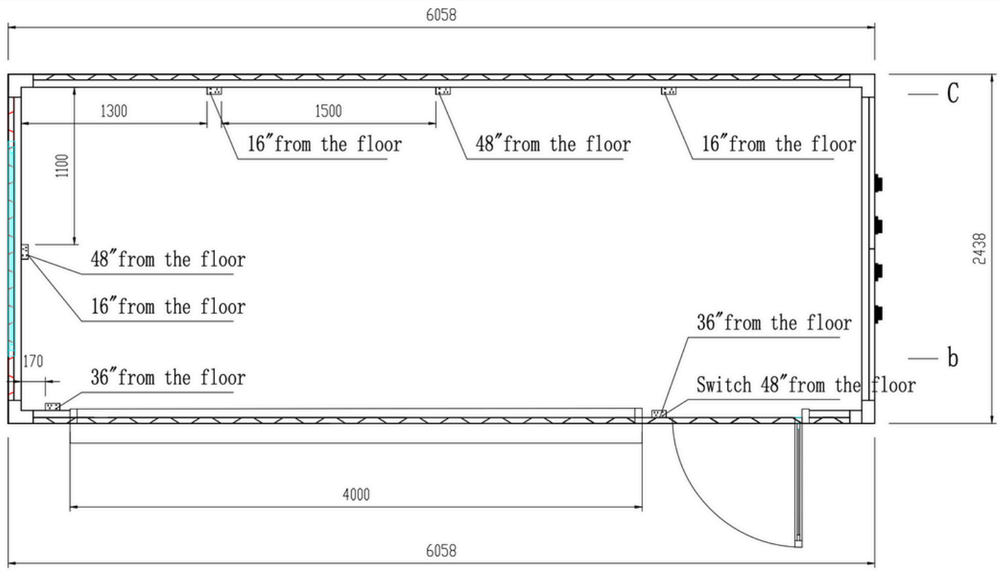
6663 S. EISENMAN RD, SUITE 130, BOISE, ID, 83716 | WWW.URBANSOCCERPARK.COM

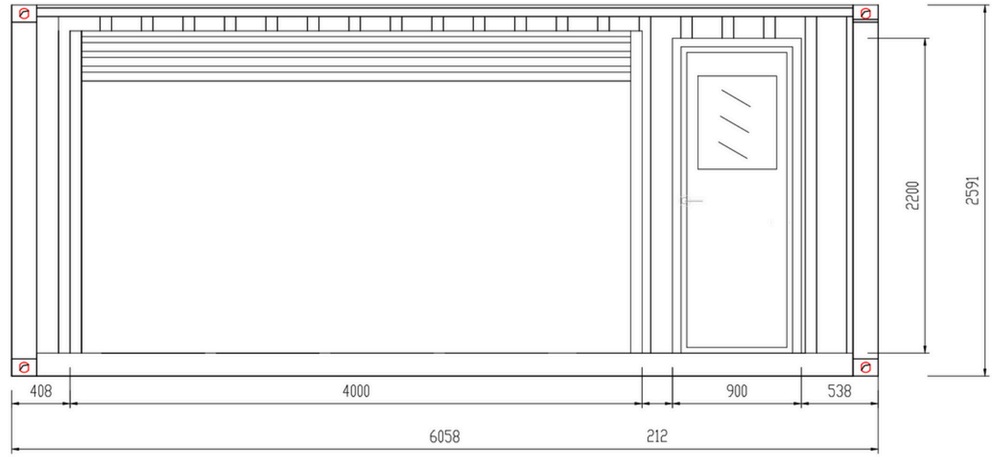
USP STORAGE/RETAIL CONTAINER W/ ROLL-UP DOOR

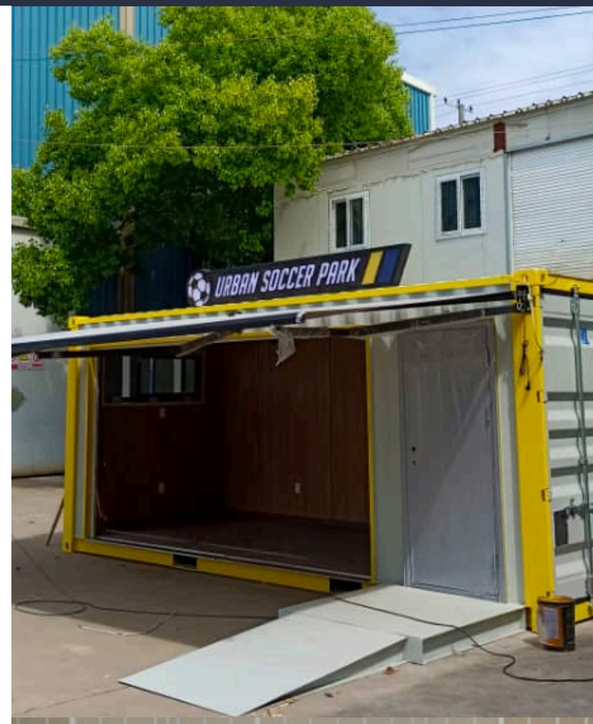
Height:	Top Of Container - 9' 6"
Length	Side to Side = 19' 10.5"
Depth	Front to Back = 8'
Color:	Grey - Yellow Trim
ADA:	Ramp & Panic Bar on Door
Electrical	Yes - 110-120V (60 Hz) - 20 amp Circuit
Awning:	Yes



RAMP



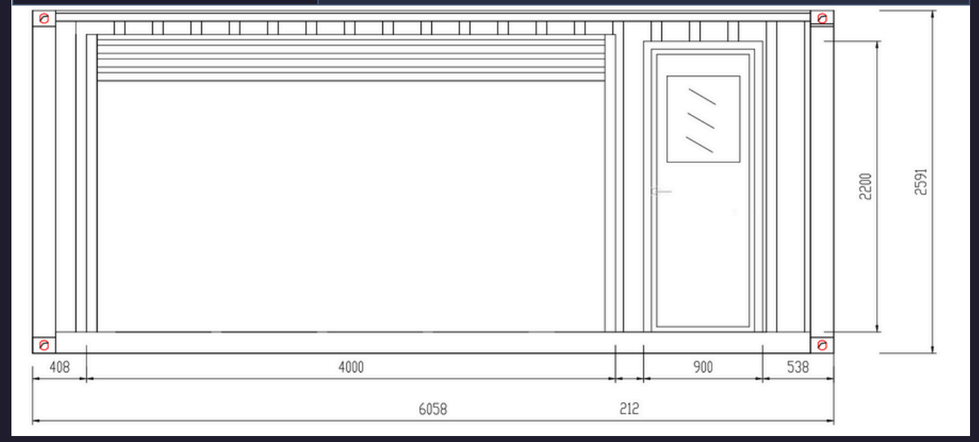


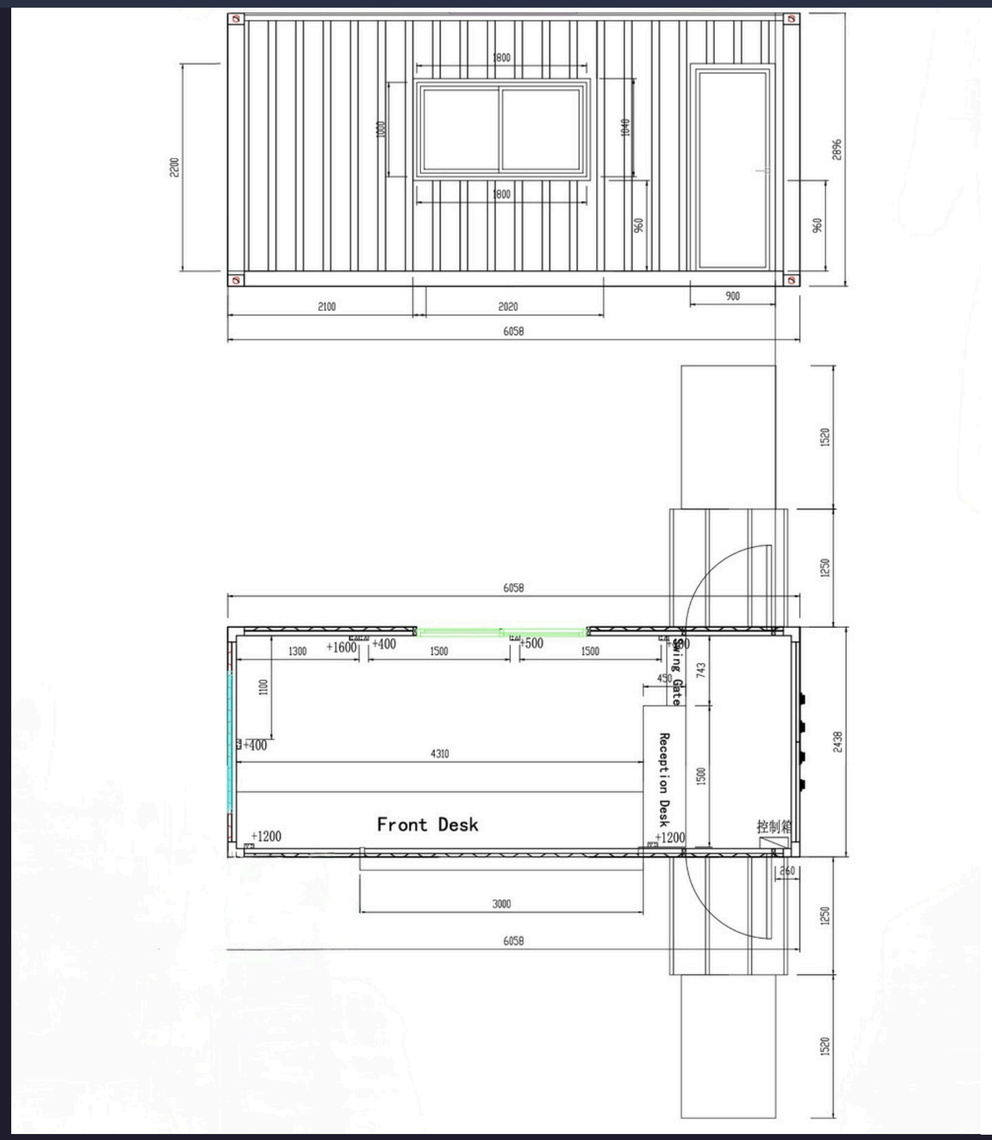


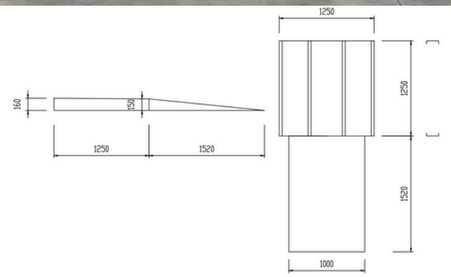
6663 S. EISENMAN RD, SUITE 130, BOISE, ID, 83716 | WWW.URBANSOCCERPARK.COM

USP ENTRY/OFFICE CONTAINER W/ ROLL-UP DOOR

Height:	Top Of Container - 9' 6"
Length	Side to Side = 19' 10.5"
Depth	Front to Back = 8'
Color:	Grey - Yellow Trim
ADA:	Ramps & Panic Bars on Doors
Electrical	Yes - 110-120V (60 Hz) - 20 amp Circuit
Awning:	Yes







RAMP

USP INTEGRATED GENERATOR BOX

SPECIFICATIONS:

Dimensions (box):	*37.6 x 27.5 x 22 inches*
Generator:	*Honda EU3200i AC*
Dimensions (generator):	*22.5 x 12.0 x 17.8 inches*
Engine:	*Honda GX130*
AC Output:	*120V 3200W max. (26.7A), 2600W rated (21.7A)*
Noise Level:	*58 dB(A) @ rated load, 54 dB(A) @1/4 load*
Displacement:	*130cc*
Dry Weight (generator):	*59.1 lbs.*
Fuel Tank Capacity:	*1.21 US gal (4.6 liter)*
Runtime:	*3.3 hr. @ rated load, 8.6 hrs @ 1/4 load*
Warranty:	*3 Years*

EXHIBIT C

98-250

LAND USE AGREEMENT FOR THE ALAMEDA COUNTY FAIRGROUNDS

County of Alameda and City of Pleasanton
September 10, 1997

The County of Alameda is the owner of the Alameda County Fairgrounds (Fairgrounds), which is located in the City of Pleasanton, and the facilities thereon, and the Alameda County Agricultural Fair Association (Fair Association) acts as the County's agent to hold and conduct the annual Alameda County Fairs and other interim event activities.

The Fairground has been developed to accommodate use of the site for the annual fairs and other interim event activities.

The following is an agreement between the City of Pleasanton (City) and the County of Alameda (County) regarding land use protocols relating to the Fairgrounds.

A. Historical Uses of Fairgrounds

The County shall continue to review and act on land uses which are consistent with the use of the Fairgrounds and facilities and which have historically taken place at the Fairgrounds or that further the purposes of the Fair Association and the County Fair.

1. These include, but are not limited to, the following:

   a. Alameda County Fair, including the ancillary horse racing during the Fair and the carnival/midway.

   b. Parimutuel wagering satellite facility.

   c. Stables/horse racing training facility.

   d. Ancillary fair and training temporary residences.

   e. Picnic and barbecue facilities.

   f. Banquet facilities.

   g. Outdoor amphitheater and grandstands.

   h. Exhibition halls and outdoor space, used for temporary fairs, expositions, and exhibitions.

   i. Meeting rooms and facilities.

j. Museum facilities.

k. Ancillary administrative, custodial, and maintenance facilities.

Examples of these uses are further identified in the "tentative 1996 Interim Events," attached as Exhibit A.

2. These historical land uses include those activities that the Fair Association, as an agent of the County and dealing with County property, is entitled to permit or perform consistent with the County's powers as a subdivision of the State and, in general, to use the Fairgrounds to further the purposes of the Fair Association and the County Fair.

3. These historical land uses include activities which may be franchised to or operated by private, independent for-profit or non-profit entities so long as they are consistent with the historical use of the property as a Fairgrounds, use Fairgrounds facilities or are of a temporary nature (e.g., exhibitions, shows, games).

4. To be considered a historical land use under this section, a use must be operated consistent with the hours of operation, capacities of facilities, including on-site parking sufficient for the use, and operational characteristics of historically similar uses.

5. Procedurally, uses under this section shall be reviewed and approved by the County, acting independently or through its agent, the Fair Association, in a manner consistent with the County processes and regulations. County will keep City apprised of Fairgrounds projects by certified mail with return receipt and will consider recommendations from Pleasanton in its actions.

6. Notwithstanding the above, the City reserves the right to contest on a case by case basis the County's or the Fair Association's determination that a particular use/activity is a historical use/activity.

B. <u>New Public Uses on the Fairgrounds</u>
The county shall review and act on new public land uses on the Fairgrounds.

1. New public land uses for the purpose of this section consist of expansions of, or additions to, the existing facilities of the Fairgrounds for County Fair purposes and construction of new facilities to serve a public purpose. Examples include, but are not limited to, constructing new or expanding existing exhibition halls, constructing County government offices, and using the Fairgrounds for a publicly operated park and ride lots, train station and/or other quasi-governmental purposes.

2. Procedurally, the County shall follow its established procedures and the requirements of Government Code §65402 in reviewing these new public land uses. For projects initiated by the Fair Association, the Fair Association shall submit all proposed projects to the County Community Development Agency (CDA) for review under the California Environmental Quality Act (CEQA). The CDA will notify City by certified mail with return receipt.

   a. For projects at the Fairgrounds subject to this section which may be subject to CEQA, the County shall be the lead agency for purposes of CEQA. The CDA will prepare the environmental assessment and any environmental documentation as may be required by law, and it will ensure that the requirements of CEQA are met. The City shall be notified as an interested party for all CEQA-related actions -- exemptions, Negative Declarations, and Environmental Impact Reports. The County shall involve the City in CEQA-related matters at the earliest stage of project.

   b. The locations, purpose, and extent of any such new public land use shall be submitted to the City Planning Commission for its report as to conformity with its general plan at least forty days prior to anticipated action on the new public land use.

   c. The City Planning Commission shall report to the County within 40 days as to the conformity of the new public land use to the City's General Plan or part thereof. Failure to report shall be deemed a finding of consistency.

   d. The City shall further make a recommendation to the County, should it choose to do so, concerning the merits of the use, including conditions which may be attached to it.

   e. The County shall consider City's recommendations but neither a determination of inconsistency with the City's general Plan nor recommendation for denial of the use shall require the County's disapproval.

3. Notwithstanding the above, the City reserves the right to contest on a case by case basis the County's or the Fair Association's determination that a new use is a public land use.

C. Private Uses on the Fairgrounds

The County shall submit to the zoning jurisdiction of the City for new or expanded private land uses on the Fairgrounds, and the City shall review and act on such uses.

1. Private land uses are those wherein the County or Fair Association is selling or

leasing land and/or facilities on a long-term basis to a private entity and where the private development is for the private purposes of the private entity. That the County or Fair Association may receive revenues to support its other activities is not determinative whether the use is public or private.

2. Procedurally, these uses shall follow the development procedures, processes, and requirements of the City, including; it s General Plan, zoning ordinance, and related ordinances. The County Community Development Agency (CDA) will prepare and submit an application, including initial CEQA documentation, to the city for its review and action. The City shall be the lead agency for purposes of CEQA; the County shall be a responsible agency.

3. Existing private uses shall be allowed to continue so long as they are operated in a manner consistent with their historical uses. Modifications and/or expansions/additions to these uses shall be subject to the City review procedure described in Section C(2) above.

D. Permit Process and Regulations

Public uses of County Facilities described in Sections A and B of this Agreement are exempt from the City permit process. This exemption applies to the City zoning regulations, public health and safety regulations, building codes, licensing requirements, and other such requirements imposed by the City on private businesses within its limits, except that such public uses may be subject to payment of sales taxes and business license fees as may be applicable in the City. Private uses as described in Section C must meet all City permit/licensing/fee requirements.

1. Notwithstanding the division of authority over public health and safety matters at the Fairgrounds, the parties recognize the historic cooperation which has occurred between the agencies in providing public health and safety services to the Fairgrounds. The parties wish to ensure that proper safety-related measures are required and enforced in as efficient manner as feasible, giving due deference to the governmental prerogatives of each agency.

   a. All uses, structures, and activities shall meet the public health and safety codes effective within the jurisdiction responsible for the use, structures or activities; County shall be the responsible jurisdiction for public uses and City shall be the responsible jurisdiction for private uses. The responsible authority shall use its best efforts, including periodic inspections and monitoring, to ensure health and safety codes are enforced.

   b. The County may choose to have City codes/ inspections applied to any new construction, alternation, repair, maintenance, or use, subject to meeting City requirements for plan review submittals, fees, etc. The County shall give the City notice of any such role it wishes to delegate to the City with sufficient time for the City to exercise its authority in a manner similar to

that accorded other such permit/ inspections in the City. The City is not obligated to undertake the requested service delegation, but it shall exercise its best efforts to do so when requested.

2. In implementing subsection D(1)(b) above, the agencies' staffs may by memorandum establish procedures for certain permits/inspections based on the classification of event, type of permit, etc. Such a memorandum shall constitute a proper delegation under this agreement.

E. Dispute Resolution

The City and County shall make good faith attempts to resolve disputes involving categorization of uses between Sections A, B, and C of this Agreement.

F. Superior Rights

This Agreement is not intended to limit or change each other's rights as provided under State law, including the City's right to contest that a particular use or activity on Fairgrounds property is not exempt from City ordinances, rules and regulations.

COUNTY OF ALAMEDA
Political Subdivision of the

CITY OF PLEASANTON
a Municipal Corporation

I hereby certify under penalty of perjury that the President of the Board of Supervisors was duly authorized to execute this document on behalf of the County of Alameda by a majority vote of the Board on 10/21/97; and that a copy has been delivered to the President as provided by Government Code Section 25103.

ATTEST:

Date: October 21, 1997

LESLIE J. BURNS, Interim Asst. Clerk of the Board of Supervisors, County of Alameda, State of California

By

LORENZO E. CHAMBERS

Attest

Peggy Ezidro, Pleasanton City Clerk

1996

Exhibit A

TENTATIVE 1996 INTERIM EVENTS

JANUARY

1	MON	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
2	TUES	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
3	WED	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
4	THUR	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
4	THUR	* JR. LIVESTOCK AUCTION COMMITTEE/PRIVATE/ALAMEDA CO.
4	THUR	* CONCESSIONS COMMITTEE MEETING/PRIVATE
5	FRI	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
6	SAT	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
7	SUN	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
8	MON	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
9	TUES	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
10	WEDS	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
10	WEDS	SADDLE KING/G. MURPHY/800-854-4848/OREGON
11	THURS	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
11	THURS	* 4-H GUIDE DOGS/J. THUT/ALAMEDA COUNTY
11	THURS	* CALIFORNIA HIGHWAY PATROL MEETING/DUBLIN
12	FRI	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
12	FRI	* VISITOR & CONVENTION BOARD MEETING/PLEASANTON
13	SAT	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
13	SAT	* LIVERMORE LIONS CLUB/R. SYLVA/443-4600/LIVERMORE
14	SUN	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
15	MON	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
16	TUES	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
17	WEDS	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
18	THURS	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
18	THURS	* SMALL ANIMALS COMMITTEE MEETING/ALAMEDA COUNTY
19	FRI	R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON

20	SAT		R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
20	SAT	*	VALLEY SERVICE CENTER/I. SCOLA/846-20/LIV.-PLEAS.-DUBLIN
20	SAT	*	PLEASANTON LIONS CLUB/S. GRIMES/846-6821/PLEASANTON
21	SUN		R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
22	MON		R.V. PROMOTIONS/M NOHR/510-426-6869/PLEASANTON
24	WEDS	*	PLEASANTON POLICE DEPT. MOTORCYCLE TRAINING/PLEASANTON
30	TUES	*	HORSESHOW CLUB/H. BROWN/LIV.-PLEAS-DUBLIN
31	WEDS		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO

FEBRUARY

1	THURS		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO
2	FRI		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO
3	SAT		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO
3	SAT	*	CALIF. HIGHWAY PATROL/G. COOPER/450-3821/OAKLAND
4	SUN		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO
5	MON		HOME & GARDEN SHOW/A. SULLIVAN/916-924-9351/SACRAMENTO
6	TUES	*	KOGEI AMERICA/D. MCKAY/213-980-4166/MONTEREY PARK
7	WEDS	*	KOGEI AMERICA/D. MCKAY/213-980-4166/MONTEREY PARK
8	THURS		AMERICAN INDIAN TRADERS/L. RICHARDSON/206-284-075/FRESNO
8	THURS	*	4-H LEADERS/J. THUT/426-7600/ALAMEDA COUNTY
8	THURS	*	BARN DANCE COMMITTEE/LIVERMORE-PLEASANTON
9	FRI		AMERICAN INDIAN TRADERS/L. RICHARDSON/206/221-4355
9	FRI	*	TELEPHONE PIONEERS/M. NORTH/460-2649/PLEASANTON
9	FRI		AMERICAN INDIAN TRADERS/L. RICHARDSON/206-284-075/FRESNO
9	FRI		CHINA DOLL & TEDDY BEAR/L HOGAN/916-989/ORANGEVALE
10	SAT		AMERICAN INDIAN TRADERS/L. RICHARDSON/206-284-075/FRESNO
10	SAT		CHINA DOLL & TEDDY BEAR/L HOGAN/916-989/ORANGEVALE
10	SAT		NEW RES COMPUTER SHOW/415-327-0297/PALO ALTO
11	SUN		AMERICAN INDIAN TRADERS/L. RICHARDSON/206-284-075/FRESNO
11	SUN	*	WESTERN WINTER SPORTS/S.BUTTERFIELD/206-284-0751/SEATTLE
12	MON	*	WESTERN WINTER SPORTS/S.BUTTERFIELD/206-284-0751/SEATTLE
13	TUES	*	WESTERN WINTER SPORTS/S.BUTTERFIELD/206-284-0751/SEATTLE
14	WEDS	*	WESTERN WINTER SPORTS/S.BUTTERFIELD/206-284-0751/SEATTLE
15	THURS	*	WESTERN WINTER SPORTS/S.BUTTERFIELD/206-284-0751/SEATTLE
16	FRI	*	CROSSROADS REPUBLICANS/D. SCHRIBER/443-8331/LIVERMORE

16	FRI		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
16	FRI		INTERNAT. ARABIAN HORSE SHOW/R. SCHLIM/657-5827/FREMONT
17	SAT		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
17	SAT		INTERNAT. ARABIAN HORSE SHOW/R. SCHLIM/657-5827/FREMONT
17	SAT		LAVA GIRL SCOUTS/M. WAMPLER/833-1804/LIV-PLEAS-DUBLIN
18	SUN		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
18	SUN		INTERNAT. ARABIAN HORSE SHOW/R. SCHLIM/657-5827/FREMONT
20	TUES	*	ISLAMIC SOCIETY/S. AHMAD/408-565-2661/FREMONT
20	TUES	*	4-H LEADERS COUNCIL/C. CROSSETT/ALAMEDA COUNTY
23	FRI	*	CALF. HIGHWAY PATROL/DUBLIN
24	SAT		AMER. CONTRACT BRIDGE/W. NELSON/408-292-4041/TRI-VALLEY
24	SAT		BAY AREA HORSELESS CARRIAGE/L. VOLQUARDSEN/LAFAYETTE
24	SAT		4-H PRESENTATION DAY/C. CROSSETT/670-5210/ALAMEDA COUNTY
25	SUN		AMER. CONTRACT BRIDGE/W. NELSON/408-292-4041/TRI-VALLEY
25	SUN		BAY AREA HORSELESS CARRIAGE/L. VOLQUARDSEN/LAFAYETTE
27	TUES		ORCHARD SUPPLY HOW-TO/A TARASCO/408-365-2372/SAN JOSE
28	WEDS		ORCHARD SUPPLY HOW TO/A TARASCO/408-365-2372/SAN JOSE
29	THURS		ORCHARD SUPPLY HOW TO/A TARASCO/408-365-2372/SAN JOSE

MARCH

1	FRI		ORCHARD SUPPLY HOW TO/A.TARASCO/408-365-2372/SAN JOSE
2	SAT		ORCHARD SUPPLY HOW TO/A.TARASCO/408-365-2372/SAN JOSE
3	SUN		ORCHARD SUPPLY HOW TO/A.TARASCO/408-365-2372/SAN JOSE
4	MON		ORCHARD SUPPLY HOW TO/A.TARASCO/408-365-2372/SAN JOSE
4	MON	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDACOUNTY
5	TUES	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDACOUNTY
6	WEDS	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDACOUNTY
7	THURS	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDACOUNTY
7	THURS		DEL VALLE DCG CLUB/R. STENMARK/415-851-5888
8	FRI	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDACOUNTY
8	FRI		DEL VALLE DCG CLUB/R. STENMARK/415-851-5888
9	SAT		DEL VALLE DCG CLUB/R. STENMARK/415-851-5888
10	SUN		DEL VALLE DCG CLUB/R. STENMARK/415-851-5888
11	MON	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDA CO.
12	TUES	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDA CO.

12	TUES	*	HOME DEPOT/K. SMITH/632-0783
13	WED	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDA CO.
13	WED	*	HOME DEPOT/K. SMITH/632-0783
14	THURS	*	ALA. CO SHERIFFS DEPT./TRAINING/PRIVATE/ALAMEDA CO.
14	THURS	*	HOME DEPOT/K. SMITH/632-0783
14	THURS	*	JR. LIVERSTOCK BOOSTERS COMM./PRIVATE/ALAMEDA CO.
14	THURS		COUNTRY FOLK ART/K. BLAKLEY/810-634-4151
15	FRI		COUNTRY FOLK ART/K. BLAKLEY/810-634-4151
15	FRI	*	ALAMEDA COUNTY CATTLEWOMEN/M. STANLEY/455-1776
15	FRI	*	HOME DEPOT/K. SMITH/632-0783
16	SAT		COUNTRY FOLK ART/K. BLAKLEY/810-634-4151
16	SAT	*	ROTAY CLUB OF LIVERMOR/P. QUALLS/516-0507
16	SAT		TRI-VALLEY HORSESHOE CLUB TOURNAMENT/TRI VALLEY AREA
17	SUN		COUNTRY FOLK ART/K. BLAKLEY/810-634-4151
17	SUN		TRI-VALLEY HORSESHOE CLUB TOURNAMENT/TRI VALLEY AREA
18	MON	*	4-H LEADERS/C. CROSSETT/ALAMEDA COUNTY
22	FRI		GOODGUYS CAR SHOW/G. MEADORS/838-9876
23	SAT		GOODGUYS CAR SHOW/G. MEADORS/838-9876
24	SUN		GOODGUYS CAR SHOW/G. MEADORS/838-9876
26	TUES	*	TRI-VALLEYHORSESHOE CLUB MEETING/PRIVATE/TRI-VALLEY
27	WED	*	AMADCR HIGH BOOSTERS/R. WALLACE /846-1978/PLEASANTON
29	FRI		TRIPLE X FRATERNITY/R. MAGARIAN/408-280-1666/ALAMEDA
30	SAT		HOPE HOSPICE/J. VINCENT/829-8770/DUBLIN

APRIL

2	TUES	*	HOME DEPOT/K. SMITH/632-07835/SAN LEANDRO
3	WED	*	HOME DEPOT/K. SMITH/632-07835/SAN LEANDRO
4	THUR	*	HOME DEPOT/K. SMITH/632-07835/SAN LEANDRO
4	THUR		ANTIQUE SHOW & SALE/M. BRYAN/209-638-4335/REEDLY
5	FRI		ANTIQUE SHOW & SALE/M. BRYAN/209-638-4335/REEDLY
6	SAT		ANTIQUE SHOW & SALE/M. BRYAN/209-638-4335/REEDLY
6	SAT	P *	FAMILY PICNIC/PRIVATE/CASTRO VALLEY
7	SUN		ANTIQUE SHOW & SALE/M. BRYAN/209-638-4335/REEDLY
7	SUN	P *	FAMILY PICNIC/PRIVATE/PLEASANTON
7	SUN	P *	FAMILY PICNIC/PRIVATE/PLEASANTON

9	TUES	*	JR. LIVESTOCK MEETING/ALAMEDA COUNTY
10	WED		MINERAL & GEM FAIRE/S. SMALL/619-931-1410/RANCHEO SANTA
11	THURS		MINERAL & GEM FAIRE/S. SMALL/619-931-1410/RANCHEO SANTA
11	THURS		THRIFTY CAR SALES/J. SALA/538-4441/HAYWARD
12	FRI		MINERAL & GEM FAIRE/S. SMALL/619-931-1410/RANCHEO SANTA
12	FRI		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
12	FRI		THRIFTY CAR SALES/J. SALA/538-4441/HAYWARD
13	SAT	*	PLEASANTON LION/D.SAAVEDRA/462-1888/PLEASANTON
13	SAT		MINERAL & GEM FAIRE/S. SMALL/619-931-1410/RANCHEO SANTA
13	SAT		THRIFTY CAR SALES/J. SALA/538-4441/HAYWARD
13	SAT		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
14	SUN		MINERAL & GEM FAIRE/S. SMALL/619-931-1410/RANCHEO SANTA
14	SUN		T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
16	TUES	*	AUTOMATIC RAIN/J.ROSS 415-329-8344/MENLO PARK
17	WED	*	AUTOMATIC RAIN/J.ROSS 415-329-8344/MENLO PARK
18	THURS	*	4-H GUIDE DOGS MEETING/PRIVATE/TRI-VALLEY
20	SAT	*	4-HLIVESTOCK SWINE WEIGH IN/PRIVATE/ALAMEDA CO.
24	WED	*	4-H LEADERS MEETING/CROSSETT/ALAMEDA CO.
25	THURS		WOODWORKING SHOW/A. REDECKER/310-477-8521/LOS ANGELES
26	FRI		WOODWORKING SHOW/A. REDECKER/310-477-8521/LOS ANGELES
27	SAT		WOODWORKING SHOW/A. REDECKER/310-477-8521/LOS ANGELES
27	SAT		SOMERSET AUCTIONS/M. LA RUSSO/408-562-2000/SANTA CLARA
27	SAT		TRI-VALLEY JACL/S. LAI/462-4096/PLEASANTON
27	SUN		MARCH OF DIMES WALKATHON/HEIDI KING/415-788-2202/S.F.
28	SUN		WOODWORKING SHOW/A. REDECKER/310-477-8521/LOS ANGELES
28	SUN		SOMERSET AUCTIONS/M. LA RUSSO/408-562-2000/SANTA CLARA
28	SUN		TRI-VALLEY JACL/S. LAI/462-4096/PLEASANTON
28	SUN	P *	FAMILY PICNIC/PRIVATE/SAN LEANDRO
28	SUN	*	BULLDOG CLUB OF NO. CA./LINDA HARRYMAN/248-1363
30	TUES	*	4-H LEADERS MEETING/CROSSETT/ALAMEDA CO.
30	TUES	*	SMALL ANIMALS & LIVESTOCK MEETING/PRIVATE/ALAMEDA CO

MAY

2	THURS	*	LIVESTOCK AUCTION BOOSTERS MEETING/ALAMEDA CO.
2	THURS	P *	GOODTIMES PROMOTIONS/PRIVATE/PLEASANTON

3	FRI			EARLY FORD V-8 SWAP MEET/B. LENZ/276-3673/CASTRO VALLEY
3	FRI			GOODGUYS CAR SHOW/M. MEADORS/838-9876/ALAMO
4	SAT			EARLY FORD V-8 SWAP MEET/B. LENZ/276-3673/CASTRO VALLEY
4	SAT			GOODGUYS CAR SHOW/M. MEADORS/838-9876/ALAMO
5	SUN			EARLY FORD V-8 SWAP MEET/B. LENZ/276-3673/CASTRO VALLEY
5	SUN			GOODGUYS CAR SHOW/M. MEADORS/838-9876/ALAMO
6	MON		*	DUBLIN HIGHWAY PATROL/PRIVATE/ALAMEDA CO.
7	TUES	P	*	AMADOR HIGH SCHOOL/PRIVATE/PLEASANTON
9	THURS		*	4-H GUIDE DOGS MEETING/THUT/ALAMEDA CO.
10	FRI		*	VISITOR & CONVENTION BUR/PRIVATE/PLEASANTON
10	FRI	P	*	MAINTENANCE SUPERINTENDENTS ASSN/PRIVATE/MARTINEZ
10	FRI			MINATURE SHOW/M.BOTKIN/805-772-7858/MOORO BAY
10	FRI			NO. CA ANGORA GUILD/S.KELLY/415-941-7551/LOS ALTOS
10	FRI			KUMA HULA/415-355-6451/HAYWARD
11	SAT			MINATURE SHOW/M.BOTKIN/805-772-7858/MOORO BAY
11	SAT			NO. CAL ANGORA GUILD/S.KELLY/415-941-7551/LOS ALTOS
11	SAT			KUMA HULA/415-355-6451/HAYWARD
11	SAT		*	LIVESTOCK BOOSTERS/L. SEEVER 463-3443/PLEASANTON
12	SUN			MINATURE SHOW/M.BOTKIN/805-772-7858/MOORO BAY
12	SUN	P	*	FAMILY PICNIC/PRIVATE/LIVERMORE
13	MON		*	LEVOLOR HOME FASHIONS/FREMONT
14	TUES		*	LEVOLOR HOME FASHIONS/FREMONT
15	WEDS			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
16	THURS			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
17	FRI			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
18	SAT			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
19	SUN			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
20	MON			GOODTIME PROMOTIONS/M. NCHR/426-6869/PLEASANTON
21	TUES		*	7-11 TRADE SHOW/PRIVATE/ILLINOIS
21	TUES	P	*	EBAL/PRIVATE/DUBLIN
22	WEDS		*	7-11 TRADE SHOW/PRIVATE/ILLINOIS
22	WEDS		*	S.C.T.E/SEMINAR/PRIVATE/SOUTH SAN FRANCISCO
23	THURS		*	7-11 TRADE SHOW/PRIVATE/ILLINOIS
25	SAT			NEW RES COMPUTER SHOW/T.LABEAR/415-327-0297/PALO ALTO
25	SAT			TRI VALLEY HORSESHOE CLUB TOURNAMENT/TRI-VALLEY
26	SUN			TRI VALLEY HORSESHOE CLUB TOURNAMENT/TRI-VALLEY

27	MON	P *	FIRST ASSEMBLY OF GOD CHURCH/PRIVATE/FREMONT
29	WEDS		CERAMIC OUTLET/J. GAVAGAN 510-606-5538/LIVERMORE
30	THURS		CERAMIC OUTLET/J. GAVAGAN 510-606-5538/LIVERMORE
31	FRI		CERAMIC OUTLET/J. GAVAGAN 510-606-5538/LIVERMORE
31	FRI	P *	DIVERSIFIED CAPITAL/PRIVATE/PLEASANTON
31	FRI	P *	AMADOR VALLEY LIONS CLUB/PRIVATE/PLEASANTON

JUNE

1	SAT	*	WEDDING REC./PRIVATE/LIVERMORE
1	SAT		CERAMIC OUTLET/J. GAVAGAN/606-5338/LIVERMORE
1	SAT		CLASSICAL PHIL. SOCIETY/M TEEL/352-3945/SAN LEANDRO
1	SAT	P *	GOLDEN BAY TITLE/PRIVATE/HAYWARD
1	SAT	P *	ALAMEDA COUNTY WATER DISTRICT/PRIVATE/FREMONT
2	SUN	P *	OUR LADY OF GRACE CHURCH/PRIVATE/CASTRO VALLEY
2	SUN	P *	CAN AM PLUMBING/PRIVATE/PLEASANTON
7	FRI	P *	PLEASANTON NORTH ROTARY/PRIVATE/PLEASANTON
7	FRI	P *	ASSOC. OF PLEASANTON TEACHERS/PRIVATE/PLEASANTON
8	SAT	*	WEDDING REC./PRIVATE/ SAN RAMON
8	SAT	P *	GOULD'S/PRIVATE/NEWARK
8	SAT	P *	SIGNATURE PROPERTY/PRIVATE/PLEASANTON
9	SUN	P *	UNITED GREEK CYPRIOTS/PRIVATE/SAN LEANDRO
9	SUN	P *	ST. AUGUSTINE'S CHURCH/PRIVATE/PLEASANTON
10	MON	P *	SAN LEANDRO SCHOOL DISTRICT/PRIVATE/SAN LEANDRO
11	TUES	*	HIGHWAY PATROL/PRIVATE/HAYWARD
11	TUES	*	FOOTHILL HIGH SCHOOL/PRIVATE/PLEASANTON
12	WEDS	*	FOOTHILL HIGH SCHOOL/PRIVATE/PLEASANTON
12	WEDS	*	AMADOR HIGH SCHOOL/PRIVATE/PLEASANTON
13	THURS	*	FOOTHILL HIGH SCHOOL/PRIVATE/PLEASANTON
13	THURS	*	AMADOR HIGH SCHOOL/PRIVATE/PLEASANTON
14	FRI	*	FOOTHILL HIGH SCHOOL/PRIVATE/PLEASANTON
14	FRI	*	AMADOR HIGH SCHOOL/PRIVATE/PLEASANTON

.....FAIR....JUNE 22 - JULY 7 1996.....

JULY

19	FRI	P *	PEOPLESOFT/PRIVATE/WALNUT CREEK
20	SAT	P *	FAMILY PICNIC/PRIVATE/DULBIN
20	SAT	P *	MORRIS LE BARON CO/PRIVATE/PLEASANTON
20	SAT	P *	FAMILY PICNIC/PRIVATE/PLEASANTON
21	SUN	P *	ALAMEDA COUNTY FARM BUREAU/PRIVATE/LIVERMORE
21	SUN	P *	ST. JOHN'S CATHOLIC CHRUCH/PRIVATE/SAN LORENZO
26	FRI	*	C.W.E.A./PRIVATE/RICHMOND
26	FRI		EARLY FORD V-8 SWAP MEET/D. SINGLETERRY/625-3151/OAKLEY
27	SAT		EARLY FORD V-8 SWAP MEET/D. SINGLETERRY/625-3151/OAKLEY
27	SAT	P *	BROMAR/PRIVATE/PLEASANTON
27	SAT	P *	OPERATING ENGINEERS CR. UNION/PRIVATE/DUBLIN
27	SAT	P *	ASSOCIATED LIGHTING/PRIVATE/OAKLAND
28	SUN		EARLY FORD V-8 SWAP MEET/D. SINGLETERRY/625-3151/OAKLEY
28	SUN	P *	SHEET METAL RETIREES/PRIVATE/SAN FRANCISCO
28	SUN	P *	FAMILY PICNIC/PRIVATE/PLEASANTON
29	MON	P *	LDS CHURCH/PRIVATE/DUBLIN
31	WEDS	*	T.C.I. CABLEVISION/PRIVATE/WALNUT CREEK

AUGUST

1	THURS	*	T.C.I.CABLEVISION/PRIVATE/WALNUT CREEK
1	THURS		COUNTY FOLK ART/ RHONDA BLAKLEY 810- 634-4151/HOLLY, MI
2	FRI		COUNTY FOLK ART/ RHONDA BLAKLEY 810- 634-4151/HOLLY, MI
2	FRI	*	T.C.I.CABLEVISION/PRIVATE/WALNUT CREEK
2	FRI	P *	PLEASANTON LIONS-GASIT/PRIVATE/PLEASANTON
2	FRI	P *	JOHN HANCOCK/PRIVATE/CONCORD
3	SAT		COUNTY FOLK ART/ RHONDA BLAKLEY 810- 634-4151/HOLLY, MI
3	SAT	P *	WALGREEN'S/PRIVATE/SAN JOSE
3	SAT	P *	IPC SOFTWARE/PRIVATE/FREMONT
3	SAT	P *	MISSION ELECTRIC/PRIVATE/FREMONT
4	SUN		COUNTY FOLK ART/ RHONDA BLAKLEY 810- 634-4151/HOLLY, MI
4	SUN	P *	USC EAST BAY CLUB/PRIVATE/PLEASANTON
4	SUN	P *	HAYWARD SPANISH CLUB/PRIVATE/HAYWARD
4	SUN	P *	FAMILY PICNIC/PRIVATE/LIVERMORE
7	WEDS	P *	100 CLUB OF ALAMEDA COUNTY/PRIVATE/PLEASANTON
8	THURS	P *	ENGINEERING & UTILITY CONTRACTORS/PRIVATE/PLEASANTON

9	FRI	P	*	SUPERVISOR ED CAMPBELL/PRIVATE/PLEASANTON
9	FRI	P	*	LLL-MMED/PRIVATE/LIVERMORE
9	FRI			CHINA DOLL & TEDDY BEAR/L.HOGAN 916 989-9291/ORANGEVILLE
10	SAT			CHINA DOLL & TEDDY BEAR/L.HOGAN 916 989-9291/ORANGEVILLE
10	SAT		*	WEDDING REC. /PRIVATE/LIVERMORE
10	SAT	P	*	JIM GREEN GOLF CLASSIC/PRIVATE/OAKLAND
11	SUN	P	*	UNITED STEELWORKERS/PRIVATE/FREMONT
11	SUN	P	*	MAC KAY & SCMPS/PRIVATE/OAKLAND
15	THURS			AMERICAN INDIAN TRADERS GUILD/L.RICHARDSON 209-221-4355
16	FRI			AMERICAN INDIAN TRADERS GUILD/L.RICHARDSON 209-221-4355
16	FRI	P	*	PLEASANTON SISTER CITY COMMITTEE/PRIVATE/PLEASANTON
16	FRI	P	*	NAI DIRECTORATE-LLL/PRIVATE/LIVERMORE
17	SAT			AMERICAN INDIAN TRADERS GUILD/L.RICHARDSON 209-221-4355
17	SAT		*	ANNIVERSARY/ PRIVATE PARTY/PLEASANTON
17	SAT	P	*	CALEDONIAN CLUB/PRIVATE/LIVERMORE
17	SAT			ALL IMPORT NAT. CAR SHOW/ M. MEADORS 838-9876/PLEASANTON
18	SUN			AMERICAN INDIAN TRADERS GUILD/L.RICHARDSON 209-221-4355
18	SUN			ALL IMPORT NAT. CAR SHOW/ M. MEADORS 838-9876/PLEASANTON
19	MON		*	HIGHWAY PATROL METING/PRIVATE/DUBLIN
20	TUES		*	HOG CARCAS AWARD DINNER/PRIVATE/ALAMEDA COUNTY
21	WEDS		*	HIGHWAY PATROL MEETING/PRIVATE /DUBLIN
21	WEDS	P	*	NO. CA. BACKFLOW PREVENTION/PRIVATE/ANTIOCH
21	WEDS			GOODGUYS/G. MEADORS/838-9876/ALAMO
22	THURS			GOODGUYS/G. MEADORS/838-9876/ALAMO
23	FRI			GOODGUYS/G. MEADORS/838-9876/ALAMO
24	SAT			GOODGUYS/G. MEADORS/838-9876/ALAMO
25	SUN			GOODGUYS/G. MEADORS/838-9876/ALAMO
27	TUES		*	BEEF CARCAS AWARD DINNER/PRIVATE/ALAMEDA CO.
28	THURS			CALADONIAN CLUB/1-800-713-3160/SAN FRANCISCO
29	FRI			CALADONIAN CLUB/1-800-713-3160/SAN FRANCISCO
30	SAT			CALADONIAN CLUB/1-800-713-3160/SAN FRANCISCO

SEPTEMBER

1	SUN		SCOTTISH GAMES/ 415 355-7763/SAN FRANCISCO
3	TUES		SCARE FAIR/NANCY YORMANN/408-395-3046/LOS GATOS

4	WEDS			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
5	THURS			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
6	FRI			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
6	FRI	P	*	BUILDING INDUSTRY POLITICAL ACTION/PRIVATE/SAN RAMON
7	SAT			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
7	SAT		*	ANNIVERSARY PARTY/PRIVATE/FREMONT
7	SAT			UNITED BAL.SOCCER CLUB/H.MILLER 463-7834/PLEASANTON
7	SAT		*	4-H GUIDE DOGS MEETING/THUT/ALAMEDA COUNTY
7	SAT	P	*	WEDDING & RECEPTION/PRIVATE/LIVERMORE
7	SAT	P	*	OAKLAND POLICE OFFICERS ASSN/PRIVATE/OAKLAND
7	SAT	P	*	FAMILY PICNIC/PRIVATE/DUBLIN
8	SUN			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
8	SUN	P	*	COLUMBO, FRATALANZO & LIQUORE CLUB/PRIVATE/OAKLAND
8	SUN	P	*	ZABALLOS & SONS/PRIVATE/HAYWARD
9	MON			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
9	MON	P	*	NATIVE SONS OF THE GOLDEN WEST/PRIVATE/SAN LEANDRO
10	TUES			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
11	WEDS			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
12	THURS			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
12	THURS			BRYAN ANTIQUES/M. BRYAN/209-638-4335/REEDLY
13	FRI			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
13	FRI			T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
13	FRI	P	*	CAMPAIGN FUNDRAISER/PRIVATE/PLEASANTON
13	FRI			BRYAN ANTIQUES/M. BRYAN/209-638-4335/REEDLY
14	SAT			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
14	SAT			T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
14	SAT	P	*	QUICKRETE/PRIVATE/FREMONT
14	SAT	P	*	DEPUTY SHERIFFS ASSN/PRIVATE/ALAMEDA COUNTY
14	SAT	P	*	BULLDOG CLUB OF NO. CA/PRIVATE/PLEASANTON
14	SAT			BRYAN ANTIQUES/M. BRYAN/209-638-4335/REEDLY
15	SUN			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
15	SUN			T & S TRADE SHOW/R. NORDYKE/916-934-7230/WILLOWS
15	SUN			BRYAN ANTIQUES/M. BRYAN/209-638-4335/REEDLY
15	SUN	P	*	SAN LORENZO SCHOOL DISTRICT/PRIVATE/SAN LORENZO
15	SUN	P	*	CENTRAL CONCRETE/PRIVATE/SAN JOSE
16	MON			SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS

17	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
17	TUES		GOODTIME PROMO R.V. SHOW/M. NCHR/426-6869/PLEASANTON
18	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
18	WEDS		GOODTIME PROMO R.V. SHOW/M. NCHR/426-6869/PLEASANTON
19	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
19	THURS		GOODTIME PROMO R.V. SHOW/M. NCHR/426-6869/PLEASANTON
20	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
20	FRI		GOODTIME PROMO R.V. SHOW/M. NOHR/426-6869/PLEASANTON
20	FRI		PASTA FESTIVAL/M. NOHR 426-6869/PLEASANTON
21	SAT		GOODTIME PROMO R.V. SHOW/M. NCHR/426-6869/PLEASANTON
21	SAT		PASTA FESTIVAL/M. NOHR 426-6869/PLEASANTON
21	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
22	SUN		GOODTIME PROMO R.V. SHOW/M. NOHR/426-6869/PLEASANTON
22	SUN		PASTA FESTIVAL/M. NOHR 426-6869/PLEASANTON
22	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
23	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
24	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
25	WEDS	*	SCTE/PRIVATE/SO. SAN FRANCISCO
25	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
25	WEDS	P *	PSEA/PRIVATE/CONCORD
25	WEDS		MIN & GEM FAIRE/S. SMALL/619-931-1410/RANCHO SANTA FE
26	THURS		MIN & GEM FAIRE/S. SMALL/619-931-1410/RANCHO SANTA FE
26	THUR		THRIFTY CAR SALES/J. SALA/538-4444
26	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
27	FRI		MIN & GEM FAIRE/S. SMALL/619-931-1410/RANCHO SANTA FE
27	FRI		THRIFTY CAR SALES/J. SALA/538-4444
27	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
27	FRI	*	4-H ACHIEVEMENT AWARDS/C. CROSSETT/ALAMEDA COUNTY
28	SAT		MIN & GEM FAIRE/S. SMALL/619-931-1410/RANCHO SANTA FE
28	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
28	SAT	*	WEDDING & RECEPTION/PRIVATE PARTY/TRACY
28	SAT		THRIFTY CAR SALES/J. SALA/538-4444
28	SAT	P *	FREMONT HIGH SCHOOL CLASS OF 44/PRIVATE/FREMONT
28	SAT	*	TRI VALLEY HORSESHOE CLUB TOURNAMENT/PRIVATE/TRI VALLEY
29	SUN		MIN & GEM FAIRE/S. SMALL/619-931-1410/RANCHO SANTA FE
29	SUN	*	TRI VALLEY HORSESHOE CLUB TOURNAMENT/PRIVATE/TRI VALLEY

29	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
29	SUN	P *	VALLEY COMMUNITY CHURCH/PRIVATE/PLEASANTON
29	SUN	P *	HAYWARD POLICE OFFICERS ASSN/PRIVATE/HAYWARD
30	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS

OCTOBER

1	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
2	WEDS		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
2	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
3	THURS		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
3	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
4	FRI		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
4	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
5	SAT		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
5	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
5	SAT	P *	BARBEQUE/PRIVATE/PLEASANTON
6	SUN		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
6	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
6	SUN	P *	BARBEQUE/PRIVATE/OAKLAND
6	SUN	P *	CARDEN WEST SCHOOL/PRIVATE/PLEASANTON
7	MON		HOME & GARDEN SHOW/A.SULLIVAN 800 222-9351
7	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
8	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
9	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
10	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
10	THURS		CRAFTS JAMBOREE/J. WILLIAMS 702 324-6435/RENO, NV.
11	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
11	FRI		CRAFTS JAMBOREE/J. WILLIAMS 702 324-6435/RENO, NV.
12	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
12	SAT		CRAFTS JAMBOREE/J. WILLIAMS 702 324-6435/RENO, NV.
12	SAT	*	WEDDING REC./PRIVATE /SUNOL
12	SAT	*	PLEASANTON LIONS/S. GRIMES 846-6821/PLEASANTON
12	SAT	P *	WEDDING RECEPTION/PRIVATE/DANVILLE
12	SAT	P *	P.G & E/PRIVATE/HAYWARD
13	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS

13	SUN		CRAFTS JAMBOREE/J. WILLIAMS 702 324-6435/RENO, NV.
14	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
15	TUES		AMERICAN LUNG ASSOC./J.PETREE 510-893-5474/OAKLAND
15	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
16	WEDS		HARVEST FESTIVAL/D. OLSEN 707 778-6300/PETALUMA
16	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
17	THURS		HARVEST FESTIVAL/D. OLSEN 707 778-6300/PETALUMA
17	THURS		DEL VALLE DOG CLUB/STENMARK/415-851-5888/WOODSIDE
17	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
18	FRI		HARVEST FESTIVAL/D. OLSEN 707 778-6300/PETALUMA
18	FRI		DEL VALLE DOG CLUB/STENMARK/415-851-5888/WOODSIDE
18	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
19	SAT		HARVEST FESTIVAL/D. OLSEN 707 778-6300/PETALUMA
19	SAT		DEL VALLE DOG CLUB/STENMARK/415-851-5888/WOODSIDE
19	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
20	SUN		HARVEST FESTIVAL/D. OLSEN 707 778-6300/PETALUMA
20	SUN		DEL VALLE DOG CLUB/STENMARK/415-851-5888/WOODSIDE
20	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
21	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
22	TUES	*	KRAFT FOOD SHOW/PRIVATE/LIVERMORE
22	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
23	WEDS	*	KRAFT FOOD SHOW/PRIVATE/LIVERMORE
23	WEDS	*	AMADOR VALLEY LIONS CLUB/R. SMITH/846-8116/PLEASANTON
23	WEDS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
24	THURS		RALLEY IN THE VALLEY/M.NOHR/426-6869/PLEASANTON
24	THURS		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
25	FRI		RALLEY IN THE VALLEY/M.NOHR/426-6869/PLEASANTON
25	FRI		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
26	SAT	*	BOTTA BAGGERS/A. CANDRAY/855-0280/DANVILLE
26	SAT		RALLEY IN THE VALLEY/M.NOHR/426-6869/PLEASANTON
26	SAT		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
27	SUN		RALLEY IN THE VALLEY/M.NOHR/426-6869/PLEASANTON
27	SUN		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
28	MON		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
29	TUES		SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
30	WEDS		VALLEY WIDE PRAISE SERVICE/B. LOKKER/846-4436/PLEASANTON

30	WEDS	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
31	THURS	KUMA HULA SHOW/G. LUM 786-2890/HAYWARD
31	THURS	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS

NOVEMBER

1	FRI	T & S TRADE SHOWS/ R.NORDYKE 916 934-7230/WILLOWS
1	FRI	KUMA HULA SHOW/ G.LUM 786-2890/HAYWARD
1	FRI	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
2	SAT	T & S TRADE SHOWS/ R.NORDYKE 916 934-7230/WILLOWS
2	SAT	KUMA HULA SHOW/ G.LUM 786-2890/HAYWARD
2	SAT	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
3	SUN	T & S TRADE SHOWS/ R.NORDYKE 916 934-7230/WILLOWS
3	SUN	KUMA HULA SHOW/ G.LUM 786-2890/HAYWARD
3	SUN	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
4	MON	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
5	TUES	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
6	WEDS	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
7	THURS	GOODGUYS /M.MEADORS 838-9876/ALAMO
7	THURS	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
8	FRI	GOODGUYS /M.MEADORS 838-9876/ALAMO
8	FRI	SCARE FAIR/NANCY MORMANN/408-395-3046/LOS GATOS
8	FRI	REGAN BROS./CHRISTMAS TREE LOT/447-5965
9	SAT	GOODGUYS /M.MEADORS 838-9876/ALAMO
9	SAT	REGAN BROS./CHRISTMAS TREE LOT/447-5965
10	SUN	GOODGUYS /M.MEADORS 838-9876/ALAMO
10	SUN	REGAN BROS./CHRISTMAS TREE LOT/447-5965
11	MON	REGAN BROS./CHRISTMAS TREE LOT/447-5965
12	TUES	REGAN BROS./CHRISTMAS TREE LOT/447-5965
13	WEDS	REGAN BROS./CHRISTMAS TREE LOT/447-5965
14	THURS	COUNTRY FOLK ART/ R.BLAKLEY 810 634-4151/HOLLY MI
14	THURS	REGAN BROS./CHRISTMAS TREE LOT/447-5965
15	FRI	COUNTRY FOLK ART/ R.BLAKLEY 810 634-4151/HOLLY MI
15	FRI	REGAN BROS./CHRISTMAS TREE LOT/447-5965
16	SAT	COUNTRY FOLK ART/ R.BLAKLEY 810 634-4151/HOLLY MI
16	SAT	REGAN BROS./CHRISTMAS TREE LOT/447-5965

17	SUN		COUNTRY FOLK ART/ R.BLAKLEY 810 634-4151/HOLLY MI
17	SUN		REGAN BROS./CHRISTMAS TREE LOT/447-5965
18	MON		REGAN BROS./CHRISTMAS TREE LOT/447-5965
19	TUES		REGAN BROS./CHRISTMAS TREE LOT/447-5965
20	WEDS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
21	THURS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
22	FRI		GREAT AMERICAN TRAIN SHOW/B.GROVE 708 782-4621/ILLINOIS
22	FRI		REGAN BROS./CHRISTMAS TREE LOT/447-5965
23	SAT		GREAT AMERICAN TRAIN SHOW/B.GROVE 708 782-4621/ILLINOIS
23	SAT	*	WEDDING RECEPTION/PRIVATE/LIVERMORE
23	SAT		REGAN BROS./CHRISTMAS TREE LOT/447-5965
24	SUN		GREAT AMERICAN TRAIN SHOW/B.GROVE 708 782-4621/ILLINOIS
24	SUN		NEW RES COMPUTER SHOW/415-327-0297/PALO ALTO
24	SUN		REGAN BROS./CHRISTMAS TREE LOT/447-5965
25	MON		REGAN BROS./CHRISTMAS TREE LOT/447-5965
26	TUES		REGAN BROS./CHRISTMAS TREE LOT/447-5965
27	WEDS		GOURMET GIFT & FOOD/R.BRUNO/415-406-1991/SAN FRANCISCO
27	WEDS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
28	THURS		GOURMET GIFT & FOOD/R.BRUNO/415-406-1991/SAN FRANCISCO
28	THURS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
29	FRI		GOURMET GIFT & FOOD/R.BRUNO/415-406-1991/SAN FRANCISCO
29	FRI		REGAN BROS./CHRISTMAS TREE LOT/447-5965
30	SAT		GOURMET GIFT & FOOD/R.BRUNO/415-406-1991/SAN FRANCISCO
30	SAT		REGAN BROS./CHRISTMAS TREE LOT/447-5965

DECEMBER

1	SUN		GOURMET FOOD & GIFTS/R. BRUNO/415-406-1991/SAN FRANCISCO
1	SUN		REGAN BROS./CHRISTMAS TREE LOT/447-5965
2	MON		REGAN BROS./CHRISTMAS TREE LOT/447-5965
3	TUES		REGAN BROS./CHRISTMAS TREE LOT/447-5965
4	WEDS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
5	THURS		BRYAN ANTIQUES/.BRYAN 209 638-4335/REEDLEY
5	THURS		REGAN BROS./CHRISTMAS TREE LOT/447-5965
6	FRI		BRYAN ANTIQUES/.BRYAN 209 638-4335/REEDLEY
6	FRI		REGAN BROS./CHRISTMAS TREE LOT/447-5965

EXHIBIT D

Outlook

Notice for Futsal Courts

From Megan Gates <[redacted]>
Date Mon 7/14/2025 5:33 PM
To Jenny Soo <JSoo@cityofpleasantonca.gov>

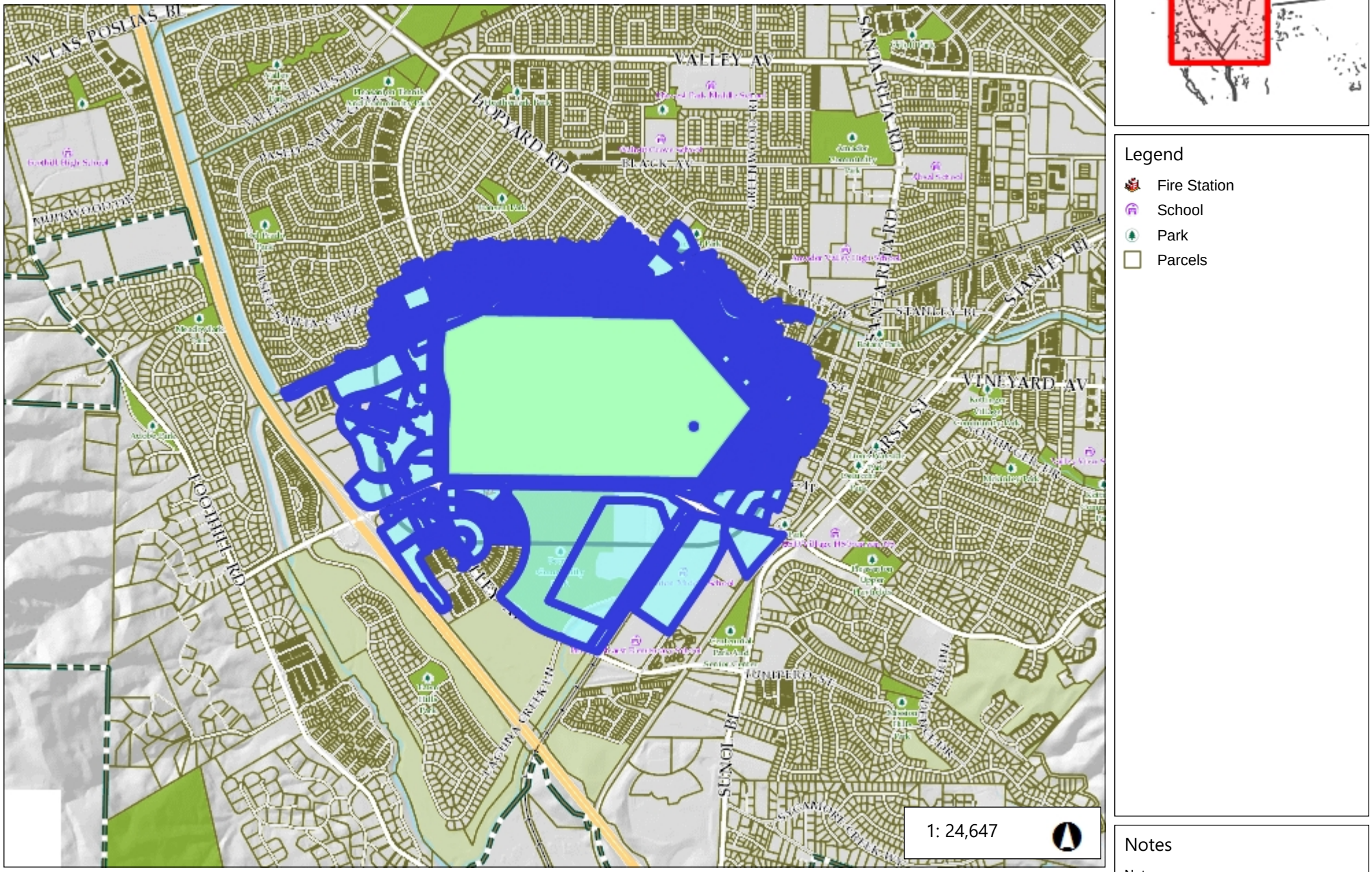
I live at [redacted] Division and I wanted to email that I LOVE the idea of Futsal Courts at the Alameda County Fairgrounds. Any new facilities for youth is an improvement for our City. I hope you get no push back from residents on this and it passes the Public Hearing process with flying colors!

Megan Gates
Director, Sales Productivity
Oracle North America Applications Consulting
Mobile: [redacted]

4501 Pleasanton Avenue

Map Print Title

EXHIBIT E



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

4,107.8 0 2,053.91 4,107.8 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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THE CITY OF PLEASANTON

Planning Commission
Agenda Report
July 23, 2025
Item 5

SUBJECT: **P22-0902**

APPLICANT: Jonathan James/William Wood Architects

PROPERTY OWNER: Hana Yoon Corporation

PURPOSE: Consideration of adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared under California Environmental Quality Act (CEQA) Guidelines and approval of a Design Review application for the construction of an approximately 6,445-square-foot restaurant with on- and off-site improvements.

LOCATION: 11991 Dublin Canyon Road (APN 941-1710-10-1)

GENERAL PLAN: Retail/Highway/Service Commercial and Business and Professional Offices

ZONING: Central Commercial (C-C) District

EXHIBITS:
A. Draft Resolution for approval of IS/MND
B. Draft Resolution for approval of the Design Review application
C. Project Plans, GHG/CAP2.0 Checklist, and Arborist Report
D. Caltrans Response Letter
E. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the proposed development would not have a significant effect on the environment and adopt a resolution adopting the Initial Study/Mitigated Negative Declaration (IS/MND).
2. Find that the proposed development conforms to the Pleasanton Municipal Code (PMC) and adopt a resolution approving the Design Review application, Case No. P22-0902 for the construction of Hana Japan Restaurant with on- and off-site improvements.

EXECUTIVE SUMMARY

The existing vacant site is a boomerang-shaped lot located on the southwest corner of Foothill Road and Dublin Canyon Road. The proposed development would construct an approximately 6,455-square-foot Japanese teppanyaki restaurant with seating for 136 patrons. The project

would include an on-site parking lot with 43 spaces, a new bioretention area, and an off-site emergency vehicle turnaround.

The proposed restaurant would be located on the lower northern slope of a hillside site. Under the California Environmental Quality Act (CEQA) Guidelines, an IS/MND has been prepared to assess the impacts on Biological Resources, Geology and Soils, Hydrology and Water Quality, etc. The analysis found the proposed development will not significantly affect the environment due to the required mitigation measures.

BACKGROUND

Previous Approval

The restaurant project was previously proposed in 2009 by the same applicant and property owner. The Planning Commission approved the project in March 2009. However, the owner did not obtain permits to construct the project, and the approval expired.

Measure PP

Pleasanton voters passed the Save Pleasanton's Hills and Housing Cap Initiative (Measure PP) in the November 2008 general election. Measure PP prohibits grading for and placing structures on hillside slopes of 25 percent or greater or within 100 vertical feet of a ridgeline.

During the 2009 Planning Commission review of the restaurant proposal, in review of the language and intent of Measure PP and based on the unusual circumstances of the project site, the Planning Commission found the proposed project met the General Plan and the intent of Measure PP. The project site has areas with man-made slopes greater than 25 percent as a result of Caltrans's widening of Dublin Canyon Road in the mid-1970s. Additionally, the proposed restaurant building will be constructed on a portion of the site with a slope less than 10 percent, and parking lots are not subject to Measure PP. Therefore, the project site is not subject to Measure PP hillside development restrictions.

Site Description and Current/Surrounding Uses

The project site is approximately 1.06 acres of undeveloped land. An existing concrete drainage ditch bisects the site. A 24-inch-diameter Coast Live Oak tree is on-site, along with a bank of oak woodland located to the west and south of the project site. A private paved roadway is situated along the project site's western boundary, providing access to the site and the existing residence to the south. The project site is steeply sloped on the northern portion, with a much less sloped knoll in the southern portion.

The project site is located on the southwest corner of Foothill Road and Dublin Canyon Road. The Marriott Hotel is located north of the subject site, across Dublin Canyon Road. Commercial/office buildings are located to the east across Foothill Road. A single-family residence and the Kolb Ranch development are located south. An undeveloped parcel is situated to the west. Adjacent to the project site are additional commercial office buildings. The West Pleasanton/Dublin BART station is approximately 0.6 miles from the subject site. Please refer to Figure 1.

Figure 1: Project Site

Aerial image from Raney & Associates

PROPOSED PROJECT

The proposed project would include the development of a single-story, approximately 6,445-square-foot Japanese teppanyaki restaurant with a kitchen, bar, dining room with nine cooking stations and seating for 136 patrons, a lobby, office, bathrooms, a utility room, and a 43-stall parking lot in front of the restaurant. Please refer to Figure 2 below. The proposed full-service restaurant with alcoholic beverage service would be open six days a week from 4-9 p.m. The restaurant plans to employ 25-40 part-time staff members and expects 75-110 people (guests and staff) on the premises during business hours.

The restaurant building would be located on the site's south side with a parking lot in the front (north side). The existing private driveway would be modified to provide access to the restaurant and the existing single-family residence on the adjacent parcel. This driveway would also be extended southeasterly to provide a turnaround area for emergency vehicles. Two fire hydrants are proposed. The existing contour of the project site varies from approximately 376 feet above sea level on the north side of the property to approximately 403 feet above sea level on the south side of the property. The proposed project would include cuts up to approximately 21 feet and fills up to approximately 5 feet to create a building pad for the restaurant building and parking lot. Tiered retaining walls are also proposed. The existing concrete drainage ditch that bisects the site would be removed, and a new drainage ditch and a new bioretention area would be installed.

The design of the building is contemporary and divided visually into three separate elements. The two ends of the building are designed in a linear fashion, with full-length windows, and capped with a stucco fascia in a neutral color. The middle portion of the building presents a prominent arched entryway into the restaurant. Two rounded column elements define it to soften the building and provide an additional focus for the entryway. The columns would have glass tiles with water running down the columns into a pool at the bottom of each column. The arched entryway flanked by the two columns terminates in oval landscaped islands. The

clearstory element above the entryway creates another central focal point. The proposed building height is approximately 30 feet 3 inches.

ANALYSIS

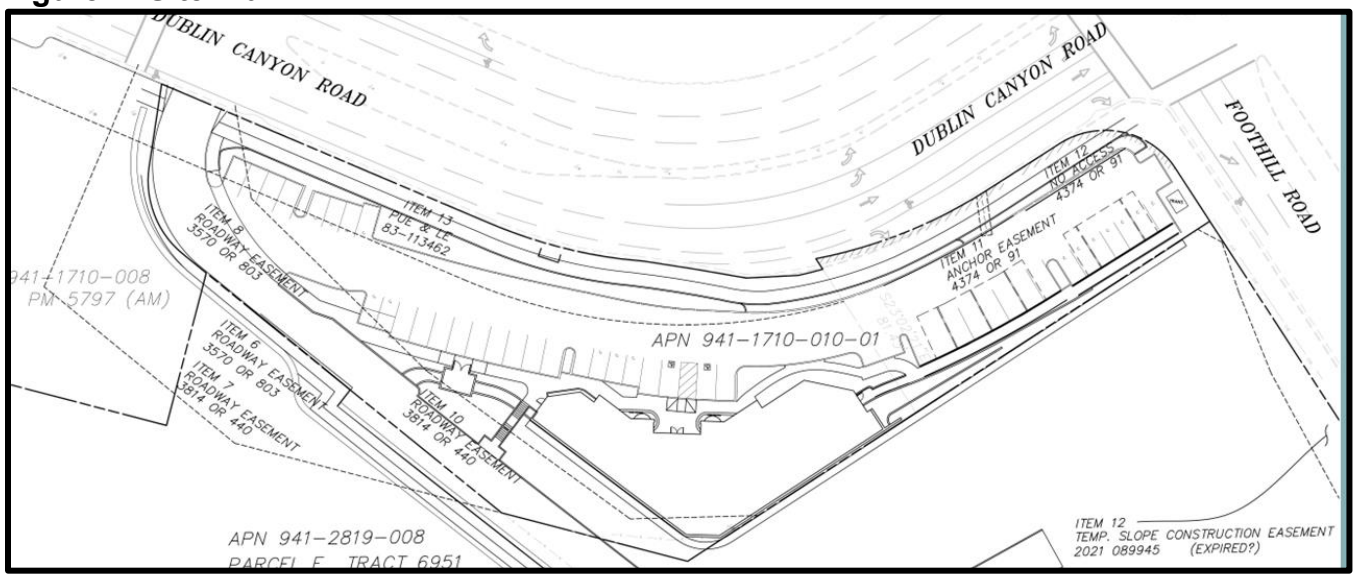
General Plan and Zoning Conformance

The project site has a General Plan land use designation for Retail/Highway/Service Commercial, Business and Professional Offices. The zoning for the site is Central Commercial (C-C) District, where restaurants are permitted uses. The proposed project meets the goals, policies and programs stated in the General Plan Community Character Element.

Site Plan

The site is located at the visible corner of Dublin Canyon Road and Foothill Road. Given its visibility and topography, the proposed building would be situated along the rear (south) property line, facing north, with parking on the north side of the site (Please see Figure 2). The C-C zoning district does not specify minimum setbacks. It allows a maximum FAR of 300 percent and a building height of approximately 40 feet. Staff finds the building placement is sensible to the surroundings as it would create a less-imposing structure when viewed from the streets. It would also offer opportunities to provide landscaping along the property lines to soften the appearance of the building and enhance the streetscape.

Figure 2: Site Plan



Due to the existing topography, terraced retaining walls are proposed to the south of the restaurant building. In addition, bioretention and treatment areas are proposed to treat stormwater runoff prior to entering the City's storm drain system. A trash enclosure is proposed to be located to the west of the restaurant building and would meet the City's trash enclosure standards. The project site would include two fire hydrants: one located near the restaurant building and the other located behind the restaurant by the extended driveway. Additionally, the extended driveway would end with a turnaround area for emergency vehicles. The Fire Marshal of the Livermore-Pleasanton Fire Department (LPFD) has reviewed the site layout, the locations of the fire hydrants, and the design of the turnaround area. The Fire Marshal finds the design would meet LPFD requirements.

Traffic Improvements

The City's Traffic Engineer has reviewed the proposed use and determined that no traffic study is required for this proposal. The intersections of Foothill Road/Dublin Canyon Road and Foothill Road/I-580 interchange have been improved to accommodate the increase in trips generated by the proposed project. Although there are no required roadway improvements, the project will be required to pay for the local and regional traffic impact fees. Staff included a condition of approval to address this item. Please refer to Attachment 1 to Exhibit B.

Access and Parking

The entrance to the site is from an existing driveway on Dublin Canyon Road that would be modified to increase the width to approximately 25 feet. This driveway would extend to the adjoining property, also owned by the applicant, located to the immediate south to provide a turnaround area for emergency vehicles.

The PMC Section 18.88.030.C.8 requires one parking space for each three seats, or each 200 square feet of gross-floor area, whichever is greater, for restaurant uses. The proposed floor plan shows 136 seats, and based on the PMC parking formula, 45 parking spaces are required, and the proposal shows 43 parking spaces. The applicant stated they would allow restaurant employees to park on the adjacent residential site as they own both properties, which would leave as much parking as possible for the restaurant patrons. While the good intention is recognized, the PMC does not allow parking for commercial use on residential properties. Staff and the applicant agreed the floor plan will be adjusted so the number of seats at the restaurant would not exceed the number of parking spaces provided on site. Staff included a condition of approval to address this item. Please refer to Attachment 1 to Exhibit B

Building Design

As the site is near one of the city's gateways, the design of the building enhances the appearance of the street corner and complements the surrounding area. As shown in the architectural plans, the building would be in a linear fashion, with full-length windows, and capped with a stucco fascia in a neutral color. The arched entryway with rounded columns is the focal element of the building. The clearstory element above the entryway emphasizes the central focal point. In addition, the roof design effectively uses the roof well feature to "hide" mechanical equipment. Overall, the design effectively utilizes the various materials and color scheme, giving the building a simple but solid appearance at a highly visible location. Staff finds the building's design effectively utilizes the various materials and color schemes, giving the building a simple but solid appearance. Please refer to Exhibit C, Project Plans.

Grading and Drainage

Due to the sloped site, it is estimated that approximately 23,350 cubic yards of dirt would be excavated to construct the proposed development, primarily for the parking lot. The southern wall of the proposed restaurant building is largely a retaining wall. In addition, a retaining wall, varying in height from approximately 0 to 6 feet, would be constructed facing Dublin Canyon Road. This retaining wall would be separated from the roadway by an approximately 6-foot-wide landscape strip and an approximately 6-foot-wide sidewalk. Additionally, terraced retaining walls are proposed near the restaurant building, with a maximum height of approximately 3 feet. City Engineering staff reviewed the proposed grading and drainage plans and found them to be acceptable.

Geotechnical Investigation

A Geotechnical report was prepared in May 2008 by Engeo, Inc. for the proposed project. The report stated the project site is located within the State of California Earthquake Fault Zone for the Calaveras Fault. Two fault traces were shown crossing the site. The Engeo report reviewed the proposed building and recommended two building setback zones be established: an approximately 50-foot-wide setback zone from the east property line, and an approximately 25-foot-wide zone from the west property line. Engeo, Inc. prepared an updated report in 2022, which was peer reviewed by the City's on-call geotechnical consultant. The report concluded the site is suitable for the proposed development with specific recommendations pertaining to earthwork, building pad preparation, site clearing, soil mitigation, and drainage. City Engineering staff reviewed the consultant's report and concurred with its findings.

PUBLIC NOTICE / PUBLIC COMMENT

As required by CEQA Guidelines, a Notice of Intent (NOI) to adopt an IM/NMD was posted on the City website for public comments for a period of no less than 20 days (from May 27 to June 16, 2025). Notice was also sent to public agencies, interested parties, the Alameda County Clerk, and the surrounding property owners and tenants within a 1,000-foot radius of the site. Please see responses from Caltrans in Exhibit D. In addition, a public hearing notice was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. At the time of this report preparation, staff received no responses.

ENVIRONMENTAL ASSESSMENT

Pursuant to CEQA Guidelines Section 15063, an IS/MND for Hana Japan Restaurant Project was prepared by Raney Planning & Management, Inc. in May 2025. The IS/MND focused on the areas of Biological Resources, Geology and Soils, Hydrology and Water Quality, Cultural Resources, and Tribal Cultural Resources. As illustrated by the IS/MND, the proposed project is consistent with the General Plan and the underlying zoning requirements. The project would not have a significant effect on the environment, as mitigation measures have either been made as part of the project or are required by the applicant to implement. Please refer to Attachments 1 and 2 to Exhibit A for IS/MND and Mitigation Monitoring and Reporting Program (MMRP), respectively.

CONCLUSION

Based on the characteristics of the proposed use, and its location, the subject proposal is consistent with the applicable PMC regulations and findings for approval of the design review can be made. With the recommendation from the geotechnical consultant and the required environmental MMRP in place, the proposed project would have minimal impacts on the environment and the surrounding area. The new building design would bring a new perspective to the streetscape and is appropriate for the surrounding project area. The proposed project, as conditioned, would be consistent with the General Plan policies and programs, conform to the underlying zoning requirements, be compatible with the surrounding businesses, and would not detrimentally affect the surrounding uses. Conditions of approval have been included in Attachment 1 to Exhibit B which would ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

Prepared By: Jenny Soo, Associate Planner; jsoo@cityofpleasantonca.gov
Reviewed/Approved By:
Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community and Economic Development
Kim Cilley, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. 2025-16

A RESOLUTION OF THE PLANNING COMMISION OF THE CITY OF PLEASANTON ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR THE APPLICATION SUBMITTED BY WILLIAM WOOD ARCHITECTS FOR HANA JAPAN RESTAURANT, FILED UNDER CASE NO. P22-0902

WHEREAS, on November 3, 2022, William Wood Architects applied for a design review approval for the construction of an approximately 6,445-square-foot restaurant (Hana Japan) with on- and off-site improvements for the property located at 11991 Dublin Canyon Road (APN 941-1710-10-1) (the "Project"); and

WHEREAS, the Property is designated Retail/Highway/Service Commercial and Business and Professional Offices in the City's General Plan; and

WHEREAS, the Property is zoned Central Commercial (C-C) District on the City's zoning map; and

WHEREAS, Pursuant to Section 21080.1 of CEQA and Guidelines Section 15063, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the impacts of the Project; and

WHEREAS, the City of Pleasanton is the lead agency on the Project, and the Planning Commission is the decision-making body for the proposed approval of the Project; and

WHEREAS, at its duly noticed public meeting of July 23, 2025, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

Section 1. Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff report, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference**.**

Section 2. Findings for California Environmental Quality Act (CEQA)
With respect to CEQA, the Planning Commission finds it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration prepared by Raney Planning and Management, Inc. for the Project. The Planning Commission further finds

DRAFT

that the IS/MND prepared for the Project satisfies the requirements of CEQA and represents the independent judgment and analysis of the City of Pleasanton as the lead agency for the Project.

Accordingly, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment

Section 3. The Planning Commission hereby adopts the IS/MND for the Project, including its conclusions and determinations for the reasons stated therein. No additional environmental review and no changes to the findings or determinations in the IS/MND for the Project are necessary or appropriate. A copy of IS/MND for the Project is attached hereto and incorporated herein by reference as Exhibit A.

Section 4. The Planning Commission hereby adopts the Mitigation and Monitoring and Reporting Program (MMRP) for the Project, which was made a condition of approval to mitigate or avoid significant environmental effects, and is attached hereto and incorporated herein by reference as Exhibit B.

Section 5. The Planning Commission directs the Planning Manager to file a Notice of Determination with the Alameda County Clerk.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 23, 2025, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____ _____
Melinda Denis Ken Morgan
Secretary, Planning Commission Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

DRAFT

Exhibit B
Initial Study/Mitigated Negative Declaration

City of Pleasanton
Community Development Department

Hana Japan Restaurant Project

Initial Study/Mitigated Negative Declaration

May 2025

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 25 years
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

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APPENDICES:

Appendix A: Air Quality and Greenhouse Gas Modeling Results
Appendix B: Biological Resources Site Assessment
Appendix C: Geotechnical Materials
Appendix D: GHG Emission Compliance Checklist

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

A. BACKGROUND

1. Project Title: Hana Japan Restaurant Project

2. Lead Agency Name and Address: City of Pleasanton
Community Development Department
200 Old Bernal Avenue
Pleasanton, CA 94566

3. Contact Person and Phone Number: Jenny Soo
Associate Planner
(925) 931-5615
Jsoo@cityofpleasantonca.gov

4. Project Location: 11991 Dublin Canyon Road
Pleasanton, CA 94588
Assessor's Parcel Number (APN) 941-1710-10-1

5. Project Sponsor's Name and Address: Dan Yoon
7298 San Ramon Road
Dublin, CA 94568

6. General Plan Designations: Retail/Highway/Service Commercial and Business and Professional Offices

7. Zoning Designations: Central Commercial (C-C)
Planned Unit Development-Commercial-Office (PUD-C-O)

8. Required Approvals from Other Public Agencies: None

9. Surrounding Land Uses and Setting:

The project site is located on the lower northern slope of a hillside in the City of Pleasanton, California, at 11991 Dublin Canyon Road (APN 941-1710-10-1). The approximately 1.16-acre site is bisected by a concrete drainage ditch and includes one oak tree with scattered shrubs; the remainder of the site is undeveloped. A private paved roadway is located along the western boundary of the project site that provides access to the site, as well as to the existing residence to the south. A band of oak woodlands is located to the west and south of the site. Surrounding existing land uses include commercial hotel uses to the north, across Dublin Canyon Road; offices and commercial uses, including the Stonebridge Shopping Center, to the east, across Foothill Road; and single-family residences to the south and west. The project site is designated Retail/Highway/Service Commercial and Business and Professional Offices in the City of Pleasanton General Plan, and zoned Central Commercial (C-C) and Planned Unit Development-Commercial-Office (PUD-C-O) by the City.

10. Project Description Summary:

    The Hana Japan Restaurant Project (proposed project) would include the development of a single-story 6,445-square-foot (sf) teppanyaki restaurant with seating available for a total of 136 individuals. The proposed restaurant would include a kitchen, bar, dining room with nine cooking stations, lobby, office, bathrooms, and utility room. The project site is located on a hillside and would therefore require significant grading, as well as removal of the existing paved roadway, the concrete drainage ditch, and the on-site oak tree. The project would include 43 parking stalls in front of the restaurant. The proposed project would also include development of a new drainage ditch along the site boundaries, a new bioretention area, and emergency vehicle turnaround. Finally, the proposed project would include off-site improvements, such as a portion of the driveway, emergency vehicle turnaround, and associated landscaping.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    The City of Pleasanton has not received any letters from tribes requesting notice pursuant to Assembly Bill (AB) 52/Public Resources Code (PRC) Section 21080.3.1. As such, formal notification of the proposed project to any tribes is not required.

B. SOURCES

The following documents are referenced information sources used for the purpose of this Initial Study/Mitigated Negative Declaration (IS/MND):

1. ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* 2013.
2. Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.
3. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
4. Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.
5. BSK Associates. *Peer Review of Geotechnical and Geologic Hazard Investigations, 11991 Dublin Canyon Road (Hana Japan), Pleasanton, California.* September 6, 2024.
6. California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality*. November 16, 2022.
7. California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.
8. California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed August 2024.
9. California Department of Conservation. *California Williamson Act Enrollment Finder*. Available at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed August 2024.
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11. California Environmental Protection Agency. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/search. Accessed September 2024.

12. City of Pleasanton Community Development Department, Planning Division. *GHG Emission Compliance Checklist*. July 2022.
13. City of Pleasanton. *Climate Action Plan 2.0*. Adopted February 2022.
14. City of Pleasanton. *Emergency Preparedness.* Available at: https://www.cityofpleasantonca.gov/emergency-preparedness. Accessed September 2024.
15. City of Pleasanton. *Final Environmental Impact Report*. Certified April 2009.
16. City of Pleasanton. *Housing Site Development Standards and Design Guidelines.* Adopted August 21, 2011.
17. City of Pleasanton. *Pleasanton General Plan 2005 – 2025.* Available at: https://www.cityofpleasantonca.gov/assets/our-government/community-development/cop-gen-plan-2005-25.pdf. Adopted July 21, 2009. Amended August 20, 2019.
18. City of Pleasanton. *Pleasanton Trails Master Plan.* May 7, 2019.
19. Department of Toxic Substances Control. *EnviroStor.* Available at: https://www.envirostor.dtsc.ca.gov/public/search.asp. Accessed September 2024.
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21. East Alameda County Conservation Strategy Steering Committee. *East Alameda County Conservation Strategy*. October 2010.
22. ENGEO Incorporated. *2022 CBC Seismic Design Parameters Update.* January 20, 2023.
23. ENGEO Incorporated. *Fault Exploration, Hana Japan Steak House, Pleasanton, California.* March 31, 2008.
24. ENGEO Incorporated. *Geotechnical Report Update.* January 15, 2025.
25. ENGEO Incorporated. *Geotechnical Report, Hana Japan Steakhouse, Pleasanton, California.* May 2, 2008.
26. ENGEO Incorporated. *Response to Comments.* November 11, 2024.
27. Federal Emergency Management Agency. *Flood Insurance Rate Map 06001C0308G.* Effective August 3, 2009.
28. Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.
29. Monk and Associates, Inc. *Biological Resources Site Assessment*. March 24, 2025.
30. Pleasanton Unified School District. *Developer Fees.* Available at: https://www.pleasantonusd.net/departments/business-services/developer-fees. Accessed March 2025.
31. State Water Resources Control Board. *Active CDO and CAO.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed September 2024.
32. StopWaste. *Amendment to the Alameda Countywide Integrated Waste Management Plan (CoIWMP) for Vasco Road Landfill Expansion*. September 28, 2022.
33. Zone 7 Water Agency. *2015 Urban Water Management Plan*. March 31, 2016.
34. Zone 7 Water Agency. *2023 Annual Consumer Confidence Report*. Available at: https://www.zone7water.com/post/annual-water-quality-reports. Accessed September 2024.
35. Zone 7 Water Agency. *Groundwater Management Plan for Livermore-Amador Valley Groundwater Basin.* September 2005.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less-Than-Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
✖ **Biological Resources**	✖ **Cultural Resources**	☐ **Energy**
✖ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
✖ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	✖ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

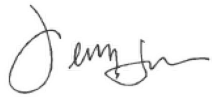
☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 applicant. 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" 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature	May 21, 2025 Date
Jenny Soo, Associate Planner Printed Name	City of Pleasanton For

E. BACKGROUND AND INTRODUCTION

This IS/MND identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document are organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. Where the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures sufficient to reduce the impacts to less-than-significant levels are prescribed. The mitigation measures prescribed for environmental effects described in this IS/MND would be implemented in conjunction with the proposed project, as required by CEQA. The mitigation measures would be incorporated into the proposed project through project conditions of approval. The City would adopt findings and a Mitigation Monitoring/Reporting Program (MMRP) for the proposed project in conjunction with project approval.

On July 21, 2009, the City of Pleasanton adopted the City's General Plan[1] and certified an associated Environmental Impact Report (EIR).[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Applicable portions of the General Plan and General Plan EIR are incorporated by reference, as necessary, as part of this IS/MND. Project-specific technical reports have been prepared for the proposed project and form the basis of several technical sections of this IS/MND. All technical reports used in the preparation of this IS/MND are included as appendices.

In addition, an Initial Study/Negative Declaration (IS/ND) was prepared for the PDR-804 Project in 2008, which included development of a 6,080-sf, one-story restaurant with 50 parking spaces on the project site. The IS/ND was adopted by the City of Pleasanton Planning Commission in 2009 and a Conditional Use Permit (CUP) was approved for the PDR-804 Project. However, following approvals, the applicant did not proceed with the project and the entitlements expired.

F. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site consists of an 1.16-acre parcel (APN 941-1710-10-1) located at 11991 Dublin Canyon Road, southwest of the intersection of Dublin Canyon Road and Foothill Road in the City of Pleasanton, California (see Figure 1 and Figure 2). The project site is undeveloped, although the site is also bisected by a concrete drainage ditch and includes a single tree on-site. A private paved roadway is located along the western boundary of the project site that provides access to the project site, as well as to the existing residence to the south. A band of oak woodlands is located to the west and south of the site.

[1] City of Pleasanton. *Pleasanton General Plan 2005 – 2025.* Available at: https://www.cityofpleasantonca.gov/assets/our-government/community-development/cop-gen-plan-2005-25.pdf. Adopted July 21, 2009. Amended August 20, 2019.

[2] City of Pleasanton. *Final Environmental Impact Report.* Certified April 2009.

Figure 1
Regional Project Location

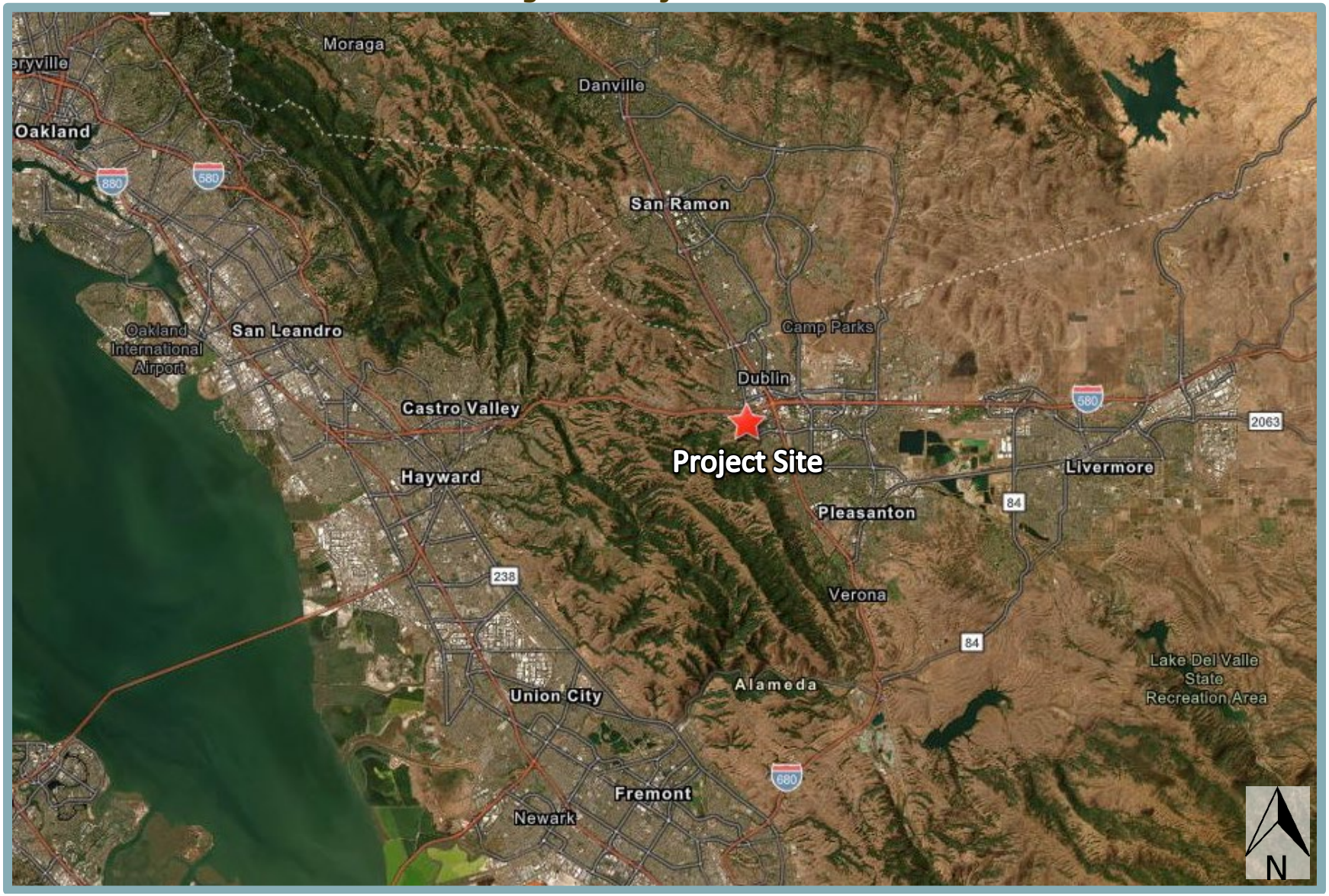
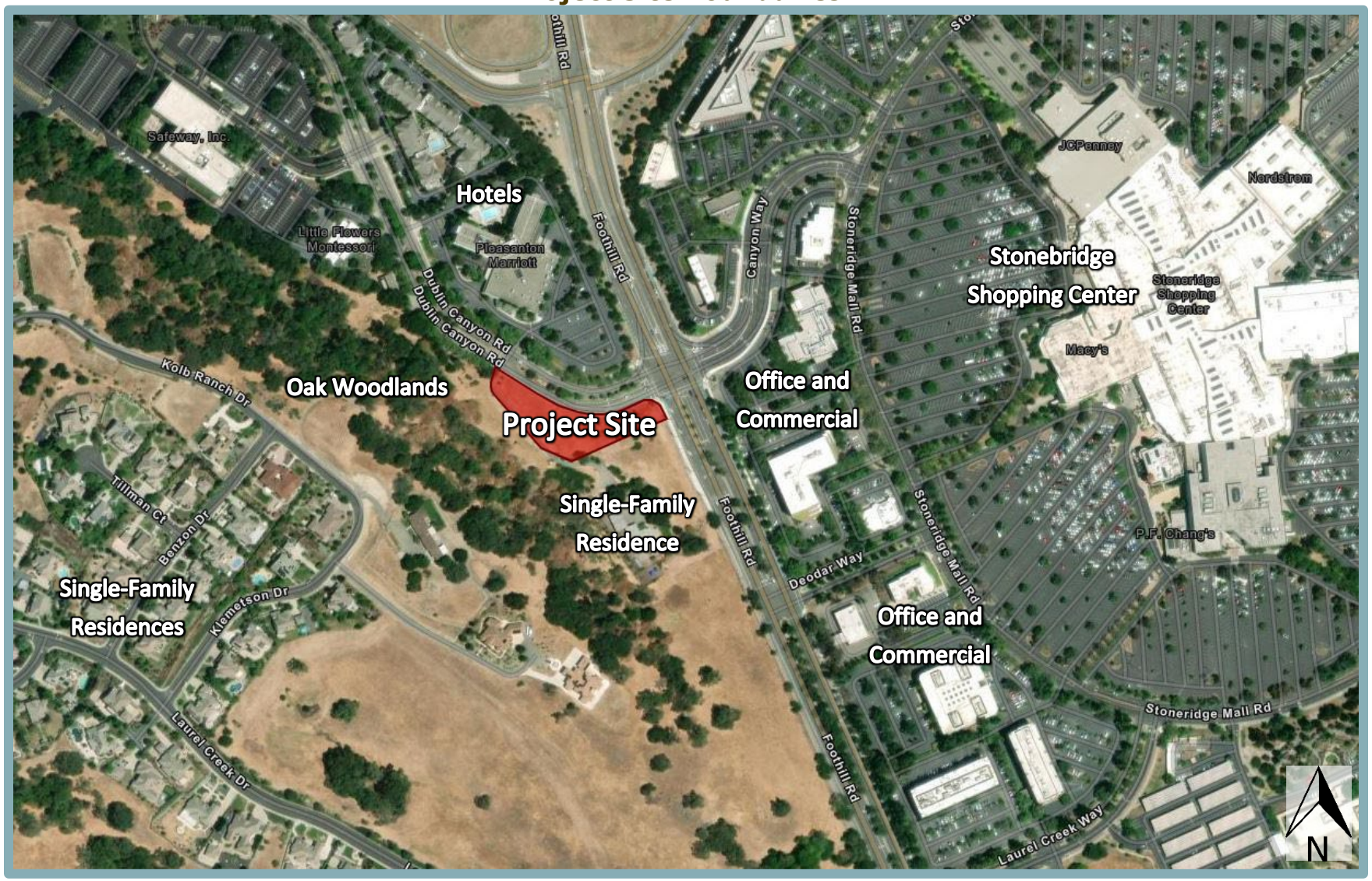


Figure 2
Project Site Boundaries



Surrounding existing land uses include commercial hotel uses to the north, across Dublin Canyon Road; offices and commercial uses, including the Stonebridge Shopping Center, to the east, across Foothill Road; and single-family residences to the south and west. The project site is designated Retail/Highway/Service Commercial and Business and Professional Offices in the City of Pleasanton General Plan, and zoned Central Commercial (C-C) District and Planned Unit Development-Commercial-Office (PUD-C-O) by the City.

Project Components

The proposed project would include the development of a single-story 6,445-sf teppanyaki restaurant with seating available for a total of 136 individuals (see Figure 3 and Figure 4). The restaurant would include a kitchen, bar, and dining room with nine cooking stations, as well as a lobby, office, bathrooms, and utility room. The proposed project would also include cuts up to 21 feet and fills up to five feet at the on-site hillside, which was created when Dublin Canyon Road was constructed, the removal of the existing paved roadway, the concrete drainage ditch, and the on-site oak tree, and the installation of retaining walls.

The existing private roadway along the western project site boundary would be modified to serve the proposed project. Access to the project site would be provided by the driveway, which would connect to a new paved road within the project site. A total of 43 stalls located in front of the restaurant would be provided for staff and customers. The parking lot would generally occupy the portion of the site not covered by the proposed restaurant building. It should be noted that a new sidewalk along Dublin Canyon Road would be constructed as part of the proposed project, and that the proposed off-site improvements would include an emergency vehicle turnaround behind the proposed restaurant building.

Landscaping improvements would be implemented throughout the project site, including the sidewalk. Such improvements would include, but are not limited to, a six-foot-minimum landscape buffer between the sidewalk and Dublin Canyon Road, reeds and grasses within filtration areas, clinging vines on the proposed retaining walls, and shade trees within the parking lot (see Figure 5). All landscaping improvements would be consistent with Chapter 17.14, Water Efficient Landscaping, of the City's Municipal Code, and thus, would comply with the State's Model Water Efficient Landscape Ordinance (MWELO) and the Bay Friendly Basics Landscape Guidelines of the Alameda County Waste Management Authority.

Water and sanitary sewer service for the proposed development would be provided by the City of Pleasanton. Both utilities would be provided through new connections to existing utility lines within the project site or vicinity.

New on-site storm drainage facilities would include a drainage ditch that extends along the site's eastern, southern, and western project site boundaries, as well as a new bioretention area along the northern site boundary. Stormwater runoff within the project site would flow to the landscaped areas located throughout the project site, which would provide treatment and detention of the on-site stormwater runoff (see Figure 6). As discussed above, the project would include various other landscaping elements that would allow for stormwater infiltration. The filtration areas would consist primarily of pervious landscaping, which would treat stormwater by filtering runoff slowly through an active layer of soil, allowing for removal of pollutants. The proposed project would include a series of new on-site pipes which would collect the treated stormwater from the bio-treatment planters and convey the discharged water to the existing City system.

Figure 3
Site Plan

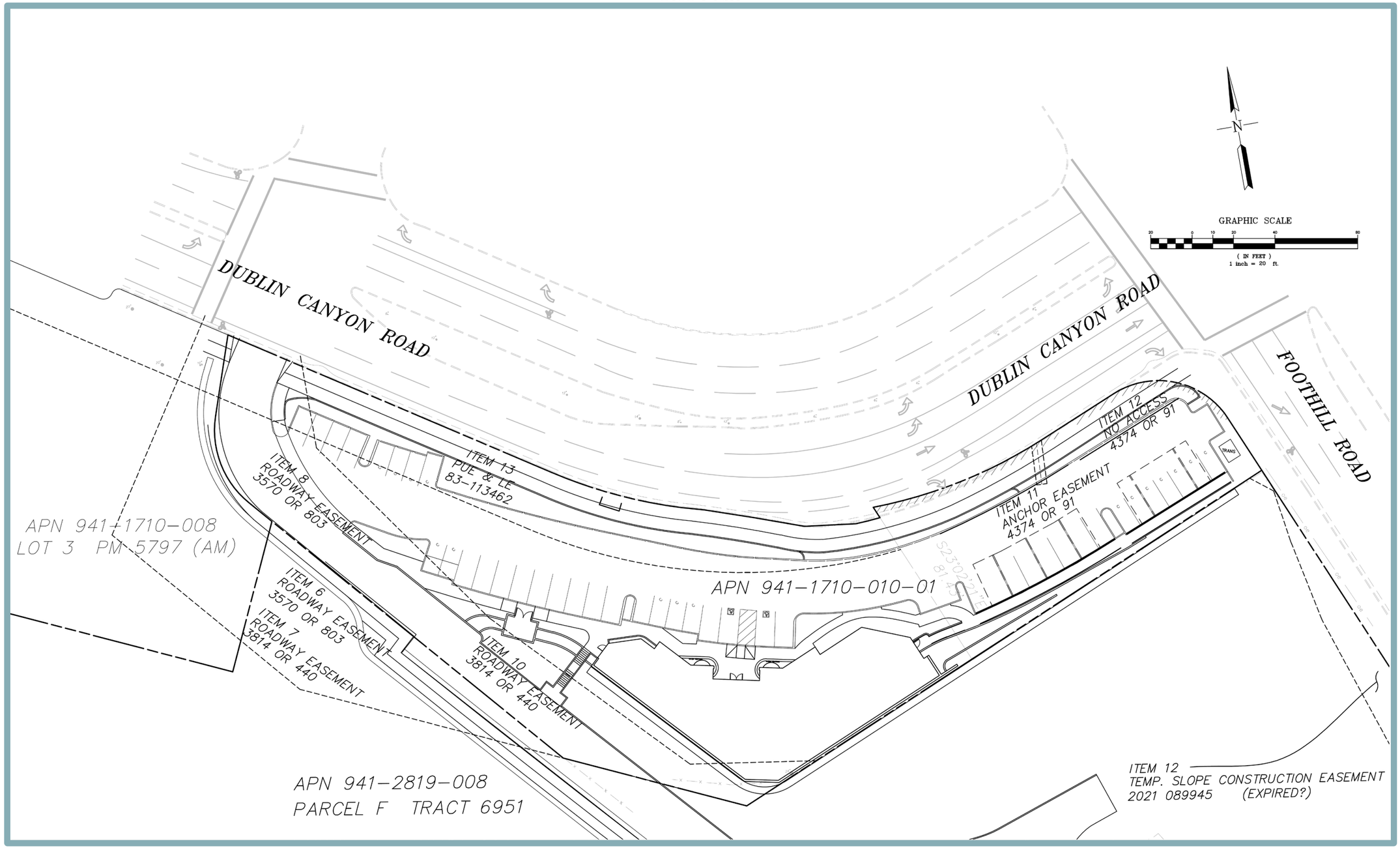


Figure 4
Restaurant Floor Plan

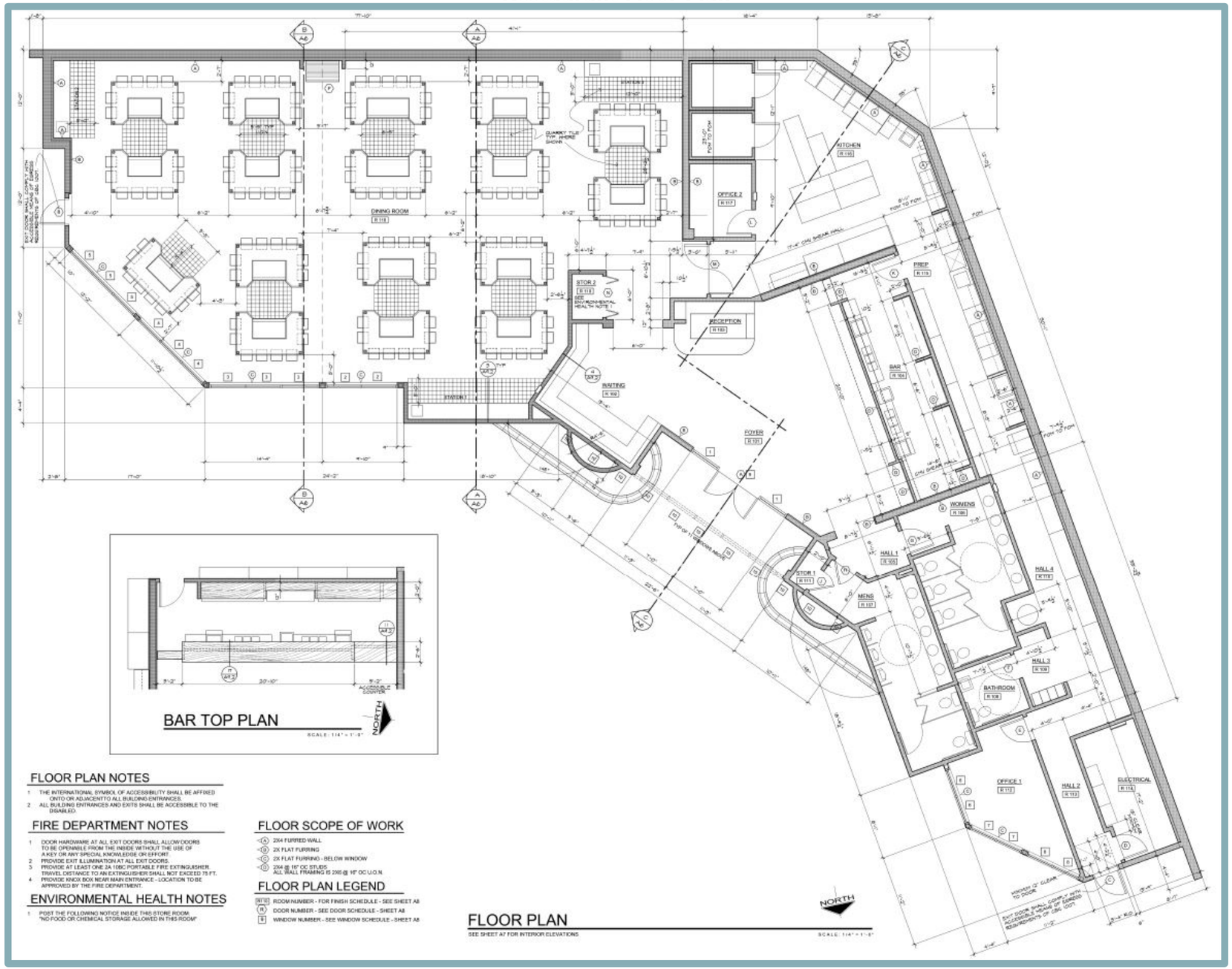


Figure 5
Preliminary Landscaping Plan

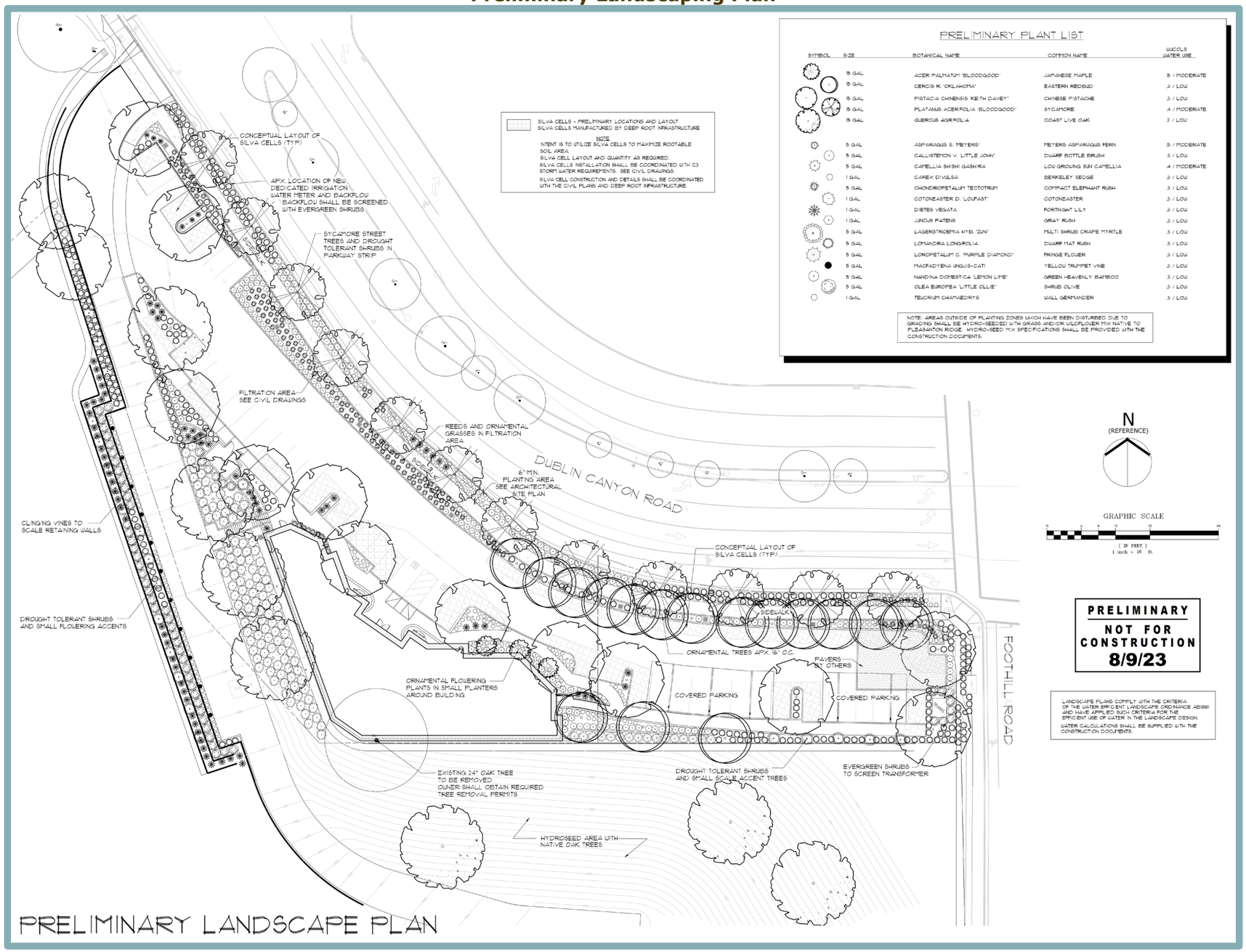
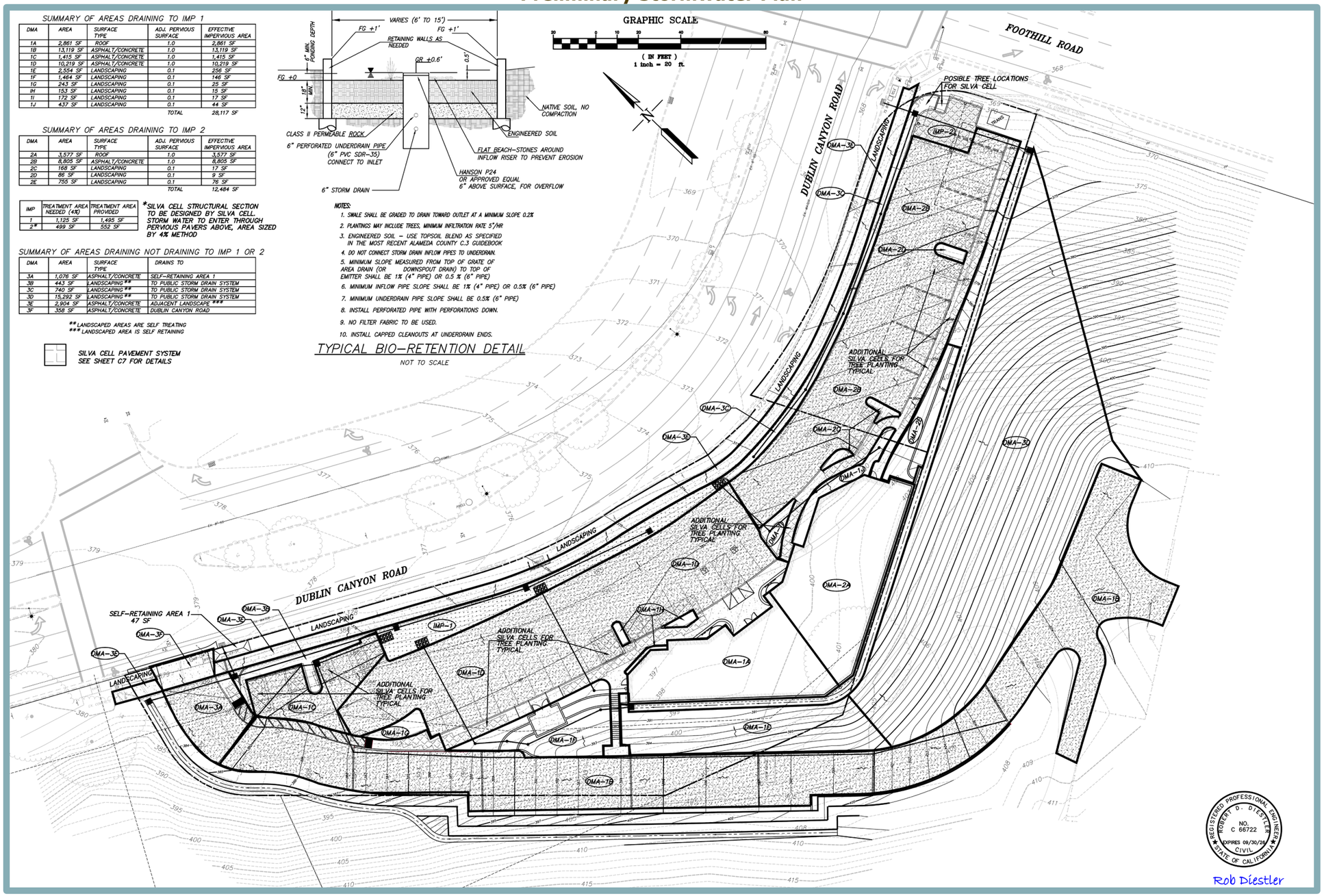


Figure 6
Preliminary Stormwater Plan



Design Review

The proposed project would be subject to Design Review by the City of Pleasanton. Section 18.20.010 of the City's Municipal Code specifies that the purpose of Design Review is to "preserve and enhance the city's aesthetic values and to ensure the preservation of the public health, safety, and general welfare." The Design Review process is applicable to development projects that include the construction of new structures, and thus, would apply to the proposed project.

Discretionary Actions

The proposed project would require the following approvals from the City of Pleasanton:

- Adoption of the IS/MND;
- Adoption of a Mitigation Monitoring/Reporting Program; and
- Design Review.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

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

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖	☐

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The City includes portions of officially designated and eligible State scenic highways. Pursuant to the City's General Plan, a scenic highway designation protects the scenic values of an area, as well as providing passive recreational opportunities to view the associated scenic vistas. According to the California Scenic Highway Mapping System, the project site is located within approximately 0.73-mile of Interstate 680 (I-680), which is an officially designated State Scenic Highway. However, I-680 is located to the east of the project site, past the Stoneridge Shopping Center. Because the Stoneridge Shopping Center intervenes between the scenic highway and the proposed project, development of the proposed restaurant would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. Thus, a ***less-than-significant*** impact would occur.

c. The project site is currently undeveloped, although the site is bisected by a concrete drainage ditch and includes a private paved access roadway. Surrounding uses include commercial hotel uses to the north, offices and commercial uses to the east, and single-family residences to the south and west. Generally, the site is located within an urbanized area; therefore, the relevant threshold would be whether the proposed project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed project would require approval of a Design Review pursuant to Section 18.20.010 of the City's Municipal Code. Section 18.20.010 of the City's Municipal Code specifies that the purpose of Design Review is to "preserve and enhance the city's aesthetic values and to ensure the preservation of the public health, safety, and general welfare." Design Review would ensure that the development of the proposed project would be in compliance with the City's Development Standards and Design Guidelines, which establishes the City's standards for site planning, architectural design, landscaping, and street design.[3] For example, the proposed project would include landscaping consisting

[3] City of Pleasanton. *Housing Site Development Standards and Design Guidelines.* Adopted August 21, 2011.

of a combination of trees, shrubs, and groundcover between the restaurant building and Dublin Canyon Road. Such landscaping would screen the parking lot from the street consistent with Design Guideline A7.b. Design Review would also ensure that the aesthetic and architectural design of the development would be compatible with surrounding development.

Based on the above, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality, and a ***less-than-significant*** impact would occur.

d. The project site is currently located in an urbanized area surrounded by urbanized uses, including commercial hotel uses to the north, offices and commercial uses to the east, and single-family residences to the south and west. In addition, Dublin Canyon Road borders the project site to the north. As such, the project site is subject to light and glare from passing vehicles, as well as spillover from surrounding uses.

Development of the project site with the proposed restaurant would involve sources of light associated with interior light spilling through windows, vehicle headlights entering and exiting the project site, exterior lighting on the proposed building, parking lot lighting, and light reflected off windows. However, such sources of light and glare would be consistent with the type of lighting anticipated for the project site by the City's General Plan land use and zoning designations for the site, and the proposed project would not create new sources of light or glare that would be substantially greater than existing sources.

Furthermore, Section A10, Lighting, of the City's Design Guidelines specifies that Adequate lighting shall be provided along sidewalks, streets, driveways, and parking areas for the safety and security of residents and visitors, and that site lighting shall not produce glare or be of an inappropriate intensity.[4] Through the City's Design Review process, the proposed project would be reviewed for consistency with the City's Housing Site Development Standards and Design Guidelines, and compliance with all applicable lighting standards would be ensured. Lighting from the proposed project would not be directed off-site, and would not adversely affect existing uses in the project vicinity. Thus, implementation of the project would result in a ***less-than-significant*** impact with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

[4] City of Pleasanton. *Housing Site Development Standards and Design Guidelines.* Adopted August 21, 2011.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	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 or conversion of forest land to non-forest use?	☐	☐	☐	✖

Discussion

a,e. Per the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the entirety of the project site is characterized as Grazing Land and is surrounded by land characterized as Urban and Built-Up Land.[5] The FMMP defines Grazing Land, a category which is only used in California, as land on which the existing vegetation is suited to the grazing of livestock. Urban and Built-Up Land is occupied by structures at a density of at least one unit to 1.5 acres, such as residential, industrial, or commercial facilities.

The project site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Given the designation of the site as Grazing Land, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. Therefore, ***no impact*** would occur as a result of the proposed project.

b. The project site is currently zoned C-C District and PUD-C-O by the City; thus, the site is not zoned for agricultural uses. Additionally, the site is not under a Williamson Act contract.[6] Therefore, buildout of the proposed project would not conflict with zoning for an agricultural use or a Williamson Act contract, and ***no impact*** would occur.

c,d. The project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

[5] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed August 2024.

[6] California Department of Conservation. *California Williamson Act Enrollment Finder*. Available at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed August 2024.

III. AIR QUALITY. *Would the project:*		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖	☐
b.	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?	☐	☐	✖	☐
c.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖	☐
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. The City of Pleasanton is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for the State and federal ozone, State and federal fine particulate matter (PM) 2.5 microns in diameter ($PM_{2.5}$), and State respirable PM 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. On January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001, and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001, for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the

State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. The BAAQMD's established significance thresholds associated with development projects for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10} and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr), are listed in Table 1. By exceeding BAAQMD's mass emission thresholds for ROG, NO_X, PM_{10}, or $PM_{2.5}$, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

	Construction	Operational	
Pollutant	**Average Daily Emissions (lbs/day)**	**Average Daily Emissions (lbs/day)**	**Maximum Annual Emissions (tons/year)**
ROG	54	54	10
NO_x	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, May 2017.

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2022.1.1.29 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information should be applied in the model. All CalEEMod results are included as Appendix A to this IS/MND.

The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project's contribution to cumulative air quality conditions is provided below as well.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance for ROG, NO_x, PM_{10}, and $PM_{2.5}$. Construction activities associated with the proposed project would include the export of 22,580 cubic yards (CY) during grading, as well as the development of a single story, 6,445-sf teppanyaki restaurant and associated on- and off-site improvements.

All projects under the jurisdiction of the BAAQMD are required to implement all BAAQMD Basic Construction Mitigation Measures (BCMMs), which include the following:

1. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

2. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
3. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
4. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
5. 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 CCR). Clear signage shall be provided for construction workers at all access points.
6. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
7. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Table 2
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	3.25	54	**NO**
NO_X	29.7	54	**NO**
PM_{10}*	8.95	82	**NO**
$PM_{2.5}$*	4.52	54	**NO**

* Emissions from exhaust only. BAAQMD has not yet adopted thresholds for fugitive PM emissions.

Source: CalEEMod, March 2025 (see Appendix A).

The proposed project's required implementation of the BAAQMD's BCMMs listed above would help to further minimize construction-related emissions. In particular, implementation of the foregoing measures would reduce fugitive dust emissions resulting from project construction. Even without consideration of BAAQMD's BCMMs, as shown in Table 2, construction of the proposed project would result in emissions of criteria air pollutants below BAAQMD's thresholds of significance. Consequently, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project construction.

Operational Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3. As shown in the table, the proposed project's operational emissions of ROG, NO_x, PM_{10}, and $PM_{2.5}$ would be below the applicable thresholds. Consequently, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project operation.

Table 3
Unmitigated Maximum Operational Emissions

Pollutant	Proposed Project Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	2.15	0.31	54	10	**NO**
NO_X	2.09	0.24	54	10	**NO**
PM_{10}*	3.72	0.35	82	15	**NO**
$PM_{2.5}$*	0.97	0.09	54	10	**NO**

* Emissions from exhaust only. BAAQMD has not yet adopted thresholds for fugitive PM emissions.

Source: CalEEMod, March 2025 (see Appendix A).

Cumulative Emissions

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions.[7] If a project exceeds the significance thresholds presented in Table 1, that project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions.

As presented above, the proposed project would not exceed the applicable thresholds for criteria pollutant emissions during project construction or operations. Thus, the project would not result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 Clean Air Plan. Because the proposed project would not result in operational emissions of criteria pollutants in excess of BAAQMD's applicable threshold of significance, conflicts with or obstruction of implementation of the applicable regional air quality plans would not occur. Thus, a ***less-than-significant*** impact would result.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly,

[7] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 2-1]. May 2017.

the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The existing land uses in the project area consist of single-family residential development to the south and west, commercial development to the north and east. The nearest existing sensitive receptors are the single-family residences located south of the project site, with the closest to the area of disturbance within the project site located approximately 180 feet to the south.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TAC emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

As discussed in Section XVII, Transportation, of this IS/MND, the City of Pleasanton has not yet established any standards or thresholds regarding VMT; however, the Office of Land Use and Climate Innovation (LCI) (formerly known as the Office of Planning and Research) released a Technical Advisory to evaluate transportation impacts pursuant to CEQA, which includes screening thresholds that can be applied to a project to determine whether that project can be presumed to cause a less-than-significant amount of VMT, in which case the project could be screened out of doing further VMT analysis.[8] Because the proposed project would include commercial uses less than 50,000 sf, the proposed project can be presumed to be a local-serving facility and, as such, would not have a significant impact related to VMT.

Therefore, the proposed project would remain consistent with applicable congestion management plans and would not increase traffic volumes past 44,000 vehicles per hour

[8] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.

or 24,000 vehicles per hour where vertical and/or horizontal mixing occurs. As such, based on the LCI screening criteria, the proposed project would result in a less-than-significant impact related to localized CO emissions concentrations and would not expose sensitive receptors to substantial concentrations of localized CO.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The proposed project would not involve any land uses or operations that would be considered major sources of TACs, including DPM. As such, the project would not generate any substantial pollutant concentrations during operations.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project would likely be limited to approximately one year and two months.

All construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, construction equipment would operate intermittently throughout the day and only on portions of the site at a time.

Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low. Therefore, construction associated with the proposed project would not be expected to expose any sensitive receptors to substantial pollutant concentrations.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs during construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d. Emissions of concern include those leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'd' above. Therefore, the following discussion focuses on emissions of odors and dust.

Pursuant to the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[9] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses.

Construction activities often include diesel-fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, the construction phase is temporary in nature and would only occur over approximately 14 months. In addition, hours of operation for construction equipment would be restricted pursuant to Section 9.04.100 of the City's Municipal Code. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize emissions, including emissions leading to odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities.

As noted previously, all projects under the jurisdiction of BAAQMD are required to implement the BAAQMD's BCMMs. The BCMMs would act to reduce construction-related dust by ensuring that haul trucks with loose material are covered, reducing vehicle dirt track-out, and limiting vehicle speeds within the improvement area, among other methods, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following construction, the entire improvement area would be either paved or landscaped. Thus, project operations would not generate significant amounts of dust that would adversely affect a substantial number of people.

Based on the above, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

[9] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	✖	☐	☐
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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	✖
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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖	☐

Discussion

a. The following discussion is based primarily on a Biological Resources Site Assessment (BRSA), prepared by Monk and Associates, Inc. (M&A) for the proposed project (see Appendix B).[10] The BRSA evaluated the project site to determine if development of the proposed project would have a substantial adverse effect on biological resources, including special-status plant and wildlife species.

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

[10] Monk and Associates, Inc. *Biological Resources Site Assessment*. March 26, 2025.

Currently, the majority of the project site is primarily undeveloped and includes a concrete drainage ditch and a private paved roadway that provides access to the project site, as well as one on-site tree. According to the BRSA, the project site does not contain aquatic resources or other sensitive habitats supporting special-status species. However, the on-site tree may provide nesting habitat for migratory and nesting birds.

A search of the California Natural Diversity Database (CNDDB) was conducted in 2023 to identify if any special-status species have the potential to exist within a three-mile radius of the project site. The intent of the database review was to identify documented occurrences of special-status species in the vicinity of the project area, to determine their locations relative to the project site, and to evaluate whether the site meets the habitat requirements of such species. Based on the results of the CNDDB search, one special-status plant species is known to occur within the project region. In addition, the BRSA identified the potential for western burrowing owl, Crotch's bumble bee, nesting birds and raptors, and roosting bats to occur within the project site and surrounding area. The potential for the special-status species to occur on the project site is discussed in further detail below.

Special-Status Plants

Based on the results of the CNDDB search, one special-status plant species has been documented within three miles of the project site. The only special-status plant species record found within a three-mile radius was for the Congdon's tarplant (*Centromadia parryi congdonii*). According to the BRSA, the type of alkaline soils that would support Congdon's tarplant are not present on-site. Additionally, the CNDDB record for the species is from 2009 and located the plant approximately 1.3 miles from the project site, outside of the immediate project vicinity.

The majority of the project site has been subject to mass disturbance, and the project site consists of non-native ruderal habitat with one on-site tree. Based on the existing habitat type on site, the aforementioned habitat requirements, and previously recorded occurrence locations, the potential for special-status plant species to occur on-site is low, and the proposed project would have a less-than-significant impact related to the disturbance of special-status plant habitat.

It should be noted that the project site is within the boundaries of the East Alameda County Conservation Strategy (EACCS), specifically within Conservation Zone (CZ) 2.[11] Further discussion of the applicability of the EACCS to the proposed project is included in question 'f' of this Section of the IS/MND below. Pursuant to Appendix D of the EACCS, the project site is not located within the range of potential habitat for any plant species covered under the EACCS.

Special-Status Wildlife

As part of the BRSA, M&A conducted a site survey on August 13, 2024. The project site includes highly compacted soils with grass and forb species that have been regularly mowed. In addition, the trees in the oak woodland community west of the project site could provide suitable foraging and nesting habitat for special-status wildlife species. The site survey also identified small mammal burrows on-site.

[11] East Alameda County Conservation Strategy Steering Committee. *East Alameda County Conservation Strategy*. October 2010.

It should be noted that the oak woodland habitat located to the south and west of the project site could provide suitable roosting habitat for special-status bat species. However, because the off-site trees are not proposed for removal as part of project construction, substantial adverse effects to special-status bat species associated with development of the proposed project are not anticipated.

Based on the results of the site survey and the CNDDB search, the BRSA identified the potential for western burrowing owl (*Athene cunnicularia hypugaea*) and Crotch's bumble bee (*Bombus crotchii*), as well as nesting birds and raptors, to occur within the project site and surrounding area.

Western Burrowing Owl

Western burrowing owl is classified as a candidate species for potential listing under the California Endangered Species Act (CESA), as well as being protected under the MBTA and covered under the EACCS. The primary habitat requirement for western burrowing owls is small mammal burrows that the species uses for nesting. Typically, the species uses abandoned ground squirrel burrows, but western burrowing owls have been known to dig burrows in softer soils. In urban areas, western burrowing owls may use pipes, culverts, and piles of material as artificial burrows. Western burrowing owls breed semi-colonially from March through August.

The presence of western burrowing owls within suitable burrows can be verified at a site by observation of the owls or signs of recent activity, such as molted feathers, cast pellets, prey remains, eggshell fragments, or excrement (whitewash) at or near a burrow. Burrowing owls typically are not observed in grasslands with tall vegetation or wooded areas because the vegetation obscures their ability to identify predators.

According to the BRSA, the closest CNDDB record for western burrowing owl is from 2009 and is located approximately 2.1 miles northeast of the project site (Occurrence #780). However, because the August 2024 site survey identified ground squirrel burrows on-site, suitable habitat exists on-site for the western burrowing owl. If western burrowing owls are present on or near the project site, development of the proposed project could result in an adverse impact to the species.

Crotch's Bumble Bee

Crotch's bumble bee is a candidate for listing under CESA. The species is not covered by the EACCS. The range of Crotch's bumble bee historically extended from coastal California east to the Sierra-Cascade crest and south into Mexico, but recent data indicates that the species is absent from the center of this historical range due to extensive agricultural intensification and urbanization. Where Crotch's bumble bee remains present, the species inhabits open grassland and scrub habitats that feature flowers for foraging. Crotch's bumble bees nest underground, such as in abandoned rodent burrows. The flight period for Crotch's bumble bee queens ranges from late February to late October and peaks in early April and in July. The flight period for worker bees extends between late March and September.

The closest CNDDB record for Crotch's bumble bee is from 1932 and is located approximately three miles southeast of the project site (Occurrence #17). However, because the species has only recently been proposed for protection under CESA, few

species surveys have been conducted in recent years. As such, unrecorded occurrences of the species could occur more recently than 1932.

Because ground squirrel burrows were observed during the August 2024 site survey conducted for the proposed project, the project site could provide suitable nesting habitat for Crotch's bumble bee. In addition, the ruderal herbaceous vegetation on-site could provide suitable foraging resources. For example, the BRSA identifies California poppy (*Eschscholzia californica*) and common thistles as suitable on-site pollen sources for the species. If individual Crotch's bumble bees are present on or near the project site, development of the proposed project could result in an adverse impact to the species.

Nesting Birds and Raptors

The on-site tree may be used by other migratory birds protected by the MBTA and covered by the EACCS for nesting. As part of the proposed project, the on-site tree would be removed. Tree removal could result in direct impacts to nesting birds, and mechanized work and vehicle traffic associated with construction of the proposed project could indirectly disturb nesting birds and result in nest abandonment if individuals are present during initiation of ground-disturbing activity. Construction activities that adversely affect birds or result in mortality of individual birds constitute a violation of State and federal laws. If such species occur on or near the project site during the breeding season, project construction activities could result in an adverse effect to species protected under the MBTA.

Conclusion

Based on the above, development of the proposed project could have an adverse effect, either directly or through habitat modifications, on species identified as special-status wildlife species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. Therefore, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

Western Burrowing Owl

IV-1. *A pre-construction survey for western burrowing owls shall be conducted by a qualified biologist within the project site and a 100-foot buffer around the project site boundaries within 14 days of the commencement of construction activities. Burrowing owl surveys shall be conducted according to the methodologies prescribed by the CDFW in their 2012 Staff Report on Burrowing Owl Mitigation. In order to ensure western burrowing owls do not migrate into the project site following the initial survey, a secondary site survey shall be conducted within 24 hours prior to ground disturbance. Survey results shall be submitted to the Community Development Department. If active burrows are not detected during the surveys, further mitigation shall not be required.*

If burrowing owls are detected on the site or within 100 feet of the project site boundaries, CDFW shall be contacted to determine if an incidental take permit (i.e., Section 2081 permit) is required due to the species being proposed for listing under CESA. The following restricted activity dates and setback

distances are recommended pursuant to CDFW's Staff Report (2012) or as otherwise coordinated with CDFW:

- *From April 1 through October 15, low disturbance and medium disturbance activities shall have a 200-meter buffer while high-disturbance activities shall have a 500-meter buffer from occupied nests.*
- *Between September 1st and February 1st, if western burrowing owls are residing within the project footprint or within 200 meters of the project footprint, the owls may be passively evicted by a qualified biologist using CDFW guidelines. If owls are not within the development footprint or within 200 meters of the development footprint, from October 16 through March 31, low-disturbance activities shall have a 50-meter buffer, medium-disturbance activities a 100-meter buffer, and high-disturbance activities a 500-meter buffer from occupied nests.*
- *Earth-moving activities or other disturbance shall not occur within the aforementioned buffer zones of occupied burrows. The buffer zones shall also be fenced. If burrowing owls are found in the project area, a qualified biologist shall also delineate the extent of burrowing owl habitat within the site.*
- *Buffers may be modified by a qualified biologist knowledgeable enough to establish buffer sizes commensurate with the acclimation of burrowing owls to disturbance. The buffers, if modified over that prescribed above, shall be coordinated with CDFW.*

Crotch's Bumble Bee

IV-2. *Consistent with CDFW recommendations, a minimum of three surveys for Crotch's bumble bee shall be conducted prior to construction activities, each survey scheduled two to four weeks apart during the species flight period (April through October). Within 14 days prior to the commencement of construction activities between April 1 and October 31, a qualified biologist shall survey for Crotch's bumble bee. The surveys shall occur at least two hours after sunrise (when temperatures are greater than 60°F and less than 90°F without rain) or two hours before sunset. The survey area shall include the project boundaries and a surrounding 100-foot buffer area. The survey duration shall be appropriate to the size of the project site and buffer area based on the metric of a minimum of one person-hour of searching per three acres of suitable habitat, or an approximately half-hour survey for an average-sized project site.*

The biologist leading the survey(s) shall be designated as a qualified biologist for bumble bees. Surveyors shall not capture or handle bumble bees unless authorized specifically for Crotch's bumble bee by CDFW. Bumble bees shall only be netted, chilled, and photographed for identification purposes if the biologist is authorized by a Memorandum of Understanding (MOU) in accordance with Fish and Game Code 2081(a), which does not include take caused by project-related activities. If the lead biologist does not have an MOU, identification techniques shall be limited to photographs of bumblebees in flight or resting on floral resources. Survey results shall be submitted to the Community Development Department. If the species is not detected within or around the project site, further mitigation shall not be required.

If any sign(s) of a bumble bee nest is observed, and if the nest cannot be established to host a species that is not Crotch's bumble bee, then construction shall not commence until CDFW provides further guidance, which may include, but not be limited to, an additional survey by a bumble bee expert, waiting until the colony active season ends, or obtaining take authorization.

If at any time during preconstruction surveys a Crotch's bumble bee is found, a qualified biologist/monitor approved by CDFW for bumble bee monitoring shall be on-site during all construction activities. During construction monitoring, the biologist shall scan for bumble bees using floral resources. If bumble bees are observed after construction commences, construction shall be halted if bumble bees are in harm's way. For example, if an undetected nest is present in the construction area, bumble bees could become visible if the nest is disturbed, leading to construction being immediately halted.

If construction is halted because bumble bees are in harm's way, construction shall only recommence after establishing that the bees present are not Crotch's bumble bees. If Crotch's bumble bees (or bees that could be that species) are identified on-site, construction shall not recommence until CDFW provides further guidance, which could include an additional survey by a bumble bee expert, waiting until the colony active season ends, requiring take authorization, or other actions (such as buffers).

If a suspected Crotch's bumble bee is killed or injured during the source of survey efforts, or during project activities, all work shall be stopped and the CDFW Representative shall be immediately contacted for guidance. The bumble bee shall be collected into a vial and frozen, as well as photographed in accordance with accepted methods. Record the date, location, GPS coordinators, project name, collector, and any other relevant information related to the cause of death or injury (e.g., chilling container may have been too cold; extreme shifts in temperature during collection, vehicle strike, etc.). If the bumble bee is determined to be a Crotch's bumble bee, the specimen shall be sent to CDFW for further assessment.

Nesting Birds and Raptors

IV-3. *A pre-construction survey for nesting birds shall be conducted by a qualified biologist within seven days of commencing construction activities, including, but not limited to, grubbing, grading, and tree removal, if such activities occur between February 1st and September 1st. The survey shall include an examination of all trees, shrubs, and ground on-site and within a 100-foot buffer around the project site boundaries where bird species could be disturbed by vibrations and/or other construction-related noise (zone of influence). The zone of influence includes areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise. If site work does not commence within seven days of the survey, another survey shall be conducted to ensure that impacts would not occur to nesting birds. Survey results shall be submitted to the Community Development Department. If active nests of migratory birds are not detected within approximately 100 feet of the project site, further mitigation is not required.*

If birds are identified nesting on or within the zone of influence, a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites shall establish a temporary protective non-disturbance buffer around the nest(s). The non-disturbance buffer shall be staked with orange construction fencing and shall be of sufficient size to protect the nesting site from construction-related disturbance. Typically, adequate nesting buffers are located 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds. Upon completion of nesting surveys, if nesting birds are identified on or within the zone of influence, the qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed. The nesting buffer shall be monitored daily for the first week of construction to ensure that nesting birds are not affected by on-site construction activities and that the buffer size does not need to be increased. Once the qualified ornithologist/biologist determines, through direct observations, that birds are not agitated by project construction, monitoring can be reduced to once a week.

Construction or earth-moving activity shall not occur within any established nest protection buffer prior to September 1st unless the qualified ornithologist/biologist determines that the young have fledged and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. The nest completion date can be significantly earlier or later and shall ultimately be determined by the qualified biologist. At the end of the nesting cycle and/or fledging from the nest, as determined by a qualified biologist, temporary nesting buffers may be removed, and grading and construction may commence in established nesting buffers without further regard for the nest site.

IV-4. *If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, an appropriate non-disturbance buffer shall be established around all active nests. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds. The actual size of buffer would be determined by the project biologist, and would depend on species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer shall be clearly staked with construction fencing and shall be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents.*

b,c. The project site is currently undeveloped, though is bisected by a concrete drainage ditch and contains one on-site tree. According to the BRSA prepared for the proposed project, the project site does not contain any wetlands or aquatic features. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and a ***less-than-significant*** impact would occur.

d. The project site is currently undeveloped and bordered by Dublin Canyon Road to the north, and an existing single-family residence is located to the south of the project site. Commercial and residential purposes are also located in the site vicinity. Thus, the project site is located within an urbanized area of the City of Pleasanton. According to the BRSA, the project site's proximity to I-580, Stoneridge Mall, and other nearby businesses, as well as increased ambient noise and human presence, generally discourages wildlife use of the project site. In addition, the project site does not contain streams or other waterways that could be used by migratory fish or as a wildlife corridor for other local wildlife species.

Furthermore, if local wildlife species were to move through the general project area, the oak woodland habitat located to the south and west of the project site would function as a more effective movement corridor. As previously discussed, the proposed project would not impact the oak woodland habitat, and thus, would preserve any wildlife corridor functions associated with the habitat. Therefore, the proposed project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, and ***no impact*** would occur.

e. Pursuant to Section 17.16.010 of the City's Municipal Code, the City prohibits the removal of any heritage tree growing within the City without approval of a Tree Removal Permit. The City defines heritage trees as any tree that meets any of the following criteria:

- Any single-trunked tree with a circumference at least 55 inches measured when measured 4.5 feet above ground level;
- Any multi-trunked tree of which the two largest trunks have a circumference of at least 55 inches when measured 4.5 feet above ground level;
- Any tree 35 feet or more in height;
- Any tree of particular historical significance as designated by the City; or
- A stand of trees, the nature of which makes each tree dependent upon the other for survival or the area's natural beauty.

The proposed project would include the removal of the on-site tree from the project site during the development of the proposed project. The on-site tree is a coast live oak (*Quercus agrifolia* var. *agrifolia*) located along the southern border of the project site. According to the BRSA, the on-site tree does not meet the City's definition of a heritage tree, and thus, would not require approval of a Tree Removal Permit. However, because the proposed project would remove a tree in association with a new development, the proposed project would be required to comply with the provisions of Section 17.16.050, which generally requires preparation of an arborist report and payment of fees for each tree required to be preserved, as applicable. In addition, the preliminary landscaping plan associated with the proposed project includes the planting of shade trees within the proposed parking lot (see Figure 5). The provision of new trees would address the loss of the on-site oak tree.

Based on the above, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a ***less-than-significant*** impact would occur.

f. The project site is within the boundaries of the EACCS, a guidance document for regional conservation and environmental permitting for private and public development projects.

While conservation strategies are provided by the EACCS, the document is not considered an adopted Habitat Conservation Plan or Natural Conservation Community Plan.

Pursuant to the EACCS, the project site is located in CZ-2, which encompasses 37,066 acres of the largely urbanized Livermore Valley. Though the CZ-2 area is largely urbanized, the dominant natural land cover types in the conservation zone are annual grassland (3,409 acres) and mixed riparian forest and woodland (410 acres). The majority of the project site is currently undeveloped and consists of non-native ruderal grasslands with an on-site oak tree and shrubs scattered throughout. However, Mitigation Measures IV-1 through IV-4 above would reduce any potential impacts to protected wildlife species to a less-than-significant level.

Based on the above, the proposed project would not conflict with the applicable provisions of the EACCS, and a ***less-than-significant*** impact would occur related to conflicts with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	✖	☐	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	✖	☐	☐

Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

A records search of the California Historic Resources Information System (CHRIS) was performed by the Northwest Information Center (NWIC) for cultural resource site records and survey reports within the project area. The NWIC concluded that the project site does not contain any recorded archaeological resources nor any historic buildings or structures on any lists of historic resources. Based on a review of historical literature and maps, the NWIC concluded that the potential for unrecorded archaeological resources to occur on the project site is low.

In addition, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) returned negative results, indicating that local tribes have not recorded cultural resources within the project site or the immediate area. However, the CHRIS records search identified that tribal cultural resources within Alameda County have been identified near sources of water such as perennial and intermittent springs and streams, near the interface between low-lying terrain and higher elevation foothills, and near oak woodland. Because the project site is located at a hill-to-valley interface approximately 0.25-mile from Laurel Creek and 0.3-mile from Devaney Canyon and Dublin Creek, as well as near oak woodlands, the CHRIS records search concluded that the project site has a moderately high potential to contain unrecorded tribal cultural resources.

The proposed project would include site preparation, installation of driveways and the new off-site emergency vehicle turnaround, trenching for utilities, landscaping, and construction of the proposed restaurant building. Other ground-disturbing activities associated with the proposed project would include the cut and fill of the on-site hillside created during construction of Dublin Canyon Road, as well as the removal of the existing paved roadway, the concrete drainage ditch, and the on-site tree. Therefore, cultural resources could be uncovered during ground-disturbing construction activities at the site. If previously unknown resources are encountered during construction activities, the proposed project could cause a substantial adverse change in the significance of a historical resource or unique archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries. Thus, impacts could be considered ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

V-1. *Prior to grading permit issuance, the developer shall submit improvement plans to the City of Pleasanton for review and approval which indicate through notation that if unknown cultural resources, including unique historical, archaeological, or paleontological resources, are encountered during site grading or other site work, all such work shall be halted immediately within 200 feet of the find and the developer shall immediately notify the City of Pleasanton Community Development Department of the discovery. If such resources are identified, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist, paleontologist, or historian, as applicable, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology. The qualified professional shall record, protect, or curate the discovery as appropriate and shall submit a report of the findings and method(s) of curation or protection to the City of Pleasanton Community Development Department. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.*

V-2. *If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 200 feet and a professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. Work shall not resume within the radius until the City of Pleasanton determines that appropriate measures have been completed to the City's satisfaction. The archaeologist shall notify the Amador County Coroner pursuant to Section 7050.5 of the State Health and Safety Code. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code (PRC), and Assembly Bill 2641 shall be implemented. If the County Coroner determines the remains are Native American, then the Coroner shall notify the Native American Heritage Commission (NAHC) to designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the PRC). The designated MLD shall have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (PRC Section 5097.94). If an agreement is not reached, the qualified archaeologist or MLD shall rebury the remains where they would not be further disturbed (PRC Section 5097.98) and record the site with the NAHC or the appropriate Information Center or Alameda County (AB 2641).*

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2022 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC), which will become effective with the rest of the CBSC on January 1, 2023.[12] The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle (EV) charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Incentives for installation of electric heat pumps, which use less energy than traditional heating, ventilation, and air conditioning (HVAC) systems and water heaters;
- Required solar photovoltaic (PV) system and battery storage standards for certain buildings; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2019 Building Energy Efficiency Standards,

[12] California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.

went into effect starting January 1, 2023. The 2022 standards provide for additional efficiency improvements beyond the 2019 standards. The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structure would consume energy efficiently.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to the use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and material delivery truck trips, and operation of off-road equipment for demolition and construction activities. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site and off-site improvement areas would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location.

All construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and limit emissions associated with construction.

Based on the above, the temporary increase in energy use during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. The proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, PG&E would provide electricity to the project site. Energy use associated with operation of the proposed project would be typical of commercial uses, requiring electricity for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by employee commutes, customers, and the movement of goods.

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project by PG&E would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent by 2030. Thus, a portion of the energy consumed during project operations would originate from renewable sources.

The CARB prepared the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan),[13] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix D of the 2022 Scoping Plan provides suggestions for prioritizing various types of mitigation, such as on-site GHG-reducing design features and mitigation measures. Appendix D includes the methods to reduce Vehicle Miles Traveled (VMT), support building decarbonization, and provide access to shared mobility services or transit, as well as EV charging. Appendix D provides further suggestions for prioritizing other mitigation types, including non-local off-site mitigation, and voluntary offsets issued by a recognized and reputable voluntary carbon registry. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2022 Scoping Plan and the recommended actions included in Appendix D of the 2022 Scoping Plan.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this IS/MND, the project site is located within close proximity to existing pedestrian infrastructure and public transportation facilities. The proposed project would also include installation of a sidewalk along the project frontage. Such existing and proposed facilities would ensure patrons could use alternative transportation to access the project site and help reduce transportation energy.

Based on the above, compliance with the State's latest energy efficiency standards would ensure that the proposed project would implement all necessary energy efficiency regulations, which would reduce any impacts associated with energy consumption. Furthermore, the proposed project would be consistent with the site's existing General Plan land use designations; thus, development of the site and associated energy demands have been previously anticipated by the City.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

[13] California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality*. November 16, 2022.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
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 the project, 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 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	✖	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	✖	☐	☐

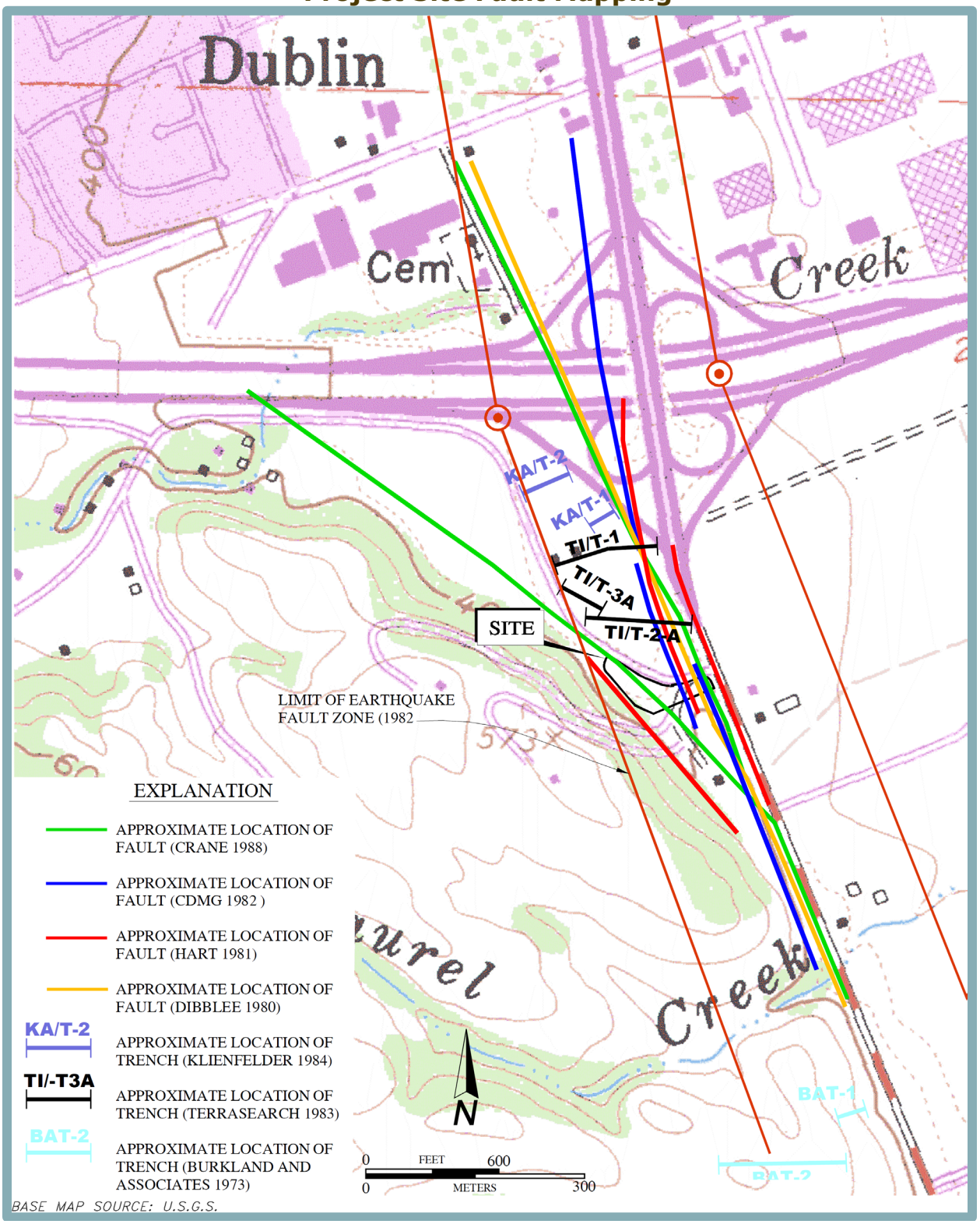
Discussion

The following discussion is based primarily on reports prepared for the proposed project, including the following: a Geotechnical Report prepared by ENGEO Incorporated (ENGEO)[14] and a subsequent 2022 California Building Code (CBC) Seismic Design Parameters Update (CBC Update) prepared by ENGEO[15]; and a Fault Exploration report prepared by ENGEO.[16] The reports were peer reviewed in 2008 by Cotton, Shires, and Associates, Inc., but required an additional review with the most updated project plans. BSK Associates (BSK) conducted a peer review of the reports and provided comments in September 2024,[17] following which ENGEO prepared responses[18] and an updated Geotechnical Report.[19] The foregoing reports are included in this IS/MND as Appendix C.

a.i-ii. The site is located within a State Earthquake Fault Zone for the Calaveras fault. The State shows two traces of the Calaveras fault crossing the site (see Figure 7). The eastern trace is mapped by the State near the toe of the hillside, and roughly parallel to Foothill Road with a northern termination near Dublin Canyon Road. The second fault trace is mapped stepping to the left about 100 feet to the west of the eastern trace.

[14] ENGEO Incorporated. *Geotechnical Report, Hana Japan Steakhouse, Pleasanton, California.* May 2, 2008.
[15] ENGEO Incorporated. *2022 CBC Seismic Design Parameters Update.* January 20, 2023.
[16] ENGEO Incorporated. *Fault Exploration, Hana Japan Steak House, Pleasanton, California.* March 31, 2008.
[17] BSK Associates. *Peer Review of Geotechnical and Geologic Hazard Investigations, 11991 Dublin Canyon Road (Hana Japan), Pleasanton, California.* September 6, 2024.
[18] ENGEO Incorporated. *Response to Comments.* November 11, 2024.
[19] ENGEO Incorporated. *Geotechnical Report Update.* January 15, 2025.

Figure 7
Project Site Fault Mapping



Other important active faults in the region include the Greenville fault located approximately 12 miles to the northeast of the site and the Hayward and San Andreas faults, located approximately 6.5 and 26 miles, respectively, to the southwest.

During a major seismic event that causes ground rupture on a primary fault zone (such as the Calaveras fault), secondary ground deformations can occur in the region adjacent to the primary fault zone. For example, based on previous mapping reviewed by the Fault Exploration, a fault may exist to the southwest of the on-site trenching, beneath or to the southwest of the existing driveway. Therefore, the Fault Exploration report concluded that the potential for fault rupture in the area is high and recommended all structures intended for human occupancy be set back at least 25 feet from the existing driveway.

As shown on Figure 8, although the building configuration has changed since preparation of the report, the proposed building location remains in conformance with the setback recommendations within the Fault Exploration report. In addition, the Fault Exploration included three exploratory trenches on the west side of the main trace. While the extent and magnitude of secondary ground deformations are difficult to estimate, most secondary deformations occur on shear zones or other faults located near the primary fault zone. Secondary faults or zones of fault related to shearing were not encountered during the trenching; therefore, the Fault Exploration report concluded that the potential for such ground deformations to occur at the proposed building is low. If secondary ground deformation did occur, the Fault Exploration concluded that such deformations would be small, less than four inches, and could be mitigated with appropriate foundation design and construction.

The CBSC provides minimum standards to ensure that the proposed structure would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that the proposed structure would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

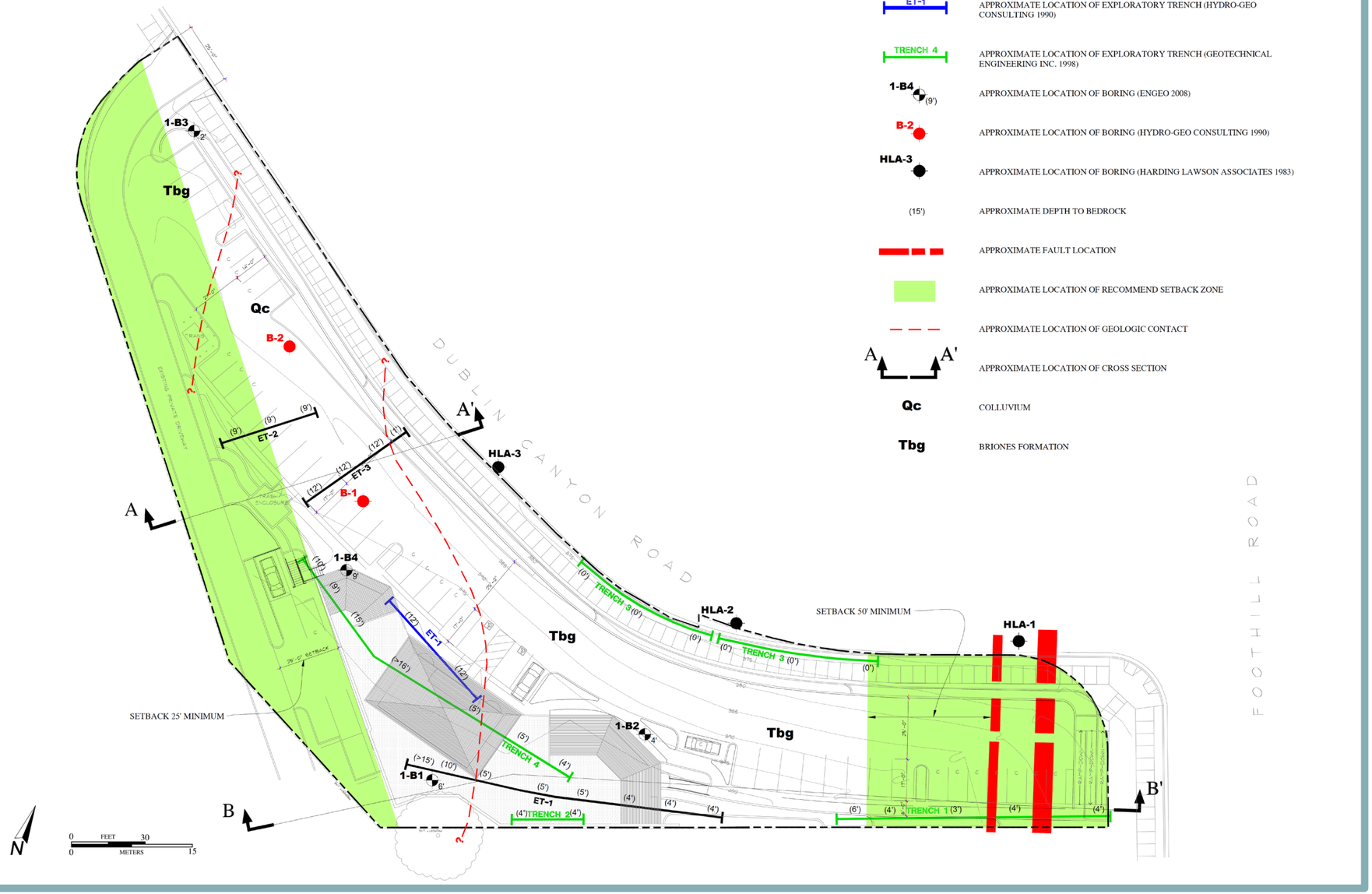
Conformance with the design standards is enforced through building plan review and approval by the City of Pleasanton prior to the issuance of building permits. Proper engineering of the proposed project would ensure that seismic-related effects would not cause adverse impacts. Therefore, a ***less-than-significant*** impact would occur related to seismic rupture of a known earthquake fault or strong seismic ground shaking.

aiii,aiv. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, subsidence/settlement, and expansive soils are discussed in detail below.

Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, especially as a result of cyclic loadings induced by earthquakes or ground shaking. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded fine sands.

Figure 8
Project Site Geotechnical Findings



The updated Geotechnical Report prepared for the proposed project included four borings ranging from seven to 28.5 feet, the site includes shallow bedrock and thicker, clayey soils. Based on the results of the borings, the Geotechnical Report concluded that the probability of soil liquefaction within the project site is low.[20] Thus, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death associated with seismic-related ground failure, including liquefaction.

Landslides

Seismically induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The hillside located to the southwest of the site is located within a preliminary State of California Seismic Hazard Zone for areas that may be susceptible to seismically induced landsliding. However, the Geotechnical Report notes that an existing driveway and 25-foot-wide setback zone would be located between the potential landslide area and the proposed building.[21] The intervening area would serve as a debris catchment area in the event of a landslide. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Conclusion

Based on the above discussion, the proposed project would not result in potential hazards or risks related to seismicity, liquefaction, or landslides, and a ***less-than-significant*** impact would occur.

b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this IS/MND. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, a ***less-than-significant*** impact would occur.

c,d. The proposed project's potential effects related to lateral spreading, subsidence/settlement, and expansive soils are discussed in detail below. Impacts related to liquefaction and landslides are discussed in question 'aiii, aiv' above.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Although liquefaction is not expected to occur on-site, the project site is located adjacent to free faces and, thus, the proposed project could be subject to risks associated with lateral spreading.

Subsidence

Subsidence is the settlement of soils of very low density, generally from either oxidation of organic material, desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years, and is a common consequence of liquefaction. As discussed above, the project site is not anticipated to be subject to liquefaction. In addition, Section 5.4.7 of the Geotechnical Report concluded that seismically induced settlement is unlikely. However, the Geotechnical Report also

[20] ENGEO Incorporated. *Geotechnical Report Update* [pg. 10]. January 15, 2025.
[21] ENGEO Incorporated. *Geotechnical Report Update* [pg. 10]. January 15, 2025.

notes that structural areas could be sensitive to settlement of compacted soil. Such areas include, but are not limited to, building pads, sidewalks, pavement areas, and retaining walls. Therefore, without implementation of the recommendations contained within the Geotechnical Report, the proposed project could be subject to subsidence/settlement.

Expansive Soils

When subsurface earth materials move, the movement can cause the gradual settling or sudden sinking of ground. The phenomenon of settling or sinking ground is referred to as subsidence, or settlement. Expansive soils are soils which undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted, potentially resulting in damage to building foundations.

As part of the Geotechnical Report, ENGEO conducted a field exploration and obtained soil samples from the project site on April 15, 2008. The samples were analyzed to determine the engineering properties of the soils, including compression, plasticity index, direct shear, and soil corrosion potential. Based on the results of the analysis, expansive soils are located on-site. Specifically, shallow depths of expansive clay were found in Borings 1-B2 and 1-B3, and deeper areas of expansive clay were identified in Borings 1-B1 and 1-B4 (see Figure 8). Although such soils are anticipated to be removed from the project site during site preparation and grading associated with the proposed project, any remaining soils located beneath the proposed building could subject the restaurant to adverse effects.

Based on the above, the proposed project could be subject to substantial adverse effects, including the risk of loss, injury, or death involving expansive soils.

Conclusion

Based on the above, without proper implementation of the recommendations included in the updated Geotechnical Report prepared for the proposed project, the proposed project could result in potential hazards or risks related to lateral spreading, subsidence, and/or expansive soils, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

VII-1. *Prior to approval of Improvement Plans, the plans shall include all relevant 2022 CBSC standards, as well as all recommendations included within the updated Geotechnical Report (2025) and the Fault Exploration report (2008) prepared by ENGEO Incorporated to ensure that the recommended standards are incorporated into project design and construction. All project improvement plans shall be reviewed by a licensed engineer and approved by the City of Pleasanton Community Development Department and the City Engineer.*

VII-2. *Prior to commencement of building construction and during cut and fill activities associated with the proposed project, any potentially expansive clay encountered within building pads shall be removed to a depth of at least three feet below pad grade, as determined by a licensed geotechnical engineer. In addition, potentially expansive clay shall not be placed within the upper three*

feet of building pads. Proof of compliance with this measure shall be submitted to the City of Pleasanton Community Development Department and the City Engineer.

e. City sewer infrastructure currently exists on site and the proposed project would connect to the existing on-site City sewer lines. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. Although the City's General Plan EIR does not specifically note known paleontological resources within the City boundaries, the hills in the southern and western portions of the City are noted as having a relatively high sensitivity for containing prehistoric sites. Although the soil types at the project site are not considered unique geologic features likely to contain paleontological resources, the project site is located in the northwestern corner of the City.

Nonetheless, the potential exists for previously unknown paleontological resources to exist within the project site. Ground-disturbing activity such as grading, trenching, or excavating associated with implementation of the proposed project would have the potential to disturb or destroy such resources if present. Therefore, the proposed project could result in the direct or indirect destruction of a unique paleontological resource, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

VII-3. Implement Mitigation Measures V-1 and V-2.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖	☐

Discussion

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAQMD. The most recent BAAQMD Air Quality Guidelines were released in April 2023.[22] The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, Executive Order (EO) B-55-18, and EO S-03-05, and provide qualitative thresholds related to Buildings and Transportation.

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions. Therefore, such emissions do not require quantification. Nonetheless, the proposed project's construction GHG emissions, as well as operational emissions, have been estimated using CalEEMod under the same assumptions discussed in Section III, Air Quality, of this IS/MND (see Appendix A). The emissions estimates prepared for the proposed project determined that unmitigated construction of the project would result in total GHG emissions of 447 $MTCO_2e$ over the entire construction period.

Potential impacts related to operational GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD's adopted thresholds of significance below. While the BAAQMD's adopted thresholds of significance for GHG

[22] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.

emissions are qualitative, operational GHG emissions have been estimated using CalEEMod for disclosure purposes (see Appendix A). The emissions estimates prepared for the proposed project determined that operation of the project would result in maximum unmitigated annual GHG emissions of 428 $MTCO_2e$/yr.

BAAQMD Thresholds of Significance

According to BAAQMD's qualitative GHG thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[23]

In February 2022, the City of Pleasanton adopted an updated Climate Action Plan (CAP) 2.0,[24] which, according to Section 2.3 of the CAP, meets the criteria to be a GHG reduction strategy under CEQA Guidelines Section 15183.5(b). The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 $MTCO_2e$/yr per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045. Pursuant to Section 15183.5 of the CEQA Guidelines, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that are subject to discretionary review and trigger environmental review pursuant to the CEQA.

Accordingly, a GHG Emission Compliance Checklist (Compliance Checklist)[25] has been prepared for the proposed project (see Appendix D) and is summarized below. Therefore, the following analysis is based on the proposed project's consistency with the City's 2022 CAP.

As discussed in the Compliance Checklist, the proposed project would be consistent with CALGreen Code requirement 3 within the CAP by complying with all requirements of the non-residential CALGreen checklist. The proposed project would also include energy-efficient window upgrades, LED lighting, and other efficiency upgrades to satisfy S2 of the CAP. In addition, consistent with CALGreen requirement 13 within the CAP, the proposed project would install EV charging infrastructure, with 10 percent of parking being EV charging stations. Furthermore, the proposed project would comply with Chapter 9.21 of the City's Municipal Code, which would ensure that the majority of concrete and debris resulting from construction and demolition is diverted for recycling or reuse. Additionally, the proposed project would provide adequate recycling, compost, and landfill containers to meet SB 1383 requirements, Municipal Code Chapter 9.20, and CAP strategy MC-1. The proposed project would be consistent with P15 of the CAP and Chapter 17.14 of the City's Municipal Code, as well as incorporate water efficient plumbing, and landscaping consistent with the State's MWELO. Finally, the proposed project would include and incorporate on-site stormwater management and climate-adapted plantings to comply with SF Bay Region Requirements and P13 of the CAP, respectively.

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23 Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

24 City of Pleasanton. *Climate Action Plan 2.0*. Adopted February 2022.

25 City of Pleasanton Community Development Department, Planning Division. *GHG Emission Compliance Checklist*. July 2022.

Implementation of all the requirements discussed in the Compliance Checklist would ensure that the proposed project would be considered consistent with the City's CAP.

Conclusion

Based on the above, the proposed project would not conflict with the applicable BAAQMD thresholds. In addition, the project would be generally consistent with the measures included in the City's CAP. Thus, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. Therefore, a ***less-than-significant*** impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	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 likely 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 or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. As such, the proposed project's commercial uses are not anticipated to involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. On-site maintenance may involve the use of common cleaning products, fertilizers, and herbicides, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b. Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials.

A development project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.[26]

The project site is currently undeveloped, although the site is bisected by a concrete drainage ditch and includes one oak tree with scattered shrubs. A private paved roadway that provides access to the project site. As noted in the CHRIS search response prepared for the proposed project, there is a low potential for any buildings or structures 45 years or older to be located within the project site. Because the project site does not contain buildings or structures constructed prior to federal bans on the use of hazardous building materials, such as asbestos and/or lead-based paint, development of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Therefore, a ***less-than-significant*** impact would occur.

c. The project site is located approximately 0.66-mile to the west of Stratford Private Elementary School. Thus, the project site is not located within one-quarter mile of existing schools. Therefore, the proposed project would have a ***less-than-significant*** impact with respect to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. Government Code Section 65962.5 requires the California Environmental Protection Agency to annually develop an updated Cortese List. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List, the list of leaking underground storage tank (LUST) sites from the State Water Resources Control Board's (SWRCB) GeoTracker database, the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.

The project site is not located on a list of hazardous material sites complied pursuant to Government Code Section 65962.5, including SWRCB GeoTracker and hazardous materials sites, such as LUST sites[27] and DTSC cleanup sites.[28] In addition, the project site is not located on or near any hazardous waste sites identified on the list of active CDO and CAO from the SWRCB.[29] Therefore, the proposed project would not create a significant hazard to the public or the environment related to located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and a ***less-than-significant*** impact would occur.

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[26] ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* 2013.

[27] California Environmental Protection Agency. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/search. Accessed September 2024.

[28] Department of Toxic Substances Control. *EnviroStor.* Available at: https://www.envirostor.dtsc.ca.gov/public/search.asp. Accessed September 2024.

[29] State Water Resources Control Board. *Active CDO and CAO.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed September 2024.

e. The nearest airport to the project site is the Livermore Municipal Airport, located approximately 5.68 miles east of the site. The site is not covered by an airport land use plan. Therefore, ***no impact*** related to a safety hazard for people residing or working in the project area related to such would occur.

f. The City of Pleasanton does not have an officially adopted emergency operations plan, but provides responses to a wide range of citywide hazards and vulnerabilities through federal programs, including emergency alerts and evacuation routes through the Department of Homeland Security's Ready program.[30] Development of the proposed project would not result in any substantial modifications to the existing roadway system, and thus, would not physically interfere with any emergency evacuation routes. Furthermore, the proposed project would be consistent with what has been planned for the site and would not include land uses or operations that could impair emergency responses. Therefore, the proposed project would not interfere with an emergency evacuation or response plan, and a ***less-than-significant*** impact would occur.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS/MND. As noted therein, the project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ).[31] In addition, the project site is located within an urbanized area of the City of Pleasanton. The developed nature of the surrounding area precludes the spread of wildfire to the site. Thus, the potential for wildland fires to reach the project site would be negligible. The proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a ***less-than-significant*** impact would occur.

[30] City of Pleasanton. *Emergency Preparedness.* Available at: https://www.cityofpleasantonca.gov/emergency-preparedness. Accessed September 2024.

[31] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed September 2024.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	☐	✖
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a, ci-ciii. The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

During the early stages of construction activities, topsoil would be exposed during ground-disturbance. Prior to overlaying the ground surface with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality downstream.

The SWRCB regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The City's Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) permit, Permit Number CAS612008, requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared for the site. A SWPPP describes Best

Management Practices (BMPs) to control or minimize pollutants from entering stormwater and must address both grading and erosion impacts, as well as non-point source pollution impacts of the project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's General Construction Permit.

In addition, the project would be required to comply with Chapter 9.14, Stormwater Management and Discharge Control, of the City's Municipal Code, which includes standards for managing stormwater runoff. Pursuant to Section 9.14.130, construction sites shall implement effective erosion control, run-on and runoff control, sediment control, any appropriate active treatment systems, good site management, and non-stormwater management through all phases of construction until the site is fully stabilized by landscaping or the installation of permanent erosion control measures. Therefore, the proposed project would not discharge sediment or urban pollutants through soil erosion, violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction.

Operation

The proposed project would not involve operations typically associated with the generation or discharge of polluted water. Following completion of project buildout, disturbed areas of the site would be largely covered with impervious surfaces and topsoil would no longer be exposed. However, the addition of impervious surfaces on the site would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides. All municipalities within Alameda County (and the County itself) are required to develop more restrictive surface water control standards for new development projects as part of the renewal of the Countywide NPDES permit.

As discussed throughout this IS/MND, on-site drainage is currently captured by a drainage ditch bisecting the project site. Project construction would remove the on-site drainage ditch, thereby changing the existing drainage pattern of the site. However, pursuant to Section 9.14.140 of the City's Municipal Code, the City of Pleasanton has adopted the County C.3 Stormwater Standards, which require new development and redevelopment projects that create or alter 10,000 or more sf of impervious area to contain and treat all stormwater runoff from the project site. A total of approximately 40,601 sf of impervious surfaces would exist on site following development of the proposed project, including 6,438 sf of rooftop surfaces. Thus, the project would be subject to the requirements of the C.3 Stormwater Standards related to stormwater treatment, which are included in the City's Municipal Regional Stormwater NPDES Permit. In addition, the proposed project would be subject to Sections 9.14.080 and 9.14.120 of the City's Municipal Code, which establish standards for stormwater discharge. Compliance with such requirements would ensure that impacts to water quality standards or waste discharge requirements would not occur during operation of the proposed project.

In order to manage and treat stormwater, the project site would be divided into 21 drainage management areas (DMAs) (see Figure 6). Stormwater runoff within the project site would flow primarily to IMP-1 and IMP-2 at the eastern and western ends of the site, as well as the proposed landscaped areas and bio-retention areas located throughout the project site, which would vary between six and 15 feet wide. Infiltration through the permeable materials within the bio-retention areas would occur through the pervious landscaping areas. The project site would also include installation of silva cells beneath the parking

areas and tree openings. Silva cells are landscaping areas with lightly compacted soil intended to grow large trees and treat stormwater on location. The collected stormwater would be treated by filtering runoff through an active layer of soil to remove pollutants. The proposed project would include six-inch storm drainage pipes to convey the treated stormwater to the existing City system.

Each bio-retention area would be sized to adequately handle all runoff from the proposed impervious surfaces within the project site. Thus, the proposed project would comply with the requirements of the SWRCB and the Regional Water Quality Control Board (RWQCB) and would meet C.3 Standards related to stormwater treatment. During operation, the project would comply with all relevant water quality standards and waste discharge requirements, and would not degrade water quality.

Conclusion

Based on the above, the proposed project would not result in the violation of water quality standards or waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation. Therefore, a ***less-than-significant*** impact would occur.

b,e. Water supplies in the City of Pleasanton are provided by the City using water purchased from Zone 7 of the Alameda County Flood Control and Water Conservation District (Zone 7 Water Agency). The City owns and operates three active groundwater wells and a water distribution, pumping, and storage system divided into a number of water pressure zones. Pursuant to the Zone 7 Water Agency's 2023 Annual Consumer Confidence Report, the majority of the water supply originates as Sierra Nevada snowmelt and is conveyed through the Delta and then by the South Bay Aqueduct.[32] Other water supply sources include surface water from rain runoff stored in Lake Del Valle and groundwater pumped from the aquifer underlying the Livermore-Amador Valley. Typically, the Zone 7 Water Agency's water supply is comprised of approximately 60 to 80 percent surface water and 20 to 40 percent groundwater each year. The amount of each type of source water varies depending on precipitation, location, and other conditions. In 2023, the Zone 7 Water Agency delivered approximately 95 percent treated surface water and five percent groundwater, allowing the groundwater basin to recharge after years of drought.

Bulletin 118 – Interim Update 2016 defines 517 groundwater basins and subbasins in California. Pursuant to the Sustainable Groundwater Management Act (SGMA), the Department of Water Resources (DWR) is required to prioritize the 517 groundwater basins and subbasins as either High, Medium, Low, or Very Low. Prioritization is based on the following considerations:

- The population overlying the basin or subbasin;
- The rate of current and projected growth of the population overlying the basin or subbasin;
- The number of public supply wells that draw from the basin or subbasin;
- The total number of wells that draw from the basin or subbasin;

[32] Zone 7 Water Agency. *2023 Annual Consumer Confidence Report.* Available at: https://www.zone7water.com/post/annual-water-quality-reports. Accessed September 2024.

- The irrigated acreage overlying the basin or subbasin;
- The degree to which persons overlying the basin or subbasin rely on groundwater as their primary source of water;
- Any documented impacts on the groundwater within the basin or subbasin, including overdraft, subsidence, saline intrusion, and other water quality degradation; and
- Any other information determined to be relevant by the department, including adverse impacts on local habitat and local streamflows.

Each basin's priority determines which provisions of California Statewide Groundwater Elevation Monitoring (CASGEM) and SGMA apply. SGMA requires Medium and High priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs), and sustainably manage groundwater over time. The Livermore Valley Groundwater Basin is considered Medium Priority by the DWR[33] and is addressed by the Zone 7 Groundwater Management Plan (2005 GMP).[34] The DWR has not identified the Basin as either in overdraft or expected to be in overdraft.[35]

Given that the proposed project would be consistent with the site's current General Plan land use designations, the project would not result in increased use of groundwater supplies beyond what has been generally anticipated for the site by the City and accounted for in the Urban Water Management Plan (UWMP). Pursuant the 2015 UWMP, water supplies are projected to meet expected demand for normal year, single-dry year, and multiple-dry year scenarios through 2040.

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the Livermore Valley Groundwater Basin. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or the 2005 GMP. Thus, a ***less-than-significant*** impact would occur.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map number 06001C0308G, the project site is located within an Area of Minimal Flood Hazard (Zone X).[36] The site is not classified as a Special Flood Hazard Area or otherwise located within a 100-year or 500-year floodplain. Therefore, development of the proposed project would not impede or redirect flood flows and ***no impact*** would result.

d. As discussed under question 'civ' above, the project site is not located within a flood hazard zone. Thus, the proposed project would not be subject to substantial flooding risks. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Due to the project site's substantial distance from the coast, the proposed project would not be exposed to flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to any closed body of water. Therefore, the proposed project would not pose a

[33] Zone 7 Water Agency. *Groundwater Management Plan for Livermore-Amador Valley Groundwater Basin.* September 2005.
[34] Department of Water Resources. *Sustainable Groundwater Management Act 2018 Basin Prioritization* [Table A-1]. January 2019.
[35] Zone 7 Water Agency. *2015 Urban Water Management Plan* [pg. 6-7]. March 31, 2016.
[36] Federal Emergency Management Agency. *Flood Insurance Rate Map 06001C0308G.* Effective August 3, 2009.

risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and ***no impact*** would occur.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, the project site is undeveloped and does not contain existing housing. The site is bounded by Dublin Canyon Road to the north, Foothill Road to the east, oak woodlands to the west and south, and a single-family residence is also located to the south. In addition, the proposed project would be compatible with the existing surrounding land uses in the project area and would not alter the existing general development trends in the area or isolate an existing land use. Therefore, the proposed project would not physically divide an established community, and a ***less-than-significant*** impact would occur.

b. The project site is currently designated Retail/Highway/Service Commercial and Business and Professional Offices by the City's General Plan and is zoned C-C District and PUD-C-O. As discussed throughout this IS/MND, the proposed project would not result in any significant environmental effects that cannot be mitigated to a less-than-significant level by the mitigation measures provided herein. In addition, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City's noise standards, applicable SWRCB regulations related to stormwater, and EACCS standards. Therefore, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Thus, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a,b. According to Figure 7-2 of the City's General Plan, approximately 1,750 acres of regionally significant sand and gravel deposits are located within and adjacent to the easternmost portion of the City. The California Division of Mines and Geology has designated the area as an "Aggregate Resource Area of Regional Significance." The project site is located in a developed area within the western portion of the City, approximately 4.41 miles from the designated aggregate resource area. The City's General Plan EIR states that much of the developed Planning Area is categorized as Mineral Resource Zone (MRZ) 1, which is defined as an area without significant mineral deposits. The General Plan EIR therefore concluded that buildout of the Planning Area would result in a less-than-significant impact to mineral resources. Given that the proposed project would be consistent with the site's current General Plan land use designations, the project would be consistent with the foregoing conclusion.

Based on the above, ***no impact*** to mineral resources would occur as a result of development of the proposed project.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	✖

Discussion

a. The following sections present information regarding sensitive noise receptors in proximity to the project site, applicable noise standards, the existing noise environment, and the potential for the proposed project to result in noise impacts during project construction and operation. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this report will be A-weighted unless noted otherwise.
- Community Noise Equivalent Level (CNEL): The cumulative noise exposure over a 24-hour period. Weighting factors of +5 and +10 dBA are applied to the evening and nighttime periods, respectively, to account for the greater sensitivity of people to noise during those periods.
- Average, or equivalent, sound level (L_{eq}): The L_{eq} corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour).
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
- Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.

Sensitive Noise Receptors

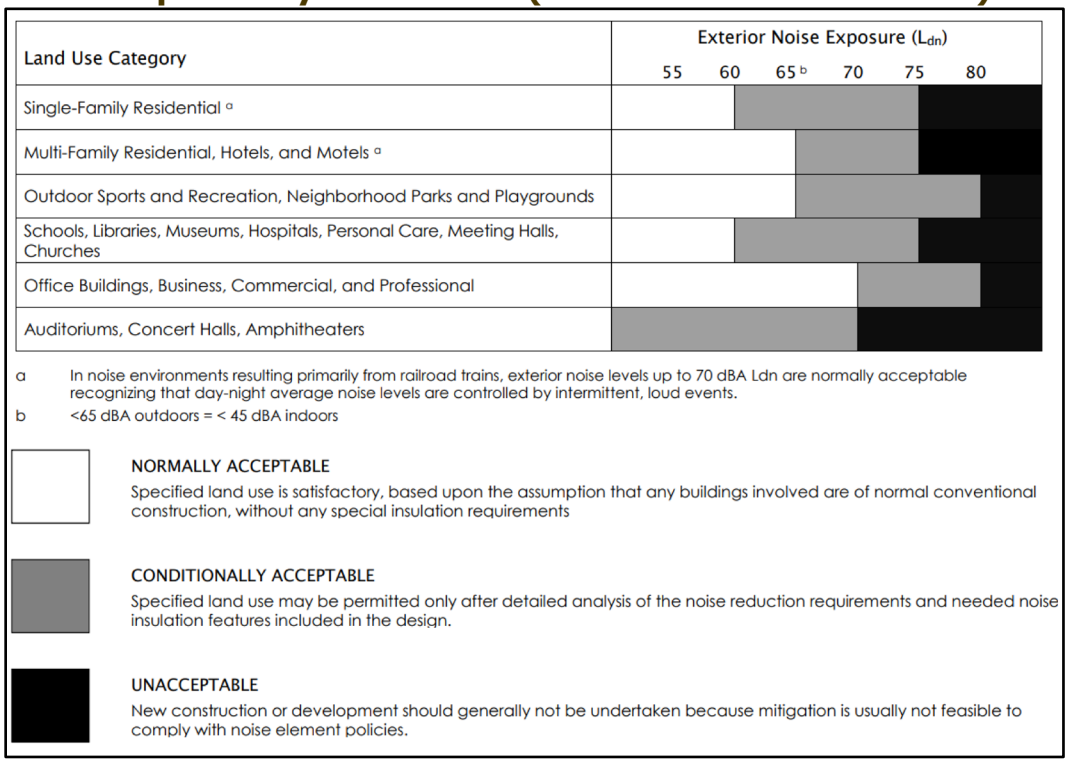
Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the vicinity of the project site, sensitive land uses include the existing single-family residences located south of the project site, approximately 180 feet from the nearest disturbance areas on-site.

Standards of Significance

Chapter 9.04 of the City's Municipal Code establishes noise regulations within the City. Pursuant to Section 9.04.040, Noise Limits – Commercial Property, noise levels are not allowed to exceed 70 dBA. In addition, if the proposed restaurant's hours of operation include any hours between 10:00 PM and 6:00 AM, the proposed project would be subject to the standards contained within Section 9.04.035, Noise Limits – Commercial or Industrial Use Adjacent to Residential Zone, of the City's Municipal Code. However, Section 9.04.100, Construction, of the Municipal Code exempts noise generated construction activities so long as construction is performed during the permitted hours of 8:00 AM and 8:00 PM, Monday through Friday and between the hours of 10:00 AM to 6:00 PM on Saturdays, Sundays, and holidays. To be exempt, the construction must also avoid producing a noise level exceeding 86 dBA and an individual piece of equipment must not produce noise above 83 dBA at 25 feet.

In addition, General Plan Policy 4 within the City's Noise Element establishes acceptable noise levels in Table 11-5 (reproduced as Table 5 below). As shown therein, normally acceptable noise levels for areas with residential uses are less than or equal to 75 dBA L_{dn} and unacceptable levels exceed 75 dBA L_{dn}. Should project operational noise result in exterior noise levels exceeding 75 dBA L_{dn}, due to the adjacent single-family residence, the proposed project would be considered to result in a significant noise impact.

Table 4
City of Pleasanton General Plan Noise and Land Use Compatibility Guidelines (General Plan Table 11-5)



The City of Pleasanton has not established a threshold for significant increases in traffic noise. Therefore, for short-term noise associated with project construction, the California Department of Transportation (Caltrans) increase criteria of 12 dBA is applied to existing

sensitive receptor in the project vicinity. The 12 dBA increase is approximately equivalent to a doubling of sound energy and has historically been the standard of significance for Caltrans projects.

The Federal Interagency Committee on Noise (FICON) has also developed guidance for determining increases in project-related traffic noise. The criteria shown in Table 6 was developed by FICON as a means of developing thresholds for impact identification for project-related traffic noise level increases. FICON's significance thresholds are used to identify the significance of an incremental increase in noise levels.

Table 5
FICON Noise Exposure Increases for Determining Level of Significance

Noise Exposure without Project	Potential Significant Impact
< 60 dB CNEL	+5 dB or more
60-65 dB CNEL	+3 dB or more
>65 dB CNEL	+1.5 dB or more

Source: Federal Interagency Committee on Noise (FICON), 2000.

The use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State. For example, the California Energy Commission (CEC) considers project-related noise level increases between five to 10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding significant noise impacts as low as 1.5 dB, provides a conservative approach to the impact assessment for the proposed project and are used as the applicable noise increase threshold to analyze project-generated operational traffic noise, as discussed in further detail below.

Impact Analysis

The following sections provide an analysis of potential noise impacts associated with construction and operation of the proposed project.

Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for grading, excavation, paving, and building construction, which would temporarily increase ambient noise level when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, dozers, and dump trucks would be used in association with project construction.

The maximum noise level for various types of construction equipment at a distance of 50 feet is presented in Table 7. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. Typical construction noise sources include construction vehicle engines, idling equipment, and power generators. In addition to on-site construction noise sources, noise would also be generated during the construction phase by increased truck traffic on area roadways. Although project construction would be limited to daytime hours, consistent with Section 9.04.100 of the City's Municipal Code, construction would take place throughout the site.

Table 6
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Auger Rill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source decrease at a rate of approximately 6 dB per every doubling of distance from the noise source. For the project site, the closest receptor for construction noise would be the existing single-family residence located approximately 180 feet to the south of the site. The proposed off-site emergency vehicle turnaround is located closer to the single-family residence; however, the turnaround would connect to existing fire road and driveway, which are located approximately 140 feet from the residence. Because the distance between the proposed construction area and the nearest receptors is significantly greater than 50 feet, pursuant to the maximum construction equipment noise levels established in Table 9 above, the closest receptor would be exposed to maximum noise levels below the allowable construction noise limit of 86 dBA set forth in Section 9.04.100 of the City's Municipal Code. Therefore, construction noise associated with the proposed project would be less than significant.

Operational Noise

Operations associated with the proposed development would generate noise primarily associated with vehicle traffic along the local roadways, as well as vehicle noise within the on-site parking lot associated with the proposed restaurant.

The City of Pleasanton does not have a significance threshold for increases in non-transportation noise sources. In the absence of a specific threshold, the FICON criteria established in Table 8 are used to assess increases in ambient noise environment. As such, where existing traffic noise levels are greater than 65 dB L_{dn}, a 1.5 dB L_{dn} increase in roadway noise levels would be considered significant.

As shown in Figure 11-1, City-Wide Noise Monitoring Sites, of the City's General Plan, the project site is located in a similar position to Monitoring Site 31 (i.e., similar distances from a major interstate). As listed in Table 11-2 of the General Plan, Monitoring Site 31 recorded a noise level of 65 to 68 dBA L_{dn}. In addition, Table 11-3 notes that the segment of Dublin Canyon Road located west of Foothill Road, on which the project site is located, experiences 910 vehicle trips at the PM peak hour. Due to the nature and relatively small size of the proposed project, substantial daily vehicle trips sufficient to increase traffic

volumes and, subsequently, noise levels, would not be generated on local roadways as a result of the proposed project. In addition, additional traffic would not occur during peak hours.

Noise sources associated with operation of the proposed project could include parking lot movements, delivery truck circulation, and delivery activities. However, the proposed project would be consistent with the project site's current land use and zoning designations. Therefore, operational noise level increases associated with commercial uses on the site have been previously anticipated by the City. In addition, the proposed restaurant building would be located between the parking lot and single-family residence, thereby blocking exterior on-site noise. As such, the proposed project would not be anticipated to substantially increase noise in the project vicinity.

Based on the above, the proposed project would not result in operational noise increases that would result in significant effects on sensitive receptors in the project vicinity.

Conclusion

Based on the above, construction and operation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and Municipal Code. Thus, a ***less-than-significant*** impact would occur.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception, as well as damage to structures, have been developed for vibration levels defined in terms of PPV.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 8, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phase of the project would add to the noise environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours, consistent with Section 9.04.100 of the City's Municipal Code.

The primary vibration-generating activities associated with the proposed project would occur during building construction. Table 9 shows the typical vibration levels produced by construction equipment at various distances. As shown in the table, the most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors during construction of the proposed parking areas within the project site; however, the nearest sensitive receptor is located approximately 180 feet from the nearest area where construction would occur within the project site and approximately 140 feet from the proposed off-site improvements. Thus, groundborne vibration would be below the 0.10 in/sec PPV threshold established by Caltrans for annoyance to sensitive receptors, as well as the 0.20 in/sec PPV threshold established by Caltrans for building damage.

Table 7
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 8
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.029
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029
Jackhammer	0.035	0.011
Vibratory Hammer	0.070	0.023
Vibratory Compactor/roller	0.210	0.070

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Based on the above, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and a ***less-than-significant*** impact would occur.

c. The nearest airport to the project site is the Livermore Municipal Airport, located approximately 5.68 miles east of the site. The site is not covered by an airport land use plan. Given that the project site is not located within two miles of a public airport or public use airport, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with such. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a,b. The project site does not contain any existing residential development, nor would the proposed project result in the addition of residential development to the site. As such, development of the proposed project would not require the demolition of any existing residential units nor directly induce population growth. While the proposed project could create new jobs in the area, which could potentially result in an increase in the housing demand, such an increase would be minimal due to the relatively small scale of the proposed project. As such, the proposed project would create employment, but would not lead to influx of new residents to the project area. In addition, as discussed in Section XIX, Utilities and Service Systems, of this IS/MND, adequate utility infrastructure would be available to support the proposed project. Therefore, the proposed project would not induce substantial unplanned population growth, either directly or indirectly, and a ***less-than-significant*** impact would occur.

XV. 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 public services:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a-e. Fire protection services are currently provided to the site by the Livermore-Pleasanton Fire Department (LPFD) through a joint powers authority agreement with the City of Livermore. The nearest fire station to the project site is Station #2, located at 6314 Stoneridge Mall Road, approximately 0.61-mile east of the project site. According to the City's General Plan, LPFD maintains 10 fire stations, half of which are located within the City along with a training center. The LPFD employs an on-duty force of 18 personnel per day and operates a total of 52 vehicles to maintain a response time goal of five minutes 90 percent of the time. The General Plan EIR determined that buildout of the General Plan would increase the overall demand on fire protection services, but that implementation of the General Plan policies would ensure impacts related to fire protection services would be less-than-significant. Because the proposed project would be consistent with the site's existing General Plan land use designations, development of the site with the proposed uses and the associated increase in demand for fire services has been previously anticipated by the City. In addition, the proposed building would include a fire sprinkler system, which would decrease the likelihood of fire-related incidents at the site.

The Pleasanton Police Department (PPD) provides police protection services to the project site. The City's police department headquarters is located at 4833 Bernal Avenue, approximately 3.93 miles southeast of the project site. According to the City's General Plan EIR, the PPD contains three divisions staffed by approximately 125 employees: Operations, Professional Standards, and Investigations and Services.[37] The PPD's average emergency response time is just over five minutes, while the average nonemergency response time is almost 31 minutes. According to the General Plan EIR, implementation of the General Plan Policies addressing urban design crime prevention approaches would ensure that impacts associated with increased demand for police protection services would be less than significant. [38] Because the proposed project would be consistent with the site's existing General Plan land use designations, development of the site with the proposed uses and the associated increase in demand for police protection services has been previously anticipated by the City.

[37] City of Pleasanton. *Pleasanton General Plan 2005 – 2025.* [pg. 5-31 to 5-32]. Available at: https://www.cityofpleasantonca.gov/assets/our-government/community-development/cop-gen-plan-2005-25.pdf. Adopted July 21, 2009. Amended August 20, 2019.

[38] City of Pleasanton. *Final Environmental Impact Report.* [pg. 3.4-2 and 3.4-10]. Certified April 2009.

School services in the City are provided by the Pleasanton Unified School District (PUSD), which operates nine public elementary schools, three public middle schools, and four high schools.[39] Because the project would include commercial uses, the proposed project is not anticipated to generate new residents in the City. In addition, the project would be subject to payment of development mitigation fees to fund local school services. Specifically, PUSD requires commercial development to pay $0.84 per sf.[40] Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[…] legislative or adjudicative act…involving …the planning, use, or development of real property" (Government Code 65996(b)). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be "full and complete mitigation." Overall, development of the proposed project would not result in a significant increase in demand for schools.

With respect to parks and other public facilities, such as libraries, the proposed project includes commercial uses and would not directly generate new residents in the City. Therefore, the proposed project would not be anticipated to result in a permanent substantial increase in population or the associated demand for such services, such that expanded facilities would be required.

Based on the above, the proposed project would have a ***less-than-significant*** impact related to the need for new or physically altered fire protection, police protection, schools, parks, or other public facilities, the construction of which could cause significant environmental impacts.

[39] City of Pleasanton. *Pleasanton General Plan 2005 – 2025.* [pg. 6-2]. Available at: https://www.cityofpleasantonca.gov/assets/our-government/community-development/cop-gen-plan-2005-25.pdf. Adopted July 21, 2009. Amended August 20, 2019.

[40] Pleasanton Unified School District. *Developer Fees.* Available at: https://www.pleasantonusd.net/departments/business-services/developer-fees. Accessed March 2025.

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

Discussion

a,b. As discussed under Impact PS-5 of the General Plan EIR, buildout of the City's General Plan would result in a less-than-significant impact to parks and recreation facilities. According to the City's General Plan EIR, the City contains various neighborhood, community and regional parks, as well as additional community and recreation facilities, such as the Amador Theater, Livermore-Amador Valley Historical Society Museum, and Memorial Gardens,[41] as well as a total of 101 miles of bicycle trails. As discussed throughout this IS/MND, the proposed project would include the development of a single-story 6,445-sf teppanyaki restaurant and, thus, would not result in any direct population growth. Due to the commercial nature of the proposed project, the proposed project would not result in population growth that could result in increased demand on existing recreational facilities or cause the construction or expansion of recreational facilities. Thus, a ***less-than-significant*** impact would occur.

[41] City of Pleasanton. *Pleasanton General Plan 2005 – 2025.* [pg. 6-13]. Available at: https://www.cityofpleasantonca.gov/assets/our-government/community-development/cop-gen-plan-2005-25.pdf. Adopted July 21, 2009. Amended August 20, 2019.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
d. Result in inadequate emergency access?	☐	☐	✖	☐

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Previously, lead agencies used a performance metric entitled 'level of service' (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Enacted as part of SB 743 (2013), PRC Section 21099(b)(1), directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." It should be noted that OPR is currently known as LCI.

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018, which became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact." See question 'b' for a discussion of VMT.

Pedestrian, Bicycle, and Transit Facilities

The proposed project's potential impacts related to pedestrian, bicycle, and transit facilities are discussed below.

Pedestrian Facilities

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access the destinations such as institutions, businesses, public transportation, and recreation facilities. Existing pedestrian facilities in the project area include sidewalks along Dublin Canyon Road and Foothill Road, as well as the crosswalks at the Dublin Canyon Road/Foothill Road intersection. However, the section of Dublin Canyon Road between the road's intersection with Foothill Road and the existing on-site private driveway does not contain a sidewalk. The proposed project would include a new sidewalk along Dublin Canyon Road would be constructed, thereby improving pedestrian facilities in the project area. Thus, adequate pedestrian facilities would be available to serve the proposed

project; and the project would not conflict with any existing or planned pedestrian facilities in the project vicinity. A less-than-significant impact related to pedestrian facilities would occur.

Bicycle Facilities

According to the Pleasanton Trails Master Plan,[42] the existing bicycle network includes approximately 80 miles of trails and routes throughout the City, including Class I paved trails, bicycle lanes, and bicycle routes. In the project vicinity, existing Class II bicycle lanes are located along Dublin Canyon Road, north of the proposed project site. Thus, adequate bicycle facilities would be available to serve the proposed project; and the project would not conflict with any existing or planned bicycle facilities in the project vicinity. A less-than-significant impact related to bicycle facilities would occur.

Public Transit Impacts

The City's connections to regional transit options include Bay Area Rapid Transit (BART), Altamont Corridor Express (ACE) trains, and the BART express bus service (including connections between the Walnut Creek BART Station and the Pleasanton/Dublin BART station). Local public transit services in the City are provided by the Livermore Amador Valley Transit Authority (LAVTA) through the WHEELS and the ACE service. In addition, the City currently maintains a Dial-A-Bus (paratransit) service for senior and disabled residents on weekdays. The closest bus stop to the proposed project site is the Stoneridge Mall bus stop, located approximately 0.32-mile east of the project site.

The City also promotes an internal employee trip reduction program by providing incentives for City employees to use a commute alternative, such as riding public transit, carpooling, walking or biking. Pursuant to Chapter 3.26 of the City's Municipal Code, upon issuance of a building permit, the proposed project would be subject to a transportation development fee. Payment of the fee would help fund any transportation improvements deemed necessary by the City and help further reduce any impacts related to transit facilities. Overall, because the project site is located within close proximity to existing transit facilities and would be subject to a fair-share payment to support future transportation improvements, a less-than-significant impact would occur.

Conclusion

Based on the above, the proposed project would not conflict with any existing or proposed roadway, pedestrian, bicycle, or transit facilities, or conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities and, a ***less-than-significant*** impact would occur.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The City of Pleasanton has not yet established any standards or thresholds regarding VMT; however, LCI released a Technical Advisory to evaluate transportation impacts pursuant to CEQA, which includes screening thresholds that can be applied to a project to determine whether that project can be presumed to cause a less-than-significant amount of VMT, in which case the project could be screened out of doing further

[42] City of Pleasanton. *Pleasanton Trails Master Plan.* [pg. 31] May 7, 2019.

VMT analysis.[43] The LCI screening threshold recommendations are based on project size, maps, transit availability, and provision of affordable housing. One of the criteria in the Technical Advisory is that local-serving retail developments (i.e., developments less than 50,000 sf in size) may be assumed to result in a less-than-significant impact on VMT because improving destination proximity by adding retail opportunities into the urban fabric tends to shorten trips and reduce VMT.

The proposed project would include the development of a single-story, 6,445-sf teppanyaki restaurant. Because the proposed project would include commercial uses less than 50,000 sf, the proposed project can be presumed to be a local-serving facility and, as such, would not have a significant impact related to VMT.

Based on the above, the proposed project is consistent with the LCI screening criteria and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Therefore, a ***less-than-significant impact*** would occur.

c,d. Access to the project site would be provided by a repaved driveway at the westernmost corner of the project site that would lead to the proposed parking lot, which would generally occupy the portion of the site not covered by the proposed restaurant. The driveway currently provides full access, and site access changes are not proposed as part of the project. The proposed project would also include a new emergency vehicle turnout behind the proposed building. Overall, the proposed project would provide sufficient emergency vehicle access and circulation. Therefore, the proposed project would not substantially increase hazards due to design features or incompatible uses, emergency access to the site would be adequate, and a ***less-than-significant*** impact would occur.

[43] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	✖	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	✖	☐	☐

Discussion

a,b. A search of the NAHC Sacred Lands File did not yield any information regarding the presence of cultural resources within the project site or the immediate area. The project site is primarily undeveloped with a concrete drainage ditch bisecting the project site. The surrounding area has been developed with existing commercial and residential uses.

As previously discussed, the City of Pleasanton has not received any letters from tribes requesting notice pursuant to AB 52/PRC Section 21080.3.1. As such, formal notification of the proposed project to any tribes is not required.

As stated in Section V, Cultural Resources, of this ISMND, a records search of the CHRIS was performed by the NWIC for cultural resource site records and survey reports within the project area. The results of the CHRIS search indicated that Native American resources within the project region are generally identified near sources of water and near the interface between low-lying terrain and higher elevation foothills, as well as near oak woodland. The project site is located at the hill-to-valley interface at the edge of oak woodlands, approximately 0.25-mile from Laurel Creek and 0.3-mile from Devaney Canyon and Dublin Creeks. The CHRIS search concluded that, due to the similarity in environmental factors, as well as the ethnographic and archaeological sensitivity of the area, a moderately high potential exists for unrecorded Native American resources to be within the project area.

Prior to the construction of the proposed restaurant, the proposed project would include the cut and fill of the on-site hillside that was created during construction of Dublin Canyon Road, as well as the removal of the existing paved roadway, the concrete drainage ditch, and the on-site tree. The proposed project would also include the installation of retaining walls at the former hillside. Other ground disturbing activities resulting from the proposed project would include site preparation, construction of a new off-site sidewalk, landscaping, and trenching for utilities such as new storm drainage facilities and bioretention area.

Based on the above, unknown tribal cultural resources could be uncovered during ground-disturbing activities at the project site and the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource. Thus, impacts could be considered ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1. Implement Mitigation Measures V-1 and V-2.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. 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?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a. The project site is currently undeveloped, and the proposed project would include development of a drainage ditch that extends along the site's eastern, southern, and western boundaries, as well as a new bioretention area along the northern site boundary. However, all utilities for the proposed project would be sized to serve only the proposed project and would connect to existing infrastructure within the vicinity, such as within Dublin Canyon Road. The proposed project would not require new development, modifications, relocation or expansion of electricity, natural gas, or telecommunications facilities. In addition, because the proposed project is consistent with the project site's existing land use designations, utility demand associated with the proposed uses on the project site has been anticipated by the City. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b. Water supplies in the project area are provided by the City using water purchased from Zone 7 Water Agency. The City owns and operates three active groundwater wells and a water distribution, pumping, and storage system divided into a number of water pressure zones. Estimated demand for the Zone 7 service area is approximately 69,210 acre feet (af) of water in 2025. Pursuant the 2015 UWMP, water supplies are projected to meet expected demand for normal year, single-dry year, and multiple-dry year scenarios through 2040.[44] Given that the proposed project would be consistent with the site's current land use and zoning designations, the project would not result in an increased use of

[44] Zone 7 Water Agency. *2015 Urban Water Management Plan*. March 31, 2016.

groundwater supplies beyond what has been anticipated for the site by the City and accounted for in the UWMP. In addition, the proposed project would be subject to the standards established in Chapter 17.14, Water Efficient Landscaping, of the City's Municipal Code, which incorporates standards from the State's MWELO and landscape guidelines of the Alameda County Waste Management Authority.

Based on the above, the City would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and a ***less-than-significant*** impact would occur.

c. Within the City of Pleasanton, sewer service is provided by the City's Public Works Department. Wastewater facility planning involves a collection system comprised of gravity pipelines, force mains, and sewage lift/pumping stations; a treatment plant where raw sewage is treated; and an export system to transport the treated effluent to an approved discharge location. According to the City's General Plan EIR, the City is estimated to discharge approximately 14.3 million gallons per day (mgd). The cities of Pleasanton and Livermore, as well as the Dublin-San Ramon Services District, share the allocated expansion increment (20.2 mgd) of the Livermore-Amador Valley Water Management Agency system among them, with the City of Pleasanton acquiring an additional 6.9 mgd of wet-weather discharge capacity for a total capacity of 14.4 mgd. The City's capacity is sufficient to accommodate buildout of the proposed General Plan.[45]

The project site is currently undeveloped and the proposed project is consistent with the existing General Plan land use designations. Thus, the demand for wastewater collection and treatment facilities associated with buildout of the site have been anticipated by the City. In addition, the proposed project would be subject to the City's sewer permit fee as established by Chapter 15.20 of the City's Municipal Code. Payment of the applicable sewer fees would ensure that funds are available for costs associated with new sewer construction and connections, capacity allocations, wastewater discharge permits, special permits, and other services.

Based on the above, the City would have adequate capacity to serve the wastewater demand associated with the proposed project in addition to the City's existing commitments, and a ***less-than-significant*** impact would occur.

d,e. Solid waste, recyclable materials, and compostable material collection within the project area is provided by the Republic Services Vasco Road Landfill, located at 4001 North Vasco Road. The landfill operates under a Full Solid Waste Facility Permit (SWFP) issued by CalRecycle (SWIS #01-AA-0010), which allows for a maximum daily inflow rate of 2,518 tons per day. Although the landfill is being considered for expansion, the current design has sufficient capacity to operate through 2031.[46]

Because the proposed project is consistent with the existing General Plan land use designations, construction and operation of the proposed project would not result in substantially increased solid waste generation beyond what has been previously anticipated for the site by the City. In addition, pursuant to the CALGreen Code, at least 65 percent diversion of construction waste is required. With respect to operation, the

[45] City of Pleasanton. *Final Environmental Impact Report*. [pg. 3.5-16 to 3.5-17] Certified April 2009.
[46] StopWaste. *Amendment to the Alameda Countywide Integrated Waste Management Plan (CoIWMP) for Vasco Road Landfill Expansion*. September 28, 2022.

proposed project would not be expected to generate substantial amounts of solid waste due to the relatively small scale of the project. The proposed project would also be subject all applicable provisions of Chapter 9.20, Solid Waste, of the City's Municipal Code, which regulates the preparation, collection, removal, and disposal of solid waste.

Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, a ***less-than-significant*** impact would occur.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within or near a VHFHSZ or State Responsibility Area.[47] As the proposed project site is consistent with zoning and General Plan land use designations for the site, any impacts related to wildland fires as a result of General Plan buildout have already been anticipated by the City and analyzed in the City's General Plan EIR, which concluded that a less-than-significant impact would occur. Additionally, the proposed project would include fire sprinklers and other fire suppression features, consistent with the CBSC and California Fire Code (CFC). Therefore, the proposed project would not be expected to be subject to or result in substantial adverse effects related to wildfires, and a ***less-than-significant*** impact would occur.

[47] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed September 2024.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	☐	☐	✖	☐
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)?	☐	☐	✖	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS/MND, while the potential exists for western burrowing owl, Crotch's bumble bee, and/or nesting birds and raptors protected by the MBTA to occur on-site or within the site vicinity, Mitigation Measures IV-1 through IV-4 would ensure that impacts to special-status species would be less than significant. The project site is not known to contain a previous archaeological site or any cultural or tribal cultural resources. However, the potential exists for such resources to occur beneath the ground surface. As such, Mitigation Measures V-1 and V-2 ensure that, in the event that cultural and/or tribal cultural resources are discovered within the project site, such resources would be protected in compliance with the requirements of CEQA and other State standards.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations 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. Therefore, a ***less-than-significant*** impact would occur.

b. Development of the proposed project in conjunction with other projects within the City could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/MND, all potential environmental impacts that could occur as a result of project development would be reduced to a less-than-significant level through compliance with the mitigation measures included herein, as well as applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. In addition, the project would be consistent with the site's existing land use and zoning designations.

As noted in Section 21083.3 of the CEQA Guidelines, where a project is consistent with zoning and general plan designations for the site, and an EIR has been certified with

respect to that general plan, the analysis of potential environmental impacts resulting from the individual project should focus on those effects that are peculiar to the proposed project. As demonstrated throughout this IS/MND, the proposed project would not result in any significant environmental impacts peculiar to the project, and, thus, the proposed project would not contribute any new or additional impacts not previously analyzed in the City's General Plan EIR. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts in the City of Pleasanton. Overall, such impacts would be ***less than significant***.

c. As described in this IS/MND, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, GHG Emissions, and Noise sections of this IS/MND, the proposed project would not cause substantial effects to human beings, which cannot be mitigated to less-than-significant levels, including effects related to exposure to air pollutants, geologic hazards, GHG emissions, hazardous materials, and excessive noise. Therefore, the proposed project's impact would be ***less than significant***.

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Hana Japan Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Hana Japan
Construction Start Date	3/3/2025
Operational Year	2026
Lead Agency	City of Pleasanton
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	17.2
Location	37.694376199903765, -121.93480388898737
County	Alameda
City	Pleasanton
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1678
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Quality Restaurant	6.45	1000sqft	0.75	6,445	6,200	—	—	—

Parking Lot	40.0	Space	0.41	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.94	3.25	29.7	32.8	0.06	1.21	7.75	8.95	1.11	3.60	4.71	—	7,144	7,144	0.31	0.32	4.61	7,252
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.86	3.24	26.1	27.0	0.05	1.03	7.65	8.68	0.95	3.57	4.52	—	6,175	6,175	0.27	0.31	0.11	6,274
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.34	1.12	9.70	9.99	0.02	0.40	3.56	3.96	0.37	1.67	2.04	—	2,226	2,226	0.10	0.11	0.63	2,260
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.24	0.20	1.77	1.82	< 0.005	0.07	0.65	0.72	0.07	0.31	0.37	—	369	369	0.02	0.02	0.10	374

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	3.94	3.25	29.7	32.8	0.06	1.21	7.75	8.95	1.11	3.60	4.71	—	7,144	7,144	0.31	0.32	4.61	7,252
2026	1.83	1.60	9.47	11.2	0.02	0.32	0.03	0.35	0.29	0.01	0.30	—	1,990	1,990	0.08	0.02	0.17	1,998
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.86	3.24	26.1	27.0	0.05	1.03	7.65	8.68	0.95	3.57	4.52	—	6,175	6,175	0.27	0.31	0.11	6,274
2026	1.83	1.60	9.47	11.2	0.02	0.32	0.03	0.35	0.29	0.01	0.30	—	1,988	1,988	0.08	0.02	< 0.005	1,996
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.34	1.12	9.70	9.99	0.02	0.40	3.56	3.96	0.37	1.67	2.04	—	2,226	2,226	0.10	0.11	0.63	2,260
2026	0.42	0.37	2.12	2.51	< 0.005	0.07	0.01	0.08	0.06	< 0.005	0.07	—	443	443	0.02	< 0.005	0.02	445
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.24	0.20	1.77	1.82	< 0.005	0.07	0.65	0.72	0.07	0.31	0.37	—	369	369	0.02	0.02	0.10	374
2026	0.08	0.07	0.39	0.46	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	—	73.4	73.4	< 0.005	< 0.005	< 0.005	73.7

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.33	2.15	1.82	16.3	0.04	0.04	3.67	3.72	0.04	0.93	0.97	6.92	4,586	4,593	0.92	0.19	24.6	4,697
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.21	2.03	2.09	15.3	0.04	0.04	3.67	3.72	0.04	0.93	0.97	6.92	4,352	4,359	0.94	0.21	10.5	4,454
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.84	1.72	1.33	9.42	0.02	0.03	1.86	1.89	0.03	0.47	0.50	6.92	2,508	2,515	0.88	0.13	13.3	2,588
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.34	0.31	0.24	1.72	< 0.005	0.01	0.34	0.35	0.01	0.09	0.09	1.15	415	416	0.15	0.02	2.20	428

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.10	1.94	1.58	15.8	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	4,127	4,127	0.16	0.18	14.5	4,198
Area	0.21	0.21	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.15	1.15	< 0.005	< 0.005	—	1.16
Energy	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	451	451	0.05	< 0.005	—	453
Water	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Waste	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Total	2.33	2.15	1.82	16.3	0.04	0.04	3.67	3.72	0.04	0.93	0.97	6.92	4,586	4,593	0.92	0.19	24.6	4,697
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.03	1.86	1.85	15.1	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	3,894	3,894	0.19	0.19	0.38	3,956
Area	0.16	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	451	451	0.05	< 0.005	—	453
Water	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Waste	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Total	2.21	2.03	2.09	15.3	0.04	0.04	3.67	3.72	0.04	0.93	0.97	6.92	4,352	4,359	0.94	0.21	10.5	4,454
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.63	1.53	1.10	9.09	0.02	0.01	1.86	1.88	0.01	0.47	0.49	—	2,049	2,049	0.13	0.11	3.22	2,089
Area	0.18	0.18	< 0.005	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.57	0.57	< 0.005	< 0.005	—	0.57
Energy	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	451	451	0.05	< 0.005	—	453

Water	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Waste	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Total	1.84	1.72	1.33	9.42	0.02	0.03	1.86	1.89	0.03	0.47	0.50	6.92	2,508	2,515	0.88	0.13	13.3	2,588
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.30	0.28	0.20	1.66	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	339	339	0.02	0.02	0.53	346
Area	0.03	0.03	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09
Energy	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	74.7	74.7	0.01	< 0.005	—	75.1
Water	—	—	—	—	—	—	—	—	—	—	—	0.62	1.20	1.82	0.06	< 0.005	—	3.88
Waste	—	—	—	—	—	—	—	—	—	—	—	0.52	0.00	0.52	0.05	0.00	—	1.84
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.67	1.67
Total	0.34	0.31	0.24	1.72	< 0.005	0.01	0.34	0.35	0.01	0.09	0.09	1.15	415	416	0.15	0.02	2.20	428

3. Construction Emissions Details

3.1. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.56	1.31	12.1	12.1	0.02	0.56	—	0.56	0.52	—	0.52	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	—	6.26	6.26	—	3.00	3.00	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.56	1.31	12.1	12.1	0.02	0.56	—	0.56	0.52	—	0.52	—	2,065	2,065	0.08	0.02	—	2,072
Dust From Material Movement	—	—	—	—	—	—	6.26	6.26	—	3.00	3.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	0.22	1.99	2.00	< 0.005	0.09	—	0.09	0.08	—	0.08	—	339	339	0.01	< 0.005	—	341
Dust From Material Movement	—	—	—	—	—	—	1.03	1.03	—	0.49	0.49	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.36	0.36	< 0.005	0.02	—	0.02	0.02	—	0.02	—	56.2	56.2	< 0.005	< 0.005	—	56.4
Dust From Material Movement	—	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	64.9	64.9	< 0.005	< 0.005	0.26	66.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.6	73.6	< 0.005	0.01	0.16	77.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.26	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	60.2	60.2	< 0.005	< 0.005	0.01	61.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.7	73.7	< 0.005	0.01	< 0.005	77.3
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.97	9.97	< 0.005	< 0.005	0.02	10.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.01	12.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.65	1.65	< 0.005	< 0.005	< 0.005	1.68
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.00	2.00	< 0.005	< 0.005	< 0.005	2.11

3.3. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	1.80	1.51	14.1	14.5	0.02	0.64	—	0.64	0.59	—	0.59	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	7.10	7.10	—	3.43	3.43	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.80	1.51	14.1	14.5	0.02	0.64	—	0.64	0.59	—	0.59	—	2,455	2,455	0.10	0.02	—	2,463
Dust From Material Movement	—	—	—	—	—	—	7.10	7.10	—	3.43	3.43	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.50	4.62	4.77	0.01	0.21	—	0.21	0.19	—	0.19	—	807	807	0.03	0.01	—	810
Dust From Material Movement	—	—	—	—	—	—	2.33	2.33	—	1.13	1.13	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.84	0.87	< 0.005	0.04	—	0.04	0.04	—	0.04	—	134	134	0.01	< 0.005	—	134

Dust From Material Movement	—	—	—	—	—	—	0.43	0.43	—	0.21	0.21	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.38	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	86.6	86.6	< 0.005	< 0.005	0.34	87.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.13	0.04	1.99	0.80	0.01	0.03	0.44	0.47	0.03	0.12	0.15	—	1,650	1,650	0.09	0.27	3.66	1,735
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.34	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	80.3	80.3	< 0.005	< 0.005	0.01	81.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.12	0.04	2.11	0.81	0.01	0.03	0.44	0.47	0.03	0.12	0.15	—	1,651	1,651	0.09	0.27	0.10	1,732
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.6	26.6	< 0.005	< 0.005	0.05	27.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	0.01	0.68	0.26	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	543	543	0.03	0.09	0.52	570
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.40	4.40	< 0.005	< 0.005	0.01	4.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.12	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	89.8	89.8	< 0.005	0.01	0.09	94.4

3.5. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	0.23	1.94	2.18	< 0.005	0.07	—	0.07	0.07	—	0.07	—	391	391	0.02	< 0.005	—	393
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.35	0.40	< 0.005	0.01	—	0.01	0.01	—	0.01	—	64.8	64.8	< 0.005	< 0.005	—	65.0
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.4	23.4	< 0.005	< 0.005	0.09	23.8
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.1	28.1	< 0.005	< 0.005	0.08	29.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	21.7	21.7	< 0.005	< 0.005	< 0.005	22.0
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	< 0.005	29.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.76	4.76	< 0.005	< 0.005	0.01	4.83
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.11	6.11	< 0.005	< 0.005	0.01	6.39
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.79	0.79	< 0.005	< 0.005	< 0.005	0.80
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.01	1.01	< 0.005	< 0.005	< 0.005	1.06
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	1.22	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.22	1.01	8.57	9.96	0.02	0.29	—	0.29	0.27	—	0.27	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	0.22	1.89	2.20	< 0.005	0.06	—	0.06	0.06	—	0.06	—	398	398	0.02	< 0.005	—	400
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.35	0.40	< 0.005	0.01	—	0.01	0.01	—	0.01	—	65.9	65.9	< 0.005	< 0.005	—	66.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.0	23.0	< 0.005	< 0.005	0.08	23.4
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.7	27.7	< 0.005	< 0.005	0.07	29.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	21.3	21.3	< 0.005	< 0.005	< 0.005	21.6
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.7	27.7	< 0.005	< 0.005	< 0.005	28.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.75	4.75	< 0.005	< 0.005	0.01	4.82
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.12	6.12	< 0.005	< 0.005	0.01	6.40
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.79	0.79	< 0.005	< 0.005	< 0.005	0.80
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.01	1.01	< 0.005	< 0.005	< 0.005	1.06
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.63	6.50	0.01	0.20	—	0.20	0.19	—	0.19	—	992	992	0.04	0.01	—	995
Paving	0.05	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.36	< 0.005	0.01	—	0.01	0.01	—	0.01	—	54.3	54.3	< 0.005	< 0.005	—	54.5
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.00	9.00	< 0.005	< 0.005	—	9.03
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	108	108	< 0.005	< 0.005	0.43	110
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.54	5.54	< 0.005	< 0.005	0.01	5.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.92	0.92	< 0.005	< 0.005	< 0.005	0.93
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	0.45	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	0.45	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.17	0.22	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	25.3	25.3	< 0.005	< 0.005	—	25.4
Architectural Coatings	0.09	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.20	4.20	< 0.005	< 0.005	—	4.21
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.69	4.69	< 0.005	< 0.005	0.02	4.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.35	4.35	< 0.005	< 0.005	< 0.005	4.41

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.83	0.83	< 0.005	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	0.45	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	0.45	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.21	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.2	33.2	< 0.005	< 0.005	—	33.3
Architectural Coatings	0.11	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.49	5.49	< 0.005	< 0.005	—	5.51
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.60	4.60	< 0.005	< 0.005	0.02	4.67
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.27	4.27	< 0.005	< 0.005	< 0.005	4.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.07	1.07	< 0.005	< 0.005	< 0.005	1.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	2.10	1.94	1.58	15.8	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	4,127	4,127	0.16	0.18	14.5	4,198

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.10	1.94	1.58	15.8	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	4,127	4,127	0.16	0.18	14.5	4,198
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	2.03	1.86	1.85	15.1	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	3,894	3,894	0.19	0.19	0.38	3,956
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.03	1.86	1.85	15.1	0.04	0.03	3.67	3.70	0.02	0.93	0.96	—	3,894	3,894	0.19	0.19	0.38	3,956
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	0.30	0.28	0.20	1.66	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	339	339	0.02	0.02	0.53	346
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.30	0.28	0.20	1.66	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	339	339	0.02	0.02	0.53	346

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	163	163	0.03	< 0.005	—	165
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.83	8.83	< 0.005	< 0.005	—	8.92
Total	—	—	—	—	—	—	—	—	—	—	—	—	172	172	0.03	< 0.005	—	174

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	163	163	0.03	< 0.005	—	165
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.83	8.83	< 0.005	< 0.005	—	8.92
Total	—	—	—	—	—	—	—	—	—	—	—	—	172	172	0.03	< 0.005	—	174
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	27.1	27.1	< 0.005	< 0.005	—	27.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	1.46	1.46	< 0.005	< 0.005	—	1.48
Total	—	—	—	—	—	—	—	—	—	—	—	—	28.5	28.5	< 0.005	< 0.005	—	28.8

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	279	279	0.02	< 0.005	—	279
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	279	279	0.02	< 0.005	—	279
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	279	279	0.02	< 0.005	—	279
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	0.03	0.01	0.23	0.20	< 0.005	0.02	—	0.02	0.02	—	0.02	—	279	279	0.02	< 0.005	—	279
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	46.1	46.1	< 0.005	< 0.005	—	46.3
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	46.1	46.1	< 0.005	< 0.005	—	46.3

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.14	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.15	1.15	< 0.005	< 0.005	—	1.16
Total	0.21	0.21	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.15	1.15	< 0.005	< 0.005	—	1.16
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	0.14	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.16	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.03	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09
Total	0.03	0.03	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3.75	7.27	11.0	0.39	0.01	—	23.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	0.62	1.20	1.82	0.06	< 0.005	—	3.88
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.62	1.20	1.82	0.06	< 0.005	—	3.88

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3.17	0.00	3.17	0.32	0.00	—	11.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	0.52	0.00	0.52	0.05	0.00	—	1.84
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.52	0.00	0.52	0.05	0.00	—	1.84

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quality Restaurant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.67	1.67
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.67	1.67

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	3/3/2025	5/23/2025	5.00	60.0	—
Grading	Grading	5/26/2025	11/7/2025	5.00	120	—
Building Construction	Building Construction	9/12/2025	4/23/2026	5.00	160	—
Paving	Paving	8/18/2025	9/12/2025	5.00	20.0	—
Architectural Coating	Architectural Coating	9/26/2025	5/7/2026	5.00	160	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45

Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	1.05	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	23.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	2.71	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	1.06	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—

Paving	Worker	12.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.54	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	9,668	3,223	1,082

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	500	56.3	0.00	—
Grading	—	22,580	120	0.00	—
Paving	0.00	0.00	0.00	0.00	0.41

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Quality Restaurant	0.00	0%
Parking Lot	0.41	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Quality Restaurant	540	580	464	195,322	1,861	5,201	4,157	973,105
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	9,668	3,223	1,082

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Quality Restaurant	292,466	204	0.0330	0.0040	869,565
Parking Lot	15,798	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Quality Restaurant	1,956,275	70,440
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

Quality Restaurant	5.88	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Quality Restaurant	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Quality Restaurant	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Quality Restaurant	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to represent overall acreage of the project site.
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Demolition not required for the proposed project. Phase timing based on project specific information provided by the applicant team.

Appendix B

Biological Resources Site Assessment

MONK & ASSOCIATES INC
1136 Saranap Avenue Suite Q | Walnut Creek, CA 94595 | (925) 947-4867 | www.monkassociates.com

March 26, 2025

Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Attention: Ms. Jesse Fahrney

RE: Biological Resources Site Assessment
Hana Japan Steak House, 11991 Dublin Canyon Road, Pleasanton, California
APN: 941-1710-101 (~1.2 Acres)

Dear Ms. Fahrney:

1. INTRODUCTION

This letter-report has been prepared to present the results of Monk & Associates' (M&A) biological resources site assessment of the Hana Japan Steak House project site located in Pleasanton, Alameda County, California (herein referred to as the "project site") (Figures 1-3). The associated assessor parcel number is 941-1710-101.

On Tuesday, August 13, 2024, M&A biologists, Ms. Sarah McNamara and Ms. Zarina Pascetto, conducted a biological resources survey of the project site to determine if there are any sensitive plant communities, nesting birds, or if the project site provides suitable habitat for any special-status species and/or waters of the U.S./State regarded as wetlands or other waters subject to regulation by the U.S. Army Corps of Engineers (Corps), California Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW). ***No aquatic resources or other sensitive biological resources were identified onsite; however, prior to site work, considerations for nesting birds, roosting bats, Western Burrowing Owl, and bumble bees are warranted (see below).***

This report presents the results of M&A's survey of the project site, describes biological resources onsite or in the surrounding area, and discusses applicable environmental laws.

2. PROJECT SITE DESCRIPTION

The approximately 1.2-acre project site is located at 11991 Dublin Canyon Road in an urban area of Pleasanton in Alameda County, California. The project site is located less than 500 feet south of Interstate 580, adjacent to Foothill Road, a moderately-trafficked and noisy road along the site's eastern boundary, and Dublin Canyon Road, located immediately north of the site. At the intersection of these two roads is a Marriot hotel and a Residence Inn. A paved road on the project site leads south to a beauty salon. To the east is the Stoneridge Mall, as well as a bank and hospice center. Although the majority of the surrounding area is developed, immediately southwest of the site is a small, oak woodland that leads to a residential housing area further west.

3. PLANT COMMUNITIES AND ASSOCIATED WILDLIFE HABITATS ONSITE

The project site is an undeveloped, ruderal (weedy) herbaceous area with only a few native plants. There is also scattered coyote brush (*Baccharis pilularis*) onsite that populates the

mowed, sloping landscape. However, there are not enough shrubs to provide suitable wildlife habitat. Furthermore, there is a 3-foot cement culvert that runs throughout the center and along the southeastern border of the project site. There is also one coast live oak (*Quercus agrifolia* var. *agrifolia*) tree that sits on the border fencing of the site. Since this tree is proposed for removal, M&A reviewed the City of Pleasanton's tree ordinance and determined that this coast live oak tree does not meet the definition of a "heritage tree", and, thus, does not possess any of the protections of a heritage tree.

3.1 Ruderal Herbaceous

The project site is dominated by ruderal (weedy) herbaceous habitat. Ruderal communities are assemblages of plants that thrive in waste areas, roadsides, and other sites that have been routinely disturbed by human activity, often supporting many non-native plant species. Typically, hardpacked soils of roadsides, parking lots, industrial areas, and construction sites support communities of ruderal species. Ruderal vegetation is adapted to high levels of disturbance, and persists almost indefinitely in areas with continuous disturbance.

The project site supports highly compacted soils that appear to be regularly mowed. Dominant grass and forb species that were observed within this habitat are non-native species such as slender wild oat (*Avena barbata*), Harding grass (*Phalaris aquatica*), Italian thistle (*Carduus pycnocephalus* subsp. *pycnocephalus*), and coyote brush (Table 1). Other vegetation observed included turkey mullein (*Croton setiger*), rose clover (*Trifolium hirtum*), curly dock (*Rumex crispus*), summer cottonweed (*Epilobium brachycarpum*), and California poppy (*Eschscholzia californica*).

Ruderal habitats typically provide suitable environments for common animals that are adapted to living in association with humans. Wildlife species observed on or in the vicinity of the project site during the survey include Red-tailed Hawk (*Buteo jamaicensis*), Red-Shouldered Hawk (*Buteo lineatus*), House Finch (*Haemorhous mexicanus*), Anna's Hummingbird (*Calypte anna*), Oak Titmouse (*Baeolophus inornatus*), Black Phoebe (*Sayornis nigricans*), California Scrub Jay (*Aphelocoma californica*), western fence lizard (*Sceloporus occidentalis*), black-tailed deer (*Odocoileus hemionus columbianus*), Audubon's cottontail (*Sylvilagus audubonii*), and California ground squirrel (*Otospermophilus beecheyi*) (Table 2).

Trees in the small, oak woodland community outside of the project site provide foraging, roosting, and nesting habitat for a large variety of wildlife species, including nesting passerine birds and potentially raptors such as the Red-shouldered Hawk and Red-tailed Hawk, both of which were observed during the site visit. There are also small mammal burrows onsite, specifically, California ground squirrel burrows.

4. SPECIAL-STATUS SPECIES

Special-status species are those plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the CNPS). Special-status species also include plants and animals that meet the definition of endangered, rare, or threatened under the California Environmental Quality Act (CEQA) (14 CCR §15380) that may include species not found on either CESA or FESA lists.

Prior to conducting the August 13, 2024 survey on the project site, M&A searched the CDFW's Natural Diversity Database RareFind 6 Application (CNDDB)[1] for occurrences of special-status plants within a three-mile radius of the project site. Drawings, photographs and written descriptions of all special-status plants known from the area were reviewed prior to or during the survey period. Table 3, attached, lists the special-status plant species known to occur within 3 miles of the project site. The only special-status plant species record found within a 3-mile radius was for the Congdon's tarplant (*Centromadia parryi congdonii*). The closest record for this species is located approximately 1.3 miles from the project site and was last observed in 2009. There are no alkaline soils present onsite that would support this plant.

Given the proximity to Interstate 580, Stoneridge Mall, and other nearby businesses, a significant amount of ambient noise and human presence greatly discourages wildlife use of the project site. However, the offsite oak trees that border the southwestern edge of the project site approximately 50-100 feet away provide adequate nesting substrate for urban-adapted, tree-nesting songbirds and could provide suitable nesting habitat for raptors. The trees offsite could also offer suitable roosting habitat for bats. Onsite there are small mammal burrows that could provide potential habitat for Western Burrowing Owl (*Athene cunicularia hypugaea*) and Crotch's bumble bee (*Bombus crotchii*). Both of these species rely on rodent burrows for nesting and refugia.

Therefore, to avoid impacts to Western Burrowing Owl, raptors, other nesting birds, and bumble bees, preconstruction surveys for these wildlife species should be conducted. Mitigation measures are also prescribed below should these resources be found onsite.

4.1 Nesting Birds

Nesting passerine birds and raptors could be impacted by the proposed project. Nesting birds are protected under the Migratory Bird Treaty Act (50 CFR 10.13), and their eggs and young are protected under California Fish and Game Code Sections 3503, 3503.5. Any project-related impacts to these species would be considered a significant adverse impact pursuant to CEQA. Potential impacts to these species from the proposed project include disturbance to nesting birds and possibly death of adults and/or young. In the absence of survey results, it must be concluded that impacts to nesting raptors and songbirds (i.e., passerines) from the proposed project would be ***potentially significant pursuant to CEQA***. This impact could be mitigated to a level considered less than significant.

4.1.1 Applicability to the Proposed Project

To avoid impacts to nesting birds, a nesting survey should be conducted within 7 days of commencing with grubbing, grading, construction work or tree removal if this work would commence between February 1st and September 1st. The nesting survey should include an examination of all trees, shrubs, and the ground onsite (for ground-nesting birds) and within 100 feet of the entire project site (i.e., within a zone of influence of nesting birds). The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise. Since passerine birds can quickly

[1] California Natural Diversity Data Base (CNDDB). 2023. RareFind 6. Computer printout for special-status species within a 3-mile radius of the project site. California Natural Heritage Division, California Department of Fish and Game, Sacramento, CA.

inhabit an area and build a nest, if site work does not commence within 7 days of the nesting survey, another survey should be conducted to ensure that no impacts occur to nesting birds.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective non-disturbance buffer around the nest(s). The non-disturbance buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds. Upon completion of nesting surveys, if nesting birds are identified on or within a zone of influence of the project site, a qualified ornithologist/biologist that frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1st unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later, and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and grading and construction may commence in established nesting buffers without further regard for the nest site. ***Implementation of these mitigation measures would reduce impacts to nesting birds to a level regarded as less than significant pursuant to CEQA.***

4.2 Western Burrowing Owl

The Western Burrowing Owl (*Athene cunicularia hypugaea*) was proposed as a candidate for potential listing under the California Endangered Species Act (CESA) in October 2024. The CDFW will undertake a one-year review of the species' status before the Fish and Game Commission is expected to make a final decision on listing. As a candidate for potential listing, the species is temporarily afforded the same protections as a state-listed endangered or threatened species. Burrowing owls are also protected from direct take under the federal Migratory Bird Treaty Act (16 U.S.C. 703-711 and 50 CFR 10.13), and their active nests, eggs, and/or young are protected by California Fish and Game Code §3505, §3503.5, and §3800. The Migratory Bird Treaty Act as amended makes it unlawful to kill, harm, or harass any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Finally, based upon this species' rarity status, any unmitigated impacts to rare species would be considered a "significant effect on the environment" pursuant to §21068 of the CEQA Statutes and §15382 of the CEQA Guidelines. Thus, this owl species must be considered in any project that will, or is currently undergoing CEQA review, and/or that must obtain an environmental permit(s) from a public agency. When these owls occur on project sites, typically, mitigation requirements are mandated in the conditions of project approval from the CEQA lead agency.

Burrowing owl habitat is usually found in annual and perennial grasslands, characterized by low-growing vegetation. Often, the burrowing owl utilizes rodent burrows, typically California

ground squirrel burrows, for nesting and cover. They may also on occasion dig their own burrows, or use man-made objects such as concrete culverts or rip-rap piles for cover. They exhibit high site fidelity, reusing burrows year after year. Occupancy of suitable burrowing owl habitat can be verified at a site by observation of these owls during the spring and summer months or, alternatively, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement (whitewash) at or near a burrow. Burrowing owls typically are not observed in grasslands with tall vegetation or wooded areas because the vegetation obscures their ability to detect avian and terrestrial predators. Since burrowing owls spend most of their time sitting at the entrances of their burrows, grazed grasslands seem to be their preferred habitat because it allows them to view the world at 360 degrees without obstructions.

4.2.1 APPLICABILITY TO THE PROPOSED PROJECT

The closest CNDDB record for this species is from 2009 and is located approximately 2.1 miles northeast of the project site (Occurrence #780). There is little suitable nesting habitat for Western Burrowing Owls on or near the project site due to the paucity of ground squirrel burrows or other suitable refugia. Regardless, since there are burrows onsite, surveys should be conducted to prevent potential impacts to this species which can include disturbance to over-wintering birds, nesting birds, and possibly death of eggs and/or young. Surveys on the project site and within 100 feet of the project site are recommended within 7 days of the start of construction to determine presence/absence of this special-status species, and again within 24 hours of project site grading, regardless of the time of year as wintering and nesting burrowing owls could use the site. ***In the absence of survey results, it must be concluded that impacts to Western Burrowing Owls from the proposed project would be potentially significant pursuant to CEQA.*** This impact could be mitigated to a level considered less than significant.

4.3 Crotch's Bumble Bee

Crotch's bumblebee is a California candidate for listing under the California Endangered Species Act. It has no federal status. The range of Crotch's bumble bee historically extended throughout the southern two-thirds of California, from coastal California east to the Sierra-Cascade crest and south into Mexico, but recent data indicates that this species is absent from the center of its historical range due to extensive agricultural intensification and urbanization[2].

In California, Crotch's bumble bees inhabit open grassland and scrub habitats. Suitable habitat is based on the availability of flowers on which to forage throughout the duration of the colony (spring through fall), colony nest sites, and overwintering sites for the queens. Bumble bees are generalist foragers (i.e., they do not depend on any one flower type). Crotch's bumble bees, like most bumble bee species, nest underground (e.g., in abandoned rodent holes). The flight period for Crotch's bumble bee queens is from late February to late October, peaking in early April and again in July. The flight period for workers and males extends between late March and September.

[2] "Crotch's Bumble Bee". Xerces Society, 2023.

4.3.1 APPLICABILITY TO THE PROPOSED PROJECT

The closest CNDDB record for this species is from 1932 and is located approximately 3.0 miles southeast of the project site (Occurrence #17); however, until the recently proposed listing of this bumble bee, few people have surveyed for this species in recent years and there are few new occurrences discovered. A few rodent burrows were observed during the site survey which could provide nesting habitat and the ruderal herbaceous vegetation on the project site could provide suitable nectar and pollen resources for this species. Although this site is small and situated in a developed area with low amounts of floral resources, the California poppy (*Eschscholzia californica*) was observed within this field and is a nectar/pollen source for this species. Common thistles are also a floral resource. Although Crotch's bumble bee is unlikely to occur on the project site, this species cannot be entirely discounted without preconstruction surveys to rule out its presence. To minimize the take of Crotch's bumble bees, a qualified entomologist shall conduct take avoidance surveys for active bumble bee colony nesting sites in any previously undisturbed area prior to the start of construction if the work will occur during the flying season (March through August). CDFW recommends a minimum of three surveys, each survey a week apart, prior to concluding the bee is absent. Therefore***, impacts to Crotch's bumblebee are regarded as potentially significant pursuant to the CEQA. Mitigation could be implemented to reduce these impacts to a level regarded as less than significant pursuant to the CEQA.***

5. WATERS OF THE U.S./STATE

In the Federal Register "waters of the United States" are defined as, "...all interstate waters including interstate wetlands...intrastate lakes, rivers, streams (including intermittent streams), wetlands, [and] natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce..." (33 CFR Section 328.3).

Wetlands are defined as: "...those areas that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation adapted for life in saturated soil conditions" (33 CFR Section 328.8 [b]). Wetlands usually must possess hydrophytic vegetation (i.e., plants adapted to inundated or saturated conditions), wetland hydrology (e.g., topographic low areas, exposed water tables, stream channels), and hydric soils (i.e., soils that are periodically or permanently saturated, inundated or flooded) to be regulated by the Corps pursuant to Section 404 of the Clean Water Act.

5.1 Applicability to the Proposed Project

There are no aquatic resources on the project site that would be regulated by the Corps pursuant to Section 404 of the Clean Water Act or the California Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. *No seasonal wetlands or other waters were observed onsite or immediately adjacent to the project site that could be affected by project development.*

6. RECOMMENDATIONS AND MITIGATION MEASURES

There are no waters of the U.S./State on the project site. There is an absence of natural habitats on the project site, and the site only supports ruderal (weedy), herbaceous vegetation. However, due to the project site's proximity to an oak woodland, the presence of California ground squirrel burrows, and floral resources onsite, M&A recommends surveys prior to site work for nesting birds, Western Burrowing Owl, and Crotch's bumble bee. If any of these species are found, the following mitigation measures would be required:

6.1 Nesting Birds

The ruderal herbaceous vegetation provides nesting opportunities for ground nesting birds. Similarly, there are oak trees bordering the southwestern side of the project site that could be utilized by nesting songbirds and raptors. To avoid impacts to nesting birds, a nesting survey should be conducted within 7 days of commencing with grubbing, grading, construction work or tree removal if this work would commence between February 1st and September 1st. The nesting survey should include an examination of all trees, shrubs, and the ground onsite (for ground-nesting birds) and within 100 feet of the entire project site (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise. Since passerine birds can quickly inhabit an area and build a nest, if site work does not commence within 7 days of the nesting survey, another survey should be conducted to ensure that no impacts occur to nesting birds.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective non-disturbance buffer around the nest(s). The non-disturbance buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds and up to 300 feet for nesting raptors (i.e., birds of prey). A qualified ornithologist/biologist who frequently works with nesting birds should prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed. This buffer should be monitored daily for the first week of construction to make sure the nesting birds are not affected by the work activities onsite and that the buffer size does not need to be increased. Once it is determined through direct observations that the birds are not agitated by the site work, monitoring can be reduced to once a week.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1st unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later, and would have to be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and grading and construction may commence in established nesting buffers without further regard for the nest site.

Implementation of the above mitigation measures would reduce impacts to nesting birds to a level considered less than significant.

6.2 Western Burrowing Owl

Due to the presence of ground squirrel burrows onsite creating potential habitat for Western Burrowing Owl, a survey should be conducted onsite and within a zone of influence around the project site prior to the start of construction. Burrowing owl surveys should be conducted according to the methodologies prescribed by the CDFW in their 2012 *Staff Report on Burrowing Owl Mitigation*[3]. The *Staff Report* states that take avoidance (pre-construction) surveys should be conducted 14 days prior or less to initiating ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses between project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance to ensure absence. If no owls are found during these surveys, no further regard for the burrowing owl would be necessary.

If burrowing owls are detected on the site, it will be necessary to contact CDFW and determine if an incidental take permit (ITP) (i.e., Section 2081 permit) is required since the burrowing owl is proposed for listing under CESA at this time. The following restricted activity dates and setback distances are recommended per the CDFW's *Staff Report* (2012) or as otherwise coordinated with CDFW:

- From April 1 through October 15, low disturbance and medium disturbance activities should have a 200 meter buffer while high disturbance activities should have a 500 meter buffer from occupied nests.

- Between September 1st and February 1st, if Western Burrowing Owl are residing within the project footprint or within 200 meters of the project footprint they may be passively evicted by a qualified Western Burrowing Owl biologist using Department guidelines. If owls are not within the development footprint or within 200 meters of the development footprint, from October 16 through March 31, low disturbance activities should have a 50 meter buffer, medium disturbance activities should have a 100 meter buffer, and high disturbance activities should have a 500 meter buffer from occupied nests.

- No earth-moving activities or other disturbance should occur within the afore-mentioned buffer zones of occupied burrows. These buffer zones should be fenced as well. If burrowing owls were found in the project area, a qualified biologist would also need to delineate the extent of burrowing owl habitat on the site.

- Buffers may be modified by a qualified Western Burrowing Owl biologist that is knowledgeable enough to establish buffer sizes that are commensurate with the acclimation of burrowing owls to disturbance. These buffers if modified over that prescribed above, should be coordinated with the Department.

Implementation of the above mitigation measures would reduce impacts to Western Burrowing Owl to a level considered less than significant.

[3] California Department of Fish and Game. 2012. Staff report on burrowing owl mitigation. March 7, 2012. 15 pages plus appendices.

6.3 Crotch's Bumble Bee

Since there are small mammal burrows onsite and floral resources, preconstruction surveys for bumble bees should be conducted. The project proponent is responsible for ensuring that project activities do not result in take of Crotch's bumble bee.

CDFW recommends three surveys during Crotch's bumble bee's flight period (April through October for worker bees), with each survey ideally scheduled 2-4 weeks apart[4], to determine presence/absence (details below). For all work proposed that may include ground disturbance or vegetation removal within the geographic range of Crotch's bumble bee, Crotch's bumble bee avoidance measures detailed below should be implemented to ensure that no Crotch's bumble bee are taken during project implementation. All Crotch's bumble bee measures may be revised as more information on the species becomes available.

No more than 14 days prior to the commencement of construction activities during the colony active period (April – August), which is the period with the highest detection probability, the qualified biologist will survey for Crotch's bumble bee. The survey will occur at least two hours after sunrise (when temperatures are > 60°F and < 90°F with no rain) or two hours before sunset. The survey area will include the project boundaries and a surrounding 100-foot buffer area. The survey duration will be appropriate to the size of the project site and buffer area based on the metric of a minimum of one person-hour of searching per three acres of suitable habitat; this will be an approximately 0.5 hour survey for an average-sized project site.

The biologist leading the survey must be designated as a qualified biologist for bumble bees. Surveyors may not capture or handle bumble bees unless authorized specifically for Crotch's bumble bee by CDFW. Bumble bees may only be netted, chilled, and photographed for identification purposes if the biologist is authorized by a Memorandum of Understanding (MOU) in accordance with Fish and Game Code 2081(a). This authorization does not include take caused by project-related activities. If the lead biologist does not have an MOU, identification techniques will be limited to photographs of bumblebees in flight or resting on floral resources.

If any sign(s) of a bumble bee nest is observed, and if it cannot be established the species present is not Crotch's bumble bee, then construction will not commence until CDFW provides further guidance, which may include an additional survey by a bumble bee expert, waiting until the colony active season ends, obtaining take authorization, or other actions.

If at any time during preconstruction surveys a Crotch's bumble bee is found, a qualified biologist/monitor will be onsite during all construction activities and that individual shall be approved by CDFW for bumble bee monitoring. During construction monitoring, the biologist shall scan for bumble bees using floral resources. If bumble bees are observed after construction commences, construction will be halted if bumble bees are in harm's way. For example, if an undetected nest is present in the construction area, it is assumed that bumble bees will become visible if the nest is disturbed, and construction will be immediately halted.

If construction is halted because bumble bees are in harm's way, construction may only recommence after it has been established that the bees present are not Crotch's bumble bees. If

[4] CDFW (California Department of Fish and Wildlife). 2023. Survey considerations for California Endangered Species Act (CESA) candidate bumble bee species. June 6, 2023.

Crotch's bumble bees (or bees that could be that species) are identified on the site, construction shall not recommence until CDFW provides further guidance, which may include an additional survey by a bumble bee expert, waiting until the colony active season ends, requiring take authorization, or other actions such as buffers.

If a suspected Crotch's bumble bee is killed or injured during the source of survey efforts, or during project activities, stop all work and immediately contact the CDFW Representative for guidance and to determine if an ITP is required, since the Crotch's bumble bee is proposed for listing under CESA at this time. Collect the bumble bee into a vial and freeze it. Photograph in accordance with accepted methods, record the date, location, GPS coordinators, project name, collector, and any other relevant information related to the cause of death or injury (e.g., chilling container may have been too cold; extreme shifts in temperature during collection, vehicle strike, etc.). If the bumble bee is determined to be a Crotch's bumble bee the specimen may be sent to CDFW for further assessment.

Implementation of the above mitigation measures would reduce impacts to Crotch's bumble bee to a level considered less than significant.

7. CONCLUSIONS

There are no other constraints pertaining to biological resources that would impact the proposed development. Should you have any questions or wish to discuss any other aspect of this report, please do not hesitate to call Ms. Sarah Lynch at (925) 947-4867, extension 203, or Ms. Zarina Pascetto, at (925) 947-4867, extension 217.

Sincerely,

Zarina Pascetto
Staff Biologist

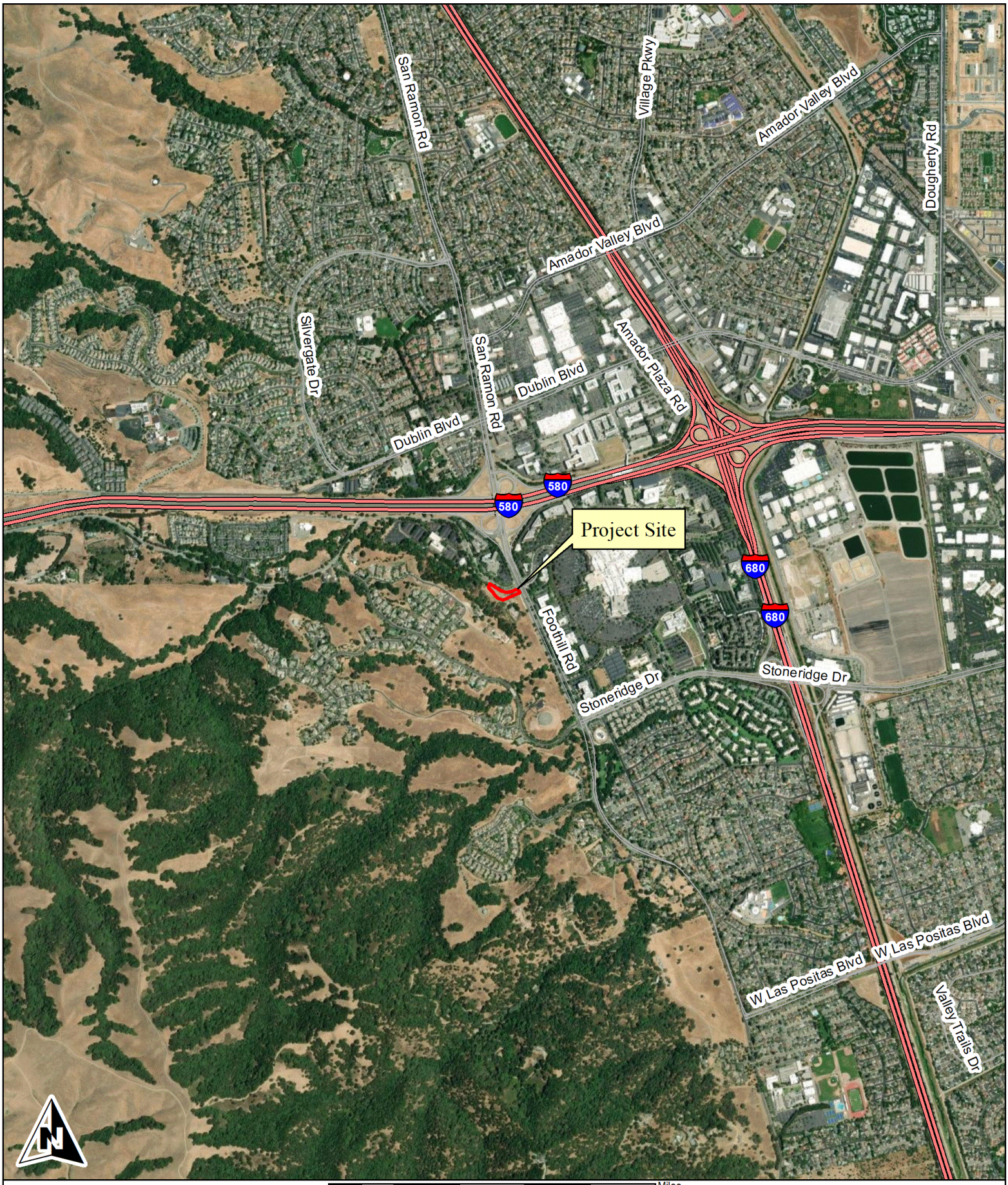
Sarah Lynch
Principal Biologist

Attachments: Figures 1-3
Tables 1-3

Monk & Associates
Environmental Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

Figure 1. Hana Japan Steak House Project Site
11991 Dublin Canyon Road Regional Map
Pleasanton, California

County: Alameda
Map Preparation Date: August 26, 2024



Monk & Associates
Environmental Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

Figure 2. Hana Japan Steak House Project Site
11991 Dublin Canyon Road Location Map
Pleasanton, California

37.694344 -121.934808
Section: 2, 11; T3S R1W
7.5-MinuteDublin quadrangle
Aerial Photograph Source: ESRI
Map Preparation Date: August 26, 2024

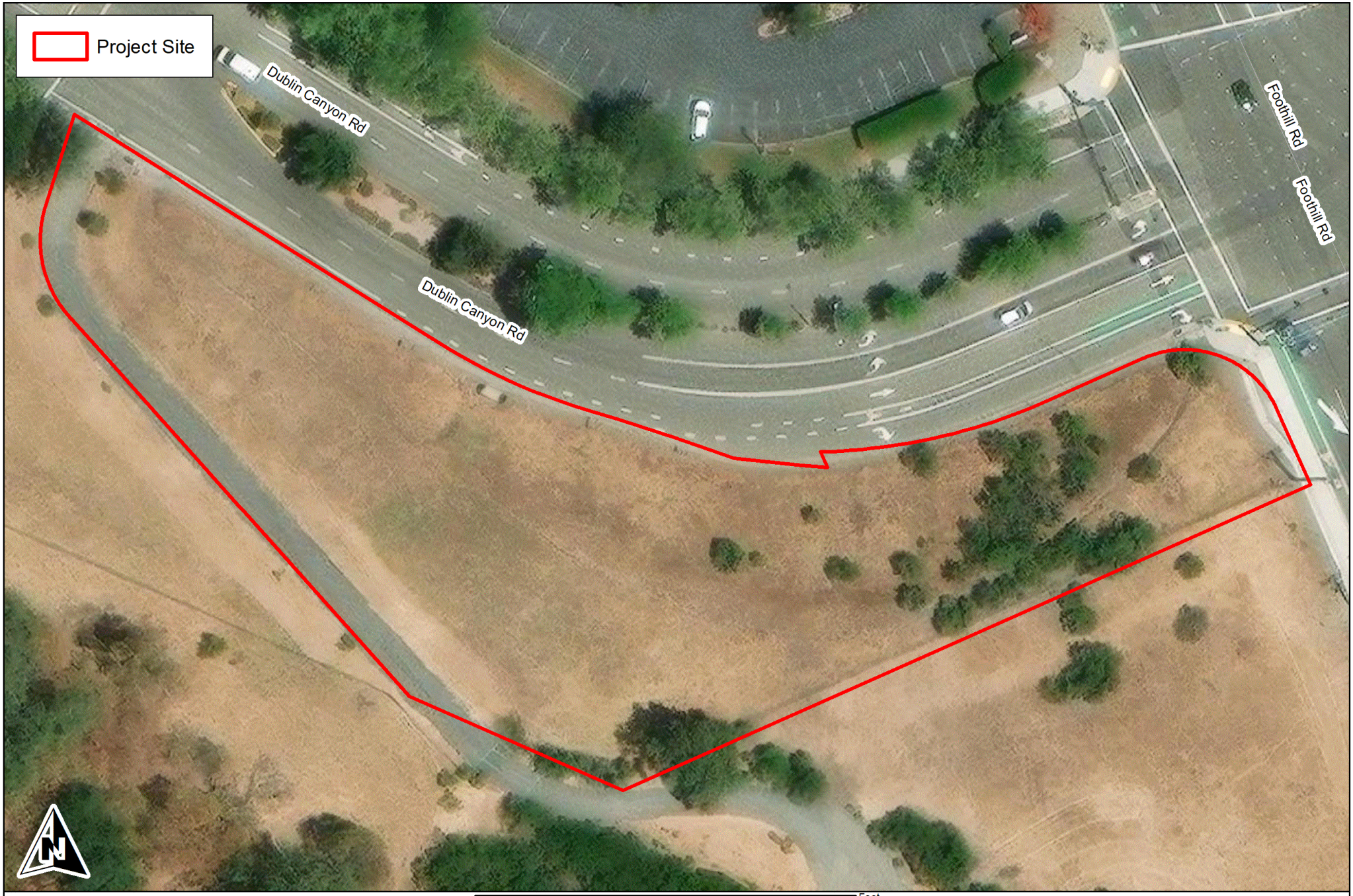


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Figure 3. Aerial Photograph of the
Hana Japan Steak House Project Site
11991 Dublin Canyon Road, Pleasanton, California

Aerial Photograph Source: ESRI
Map Preparation Date: August 26, 2024

Table 1

Plant Species Observed on the Hana Japan Steak House Project Site

Angiosperms - Dicots

Apiaceae

**Torilis arvensis*	Tall sock destroyer

Asteraceae

Baccharis pilularis subsp. pilularis	Baccharis
**Carduus pycnocephalus subsp. pycnocephalus*	Italian thistle
**Dittrichia graveolens*	Stinkwort
Erigeron canadensis	Horseweed
Madia gracilis	Slender tarweed

Brassicaceae

**Hirschfeldia incana*	Short-podded mustard

Euphorbiaceae

Croton setiger	Turkey mullein

Fabaceae

**Trifolium hirtum*	Rose clover
**Vicia sativa*	Common vetch

Fagaceae

Quercus agrifolia var. agrifolia	Coast live oak

Myrsinaceae

**Lysimachia arvensis*	Scarlet pimpernel

Onagraceae

Epilobium brachycarpum	Summer cottonweed

Papaveraceae

Eschscholzia californica	California poppy

Polygonaceae

**Rumex crispus*	Curly dock
**Rumex pulcher*	Fiddle dock

Angiosperms -Monocots

Poaceae

**Avena barbata*	Slender wild oat
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Festuca myuros*	Rattail sixweeks grass
**Festuca perennis*	perennial ryegrass
**Phalaris aquatica*	Harding grass

* Indicates a non-native species

Table 2
Wildlife Observed on the Hana Japan Steak House Project Site

Reptiles	
Western fence lizard	*Sceloporus occidentalis*
Birds	
Northern Flicker	*Colaptes auratus*
Red-shouldered Hawk	*Buteo lineatus*
Red-tailed Hawk	*Buteo jamaicensis*
Wild Turkey	*Meleagris gallopavo*
Anna's Hummingbird	*Calypte anna*
Acorn Woodpecker	*Melanerpes formicivorus*
Nuttall's Woodpecker	*Picoides nuttallii*
Black Phoebe	*Sayornis nigricans*
California Scrub Jay	*Aphelocoma californica*
Chestnut-backed Chickadee	*Poecile rufescens*
Oak Titmouse	*Baeolophus inornatus*
Bushtit	*Psaltriparus minimus*
California Towhee	*Melozone crissalis*
House Finch	*Haemorhous mexicanus*
Mammals	
Black-tailed deer	*Odocoileus hemionus columbianus*
Audubon's cottontail	*Sylvilagus audubonii*
California ground squirrel	*Otospermophilus beecheyi*
Coyote	*Canis latrans*

Table 3

Special-Status Plant Species Known to Occur Within 3 Miles of the Hana Japan Steak House Project Site

Family Taxon Common Name	Status*	Flowering Period	Habitat	Area Locations	Probability on Project Site
Asteraceae					
Centromadia parryi congdonii Congdon's tarplant	Fed: - State: - CNPS: Rank 1B.2	May-November	Valley and foothill grassland (alkaline).	Closest record for this species is located approximately 1.3 miles southeast of the project site (Occurrence No. 92). 2009.	None. No alkaline soils onsite. No impact expected.

***Status**

Federal:
FE - Federal Endangered
FT - Federal Threatened
FPE - Federal Proposed Endangered
FPT - Federal Proposed Threatened
FC - Federal Candidate

State:
CE - California Endangered
CT - California Threatened
CR - California Rare
CC - California Candidate
CSC - California Species of Special Concern

CNPS:
Rank 1A - Presumed extinct in California
Rank 1B - Plants rare, threatened, or endangered in California and elsewhere
Rank 1B.1 - Seriously endangered in California (over 80% occurrences threatened/ high degree and immediacy of threat)
Rank 1B.2 - Fairly endangered in California (20-80% occurrences threatened)
Rank 1B.3 - Not very endangered in California (<20% of occurrences threatened or no current threats known)

CNPS Continued:
Rank 2 - Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 2A - Extirpated in California, common elsewhere
Rank 2B.1 - Seriously endangered in California, but more common elsewhere
Rank 2B.2 - Fairly endangered in California, but more common elsewhere
Rank 2B.3 - Not very endangered in California, but more common elsewhere
Rank 3 - Plants about which we need more information (Review List)
Rank 3.1 - Plants about which we need more information (Review List) Seriously endangered in California
Rank 3.2 - Plants about which we need more information (Review List) Fairly endangered in California
Rank 4 - Plants of limited distribution - a watch list
Rank 4.2 - Plants of limited distribution; fairly threatened in California
Rank 4.3 - Plants of limited distribution; not very threatened in California

Appendix C

Geotechnical Materials

Project No.
5150.100.001

January 15, 2025

Mr. Dan Yoon
Hana Japan Steak House
7298 San Ramon Road
Dublin, CA 94568

Subject: Hana Japan Steak House
11991 Dublin Canyon Road
Pleasanton, California

GEOTECHNICAL REPORT UPDATE

References:
1. ENGEO. 2023. 2022 CBC Seismic Design Parameters Update, Hana Japan Steak House. January 23, 2023, Latest Revision November 3, 2023. Project No. 5150.100.001.

2. ENGEO. 2008. Geotechnical Report, Hana Japan Steakhouse, Pleasanton, California. May 2, 2008. Project No. 5150.100.101.

Dear Mr. Yoon:

We prepared this Geotechnical Report Update to address changes and clarifications to our recommendations related to References 1 and 2; these changes and clarifications address comments received by the City of Pleasanton's third-party reviewer, BSK, and supersede the recommendations in References 1 and 2, attached.

REFERENCE 1

The information in Reference 1 is updated to include that due to the lack of shear-wave velocity measurement, we classify the site as Site Class D and developed seismic design parameters for Site Class D – Default, such that the value of site parameter F_a is 1.2 in accordance with Sections 11.4.3, and 11.4.4 of the ASCE 7-16.

REFERENCE 2

Section 1.0

This section is updated to indicate that the finished floor of the buildings, as reflected in the civil plans by Alexander & Associates, Inc., is planned to be Elevation 382 feet (NGVD 1929). The report conclusions and recommendations are appropriate for this finished floor level.

Section 3.0

This section is updated to indicate the development will include cut up to 21 feet in depth.

Section 5.1

This section is updated to indicate that the colluvium is thicker in the western portion of the site. Based on the explorations and the finished floor at Elevation 382 feet, we anticipate that most, if not all of the soil will be removed down to bedrock across the building footprint. The thick layers of colluvium were encountered outside of the building footprint. If any soft colluvium is encountered at the base of the cut, it should be removed and reworked.

Section 5.4.1

This section is updated to indicate that the secondary displacement across the building pad could result in lateral offset up to 4 inches. As such, the criteria in Section 7.1 should be implemented in building foundation design, as well as connections to utilities that cannot be repaired after an earthquake.

Section 5.4.3

This section is updated to indicate that the updated Reference 1 should be used for seismic design of the building.

Section 5.5

This section is updated to indicate that during grading, samples should be collected from the building pad for the purpose of performing resistivity testing to check if special corrosion resistance measures are necessary for buried metals in contact with site soil.

Section 6

This section is updated to refer to Section 6 in lieu of Section 4.

Section 6.1

This section is updated to define building pad as the top of finished subgrade in the building footprint. Acceptable fill for any required overexcavation should conform with Section 6.5.

Section 6.4

This section is updated to refer to Section 6.5 in lieu of Section 4.5.

Section 6.5

This section is updated to indicate that for building pad fill, only material with a plasticity index of 12 or less should be used.

Section 6.6.2.2

This section is updated to replace the text of Item 2 with, “Trench backfill should be moisture conditioned outside of the trench to a moisture content at or slightly above the optimum moisture content.”

Section 6.6.3

This section is updated to refer to Section 6.5 in lieu of Section 4.5.

Section 6.8.1

This section is updated to remind the civil designer that the 2022 CBC requires that pervious surfaces should slope down a minimum of 5 percent for a minimum distance of 10 feet from the building; this slope can be decreased to 2 percent is impervious surfacing is used.

Section 6.8.2

This section is updated to refer to Section 6.4 in lieu of Section 4.4. Additionally, this section is updated to indicate that if any seeps are encountered during building pad preparation, we should be consulted regarding additional underdrains within the building pad to manage seepage.

Section 7.1

This section is updated to indicate that potential displacement of up to 4 inches could occur due to secondary fault displacement. To reduce the impacts of ground offset due to fault-induced ground deformations, we recommend that isolated footings be connected with either grade beams or ties designed for the strength requirements in Section 12.13.7.2 of ASCE 7-16.

Section 9.3

This section is updated to refer to Section 6.5 in lieu of Section 4.5.

Section 10.3

This section is updated to refer to Section 6.5.1 in lieu of Section 4.5.1.

Section 11

This section is updated to refer to Section 3 in lieu of Section 1.3.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Jeff Fippin, GE

Daniel S. Haynosch, GE

jaf/dsh/ar

Attachments: 2022 CBC Seismic Design Parameters Update (ENGEO, 2023)
Geotechnical Report (ENGEO, 2008)

2022 CBC SEISMIC DESIGN PARAMETERS UPDATE (ENGEO, 2023)

5150.100.001
January 15, 2025

Project No.
5150.100.001

January 20, 2023
Latest Revision November 3, 2023

Mr. Dan Yoon
7298 San Ramon Road
Dublin, CA 94568

Subject: Hana Japan Steak House
Pleasanton, Alameda County, California

2022 CBC SEISMIC DESIGN PARAMETERS UPDATE

References:
1. ENGEO. 2008. Geotechnical Report, Hana Japan Steakhouse, Pleasanton, California. May 2, 2008. Project No. 5150.100.101.
2. ENGEO. 2008. Response to Review Comments, Dublin, California. July 21, 2008. Project No. 5150.100.101.
3. City of Pleasanton. 2023. Memorandum, Subject: P22-0902, APN# 941-1710-10-1, 11991 Dublin Canyon Road (Hana Japan), Design Review. May 11, 2023.

Dear Mr. Yoon:

As requested, we are providing updated 2022 California Building Code (CBC) seismic design parameters for the Hana Japan Steak House in Pleasanton, California. The findings, conclusions, and recommendations in the above-referenced documents remain valid for the proposed development.

Both the 2019 and 2022 CBCs utilize seismic design criteria established in the ASCE/SEI Standard "Minimum Design Loads and Associated Criteria for Buildings and Other Structures," (ASCE 7-16); therefore, the seismic design parameters will not change from the 2019 to the 2022 CBC. However, since the publication of the above-referenced report, Supplement 3 of ASCE 7-16 was released. Therefore, we are providing updated seismic design parameters below for F_v, S_{M1}, and S_{D1}.

Based on the subsurface conditions encountered, we characterized the site as Site Class D. ASCE 7-16 requires a site-specific ground-motion hazard analysis for Site Class D sites with a mapped S_1 value greater than or equal to 0.2; however, Section 11.4.8 of ASCE 7-16 and Supplement No. 3 provide an exception to this requirement. A site-specific ground-motion hazard analysis is not required where the value of the parameter S_{M1} determined by Equation 11.4-2, and shown in Table 1, is increased by 50 percent for developing the mapped Risk-Targeted Maximum Considered Earthquake (MCER) spectral response, calculating S_{D1}, and evaluating C_s in accordance with Chapter 12 of ASCE 7-16.

In the following Table 1, we provide the 2022 CBC seismic parameters based on the United States Geological Survey's (USGS's) Seismic Design Maps for your use. When using this table, considerations should be given to exceptions in Section 11.4.8 of ASCE 7-16, as described in this report.

TABLE 1: 2022 CBC Seismic Design Parameters, Latitude: 37.69444, Longitude: -121.93483

PARAMETER	VALUE
Site Class	D
Mapped MCE_R Spectral Response Acceleration at Short Periods, S_S (g)	1.98
Mapped MCE_R Spectral Response Acceleration at 1-second Period, S_1 (g)	0.73
Site Coefficient, F_a	1.2
Site Coefficient, F_v	1.7*
MCE_R Spectral Response Acceleration at Short Periods, S_{MS} (g)	2.38
MCE_R Spectral Response Acceleration at 1-second Period, S_{M1} (g)	1.24*
Design Spectral Response Acceleration at Short Periods, S_{DS} (g)	1.59
Design Spectral Response Acceleration at 1-second Period, S_{D1} (g)	0.83*
Long period transition-period, T_L (sec)	8

*The parameters above should only be used for calculation of T_s, determination of Seismic Design Category, and, when taking the exceptions under Items 1 and 2 of ASCE 7-16 Section 11.4.8. (Supplement Number 3 https://ascelibrary.org/doi/epdf/10.1061/9780784414248.sup3).

The design parameters remain valid from the previous 2019 CBC to the new 2022 CBC. Since the seismic design methodology did not change, the building can still be designed under either building code. Recommendations in the original report are still valid for this project.

In addition, Comment 4.b. of Reference 3 states:

> "Section 5.4.4 "Seismically Induced Landsliding" indicates that an existing driveway and 25-foot setback will provide a debris catchment area in the event of seismically induced landsliding. This area will be significantly altered by grading and the installation of tiered retaining walls with combined heights up to 15'. The geotechnical engineer shall indicate whether the retaining walls will be designed to support additional surcharge loading from landslide debris, and/or whether the intent is for landslide debris to flow over the walls and accumulate on the new driveway below the walls. Note that Figure 2 of the report shows Cross-Section A-A through this area, yet the relationship between the landslide, set-back, and debris catchment, as well as the tiered retaining walls, new driveway, and exterior building wall are not accurately shown."

Due to changes in the Building Code since the time our geotechnical report was published, we recommend that walls taller than 6 feet in height be designed for seismic loading; the active incremental seismic force along the face of a retaining wall should be added to the static active pressures and can be calculated as follows.

$$\Delta P = 18 \times H^2 \text{ (level backfill slope)}$$

H is the design height of the wall (in feet) and ΔP is the active incremental seismic force in pounds per horizontal foot of the wall. This force has a horizontal direction and should be applied at 0.3 x H from the base of the wall. Since seismic loading requires soil movement, the evaluation of the seismic case should consist of adding the seismic increment to the active soil pressure for all wall types. If retaining walls greater than 6 feet in height are planned with sloping backfill conditions, we can provide active incremental seismic forces upon request.

We are not recommending designing the retaining walls to retain any debris from the slope above. Should any debris be mobilized, this debris would flow over the walls into the parking/drive area and maintenance would be required to clean it up should this occur. The note about Cross-Section A-A is acknowledged. The intent of this cross section is to schematically demonstrate the recommended setback from the property line in our fault study and was not intended to reflect final design conditions that were developed after our report was published.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Jeff Fippin, GE

Uri Eliahu, GE

jf/ue/ca

GEOTECHNICAL REPORT (ENGEO, 2008)

5150.100.001
January 15, 2025

ENGEO INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

GEOTECHNICAL REPORT

HANA JAPAN STEAKHOUSE

PLEASANTON, CALIFORNIA

SUBMITTED

TO

MR. DAN YOON

DUBLIN, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO.: 5150.100.101

MAY 2, 2008

Shem Stygar

Raymond P. Skinner, CEG

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ENGEO
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
5150.100.101

May 2, 2008

Mr. Dan Yoon
7298 San Ramon Road
Dublin, CA 94568

Subject: Hana Japan Steakhouse
11991 Dublin Canyon Road
Pleasanton, California

GEOTECHNICAL REPORT

Dear Mr. Yoon:

ENGEO Incorporated prepared this geotechnical report for Mr. Dan Yoon as outlined in our agreement dated October 15, 2007. We characterized the subsurface conditions at the site to provide the enclosed geotechnical recommendations for design.

Our experience and that of our profession indicates that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to review the project plans and specifications and provide geotechnical observation and testing services during construction. Please let us know when working drawings are nearing completion, and we will be glad to discuss these additional services with you.

If you have any questions or comments regarding this report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Shem Stygar, GE

Raymond P. Skinner, CEG

Jeff Fippin, GE

ss/rps/jf/jb

cc: 4 – Mr. Tom Kubo, William Wood Architects

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FIGURES

Figure 1: Site Vicinity Map
Figure 2: Site Plan
Figure 3: Regional Geologic Map
Figure 4: Compilation of Fault Mapping
Figure 5: Seismic Hazard Zone Map

SELECTED REFERENCES

Appendix A - Field Exploration Description & Logs
Appendix B - Laboratory Test Data

1. INTRODUCTION

ENGEO Incorporated prepared this geotechnical report as outlined in our agreement dated October 15, 2007 and revised February 11, 2008 for design of the Hana Japan Steakhouse in Pleasanton, California. This report contains geotechnical recommendations for design of the commercial restaurant including driving and parking areas at the site.

For our use, we received a Site plan prepared by William Wood Architects, dated January 10, 2008, delivered electronically via e-mail on March 21, 2008, and finished floor elevations of 385.5 feet MSL conveyed through phone conversations with William Wood Architects on April 17, 2008.

We performed previous subsurface exploration at the site as referenced in our report titled "Fault Exploration for Hana Japan Steakhouse" dated March 31, 2008, and "Fault Exploration for Stewart-Kramer Property" dated March 8, 2001.

1.1 SCOPE OF SERVICES

The proposed scope of services included the following:

- Review of previous geotechnical explorations at the site.
- Review of published geologic maps and literature pertinent to the site.
- Subsurface Field Exploration.
- Soil Laboratory Testing.
- Analysis of field and laboratory data.
- Report Preparation.

2. PROJECT LOCATION

The site is located on the west side of Foothill Road and the south side of Dublin Canyon Road in Pleasanton, California, as shown on the Vicinity Map, Figure 1. The property is situated on a north-facing slope that has been partially graded as a cut slope adjacent to Dublin Canyon Road.

The site is currently open space and vegetation consists of open grass land with one large oak tree in the southern corner of the property. Existing improvements are limited to an asphalt-paved road that services existing residences upslope of the site and a concrete-lined V-ditch. According to the Site Plan previously referenced, site elevations range from approximately Elevation 402 feet (Datum: 0 feet = Mean Sea Level), in the southern corner to Elevation 370 feet MSL along the eastern boundary.

Conceptual development plans indicate that the site will be developed with a restaurant building and associated parking areas. The location of the site boundaries, proposed building, parking areas, and our exploratory locations are shown on the attached Figure 2. In order to provide a flat pad to construct the building and parking, the project will include a substantial amount of grading and construction of retaining walls.

3. PROJECT DESCRIPTION

Based on our discussion with Mr. Yoon and a review of the provided information, we understand that site improvements will consist of construction of:

1. Earthwork cuts and fills up to 16 and 5 feet, respectively.
2. The proposed restaurant is a one-story wood-framed building with slab-on-grade floor; while we do not have structural loads at this time, we anticipate structural loading will be consistent with this type of structure and use.
3. Paved parking areas, and driving lanes.
4. Utilities and other infrastructure improvements.
5. Retaining walls up to 16 feet in height. Due to the limited amount of space at the site, a portion of the building wall may also act as a retaining wall or be constructed in close proximity to a retaining wall.
6. Concrete flatwork.

4. FINDINGS

Our geotechnical field exploration was conducted on April 15, 2008. Section 2 of this report presents descriptions of mapped geologic features and subsurface conditions observed during our exploration.

4.1 REGIONAL GEOLOGY

The site is located in the Coast Ranges geomorphic province of California. In this part of the province, bedrock is mapped as Miocene marine sedimentary sandstone by Dibblee (1980) and Graymer (1994). The geologic setting of the site is depicted on the attached Regional Geologic Map, Figure 3.

Regional bedrock structure is mapped by Dibblee (1980) striking to the northwest and dipping at inclinations of about 65 to 75 degrees to the southwest.

4.2 SEISMIC SETTING

The site is located within a State of California Earthquake Fault Zone (CDMG, 1982) for the Calaveras fault, as shown on Figure 4. The State mapping shows two traces of the Calaveras fault crossing the site. The eastern trace is mapped by the State near the toe of the hillside, and roughly parallel to Foothill Road (N25W). The State maps the northern termination of this trace near Dublin Canyon Road. The second fault trace is mapped stepping to the left about 100 feet to the west of the eastern trace.

The findings of our fault exploration were presented in a report dated March 31, 2008. Based on the findings of our exploration, recommendations for building setbacks were provided as shown on the attached Figure 2.

As shown on Figure 5, the site is located within a preliminary State of California Seismic Hazard Zone for areas that may be susceptible to liquefaction. The slope located to the southwest of the property is mapped as an area that may be susceptible to seismically induced landsliding. Additional discussion regarding these potential seismic hazards is provided in the Conclusions section of this report.

Other important active faults in the region include the Greenville fault located approximately 12 miles to the northeast of the site and the Hayward and San Andreas faults located 6½ and 26 miles, respectively to the southwest.

4.3 SUBSURFACE CONDITIONS

We observed the drilling of 4 borings to depths ranging from 7 to 24 feet at the locations shown on the Site Plan, Figure 2. Shown on Figure 2 are depths to native rock and expected thickness of colluvial material from all known explorations conducted at the site.

In general, the borings encountered medium stiff to very stiff, sandy silty clay to depths between 4 to 5 feet below existing grade along the eastern flat upper portion of the site. Beneath the clay, we observed friable, highly weathered siltstone, claystone and sandstone. At a depth of 20 feet in Boring 1-B1, strong, moderately weathered conglomerate was found. Our previous explorations at the site encountered similar conditions but also encountered colluvium in the western portion of the site. The colluvium encountered in our previous explorations varied in depth from approximately 9 feet to over 16 feet.

Consult the Site Plan and boring logs for specific soil, rock, and groundwater conditions at each location. We include our boring logs in Appendix A. The logs contain the soil/rock type, color, consistency, and visual classification in general accordance with the Unified Soil Classification

System. Appendix A also provides additional exploratory information in the general notes to the logs.

4.4 GROUNDWATER CONDITIONS

We observed static groundwater in several of our subsurface explorations. In our previous fault exploration, groundwater was encountered in several exploratory trenches. The following table summarizes our groundwater observations in the recent exploratory borings:

Boring/ Trench Location	Approximate Depth to Groundwater (ft.)	Approximate Groundwater Elevation (ft.)
1-B1	27.5	374.5
1-B4	17.5	379.5
B-1	30.0	363.0
B-2	36.0	351.0
HLA-2	9.0	363.0

Fluctuations in the level of groundwater may occur due to variations in rainfall and other factors not evident at the time measurements were made.

4.5 LABORATORY TESTING

We performed laboratory tests on selected soil samples to determine their engineering properties. For this project, we performed unconfined compression, plasticity index, direct shear and soil corrosion potential testing (pH and sulfates). Plasticity indexes are recorded on the boring logs in Appendix A. All other laboratory data is included in Appendix B.

5. CONCLUSIONS

From a geotechnical engineering viewpoint, in our opinion, the site is suitable for the proposed development. The primary geotechnical concerns that could affect development on the site are areas of expansive soil, perched groundwater conditions, potential seismic hazards and excavatability of native rock. We summarize our conclusions below.

5.1 EXPANSIVE SOIL

Expansive clay should not affect the proposed development based on our subsurface explorations, laboratory test results, and preliminary project data presented in Section 4. Shallow depths of expansive clay were found in Borings 1-B2 and 1-B3. Deeper areas of expansive clay were found in 1-B1 and 1-B4, with thicker colluvium soils on the eastern portion of the site and as discussed in Section 2.3. We anticipate that most if not all of this material will be removed during site grading. If any expansive material is encountered at the base of the cuts, the cut should be extended to non-expansive material or a maximum of 3 feet below finished grade and backfilled with suitable material as discussed in the Acceptable Fill portion of this report. Expansive clay should be off hauled from the site. In order to confirm our conclusions, we should be retained to review final grading and site improvement plans, and to observe and test site grading operations.

5.2 EXCAVATABILITY

We used a B24 drill rig to perform our exploratory work. Based upon our observation and experience, conventional grading and backhoe equipment will likely be able to excavate the soil and rock deposits in the upper 5 to 15 feet at the locations explored. More difficult conditions are likely to be encountered below these depths that will require greater excavation effort.

We provide the above excavatability information for general planning purposes only. This information is not intended for bidding purposes.

5.3 STATIC AND PERCHED GROUNDWATER

It does not appear that the static groundwater level beneath the site will affect the proposed development. However, we anticipate that a significant amount of perched water will be encountered in the cuts to grade the site. Perched water can:

1. Impede grading activities;
2. Cause instability of temporary cuts;
3. Cause moisture damage to sensitive floor coverings;
4. Transmit moisture vapor through slabs causing excessive mold/mildew build-up, fogging of windows, and damage to computers and other sensitive equipment.
5. Cause premature pavement failure if hydrostatic pressures build up beneath the section.

We provide recommendations to reduce the effects of perched water in the sections on Site Drainage, Slab Moisture Vapor Reduction, and Cut-Off Curbs.

5.4 SEISMIC HAZARDS

Potential seismic hazards resulting from a nearby moderate to major earthquake can generally be classified as primary and secondary. The primary effect is ground rupture, which is also called surface faulting. The common secondary seismic hazards include ground shaking, seismically induced landsliding, lurch cracking, soil liquefaction, and lateral spreading. These hazards are discussed in the following sections. Based on the topographic setting, risk from tsunamis, or seiches is considered negligible at the site.

5.4.1 Ground Rupture

As noted above, the site is located within a State of California Earthquake Fault Zone, for the active Calaveras fault. Based on the findings of our previous fault exploration, recommendations for building setbacks have been provided as shown on Figure 2. Provided that the setbacks recommendations are respected, the potential for fault rupture through the proposed building site is considered low.

5.4.2 Ground Shaking

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region could cause considerable ground shaking at the site, similar to that which has occurred in the past. To mitigate the shaking effects, all structures should be designed using sound engineering judgment and the 2007 California Building Code (CBC) requirements, as a minimum.

Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage. Conformance to the current building code recommendations does not constitute any kind of guarantee that significant structural damage would not occur in the event of a maximum magnitude earthquake; however, it is reasonable to expect that a well-designed and well-constructed structure will not collapse or cause loss of life in a major earthquake (SEAOC, 1996).

5.4.3 2007 CBC Seismic Design Parameters

Using the USGS website Seismic Design Values for Buildings, Ground Motion Parameter Calculator, we provide the 2007 CBC seismic parameters using the ASCE 7.5 and 2006 IBC calculation modules.

TABLE 1
2007 CBC Seismic Parameters

Coefficient	Value
Mapped MCE Spectral Response Acceleration at Short Periods, S_S	1.985
Mapped MCE Spectral Response Acceleration at a Period of 1 second, S_1	0.745
Site Class	C
Long-period Transition Period, T_L	8 sec
MCE, 5% Damped, Spectral Response Acceleration at Short Periods Adjusted for Site Class Effects, S_{MS}	1.985
MCE, 5% Damped, Spectral Response Acceleration at a Period of 1 second Adjusted for Site Class Effects, S_{M1}	0.969
Design, 5% Damped, Spectral Response Acceleration at Short Periods, S_{DS}	1.324
Design, 5% Damped, Spectral Response Acceleration at a Period of 1 second, S_{D1}	0.646

5.4.4 Seismically Induced Landsliding

Seismically induced landslides are triggered by earthquake ground shaking. The risk of this hazard is generally greatest in the winter when groundwater levels are highest and surficial soils are saturated. As with all slopes in the region, this risk is also present at the site to varying degrees depending on the slope conditions and time of year. As noted above, the hillside located to the southwest of the site is within a preliminary State of California Seismic Hazard Zone for areas that may be susceptible to seismically induced landsliding.

Siting of the proposed structures in accordance with the recommendations provided in this report is intended to mitigate the potential for adverse impacts from seismically induced landsliding.

An existing driveway and 25-foot-wide setback zone are located between the potential landslide area and the proposed building location. This intervening area will serve as a debris catchment area in the event of seismically induced landsliding.

5.4.5 Liquefaction

Liquefaction is a phenomenon in which saturated cohesionless soils are subject to a temporary, but essentially total, loss of shear strength because of pore pressure build-up under the reversing cyclic shear stresses associated with earthquakes. As noted above, the site is located within a preliminary State of California Seismic Hazard Zone for areas that may be susceptible to liquefaction. Relatively shallow bedrock was encountered on the eastern portion of the site and the thicker colluvial soils that were encountered on the western portion of the side consist of clayey soils. Based on the subsurface conditions encountered in our exploration, it is our opinion that liquefaction at the site during strong earthquake shaking is unlikely.

5.4.6 Lurching

Ground lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake. Such rolling motion can cause ground cracks to form in weaker soils. The potential for the formation of these cracks is considered greater at contacts between deep alluvium and bedrock. Recommendations for foundation and pavement design provided in this report are intended to reduce the potential for adverse impacts from lurch cracking

5.4.7 Densification Due to Earthquake Shaking

Densification of sandy soils above and below the groundwater level can cause settlement during an earthquake. Based on the soil and geologic data analyzed for this site, densification due to ground shaking is unlikely.

5.4.8 Lateral Spreading

Lateral spreading is the movement of weaker soils toward a free face, or down a slope that is induced by ground shaking during a major earthquake. Recommendations for foundation and pavement design provided in this report are intended to reduce the potential for adverse impacts from lateral spreading.

5.5 SOIL CORROSION POTENTIAL

We submitted select soil samples to an analytical lab for determination of pH and sulfate. The sulfate lab test results indicate that sulfate exposure may be categorized as "Negligible" in accordance with Table 19-A-4 of the California Building Code. For "Negligible" sulfate exposure, the CBC indicates that either Type I or Type II Portland Cement may be used for concrete mix designs for the project.

If further investigation is desired, we recommend a corrosion consultant be retained to determine if specific corrosion recommendations are necessary for the project. We present the analytical lab test results in Appendix B.

6. EARTHWORK RECOMMENDATIONS

The relative compaction and optimum moisture content of soil, rock, and aggregate base referred to in this report are based on the most recent ASTM D1557 test method. Compacted soil is not acceptable if it is unstable. It should exhibit only minimal flexing or pumping, as determined by an ENGEO representative.

As used in this report, the term “moisture condition” refers to adjusting the moisture content of the soil by either drying if too wet or adding water if too dry.

We define “structural areas” in Section 4 of this report as any area sensitive to settlement of compacted soil. These areas include, but are not limited to building pads, sidewalks, pavement areas, and retaining walls.

6.1 EXPANSIVE SOIL MITIGATION

Any potentially expansive clay encountered within building pads should be removed to a depth of at least 3 feet below pad grade, as determined by an ENGEO representative. Because the site will have extensive cutting of the native material, any expansive material that is encountered should be removed from the site during cut and fill operations. In addition, no potentially expansive clay should be placed within the upper 3 feet of building pads.

6.2 BUILDING PAD PREPARATION

Because of the depth of cut across the site and the presence of colluvial deposits in one half of the building footprint, there is a possibility of encountering soil on one side of the building pad and rock on the other. To reduce the risk of differential settlement due to the relative stiffness difference between these materials, we recommend that the building pad be overexcavated and backfilled with acceptable compacted fill. In building pads, and extending laterally a minimum of 5 feet beyond, the foundation soil should be overexcavated a minimum of 2 feet and the excavation should be backfilled with properly compacted, processed fill. Fill material type and compaction should meet the requirements of this report.

6.3 GENERAL SITE CLEARING

Clear areas to be developed of all surface and subsurface deleterious materials including existing building foundations, slabs, buried utility and irrigation lines, pavements, debris, and designated trees, shrubs, and associated roots. Clean and backfill excavations extending below the planned finished site grades with suitable material compacted to the recommendations presented in Section 4.5. ENGEO should be retained to observe and test all backfilling.

Following clearing, strip the site to remove surface organic materials from the ground surface to a depth of at least 2 to 3 inches below the surface. Strippings should be removed from the site.

6.4 OVER-OPTIMUM SOIL MOISTURE CONDITIONS

The contractor should anticipate encountering excessively over-optimum (wet) soil moisture conditions during winter or spring grading, or during or following periods of rain. In addition, wet soil conditions may be encountered during the cutting operations perched on more resistant rock below. Wet soil can make proper compaction difficult or impossible. Wet soil conditions can be mitigated by:

1. Frequent spreading and mixing during warm dry weather;
2. Mixing with drier materials;
3. Mixing with a lime, lime-fly ash, or cement product; or
4. Stabilizing with aggregate, geotextile stabilization fabric, or both.

Options 3 and 4 should be evaluated and approved by ENGEO prior to implementation.

6.5 ACCEPTABLE FILL

On-site soil and rock material is suitable as fill material provided it is processed to remove concentrations of organic material, debris, and particles greater than 8 inches in maximum dimension. Fill material should meet the above requirements and have a plasticity index less than 12.

6.6 FILL COMPACTION

6.6.1 Grading in Structural Areas

Perform subgrade compaction prior to fill placement, following cutting operations, and in areas left at grade as follows.

1. Scarify to a depth of at least 8 inches;
2. Moisture condition soil to at least 1 percentage point above the optimum moisture content; **and**
3. Compact the subgrade to at least 90 percent relative compaction. Compact the upper 6 inches of finish pavement subgrade to at least 95 percent relative compaction prior to aggregate base placement.

After the subgrade soil has been compacted, place and compact acceptable fill (defined in Section 4) as follows:

1. Spread fill in loose lifts that does not exceed 8 inches;
2. Moisture condition lifts to at least 1 percentage point above the optimum moisture content; **and**
3. Compact fill to a minimum of 90 percent relative compaction; Compact the upper 6 inches of fill in pavement areas to 95 percent relative compaction prior to aggregate base placement.

Compact the pavement Caltrans Class 2 Aggregate Base section to at least 95 percent relative compaction (ASTM D1557). Moisture condition aggregate base to or slightly above the optimum moisture content prior to compaction.

6.6.2 Underground Utility Backfill

6.6.2.1 General

The contractor is responsible for conducting all trenching and shoring in accordance with CALOSHA requirements. Project consultants involved in utility design should specify pipe bedding materials.

6.6.2.2 Structural Areas

Place and compact trench backfill as follows:

1. Trench backfill should have a maximum particle size of 8 inches;
2. Moisture condition trench backfill to or slightly above the optimum moisture content. Moisture condition backfill outside the trench;
3. Place fill in loose lifts not exceeding 12 inches;
4. Compact fill to a minimum of 90 percent relative compaction (ASTM D1557).

Where utility trenches cross perimeter building foundations, backfill with native clay soil for pipe bedding and backfill for a distance of 2 feet on each side of the foundation. This will help prevent the normally granular bedding materials from acting as a conduit for water to enter beneath the building. As an alternative, a sand cement slurry (minimum 28-day compressive strength of 500 psi) may be used in place of native clay soil.

Jetting of backfill is not an acceptable means of compaction. We may allow thicker loose lift thicknesses based on acceptable density test results or for the first lift of fill over pipe bedding.

6.6.3 Landscape Fill

Process, place and compact fill in accordance with Sections 4.5, expect to compact soils to at least 85 percent relative compaction (ASTM D1557).

6.7 SLOPES

6.7.1 Gradients

Construct final slope gradients to 2:1 (horizontal:vertical) or flatter. The contractor is responsible to construct temporary construction slopes in accordance with CALOSHA requirements.

6.8 SITE DRAINAGE

6.8.1 Surface Drainage

The project civil engineer is responsible for designing surface drainage improvements. With regard to geotechnical engineering issues, we provide the following minimum recommendation for surface drainage.

1. Slope pavement areas at a minimum of 1 percent towards drop inlets or other surface drainage devices.
2. Slope finished grades away from building exterior at a minimum of 2 percent for a distance of at least 5 feet.

3. Discharge roof down spouts into closed conduits and direct away from buildings to appropriate drainage devices.

6.8.2 Subsurface Drainage

Because of the anticipated perched groundwater in the proposed cuts, we recommend designing a subdrain system below the floor to remove any seepage that goes below the adjacent wall drain and surfaces under the building. We recommend that, as a minimum, the following measures be incorporated in the floor and wall design:

1. A subdrain should be constructed around the perimeter of the building. The subdrain pipe should be lower in elevation than the interior floor grade. It is preferred to design the subdrain to drain by gravity to an appropriate discharge location rather than use some type of sump pump that is subject to power supply failure and maintenance concerns.

2. The floor slab should be designed with an underslab subdrain system.

3. The building walls that act as retaining structures should be designed with a waterproofing system and all construction joints should incorporate some type of water stop.

4. A waterproofing expert should be consulted for more specific recommendations as the client feels is necessary.

Construct subdrains as follows:

1. Excavate an 8-inch-wide trench to a minimum depth of 3 feet below (finish grade, existing grade, finish subgrade).

2. Slope the entire trench bottom at a minimum of 1 percent.

3. Lay enough filter fabric equivalent (Mirafi 140NC or equivalent) in the trench to completely encapsulate the aggregate subdrain following completion, including a minimum overlap of 12 inches.

4. Place approximately 4 inches of washed crushed rock bedding along the trench bottom. Washed crushed rock should have 100 percent passing the ¾-inch sieve and less than 5 percent passing the No. 4 sieve.

5. Place a minimum 4-inch-diameter slotted or perforated pipe over the initial bedding layer. Orient slots/perforations towards the bottom of the trench. Slope the pipe at least 1 percent towards the collector system.

6. Fill the remaining trench with washed crushed rock to approximately ½ foot below finished grade.

7. In structural areas, compact all crushed rock using 2 to 3 passes of a vibratory plate compactor for each 12-inch loose lift.

8. Fold the filter fabric over the last lift of crushed rock and overlap at least 12 inches.

9. Cover the drainage system with ½ foot of native fill, compacted in accordance with Section 4.4.

10. Remove collected water down gradient by connecting the subdrain pipes to storm drains or another suitable collector system.

7. FOUNDATION RECOMMENDATIONS

We developed structural improvement recommendations using data obtained from our field exploration, laboratory test results, and engineering analysis.

7.1 CONVENTIONAL FOOTINGS WITH SLAB-ON-GRADE

The proposed restaurant can be supported on continuous or isolated spread footings bearing in competent native soil or compacted fill.

7.2 FOOTING DIMENSIONS AND ALLOWABLE BEARING CAPACITY

Provide minimum footing dimensions as follows:

Table 4
Minimum Footing Dimensions

Footing Type	*Minimum Depth (in.)	Minimum Width (in.)
Continuous	18	18
Isolated	18	18

*below lowest adjacent pad grade

Minimum footing depths shown above are taken from lowest adjacent pad grade. The cold joint between the exterior footing and slab-on-grade should be located at least 4 inches above adjacent exterior grade.

Design foundations recommended above for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf) for dead plus live loads. Increase this bearing capacity by one-third for the short-term effects of wind or seismic loading

The maximum allowable bearing pressure is a net value; the weight of the footing may be neglected for design purposes. All footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal:vertical) plane projected upward from the bottom edge of the trench to the footing.

7.3 WATERSTOP

If a two-pour system is used for footings and slab, the cold joint between the exterior footing and slab-on-grade should be located at least 4 inches above adjacent finish exterior grade. If this is not done, then we recommend the addition of a waterstop between the two pours to reduce moisture penetration through the cold joint and migration under the slab. Use of a monolithic pour would eliminate the need for the waterstop.

7.4 REINFORCEMENT

The structural engineer should design footing reinforcement to support the intended structural loads without excessive settlement. Reinforce all continuous footings with top and bottom steel to provide structural continuity and to permit spanning of local irregularities. At a minimum, design continuous footings to structurally span a clear distance of 5 feet.

7.5 FOUNDATION LATERAL RESISTANCE

Lateral loads may be resisted by friction along the base and by passive pressure along the sides of foundations. The passive pressure is based on an equivalent fluid pressure in pounds per cubic foot (pcf). We recommend the following allowable values for design:

Passive Lateral Pressure: 300 pcf

Coefficient of Friction: 0.3

The above allowable values include a factor of safety of 1.5. Increase the above values by one-third for the short-term effects of wind or seismic loading.

Passive lateral pressure should not be used for footings on or above slopes.

7.6 SETTLEMENT

Provided our report recommendations are followed, and given the proposed construction (Section 1.3), we estimate total and differential foundation settlements will be less than approximately ¾ and ½ inch, respectively.

8. SLABS-ON-GRADE

8.1 EXTERIOR FLATWORK

Exterior flatwork includes items such as concrete sidewalks, steps, and outdoor courtyards exposed to foot traffic only. Provide a minimum concrete flatwork thickness of 4 inches.

Construct control and construction joints in accordance with current Portland Cement Association Guidelines.

8.2 INTERIOR CONCRETE FLOOR SLABS

8.2.1 Minimum Design Section

We recommend the following minimum design:

1. Place No. 3 rebar on 18-inch centers within the middle third of the slab to help control the width of shrinkage crack, which inherently occur as concrete cures.
2. Provide a minimum concrete thickness of 5 inches.

The structural engineer should provide final design thickness and additional reinforcement for any structural loads, including traffic or rack loads.

8.2.2 Slab Moisture Vapor Reduction

When buildings are constructed with concrete slab-on-grade, water vapor from beneath the slab will migrate through the slab and into the building. This water vapor can be reduced but not stopped. Vapor transmission can negatively affect floor coverings and lead to increased moisture

within a building. When water vapor migrating through the slab would be undesirable, we recommend the following to reduce, but not stop, water vapor transmission upward through the slab-on-grade:

1. Construct a moisture retarder system directly beneath the slab on-grade that consists of the following:

    a) Vapor retarder membrane sealed at all seams and pipe penetrations and connected to all footings. Vapor retarders shall conform to Class A vapor retarder per ASTM E 1745-97 "Standard Specification for Plastic Water Vapor Retarders used in Contact with Soil or Granular Fill under Concrete Slabs." The vapor retarder should be **underlain by**

    b) 4 inches of clean crushed rock. Crushed rock should have 100 percent passing the ¾-inch sieve and less than 5 percent passing the No. 4 Sieve.

2. To reduce porosity of the floor slab, use a concrete water-cement ratio for slabs-on-grade of no more than 0.45 and a minimum compressive strength of 4,500 psi.

3. Provide inspection and testing during concrete placement to check that the proper concrete and water cement ratio are used.

4. Moist cure slabs for a minimum of 3 days or use other equivalent curing specific by the structural engineer.

The structural engineer should be consulted as to the use of a layer of clean sand or pea gravel (less than 5 percent passing the U.S. Standard No. 200 Sieve) placed on top of the vapor retarder membrane to assist in concrete curing.

8.3 TRENCH BACKFILL

Backfill and compact all trenches below building slabs-on-grade and to 5 feet laterally beyond any edge in accordance with Section 4.5.2.

9. RETAINING WALLS

Due to the anticipated seepage at the cuts for the walls, temporary vertical cuts may not be stable. This condition may necessitate temporary shoring or top-down wall construction such as soil nail or cement-soil mixed walls.

9.1 LATERAL SOIL PRESSURES

Design proposed retaining walls to resist lateral earth pressures from adjoining natural materials and/or backfill and from any surcharge loads. Provided that adequate drainage is included as recommended below, design walls restrained from movement at the top to resist an equivalent fluid pressure of 65 pounds per cubic foot (pcf). In addition, design restrained walls to resist an additional uniform pressure equivalent to one-half of any surcharge loads applied at the surface.

Design unrestrained retaining walls with adequate drainage to resist an equivalent fluid pressure of 50 pcf plus one-third of any surcharge loads.

The above lateral earth pressures assume level backfill conditions and sufficient drainage behind the walls to prevent any build-up of hydrostatic pressures from surface water infiltration and/or a rise in the groundwater level. If adequate drainage is not provided, we recommend that an additional equivalent fluid pressure of 40 pcf be added to the values recommended above for both restrained and unrestrained walls. Damp-proofing the walls should be included in areas where wall moisture would be problematic.

Construct a drainage system, as recommended below, to reduce hydrostatic forces behind the retaining wall.

9.2 RETAINING WALL DRAINAGE

Construct either graded rock drains or geosynthetic drainage composites behind the retaining walls to reduce hydrostatic lateral forces. For rock drain construction, we recommend two types of rock drain alternatives:

1. A minimum 12-inch-thick layer of Class 2 Permeable Filter Material (Caltrans Specification 68-1.025) placed directly behind the wall, or

2. A minimum 12-inch-thick layer of washed, crushed rock with 100 percent passing the ¾-inch sieve and less than 5 percent passing the No. 4 sieve. Envelope rock in a non-woven geotextile filter fabric such as Mirafi 140NC, or equivalent.

For both types of rock drains:

1. Place the rock drain directly behind the walls of the structure.

2. Extend rock drains from the wall base to within 12 inches of the top of the wall.

3. Place a minimum of 4-inch-diameter perforated pipe at the base of the wall, inside the rock drain and fabric, with perforations placed down.

4. Place pipe at a gradient at least 1 percent to direct water away from the wall by gravity to a drainage facility.

ENGEO should review and approve geosynthetic composite drainage systems prior to use.

9.3 BACKFILL

Backfill behind retaining walls should be placed and compacted in accordance with Section 4.5. Use light compaction equipment within 5 feet of the wall face. If heavy compaction equipment is used, the walls should be temporarily braced to avoid excessive wall movement.

9.4 FOUNDATIONS

Retaining walls may be supported on continuous footings designed in accordance with recommendations presented in Section 5.2, except the minimum embedment depth should be increased to 24 inches below lowest adjacent soil grade.

10. PAVEMENT DESIGN

10.1 FLEXIBLE PAVEMENTS

Based on soil observed during our field exploration, an R-value of 25, was judged to be appropriate for design. Using estimated traffic indices for various pavement loading requirements, we developed the following recommended pavement sections using Procedure 608 of the Caltrans Highway Design Manual (including the asphalt factor of safety), presented in Table 1 below.

Table 1
Recommended Asphalt Concrete Pavement Sections

	Section	
Traffic Index	Asphalt Concrete (in.)	Class 2 Aggregate Base (in.)
5	3	7
6	3	10

If soil, such as clay, with an R-value less than 25 is encountered during subgrade preparation, the subgrade should be excavated a depth of 18 inches and backfilled with soil or aggregate base with an R-value of at least 25. The civil engineer should determine the appropriate traffic indices based on the estimated traffic loads and frequencies.

10.2 RIGID PAVEMENTS

Use concrete pavement sections to resist heavy loads and turning forces in areas such as fire lanes or trash enclosures. Final design of rigid pavement sections, and accompanying reinforcement, should be performed based on estimated traffic loads and frequencies. We recommend the following minimum design sections for rigid pavements:

- Use a minimum section of 6 inches of Portland Cement concrete over 4 inches of Caltrans Class 2 Aggregate Base.
- Concrete pavement should have a minimum 28-day compressive strength of 3,500 psi.
- Provide minimum control joint spacing in accordance with Portland Cement Association guidelines.

10.3 SUBGRADE AND AGGREGATE BASE COMPACTION

Compact finish subgrade and aggregate base in accordance with Section 4.5.1. Aggregate Base should meet the requirements for ¾ -inch maximum Class 2 AB per section 26-1.02a of the latest Caltrans Standard Specifications.

10.4 CUT-OFF CURBS

Saturated pavement subgrade or aggregate base can cause premature failure or increased maintenance of asphalt concrete pavements. This condition often occurs where landscape areas directly abut pavements. If increased protection against saturated subgrade or aggregate base is desired, construct concrete cut-off curbs where pavements abut landscape areas. Extend the curbs at least 4 inches into the subgrade below the aggregate base course level.

11. RISK MANAGEMENT

Our experience and that of our profession clearly indicates that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to provide construction monitoring services as outlined below:

1. Retain ENGEO to review the final grading and drainage plans prior to construction to determine whether our recommendations have been implemented, and to provide additional or modified recommendations, if necessary.

2. Retain ENGEO to perform construction monitoring to check the validity of the assumptions we made to prepare this report. Our services would include testing and observation during site clearing, mass grading, subdrain installation, foundation excavation, underground utility construction, and pavement subgrade and aggregate base compaction.

3. If any changes occur in the nature, design or location of the proposed improvements, then retain ENGEO to review the changes and prepare a written response and validate the conclusions and recommendations in this report.

4. If 2 years or more lapse between the time this report was prepared and construction, or if conditions have changed because of natural causes or construction operations on or near the site, then retain ENGEO to review this report for applicability to the new conditions. This report is applicable only for the project and site studied.

If we are not retained to perform the services described above, then we are not responsible for any party's interpretation of our report (and subsequent addenda, letters, and verbal discussions).

12. LIMITATIONS

This report presents geotechnical recommendations for construction of improvements discussed in Section 1.3 for the Hana Japan Steakhouse project. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations, if any.

We strived to perform our professional services in accordance with generally accepted geotechnical engineering principles and practices currently employed in the area; no warranty is expressed or implied.

We developed this report with limited subsurface exploration data. We assumed that our subsurface exploration data is representative of soil/rock and groundwater conditions across the site. Considering possible underground variability of soil, rock, stockpiled material, and groundwater, additional costs may be required to complete the project. We recommend that the owner establish a contingency fund to cover such costs. If unexpected conditions are encountered, notify ENGEO immediately to review these conditions and provide additional and/or modified recommendations, as necessary.

The location and elevations of our borings are approximate and were estimated by pacing from features shown on the Site Plan previously referenced.

Our services did not include excavation sloping or shoring, soil volume change factors, flood potential, or a geohazard exploration.

This geotechnical exploration did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, then notify the proper regulatory officials immediately.

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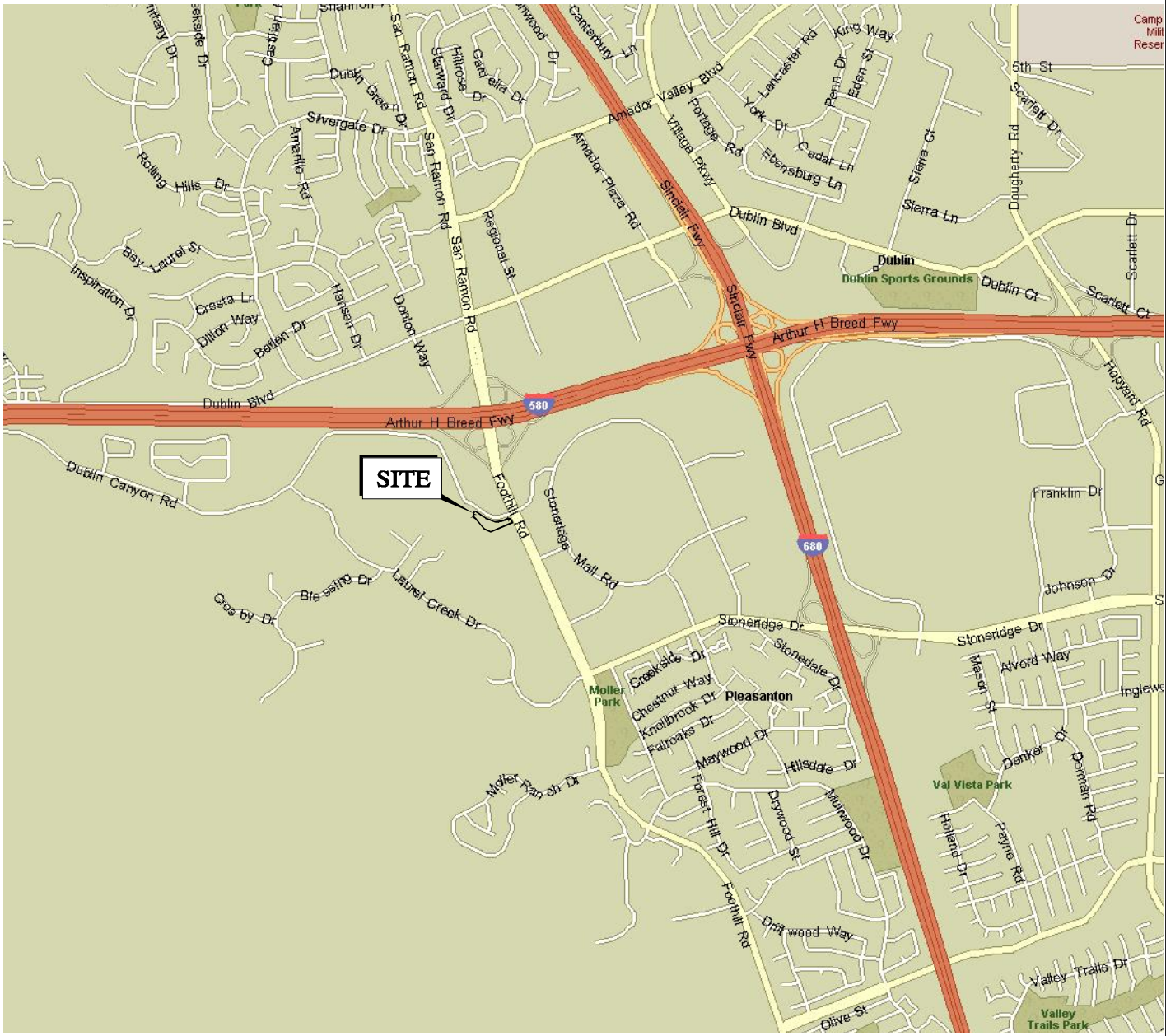


N

0 FEET 2000

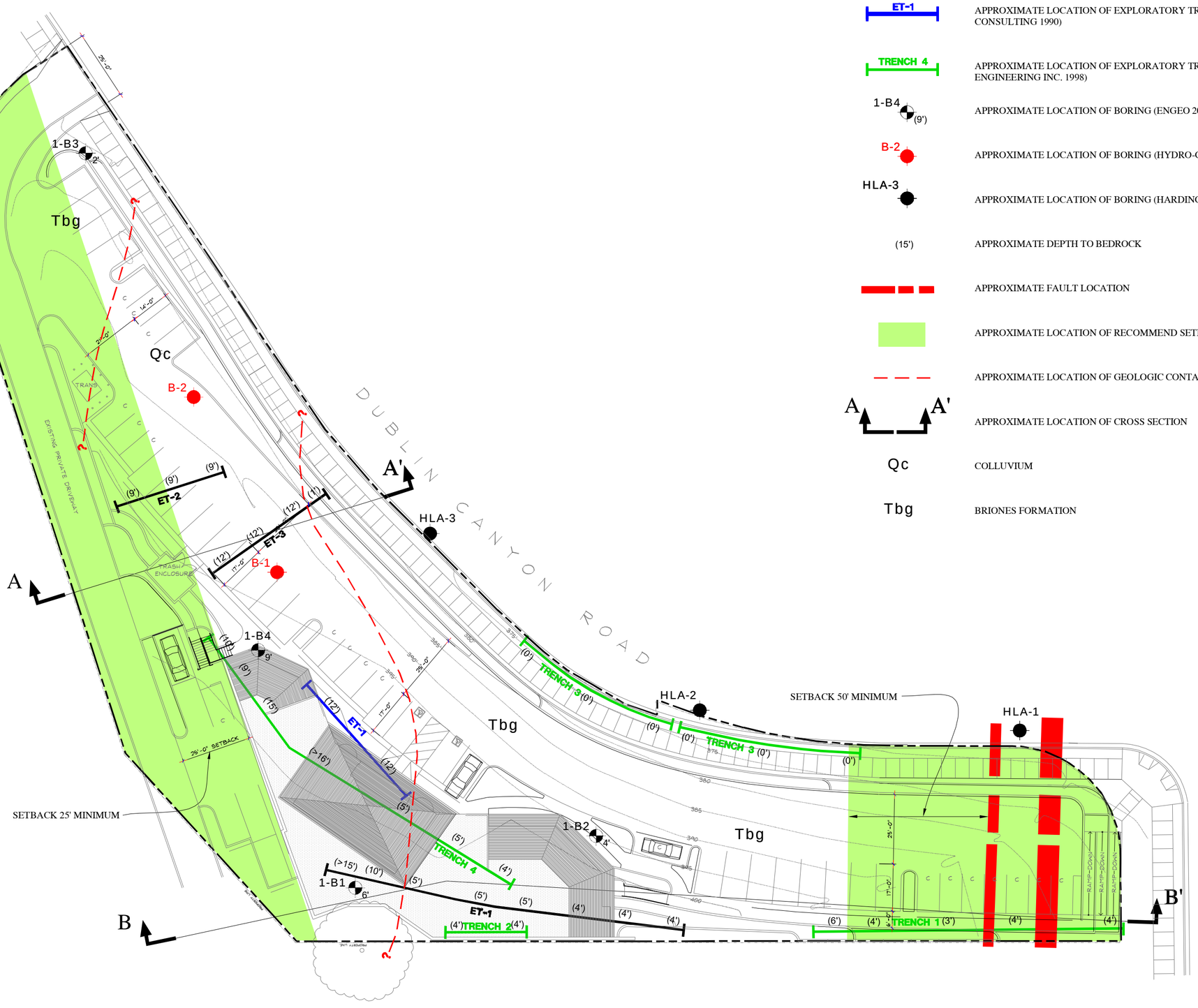
0 METERS 1000

BASE MAP SOURCE: MS STREETS AND TRIPS

ENGEO INCORPORATED EXCELLENT SERVICE SINCE 1971	VICINITY MAP HANA JAPAN STEAK HOUSE PLEASANTON, CALIFORNIA	PROJECT NO.: 5150.100.101 DATE: MAY 2008 DRAWN BY: SRP CHECKED BY: JB	FIGURE NO. 1

G:\Drafting\DRAFTING2_Dwg\5150\100\GEX\5150100101-1-VicinityMap-0508.dwg 5-06-08 08:13:49 AM spatters

ORIGINAL FIGURE PRINTED IN COLOR



EXPLANATION

- PROPERTY LINE
- ET-3 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (ENGEO 2001)
- ET-1 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (HYDRO-GEO CONSULTING 1990)
- TRENCH 4 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (GEOTECHNICAL ENGINEERING INC. 1998)
- 1-B4 (9') — APPROXIMATE LOCATION OF BORING (ENGEO 2008)
- B-2 — APPROXIMATE LOCATION OF BORING (HYDRO-GEO CONSULTING 1990)
- HLA-3 — APPROXIMATE LOCATION OF BORING (HARDING LAWSON ASSOCIATES 1983)
- (15') — APPROXIMATE DEPTH TO BEDROCK
- APPROXIMATE FAULT LOCATION
- APPROXIMATE LOCATION OF RECOMMEND SETBACK ZONE
- APPROXIMATE LOCATION OF GEOLOGIC CONTACT
- A A' — APPROXIMATE LOCATION OF CROSS SECTION
- Qc — COLLUVIUM
- Tbg — BRIONES FORMATION

BASE MAP SOURCE: WILLIAM WOOD ARCHITECTS

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

SITE PLAN
HANA JAPAN STEAK HOUSE
PLEASANTON, CALIFORNIA

PROJECT NO.:	5150.100.101		FIGURE NO. 2
DATE:	MAY 2008		
DRAWN BY:	SRP	CHECKED BY: JB	

ORIGINAL FIGURE PRINTED IN COLOR

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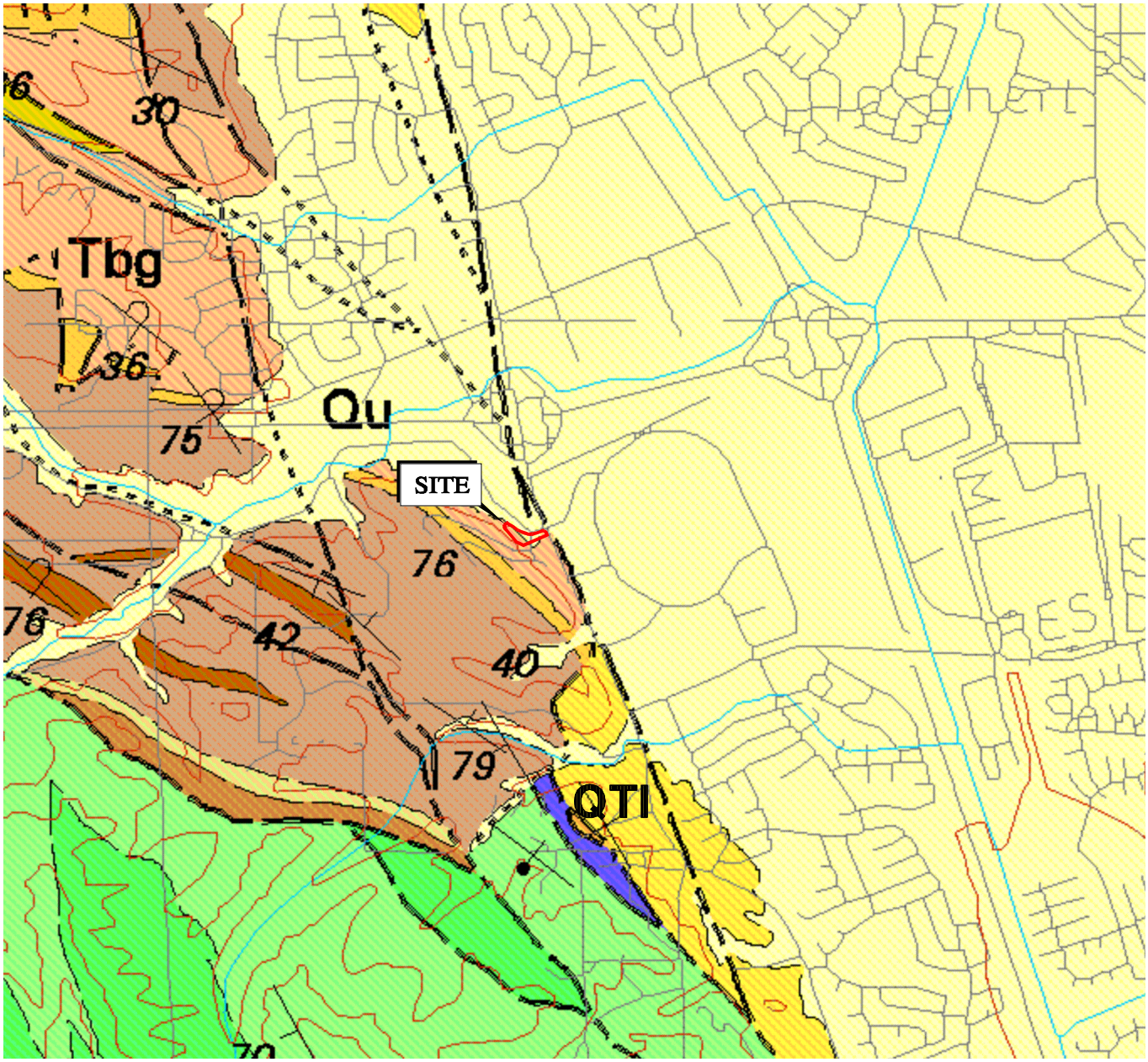

EXPLANATION

Qu	UNDIVIDED SURFICAL DEPOSITS
QTl	LIVERMORE GRAVELS
Tbg	BRIONES FORMATION
——— - - - - -	FAULT-DASHED WHERE APPROXIMATELY LOCATED, SHORT DASHED WHERE INFERRED, DOTTED WHERE CONCEALED, QUERIED WHERE LOCATION IS UNCERTAIN STRIKE-SLIP MOVEMENT
30	STRIKE AND DIP OF BEDDING

N

0 FEET 2000

0 METERS 1000

BASE MAP SOURCE: GRAYMER, 1996

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EXCELLENT SERVICE SINCE 1971

REGIONAL GEOLOGIC MAP
HANA JAPAN STEAK HOUSE
PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 3
DATE: MAY 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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ORIGINAL FIGURE PRINTED IN COLOR

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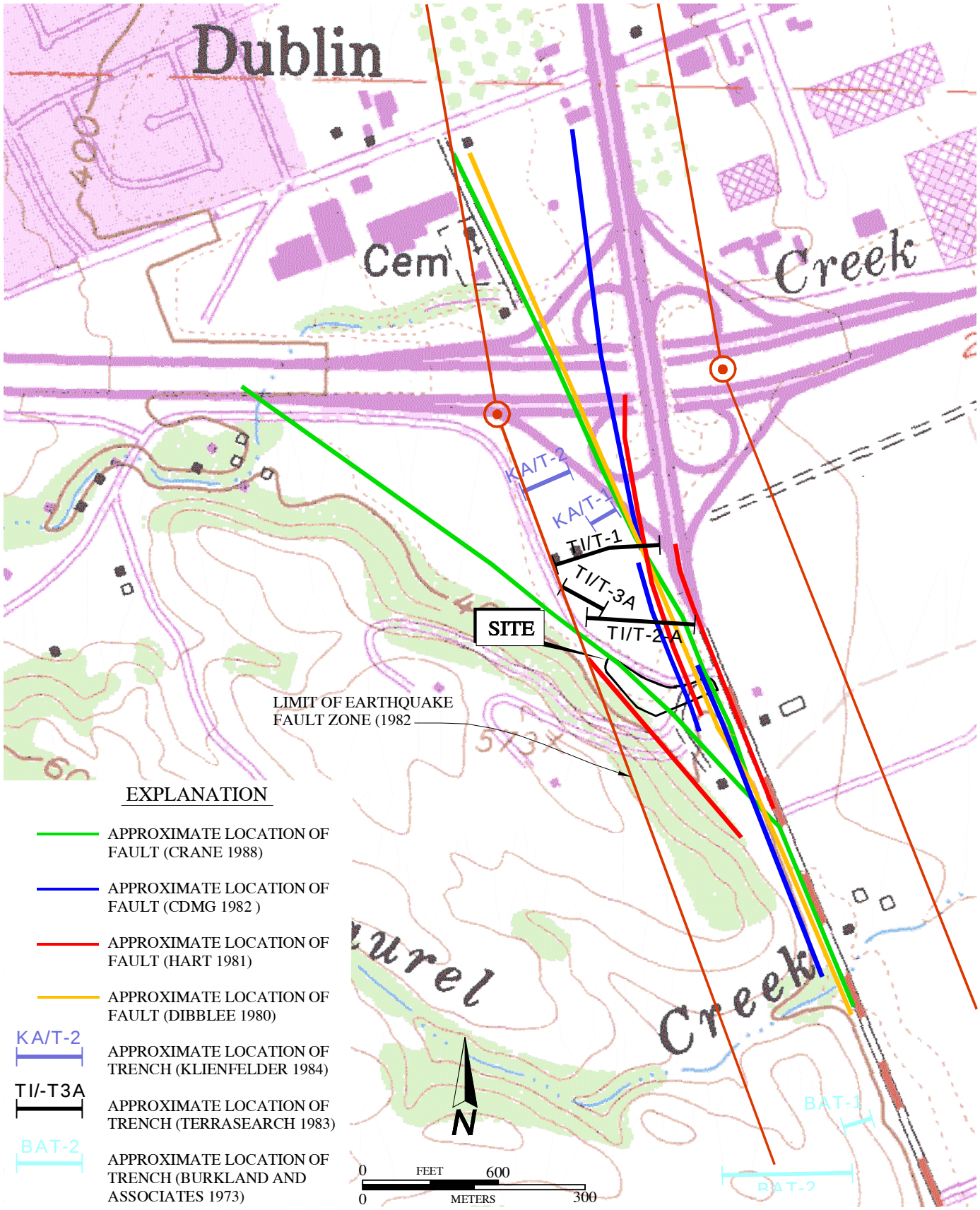

BASE MAP SOURCE: U.S.G.S.

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

COMPILATION OF FAULT MAPPING

HANA JAPAN STEAK HOUSE

PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 4
DATE: MAY 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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ORIGINAL FIGURE PRINTED IN COLOR

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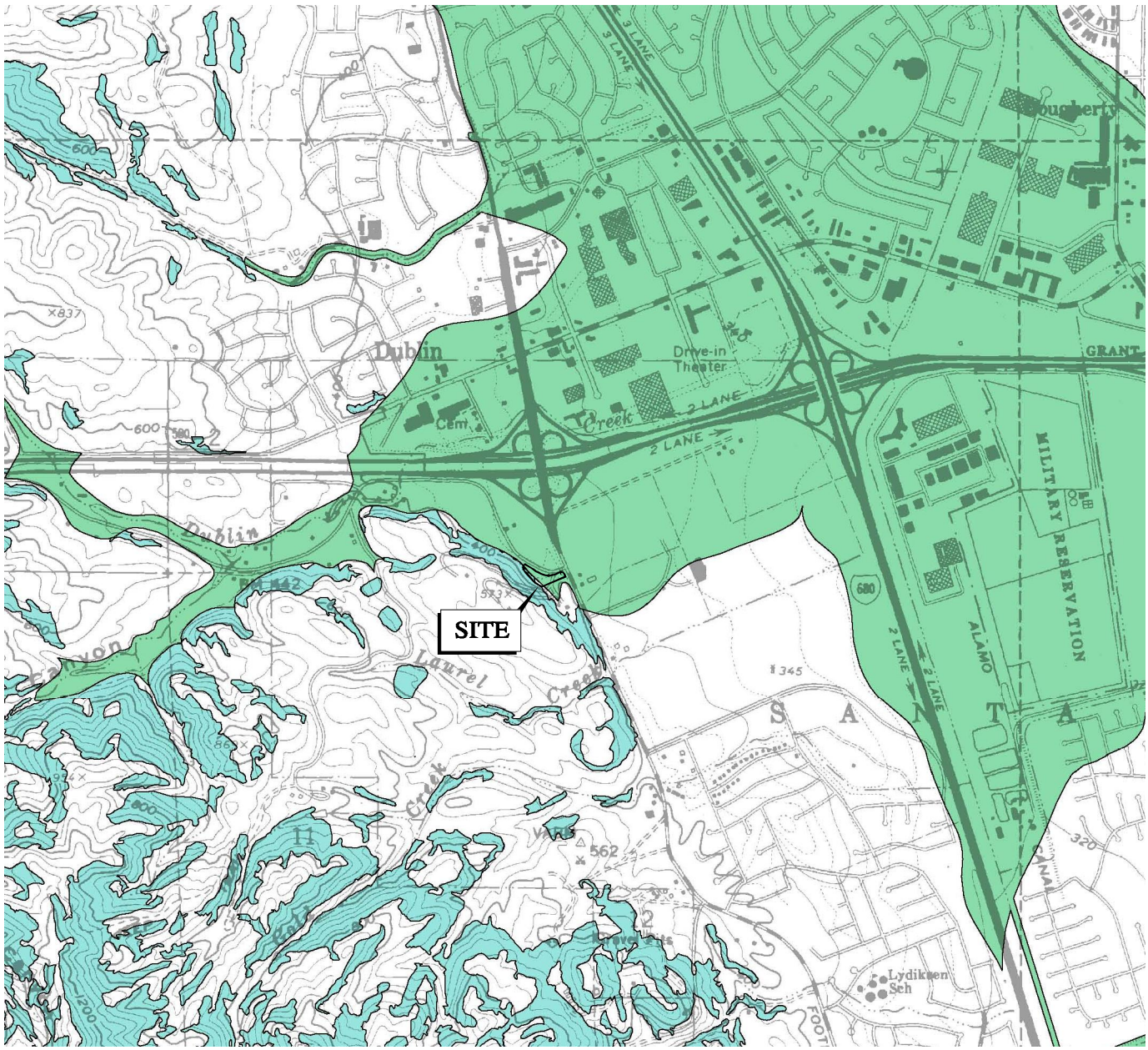

EXPLANATION

Liquefaction

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

N

0 FEET 2000

0 METERS 1000

BASE MAP SOURCE: STATE OF CALIFORNIA

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

SEISMIC HAZARD ZONES

HANA JAPAN STEAKHOUSE

PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 5
DATE: MAY 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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ORIGINAL FIGURE PRINTED IN COLOR

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SELECTED REFERENCES (Continued)

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APPENDIX A

Field Exploration Notes

Key to Boring Logs

Exploratory Logs

FIELD EXPLORATION NOTES

We drilled four borings on the site for this report. An ENGEO representative supervised the drilling, and logged the subsurface conditions. A B24 drill rig was used to drill the borings using solid flight auger methods.

The boring logs present descriptions and graphically depict the subsurface soil, rock and groundwater conditions encountered. The maximum depth penetrated by the borings was 28.5 feet.

We obtained bulk soil samples from drill cuttings. We retrieved both disturbed and relatively undisturbed soil samples at various intervals in the borings using 2-1/2 inch O.D. split spoon sampler.

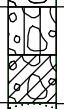
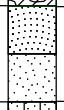
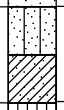
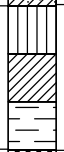
The standard penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. We also retrieved soil samples at various intervals in the borings using Standard Penetration Tests (SPT) and a Modified California Sampler (3-inch O.D. split spoon sampler with thin walled liners). Unless otherwise indicated, the blows per foot recorded on the boring log represent the accumulated number of blows required to drive the last 12 inches.

NOTES TO THE LOGS

We determined the lines designating the interface between soil/rock materials on the logs using visual observations. The transition between the materials may be abrupt or gradual.

The logs contain information concerning samples recovered, indications of the presence of various materials such as sand, silt, rock, existing fill, etc., and observations of groundwater encountered. The field logs also contain our interpretation of the soil/rock conditions between samples. Therefore, the logs contain both factual and interpretative information. Our recommendations are based on the contents of the final logs. The final logs represent our interpretation of the contents of the field logs.

KEY TO BORING LOGS

	MAJOR TYPES			DESCRIPTION
COARSE-GRAINED SOILS MORE THAN HALF OF MAT'L LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES		GW - Well graded gravels or gravel-sand mixtures GP - Poorly graded gravels or gravel-sand mixtures
		GRAVELS WITH OVER 12 % FINES		GM - Silty gravels, gravel-sand and silt mixtures GC - Clayey gravels, gravel-sand and clay mixtures
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES		SW - Well graded sands, or gravelly sand mixtures SP - Poorly graded sands or gravelly sand mixtures
		SANDS WITH OVER 12 % FINES		SM - Silty sand, sand-silt mixtures SC - Clayey sand, sand-clay mixtures
FINE-GRAINED SOILS MORE THAN HALF OF MAT'L SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50 % OR LESS			ML - Inorganic silt with low to medium plasticity CL - Inorganic clay with low to medium plasticity OL - Low plasticity organic silts and clays
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50 %			MH - Inorganic silt with high plasticity CH - Inorganic clay with high plasticity OH - Highly plastic organic silts and clays
	HIGHLY ORGANIC SOILS			PT - Peat and other highly organic soils

GRAIN SIZES

U.S. STANDARD SERIES SIEVE SIZE				CLEAR SQUARE SIEVE OPENINGS				
200	40	10	4	3/4 "	3"	12"		
SILTS AND CLAYS	SAND			GRAVEL			COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE			

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT (S.P.T.)
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	STRENGTH*	BLOWS/FOOT (S.P.T.)
VERY SOFT	0-1/4	0-2
SOFT	1/4-1/2	2-4
MEDIUM STIFF	1/2-1	4-8
STIFF	1-2	8-15
VERY STIFF	2-4	15-30
HARD	OVER 4	OVER 30

MOISTURE CONDITION

DRY	Absence of moisture, dusty, dry to touch
MOIST	Damp but no visible water
WET	Visible freewater
SATURATED	Below the water table

SAMPLER SYMBOLS

- Modified California (3" O.D.) sampler
- California (2.5" O.D.) sampler
- S.P.T. - Split spoon sampler
- Shelby Tube
- Continuous Core
- Bag Samples
- Grab Samples
- NR No Recovery

MINOR CONSTITUENT QUANTITIES (BY WEIGHT)

TRACE	Particles are present, but estimated to the less than 5%
SOME	5 to 15%
WITH	15 to 30%
.....Y	30 to 50%

LINE TYPES

- ———— Solid - Layer Break
- – – – – – Dashed - Gradational or approximate layer break

GROUND-WATER SYMBOLS

- ▽ Groundwater level during drilling
- ▼ Stabilized groundwater level

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(S.P.T.) Number of blows of 140 lb. hammer falling 30" to drive a 2-inch O.D. (1-3/8 inch I.D.) sampler

* Unconfined compressive strength in tons/sq. ft., asterisk on log means determined by pocket penetrometer

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LOG OF BORING 1-B1

Geotechnical Exploration
Hana Japan Steakhouse
Pleasanton, CA
5150.100.101

DATE DRILLED: 4/15/2008
HOLE DEPTH: Approx. 28½ ft.
HOLE DIAMETER: 4.0 in.
SURF ELEV (MSL): Approx. 402 ft.

LOGGED / REVIEWED BY: S. Stygar / JAF
DRILLING CONTRACTOR: Ram Geotechnical
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Depth in Meters	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Unconfined Strength (tsf) *field approx
			SANDY LEAN CLAY (CL), very dark grayish brown, soft to medium stiff, moist, with silt, trace fine-grained sand			9	33	13	20				0.85*
5	1					33	37	12	25				>4.0*
	2		SANDSTONE, dark reddish yellow, friable, completely weathered										
			CLAYSTONE, very dark brown, friable to weak, completely weathered			82							
10	3												
	4					63							
15	5												
			SANDSTONE, reddish brown, friable, completely weathered			48							
20	6												
	7					62/6"							
25	8				▽								
			Becomes friable to weak.			66/6"							
			Bottom of boring at approximately 28.5 feet. Ground water encountered at 27.5 feet during drilling.										

LOG - GEOTECHNICAL BORING LOGS.GPJ ENGEO INC.GDT 5/2/08

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LOG OF BORING 1-B2

Geotechnical Exploration
Hana Japan Steakhouse
Pleasanton, CA
5150.100.101

DATE DRILLED: 4/15/2008
HOLE DEPTH: Approx. 24½ ft.
HOLE DIAMETER: 4.0 in.
SURF ELEV (MSL): Approx. 395 ft.

LOGGED / REVIEWED BY: S. Stygar / JAF
DRILLING CONTRACTOR: Ram Geotechnical
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Depth in Meters	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Unconfined Strength (tsf) *field approx
	1		SILTY CLAY (CL), dark gray, stiff to very stiff, moist, trace organics			28							
5			SANDSTONE, light gray mottled with dark yellowish red, friable, completely weathered										
	2					52/6"							
10	3		SILTSTONE, olive gray, weak, completely weathered			84							
	4		CLAYSTONE, dark grayish brown, friable			81							
15													
	5												
	6		CONGLOMERATE, dark reddish brown, strong, moderately weathered			101							
20													
	7												
			Becomes moderately to highly weathered.			55/6"							
			Bottom of boring at approximately 24.5 feet. Groundwater not encountered during drilling.										

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LOG OF BORING 1-B3

Geotechnical Exploration
Hana Japan Steakhouse
Pleasanton, CA
5150.100.101

DATE DRILLED: 4/15/2008
HOLE DEPTH: Approx. 7½ ft.
HOLE DIAMETER: 4.0 in.
SURF ELEV (MSL): Approx. 381 ft.

LOGGED / REVIEWED BY: S. Stygar / JAF
DRILLING CONTRACTOR: Ram Geotechnical
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Depth in Meters	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Unconfined Strength (tsf) *field approx
			SILTY CLAY (CL), dark brown, soft to medium stiff, moist										
		■	SANDSTONE, reddish brown, friable, highly weathered			72/6"							
	1												
5													
	2	■	SILTSTONE, reddish brown, friable, moderately weathered			57/6"							
			Bottom of boring at approximately 7.5 feet. Groundwater not encountered during drilling.										

LOG - GEOTECHNICAL BORING LOGS.GPJ ENGEO INC.GDT 5/2/08

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LOG OF BORING 1-B4

Geotechnical Exploration
Hana Japan Steakhouse
Pleasanton, CA
5150.100.101

DATE DRILLED: 4/15/2008
HOLE DEPTH: Approx. 18½ ft.
HOLE DIAMETER: 4.0 in.
SURF ELEV (MSL): Approx. 397 ft.

LOGGED / REVIEWED BY: S. Stygar / JAF
DRILLING CONTRACTOR: Ram Geotechnical
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Depth in Meters	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Unconfined Strength (tsf) *field approx
			SILTY CLAY (CL), dark brown, medium stiff, moist			12							
	1												
5			Becomes dark gray mottled with dark reddish brown, very stiff to hard, some fine-grained sand, some carbonates.			29							
	2		SILTY CLAY (CL), very dark yellowish brown, hard, wet			65/6"							
			SANDSTONE, reddish brown, friable, completely weathered										
10	3												
			Becomes yellowish red, weak, completely weathered.			56/6"							
	4												
15													
	5				▽	50/3"							
			Bottom of boring at approximately 18.5 feet. Ground water encountered at 17.5 feet during drilling.										

LOG - GEOTECHNICAL BORING LOGS.GPJ ENGEO INC.GDT 5/2/08

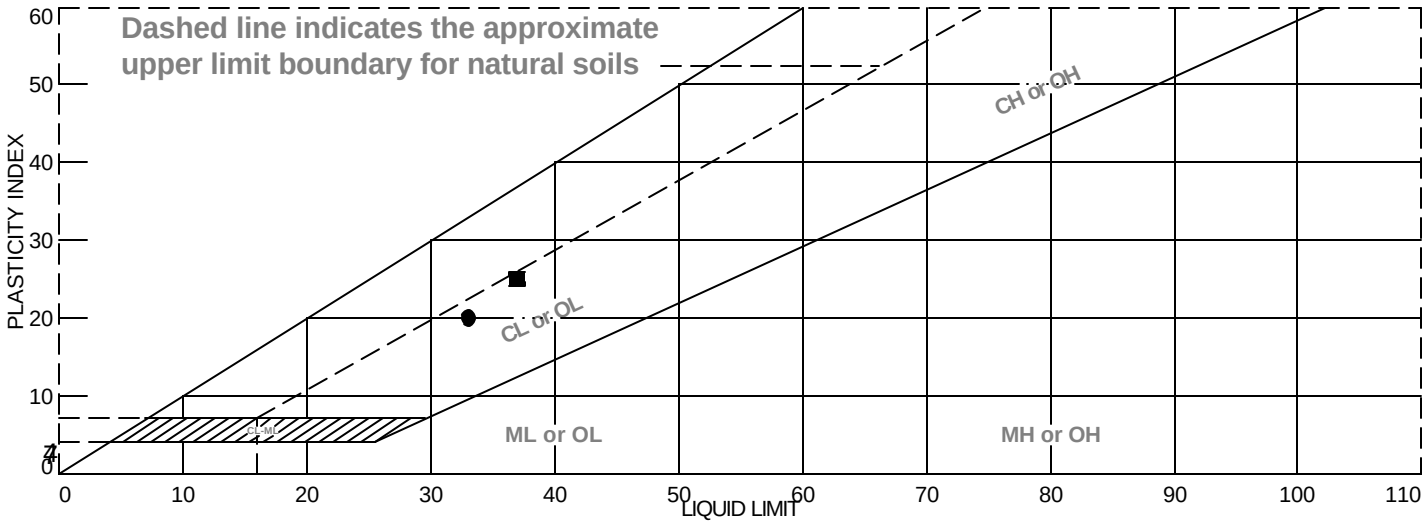
APPENDIX B
LABORATORY TEST DATA

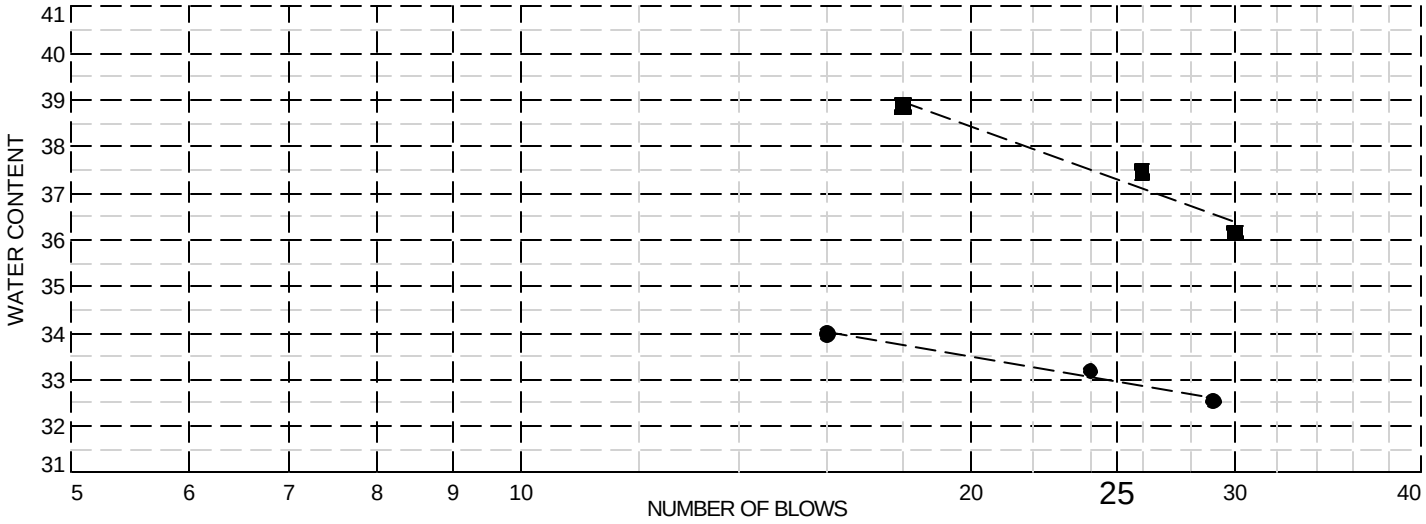
Liquid and Plastic Limits Test Report

Direct Shear Tests (4 pages)

Analytical Results of Soil Corrosion (2 pages)

LIQUID AND PLASTIC LIMITS TEST REPORT





	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Very dark grayish brown sandy silty CLAY	33	13	20			CL
■	Grayish brown sandy silty CLAY	37	12	25			CL

Project No. 5150.100.101 **Client:**

Project: Hana Japan Steakhouse, Pleasanton CA

● **Sample Number:** B1@2.5'

■ **Sample Number:** B1@5.5'

Remarks:

● Depth: 2.5'

■ Depth: 5.5'

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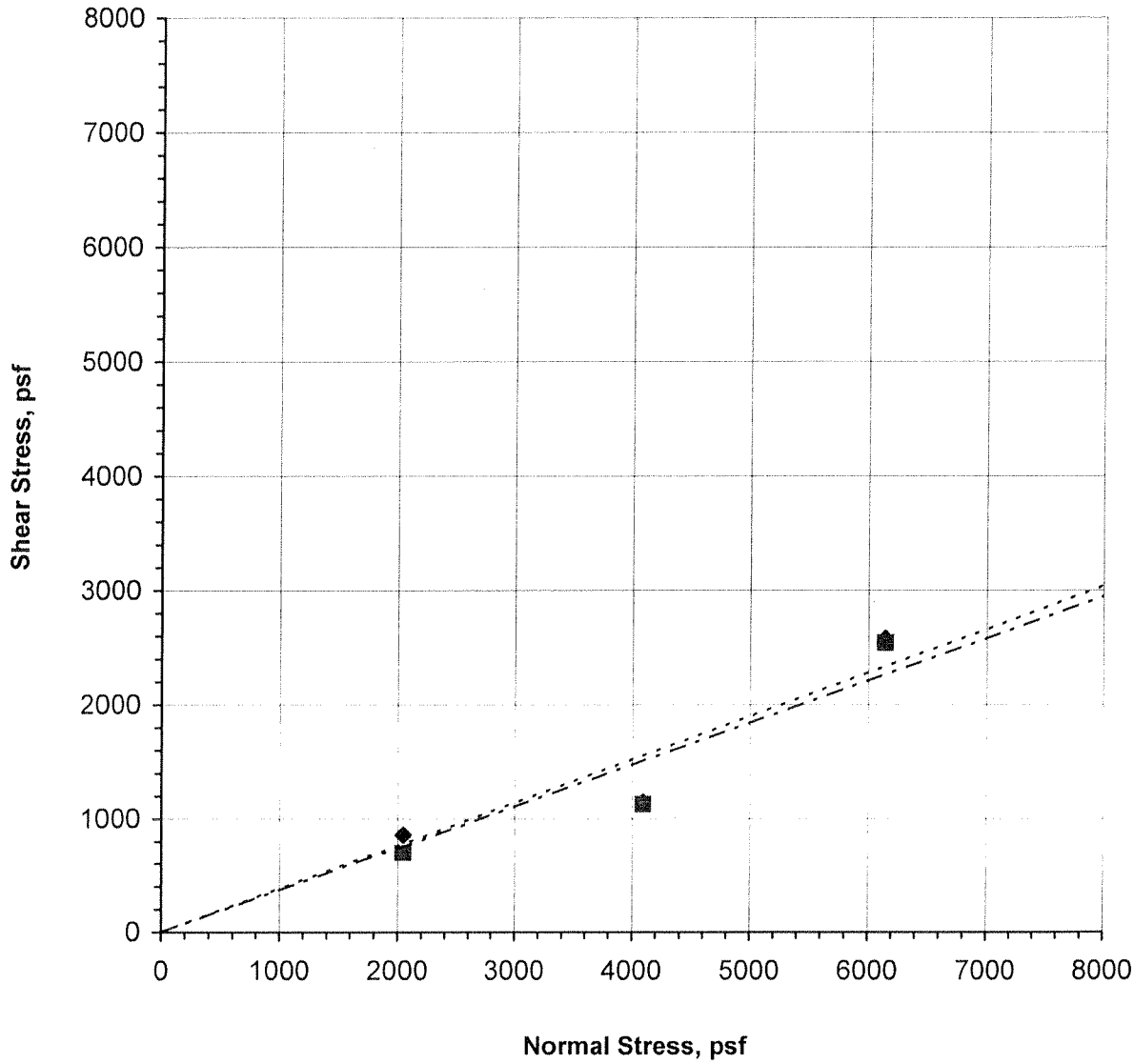
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
MATERIALS TESTING

Direct Shear Test
ASTM Test Method D3080



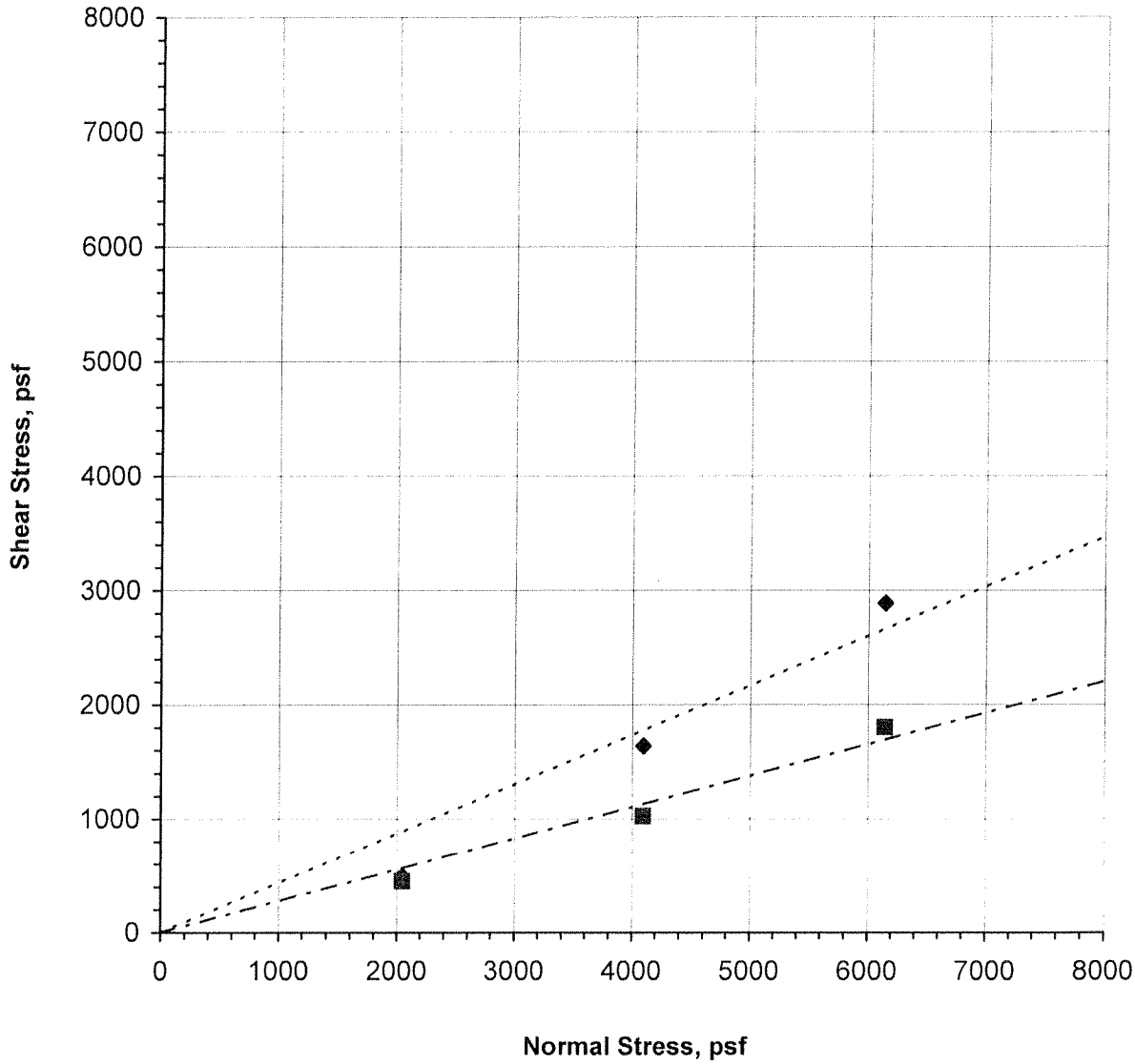
	FRICTION ANGLE	COHESION
Peak	24 degrees	0 psf
Softened	16 degrees	0 psf

Dry Density:	106.3 pcf
Moisture Content:	18.6 %
USCS Classification:	CL
Shear Type:	CD
Shear Rate:	Slow

ENGEO INCORPORATED	HANA JAPAN STEAKHOUSE Pleasanton, California	Job No.: 5150.100.101 Sample Number: B1@13.5 Date: 4/25/2008

Figure No.

Direct Shear Test
ASTM Test Method D3080



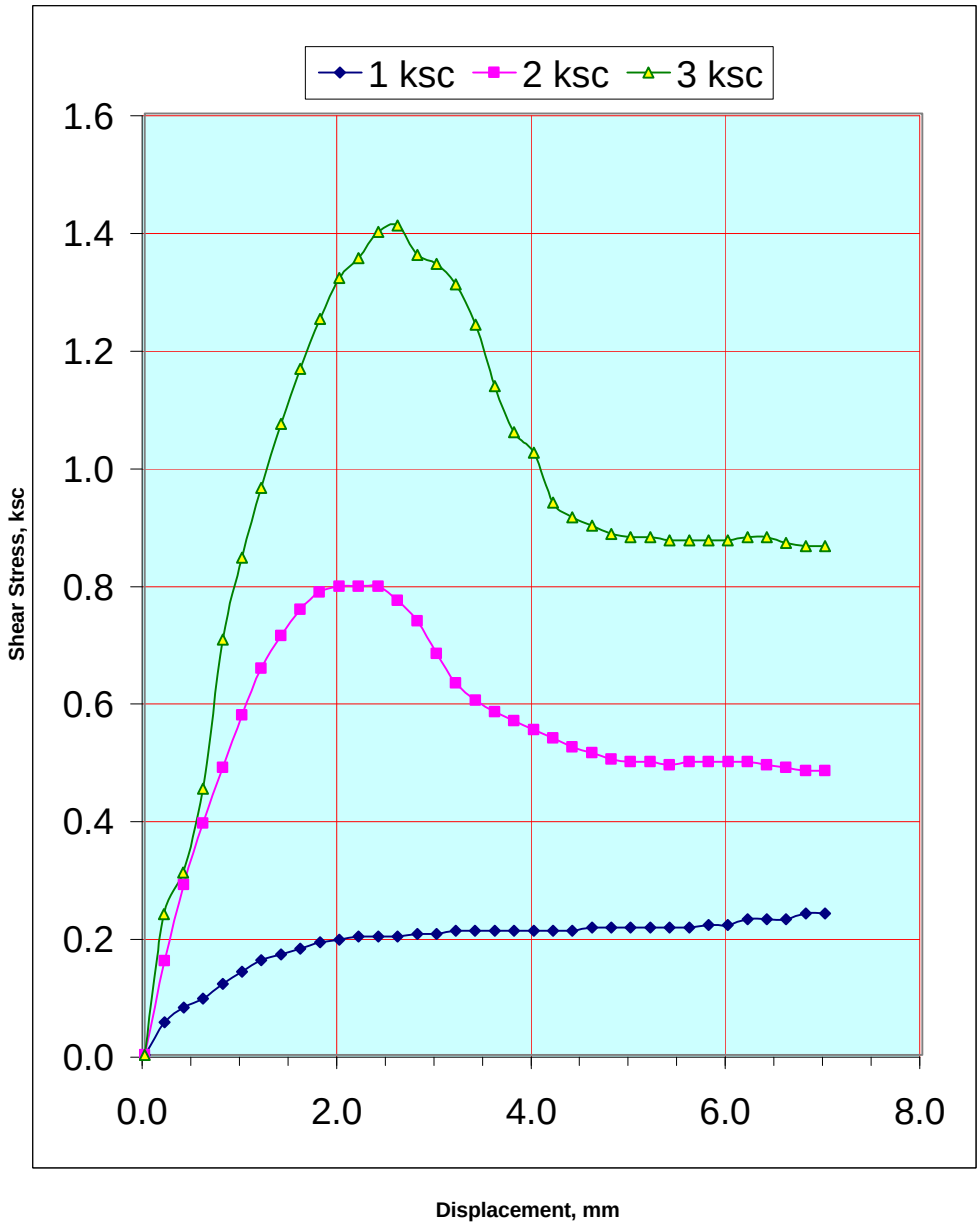
	FRICTION ANGLE	COHESION
Peak	30 degrees	0 psf
Softened	18 degrees	0 psf

Dry Density:	101.3 pcf
Moisture Content:	19 %
USCS Classification:	SC
Shear Type:	CD
Shear Rate:	Slow

ENGEO INCORPORATED	HANA JAPAN STEAKHOUSE Pleasanton, California	Job No.: 5150.100.101 Sample Number: B4@12 Date: 4/25/2008

Figure No.

Direct Shear Test
ASTM Test Method D3080



6

LOAD, (ksc)	PEAK	SOFTENED
1	**0.24** ksc	**0.22** ksc
2	**0.80** ksc	**0.50** ksc
3	**1.41** ksc	**0.88** ksc

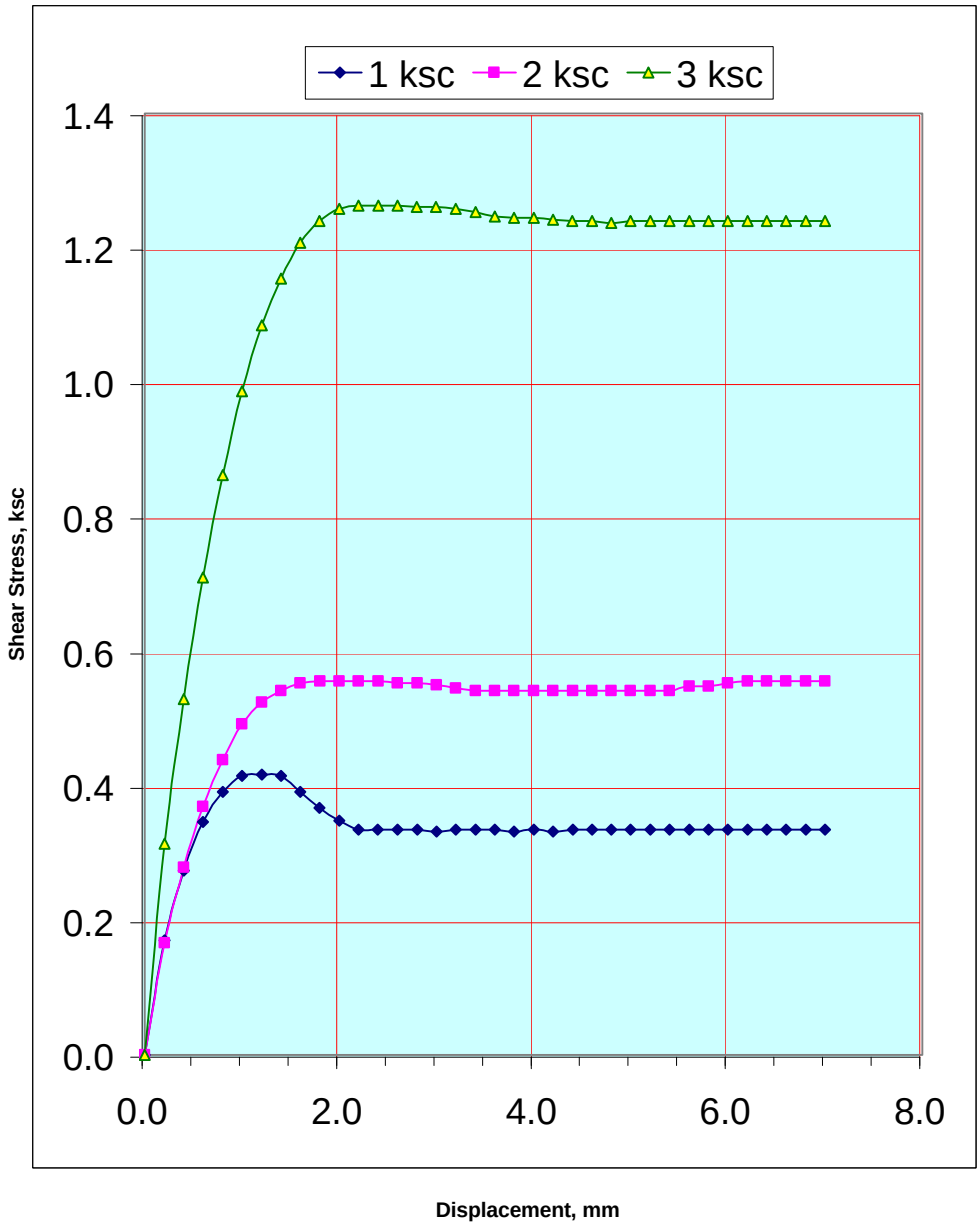
Dry Density:	101.3 pcf
Moisture Content:	19 %
USCS Classification:	SC
Shear Type:	CD
Shear Rate:	Slow

***EN*GEO**
INCORPORATED

HANA JAPAN STEAKHOUSE
Pleasanton, California

Job No.:	**5150.100.101**
Sample Number:	**B4@12**
Date:	**4/25/2008**

Direct Shear Test
ASTM Test Method D3080



6

LOAD, (ksc)	PEAK	SOFTENED
1	**0.42** ksc	**0.34** ksc
2	**0.56** ksc	**0.55** ksc
3	**1.26** ksc	**1.24** ksc

Dry Density:	106.3 pcf
Moisture Content:	18.6 %
USCS Classification:	CL
Shear Type:	CD
Shear Rate:	Slow

***EN*GEO**
INCORPORATED

HANA JAPAN STEAKHOUSE
Pleasanton, California

Job No.:	**5150.100.101**
Sample Number:	**B1@13.5**
Date:	**4/25/2008**

EN GEO Incorporated

SULFATE TEST RESULTS

CALTRANS Test Method 417

Project Name: Hana Japan Steakhouse Project Number: 5150.100.101

Tested By: RC Date: April 25, 2008

Measurements less than 15 mg/kg are reported as Not Detectable (ND)

Sample Number	Sample Location	Sample Description	Water Soluble Sulfate (SO_4) in Soil	
			mg/kg	% by Weight
1	B1@18.5	Soil	87	0.009
2	B2@9.5	Soil	117	0.012

ENGEO INCORPORATED

STANDARD pH OF SOILS

ASTM D 4972-89

Project name: Hana Japan Steakhouse **Date:** 4/25/2008

Project number: 5051.100.101 **Tested by:** rc

Sample	Description	Location/Source/Date	pH
B1@18.5	Reddish brown sandy silty CLAY to clayey SAND	B1@18.5/4-25-08	**7.2**
B2@9.5	Olive gray sandy silty CLAY to clayey SAND	B2@9.5/4-25-08	**7.6**

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Sent via email: mstella@cityofpleasantonca.gov

September 6, 2024 BSK Project G23000051

City of Pleasanton
Engineering Department
200 Old Bernal Avenue
Pleasanton, California 94566

ATTN: Mr. Michael Stella, P.E./QSD
Senior Civil Engineer, Land Development

SUBJECT: **Peer Review of Geotechnical and Geologic Hazard Investigations**
11991 Dublin Canyon Road (Hana Japan)
Pleasanton, California

Dear Mr. Stella:

At your request and in accordance with BSK Associates' (BSK) on-call contract with the City of Pleasanton (City) and our proposal[1] dated January 25, 2024, we are pleased to issue our geotechnical and geologic hazards peer review for the proposed project referenced above. The following geotechnically and geologically relevant documents were reviewed for this peer review:

- Report entitled "Fault Exploration, Hana Japan Steakhouse, Pleasanton, California" by ENGEO, Inc. dated March 31, 2008, (Project No. 5150.100.101), which is **hereby referred to as the "Fault Exploration Report,"**
- Report entitled "Geotechnical Report, Hana Japan Steakhouse, Pleasanton, California" by ENGEO, Inc. dated May 2, 2008, (Project No. 5150.100.101), which is **hereby referred to as the "Geotechnical Report,"** and
- Letter entitled "Hana Japan Steakhouse, Pleasanton, Alameda County, California, 2022 CBC Seismic Design Parameters Update" by ENGEO, Inc. dated January 20, 2023 (Latest Revision November 3, 2023) (Project No. 5150.100.101), which is **hereby referred to as the "CBC Update Letter"**.

We also referenced the following document during our peer review:

- Project plans entitled "Hana Japan Steak House, 11991 Dublin Canyon Road, Pleasanton, California" by William Wood Architects, dated 4/19/2023, 27 sheets, which is **hereby referred to as the "Project Plans"**.
- Letter entitled "Geologic and Geotechnical Peer Review, Yoon/Hana Japan Restaurant, 11991 Dublin

[1] Proposal to Provide Peer Review, 11991 Dublin Canyon Rd (Hana Japan), Pleasanton, California, dated January 25, 2024, BSK Proposal No. P23000051.

Canyon Road, Pleasanton, California" by Cotton, Shires & Associates, Inc, dated May 14, 2008 (Project No. R1120F).

Scope of Services

The objective of our peer review was to provide an independent assessment of the four pertinent documents that the City provided to evaluate whether the ENGEO reports and letter provide adequate and appropriate geotechnical and geological assessment of the site conditions for the proposed project. A certified engineering geologist of BSK also conducted a brief site visit to observe the site conditions. Our review did not include performing any additional subsurface investigation, laboratory testing, or engineering analyses, such as slope stability analysis, as part of our services.

Site Reconnaissance

A California registered Certified Engineering Geologist (CEG) from BSK visited 11991 Dublin Canyon Road in Pleasanton, California (Site) on August 16, 2024 to observe site conditions and look for evidence of pertinent geologic hazards, primarily slope instability and/or faulting. The slope along the southwest edge of the Site has a gradient ranging from about 2H:1V (horizontal to vertical) to 1¼H:1V. The steeper section is part of a small cut slope adjacent to the asphalt-paved driveway. Further upslope and west of the driveway, several leaning trees were observed, however, the existing chain link fence located immediately below the tree line and along this slope appears plumb and in good condition. The existing slope that parallels Dublin Canyon Road ranges from about 5 to 32 feet high with gradients ranging from approximately 1¾H:1V to 1½H:1V. A concrete V-ditch that follows the crest of this slope is filled with soil and vegetation and does not appear to be fully operational. Indications of poor site drainage were also observed along this slope. This includes an erosional gully immediately west and upslope of an underground electrical box and a shallow soil slump approximately 15 feet to the west of the erosional gully.

In general, the Site slopes appear to be experiencing soil creep and minor, shallow soil slumps/erosion likely caused by poor drainage practices. Besides this, no other evidence of slope instability was observed. No evidence of surface faulting or fault-related features were observed at the Site.

Review Comments

The primary geotechnical concerns identified by the Geotechnical Report are the potential for the presence of expansive soils, perched groundwater conditions, potential seismic hazards, including fault rupture and seismically-induced landslide hazards, and excavatability of native rock. In order to address potential fault rupture and seismically induced landslide hazards, the Geotechnical Report recommended a minimum 50-foot building setback zone from the main trace of the Calaveras Fault located along the east edge of the Site and a minimum 25-foot building setback zone from a possible secondary mapped fault trace along the southwest edge of the Site.

During our review of the subject documents, we have identified items that require additional information or clarification. Items requiring additional information or clarification are listed below.

1. CBC Update Letter: The letter characterizes the Site as Site Class D whereas the Geotechnical Report characterizes the Site as Site Class C. Some of the values provided in Table 1 appear to be consistent with a Site Class C, while others are consistent with Site Class D. The discrepancy between Site Class characterizations and their associated seismic design values should be clarified. In addition, consideration should be given to providing an appropriate justification for the Site Class selected.
2. Fault Exploration Report, Conclusions and Recommendations:
    a. Based on the mapped fault location by Hart (1981) and others, and the lack of existing subsurface information in this area of the Site within the Alquist-Priolo Earthquake Fault Zone (AP Zone) for the Calaveras Fault, we do not consider a setback distance of 25 feet for structures intended for human occupancy to be adequate based on the amount of subsurface uncertainty at the southwest edge of the Site. The consultant should provide reasoning why a smaller setback distance was recommended from a potential fault trace in an area with limited subsurface information.
    b. Clearer recommendations should be provided for addressing the potential for secondary ground deformations.
    c. Please define the term “a few inches” when discussing secondary ground deformations. Perhaps provide a range of possible values.
3. Fault Exploration Report, Figure A1 (Trench Logs T-1 through T-3): At approximately Station 0+52 in exploratory trench ET-1, apparent bedding with a strike of N15°W and dip of 65°W was encountered between sandstone, siltstone, and conglomerate. This apparent bedding attitude is not consistent with the apparent bedding documented within the exploratory trenches at the site (majority are striking further west and dipping to the east). Given the strike of the Calaveras Fault at the Site and the inconsistency with local bedding noted in the other exploratory trenches, the consultant should provide a discussion and reasoning as to why this potentially anomalous bedding attitude is not considered potentially fault-related.
4. Geotechnical Report, Section 1 (Introduction): This section of the Geotechnical Report states that finished floor elevations are anticipated to be 385.5 feet above mean sea level (MSL). However, according to Sheets C3 through C5 of the project plans, the finished floor is shown as 382 feet MSL. ENGEO should evaluate whether this is a concern or not given that perched groundwater was encountered as shallow as 379.5 feet MSL according to the Geotechnical Report.
5. Geotechnical Report, Section 3 (Project Description): This section of the Geotechnical Report states that site improvement will include cuts up to 16 feet. However, Sheet C4 of the Project Plans shows greater than 20 feet of cuts along the east edge of the planned building footprint. ENGEO should evaluate whether this is a concern or not.
6. Geotechnical Report, Section 4.3 (Subsurface Conditions): Consideration should be given to presenting the previous boring logs by Hydro-Geo Consulting and Harding Lawson Associates in an Appendix of the Geotechnical Report. The locations of these boring logs are shown on Figure 2 of the Geotechnical Report.

7. Geotechnical Report, Section 4.5 (Laboratory Testing): Corrosivity testing consisted of pH and sulfate testing. It is a standard of practice to include resistivity testing as well. Consideration should be given to conducting resistivity testing after mass grading to help assess corrosion potential of buried metal. Depending on such test results, corrosivity mitigation measures may be needed, such as wrapping utility piping that is sensitive to corrosion.
8. Geotechnical Report, Section 5.1 (Expansive Soil): This section states that thicker colluvium soil was encountered on the eastern portion of the Site. Based on our review of the current explorations at the Site, the western portion of the Site has thicker colluvium soil deposits. ENGEO should evaluate whether this is a concern or not.
9. Geotechnical Report, Section 5.4.1 (Ground Rupture): Please refer to Comment #2.a above regarding the recommended building fault setbacks. Figure 2 may need to be revised accordingly.
10. Geotechnical Report, Section 5.4.3 (2007 CBC Seismic Design Parameters): We understand these parameters have been superseded by the those provided in the CBC Update Letter. However, please refer to Comment #1 above regarding Site Class characterization and seismic design values at the Site.
11. Geotechnical Report, Section 5.5 (Soil Corrosion Potential): Same as Comment #7 above
12. Geotechnical Report, Section 6 (Earthwork Recommendations): General Note: Throughout the Geotechnical Report, when referring to earthwork recommendations, Section 4 is referred to. These references should be updated to refer to the correct subsections in Section 6.
13. Geotechnical Report, Section 6.1 (Expansive Soil Mitigation):
    a. In the statement that indicates no expansive clay should be placed within the upper 3 feet of building pads, the top of the building pad should be defined such as finished subgrade or bottom of slab.
    b. This section of the report should state what type of soil material should be used to replace expansive (soil) material that is removed from the upper 3 feet of the building pads. BSK assumes the replacement soil material would consist of a low expansion potential soil having a plasticity index of less than 12 per Section 6.5 of the Geotechnical Report.
14. Geotechnical Report, Section 6.5 (Acceptable Fill): This section states that on-site soil and rock material is suitable as fill material. However, previous sections have indicated that the on-site soil consists of expansive soil and that expansive clay should not be placed within the upper 3 feet of building pads. Consideration should be given to clarifying what on-site soil and rock is acceptable as fill material or clarifying where it can be used. In addition, this section indicated that fill material should have a plasticity index of less than 12. Clarification should be given to whether this refers to on-site soil or imported fill.
15. Geotechnical Report, Section 6.6.2.2 (Structural Areas) Note 2: It appears that the second sentence in this note is incomplete. Please provide clarification if appropriate.
16. Geotechnical Report, Section 6.6.2.2 (Structural Areas): Consideration should be given to eliminating the option to use native clay soils for pipe bedding and backfill where utility trenches cross perimeter building foundations. Consideration should be given to only recommending sand cement slurry for this purpose because it is very difficult to properly compact clayey soils under the pipe haunches.

17. Geotechnical Report, Section 6.8.1 (Surface Drainage) Note 2: Per Section 1804.4 of the 2019 and 2022 CBC, consideration should be given to recommending that the ground adjacent to foundations have minimum gradients of 5% and 2% for a lateral distance of 10 feet for exposed ground and impervious surfaces (such as concrete flatwork), respectively.
18. Geotechnical Report, Section 6.8.2 (Subsurface Drain): The minimum lateral spacing between consecutive parallel rows of subdrain lines/trenches under the building pad should be provided.
19. Geotechnical report, Section 7.1 (Conventional Footings with Slab-on-Grade): This section of the Geotechnical Report should discuss how the footings should be designed in order to mitigate the potential for secondary ground deformations discussed in the Fault Exploration.
20. Geotechnical Report, Section 7.2 (Footing Dimensions and Allowable Bearing Capacity): BSK takes no exception to the minimum footing embedment depths shown in Table 4 of the Geotechnical Report provided that the upper 3 feet of the building pads consist of low expansion potential soil having a plasticity index of less than 12. Otherwise, consideration should be given to extending the minimum footing depth to 24+ inches similar to Section 9.4 (Foundations) of the Geotechnical Report.
21. Geotechnical Report, Section 7.4 (Reinforcement): What is the purpose of recommending that the continuous footings be designed to structurally span (unsupported?) over a clear (lateral?) distance of 5 feet? Perhaps the purpose of this is to address the potential for secondary ground deformations? If so, this should be stated in this section of the Geotechnical Report.
22. Geotechnical Report, Section 7.5 (Foundation Lateral Resistance): Consideration should be given to neglecting the upper 1 foot of subgrade for passive resistance where the subgrade is not protected by asphalt/paving or concrete flatwork.
23. Geotechnical Report, Section 8.1 (Exterior Flatwork): Consideration should be given to recommending placement of a layer of low expansion potential soil having a plasticity index of less than 12 under the exterior flatwork (such layers are typically 6+ inches thick). Previous sections of the Geotechnical Report recommend removing clay soil (expansive soil) from under building pads, but do not mention exterior flatwork. Consideration should also be given to recommending that thickened edges extend at least 2 inches below the low expansion potential soils where adjacent to landscaping in order to reduce the potential for migration of landscaping water into the subgrade for exterior flatwork.
24. Geotechnical Report, Section Slab 8.2.2 (Slab Moisture Vapor Reduction):
    a. Consideration should be given to specifying the minimum thickness of the vapor retarder membrane. Using a membrane with a minimum thickness of 15 mil is considered current industry standard.
    b. Consideration should be given to eliminating the last paragraph of this section of the Geotechnical Report. Placing a layer of sand or gravel over the vapor retarder membrane is no longer considered industry standard as it could result in the entrapment of water between the vapor retarder membrane and the slab leading to long-term vapor moisture issues.
25. Geotechnical Report, Section 10.1 (Flexible Pavements): This section of the Geotechnical Report recommends that the upper 18 inches below finished subgrade within flexible pavement areas of the Site have an R-Value of at least 25. Caltrans typically requires that the upper 24 inches of the

pavement subgrade meet a specific R-Value. Therefore, consideration should be given to increasing the depth of the pavement subgrade associated with the minimum recommended R-Value to 24 inches.

26. Geotechnical Report, Section 10.2 (Rigid Pavements): Only 4 inches of aggregate base is recommended below the Portland Cement Concrete (PCC) pavement section. A minimum of 6 inches of aggregate base is typically recommended below PCC pavements. Therefore, consideration should be given to increasing the recommended aggregate base layer thickness.
27. Geotechnical Report, Section 10.4 (Cut-Off Curbs): The cut-off curbs recommended in this section of the Geotechnical report should not be optional. In particular because the surrounding areas are sloped to drain towards this Site. Prolonged exposure of pavement subgrade to excessive moisture can reduce the pavement life by 50 percent or more.
28. Geotechnical Report, Section 12 (Limitations): Reference should be changed to Section 3 for the project description.
29. **General Comment: The City should require the project Owner to retain ENGEO (the Geotechnical Engineer-of-Record for this project) to review the geotechnical/earthwork aspects of the project plans and specifications before they are finalized and issued for construction.** The purpose of this review would be to allow ENGEO to confirm that the recommendations presented in the geotechnical report issued for the Site have been properly incorporated into these documents. **The City should also require the project Owner to retain ENGEO during construction of the planned improvements to provide earthwork observation and testing services, including regular visits by a California Certified Engineering Geologist.** We believe this approach is essential to the successful construction of this project.

Limitations

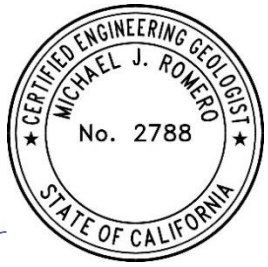
BSK has prepared this peer review letter for the exclusive use of the Client and members of the project design team. Our review has been limited to the review of the document(s) referenced in this letter. The intent of this letter is not to provide engineering recommendations for this project. Our input is provided for the sole purpose of consideration by the City and the design team. We did not perform any additional subsurface exploration, laboratory testing, or engineering analyses as part of our services. Our peer review specifically excludes assessment of environmental characteristics particularly those involving hazardous substances.

Our review did not include checking the referenced documents for conformance with State or local government codes. Our professional opinions and conclusions are made in accordance with generally accepted engineering geologic and geotechnical engineering principles and practices that exist currently in the San Francisco Bay Area. No warranties either express or implied, are made as to the professional advice provided under the terms of BSK's agreement with the Client and included in this report. By performing the peer review services described in this letter, BSK does not assume the role of Geotechnical Engineer-of-Record for the project.

Closure

We trust that this review letter addresses your needs at this time. If you have any questions, please call the undersigned at (925) 315-3151.

Respectfully submitted,
BSK Associates



Michael J. Romero, PG, CEG #2788
Senior Geologist

Carrie Foulk, PE, GE #3016
Geotechnical Group Manager

Project No.
5150.100.001

November 11, 2024

Mr. Dan Yoon
Hana Japan Steak House
7298 San Ramon Road
Dublin, CA 94568

Subject: Hana Japan Steak House
11991 Dublin Canyon Road
Pleasanton, California

RESPONSE TO COMMENTS

Dear Mr. Yoon:

We are pleased to provide the following response to comments for the Hana Japan Steak House project in Pleasanton, California. For our use, we were provided with Reference 4, by BSK Associates (BSK), dated September 6, 2024. For completeness of the record, we restate BSK's comments in *italics*, followed by our responses. Our intent is to provide this response to comments, and upon concurrence by BSK, update References 1, 2, and 3 as appropriate, to document the modifications.

Comment 1 CBC Update Letter:
The letter characterizes the Site as Site Class D whereas the Geotechnical Report characterizes the Site as Site Class C. Some of the values provided in Table 1 appear to be consistent with a Site Class C, while others are consistent with Site Class D. The discrepancy between Site Class characterizations and their associated seismic design values should be clarified. In addition, consideration should be given to providing an appropriate justification for the Site Class selected.

ENGEO Response to Comment 1
Our use of F_a of 1.2 and F_v of 1.7 site coefficient values, which correlate to parameters for Site Classes D and C, respectively, was intentional. The 2008 recommendations were based on the 2007 California Building Code (CBC), which was based on the 2005 version of ASCE 7 "Minimum Design Loads for Buildings and Other Structures" (ASCE 7-05). The current parameters are provided in accordance with the 2022 CBC, which is based on the 2016 version of ASCE 7 (ASCE 7-16). A difference between the two versions of ASCE 7 is the encouragement to use Site Class D with a F_a value not less than 1.2 for sites where "the soil properties are not known in sufficient detail to determine the site class," (Sections 11.4.3 and 11.4.4). Since we did not measure a shear wave velocity and we did not explore to a depth of 100 feet in the exploration that supports Reference 2, we judge that applying a Site Class D but with a Fa value of 1.2 to be in alignment with the 2022 CBC. Note, on online seismic design parameter websites, this combination is referred to as "D Default." We will update Reference 3 to better reflect this information.

Comment 2 Fault Exploration Report, Conclusions and Recommendations:

a. *Based on the mapped fault location by Hart (1981) and others, and the lack of existing subsurface information in this area of the Site within the Alquist-Priolo Earthquake Fault Zone (AP Zone) for the Calaveras Fault, we do not consider a setback distance of 25 feet for structures intended for human occupancy to be adequate based on the amount of subsurface uncertainty at the southwest edge of the Site. The consultant should provide reasoning why a smaller setback distance was recommended from a potential fault trace in an area with limited subsurface information.*

b. *Clearer recommendations should be provided for addressing the potential for secondary ground deformations.*

c. *Please define the term "a few inches" when discussing secondary ground deformations. Perhaps provide a range of possible values.*

ENGEO Response to Comment 2

a. We discuss the previous fault studies in Reference 1, and this includes a discussion that the possible presence of a secondary trace of the Calaveras Fault is based on geomorphic features and not identified by trenching to the north or south. This fault, if present, would constitute a secondary fault splay that diverges from the main trace and is significantly shorter than the main traces of the fault. As such, we opine that a 25-foot setback is appropriate.

b. We will add a section as an update to Reference 2 (Reference 2 update). Our recommendation will comprise recommendations to use ties between isolated footings or a mat foundation.

c. We opine that secondary displacement, if any, would be less than 4 inches of offset.

Comment 3 Fault Exploration Report, Figure A1 (Trench Logs T-1 through T-3):

At approximately Station 0+52 in exploratory trench ET-1, apparent bedding with a strike of N15°W and dip of 65°W was encountered between sandstone, siltstone, and conglomerate. This apparent bedding attitude is not consistent with the apparent bedding documented within the exploratory trenches at the site (majority are striking further west and dipping to the east). Given the strike of the Calaveras Fault at the Site and the inconsistency with local bedding noted in the other exploratory trenches, the consultant should provide a discussion and reasoning as to why this potentially anomalous bedding attitude is not considered potentially fault-related.

ENGEO Response to Comment 3

The strike and dip of the apparent bedding at the station identified by BSK is not inconsistent with the variability of strike and dip in localized areas observed in structurally complex areas such as this, as is reflected in the Regional Geologic Map of this area. Furthermore, a fault trace, if present at this location, would have been encountered by the other overlapping trenches performed at the site.

Comment 4 Geotechnical Report, Section 1 (Introduction):

This section of the Geotechnical Report states that finished floor elevations are anticipated to be 385.5 feet above mean sea level (MSL). However, according to Sheets C3 through C5 of the project plans, the finished floor is shown as 382 feet MSL. ENGEO should evaluate whether this is a concern or not given that perched groundwater was encountered as shallow as 379.5 feet MSL according to the Geotechnical Report.

ENGEO Response to Comment 4
This modification between the project at the time of our 2008 report and the current plan is acknowledged. We will update our project description in the Reference 2 update. With proper implementation of the recommended building subdrain (Section 6.8.2) and slab vapor moisture reduction system (Section 8.2.2), we opine that this change is unlikely to impact performance of the building.

Comment 5 Geotechnical Report, Section 3 (Project Description):
This section of the Geotechnical Report states that site improvement will include cuts up to 16 feet. However, Sheet C4 of the Project Plans shows greater than 20 feet of cuts along the east edge of the planned building footprint. ENGEO should evaluate whether this is a concern or not.

ENGEO Response to Comment 5
We will update this description in the Reference 2 update. This change in cut height will not impact site performance.

Comment 6 Geotechnical Report, Section 4.3 (Subsurface Conditions):
Consideration should be given to presenting the previous boring logs by Hydro-Geo Consulting and Harding Lawson Associates in an Appendix of the Geotechnical Report. The locations of these boring logs are shown on Figure 2 of the Geotechnical Report.

ENGEO Response to Comment 6
Unfortunately, we do not have records of these borings in our files anymore. We are unable to include them.

Comment 7 Geotechnical Report, Section 4.5 (Laboratory Testing):
Corrosivity testing consisted of pH and sulfate testing. It is a standard of practice to include resistivity testing as well. Consideration should be given to conducting resistivity testing after mass grading to help assess corrosion potential of buried metal. Depending on such test results, corrosivity mitigation measures may be needed, such as wrapping utility piping that is sensitive to corrosion.

ENGEO Response to Comment 7
This is a good suggestion, and we will incorporate it in the Reference 2 update.

Comment 8 Geotechnical Report, Section 5.1 (Expansive Soil):
This section states that thicker colluvium soil was encountered on the eastern portion of the Site. Based on our review of the current explorations at the Site, the western portion of the Site has thicker colluvium soil deposits. ENGEO should evaluate whether this is a concern or not.

ENGEO Response to Comment 8
We will clean up this section in the Reference 2 update. The finished floor is at or below the approximate depth of bedrock in the building footprint, and PI testing indicates on-site soil has a PI of 25 or less (moderately plastic), so expansive soil should not be a concern.

Comment 9 Geotechnical Report, Section 5.4.1 (Ground Rupture):
Please refer to Comment #2.a above regarding the recommended building fault setbacks. Figure 2 may need to be revised accordingly.

ENGEO Response to Comment 9
Addressed in response to Comment 2.

Comment 10 Geotechnical Report, Section 5.4.3 (2007 CBC Seismic Design Parameters):
We understand these parameters have been superseded by the those provided in the CBC update Letter. However, please refer to Comment #1 above regarding Site Class characterization and seismic design values at the Site.

ENGEO Response to Comment 10
Response to Comment 1 addresses this.

Comment 11 Geotechnical Report, Section 5.5 (Soil Corrosion Potential):
Same as Comment #7 above

ENGEO Response to Comment 11
Please see Response to Comment 7.

Comment 12 Geotechnical Report, Section 6 (Earthwork Recommendations):
General Note: Throughout the Geotechnical Report, when referring to earthwork recommendations, Section 4 is referred to. These references should be updated to refer to the correct subsections in Section 6.

ENGEO Response to Comment 12
We will add a clarifying section in the Reference 2 update.

Comment 13 Geotechnical Report, Section 6.1 (Expansive Soil Mitigation):

a. *In the statement that indicates no expansive clay should be placed within the upper 3 feet of building pads, the top of the building pad should be defined such as finished subgrade or bottom of slab.*

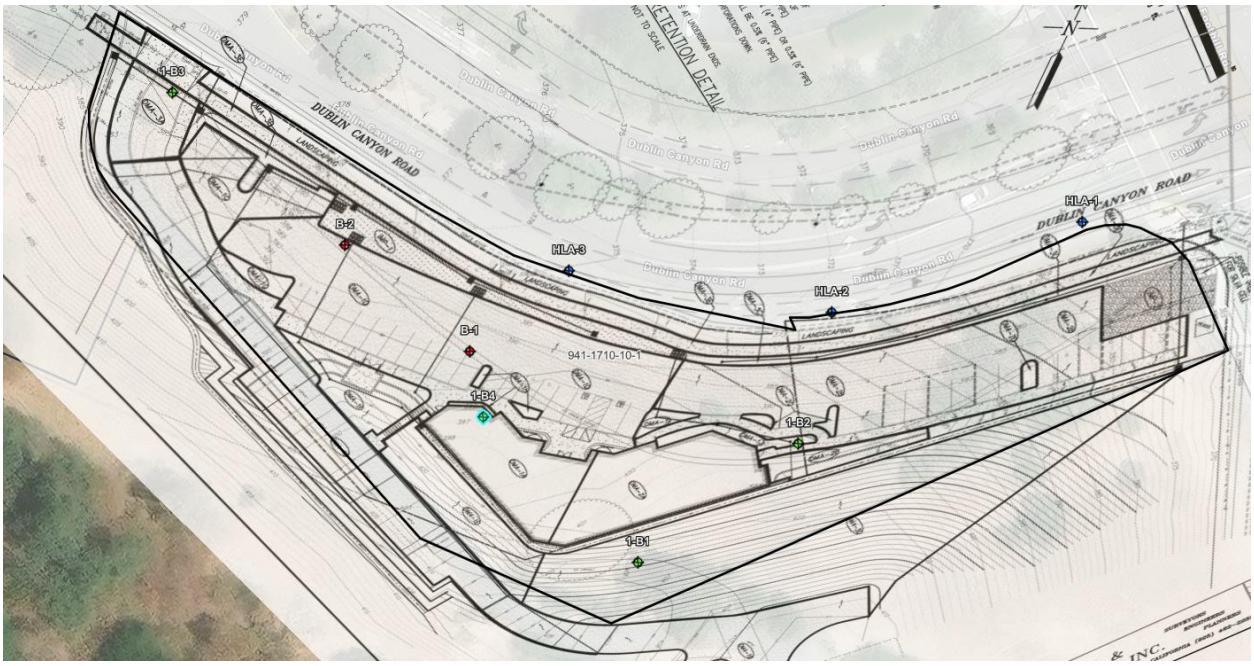
b. *This section of the report should state what type of soil material should be used to replace expansive (soil) material that is removed from the upper 3 feet of the building pads. BSK assumes the replacement soil material would consist of a low expansion potential soil having a plasticity index of less than 12 per Section 6.5 of the Geotechnical Report.*

ENGEO Response to Comment 13

a. We will define the term “building pad” in the Reference 2 update.

b. We will add a comment on recommended fill for building pads. Note, building pads will likely be excavated into sandstone in most areas based on depths to bedrock encountered in explorations in building pads shown in Figure 2 of Reference 2 and elevations shown in Sheets C3 and C4 of “Improvement Plans for Hana Japan” by Alexander & Associates Inc., dated March 19, 2024. We opine that the chance of encountering significant clay in the building pads is low. To be consistent with non-expansive sandstone, we will recommend either processed excavated sandstone or low plasticity import be used to backfill any pockets of clay to be removed from the building pads. Exhibit 1 shows the location of the previous borings, along with the building location and existing and planned grades.

EXHIBIT 1: Site Plan with Previous Borings and Elevations



Comment 14 Geotechnical Report, Section 6.5 (Acceptable Fill):
This section states that on-site soil and rock material is suitable as fill material. However, previous sections have indicated that the on-site soil consists of expansive soil and that expansive clay should not be placed within the upper 3 feet of building pads. Consideration should be given to clarifying what on-site soil and rock is acceptable as fill material or clarifying where it can be used. In addition, this section indicated that fill material should have a plasticity index of less than 12. Clarification should be given to whether this refers to on-site soil or imported fill.

ENGEO Response to Comment 14
We will clarify this in the Reference 2 update. Note that the building pads will be cut pads, so limited if any fill would be placed in the building pads. The clarification will be as per Response to Comment 13.

Comment 15 Geotechnical Report, Section 6.6.2.2 (Structural Areas) Note 2:
It appears that the second sentence in this note is incomplete. Please provide clarification if appropriate.

ENGEO Response to Comment 15
We will address this in the Reference 2 update.

Comment 16 Geotechnical Report, Section 6.6.2.2 (Structural Areas):
Consideration should be given to eliminating the option to use native clay soils for pipe bedding and backfill where utility trenches cross perimeter building foundations. Consideration should be given to only recommending sand cement slurry for this purpose because it is very difficult to properly compact clayey soils under the pipe haunches.

ENGEO Response to Comment 16
We have success with this recommendation; we will leave this portion of the report as is.

Comment 17 Geotechnical Report, Section 6.8.1 (Surface Drainage) Note 2:
Per Section 1804.4 of the 2019 and 2022 CBC, consideration should be given to recommending that the ground adjacent to foundations have minimum gradients of 5% and 2% for a lateral distance of 10 feet for exposed ground and impervious surfaces (such as concrete flatwork), respectively.

ENGEO Response to Comment 17
We will add these recommendations, which are included in the CBC in the Reference 2 update.

Comment 18 Geotechnical Report, Section 6.8.2 (Subsurface Drain):
The minimum lateral spacing between consecutive parallel rows of subdrain lines/trenches under the building pad should be provided.

ENGEO Response to Comment 18
Our recommendation is for a perimeter drain. We would only add interior drains if groundwater were encountered during construction and the drains would be placed as necessary based on conditions encountered. We will add this construction consideration to the Reference 2 update.

Comment 19 Geotechnical report, Section 7.1 (Conventional Footings with Slab-on-Grade):
This section of the Geotechnical Report should discuss how the footings should be designed in order to mitigate the potential for secondary ground deformations discussed in the Fault Exploration.

ENGEO Response to Comment 19
We will add a section on mitigation in the Reference 2 update that will recommend tying isolated footings together or using a mat foundation.

Comment 20 Geotechnical Report, Section 7.2 (Footing Dimensions and Allowable Bearing Capacity):
BSK takes no exception to the minimum footing embedment depths shown in Table 4 of the Geotechnical Report provided that the upper 3 feet of the building pads consist of low expansion potential soil having a plasticity index of less than 12. Otherwise, consideration should be given to extending the minimum footing depth to 24+ inches similar to Section 9.4 (Foundations) of the Geotechnical Report.

ENGEO Response to Comment 20
Noted. Import in building pads is addressed in Response to Comments 13 and 14.

Comment 21 Geotechnical Report, Section 7.4 (Reinforcement):
What is the purpose of recommending that the continuous footings be designed to structurally span (unsupported?) over a clear (lateral?) distance of 5 feet? Perhaps the purpose of this is to address the potential for secondary ground deformations? If so, this should be stated in this section of the Geotechnical Report.

ENGEO Response to Comment 21
This recommendation is to require a minimum amount of reinforcing steel in the footings to allow for spanning localized subgrade irregularities along the footings.

Comment 22 Geotechnical Report, Section 7.5 (Foundation Lateral Resistance):
Consideration should be given to neglecting the upper 1 foot of subgrade for passive resistance where the subgrade is not protected by asphalt/paving or concrete flatwork.

ENGEO Response to Comment 22
Passive resistance exists as long as the soil continues to exist. It is highly unlikely that a foot of erosion could occur on this site adjacent to a footing. As such, we will leave this portion of the report as is.

Comment 23 Geotechnical Report, Section 8.1 (Exterior Flatwork):
Consideration should be given to recommending placement of a layer of low expansion potential soil having a plasticity index of less than 12 under the exterior flatwork (such layers are typically 6+ inches thick). Previous sections of the Geotechnical Report recommend removing clay soil (expansive soil) from under building pads, but do not mention exterior flatwork. Consideration should also be given to recommending that thickened edges extend at least 2 inches below the low expansion potential soils where adjacent to landscaping in order to reduce the potential for migration of landscaping water into the subgrade for exterior flatwork.

ENGEO Response to Comment 23
These considerations are more stringent than the City of Pleasanton standard details for sidewalks. We will defer to the owner if they wish to implement these considerations for their private development; however, we opine that our recommendation of a 5-inch concrete section with No.3 reinforcing bars at 18-inch centers, each way, is at least similarly robust as the City's 4-inch concrete section on a 3-inch-thick aggregate base section, and is appropriate for the moderately expansive clay encountered in our explorations. As such, we will leave this portion of the report as is.

Comment 24 Geotechnical Report, Section Slab 8.2.2 (Slab Moisture Vapor Reduction):
a. *Consideration should be given to specifying the minimum thickness of the vapor retarder membrane. Using a membrane with a minimum thickness of 15 mil is considered current industry standard.*
b. *Consideration should be given to eliminating the last paragraph of this section of the Geotechnical Report. Placing a layer of sand or gravel over the vapor retarder membrane is no longer considered industry standard as it could result in the entrapment of water between the vapor retarder membrane and the slab leading to long-term vapor moisture issues.*

ENGEO Response to Comment 24
a. We respectfully disagree; the reviewer is not correct about the current industry standards. We recommend conformance with an ASTM standard that identifies minimum strength and permeability. These properties can be achieved with different thicknesses of vapor retarder depending on the material it is made of; for instance, Stego makes a 10-mil vapor retarder out of virgin polyolefin that conforms to ASTM E1745 Class A. Alternatively, a 15-mil-thick vapor retarder can have lesser performance if made of recycled materials.
b. We are not recommending the placement of a sand layer; we are deferring to the structural engineer if they wish to. How the slab is cured is not a geotechnical engineering item, and as such, we will leave this portion of the report as is.

Comment 25 Geotechnical Report, Section 10.1 (Flexible Pavements):
This section of the Geotechnical Report recommends that the upper 18 inches below finished subgrade within flexible pavement areas of the Site have an R-Value of at least 25. Caltrans typically requires that the upper 24 inches of the pavement subgrade meet a specific R-Value. Therefore, consideration should be given to increasing the depth of the pavement subgrade associated with the minimum recommended R-Value to 24 inches.

ENGEO Response to Comment 25
We opine that Caltrans is not clear as to the minimum depth of R-Value in their design guidance, and since this private drive and parking lot are not a part of the Caltrans highway system, we will leave this portion of the report as is.

Comment 26 Geotechnical Report, Section 10.2 (Rigid Pavements):
Only 4 inches of aggregate base is recommended below the Portland Cement Concrete (PCC) pavement section. A minimum of 6 inches of aggregate base is typically recommended below PCC pavements. Therefore, consideration should be given to increasing the recommended aggregate base layer thickness.

ENGEO Response to Comment 26
Following the PCA design guidelines "Thickness Design for Concrete Highway and Street Pavements," PCC pavements can be designed without aggregate base. We do not concur that 6 inches of aggregate base is a minimum requirement for non-highway applications of PCC pavements. As such, we will leave this portion of the report as is.

Comment 27 Geotechnical Report, Section 10.4 (Cut-Off Curbs):
The cut-off curbs recommended in this section of the Geotechnical report should not be optional. In particular because the surrounding areas are sloped to drain towards this Site. Prolonged exposure of pavement subgrade to excessive moisture can reduce the pavement life by 50 percent or more.

ENGEO Response to Comment 27
To our knowledge, the use of cut-off curbs is not a City of Pleasanton standard for city improvements. As such, we opine that the implementation of this recommendation on private improvements should be the owner's option. As such, we will leave this portion of the report as is.

Comment 28 Geotechnical Report, Section 12 (Limitations):
Reference should be changed to Section 3 for the project description.

ENGEO Response to Comment 28
We will address this in the Reference 2 update.

If you have any questions or comments regarding this letter, please contact us and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Jeff Fippin, GE

Brooks Ramsdell, CEG

jaf/jbr/dsh/cb

Attachment: Selected References

SELECTED REFERENCES

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FAULT EXPLORATION

HANA JAPAN STEAK HOUSE

PLEASANTON, CALIFORNIA

SUBMITTED

TO

MR. DAN YOON

DUBLIN, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO. 5150.100.101

MARCH 31, 2008

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ENGEO INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
5150.100.101

March 31, 2008

Mr. Dan Yoon
7298 San Ramon Road
Dublin, CA 94568

Subject: Hana Japan Steak House
11991 Dublin Canyon Road
Pleasanton, California

FAULT EXPLORATION

Dear Mr. Yoon:

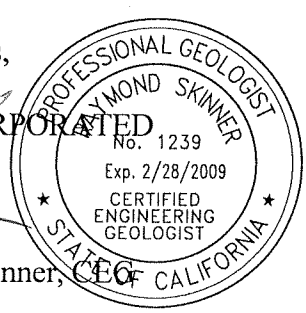
With your authorization, we have prepared this fault exploration report for the Hana Japan Steak House located in Pleasanton, California.

The accompanying report presents the results of our site exploration and our conclusions regarding potential fault hazards. Based on our study, it is our opinion that the currently proposed development is feasible from a geotechnical standpoint provided the recommendations included in this report are incorporated into project planning and design.

We are pleased to have been of service to you on this project and will be glad to consult further with you and your design team.

Very truly yours,

ENGEO INCORPORATED



Raymond P. Skinner, CEG

Donald E. Bruggers, GE

rps/jb

cc: 4 – Tom Kubo

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INTRODUCTION

Purpose and Scope

The purpose of this exploration has been to characterize geologic conditions at the site and develop conclusions and recommendations regarding potential fault hazards. This exploration included the following scope of services:

- Stereographic aerial photographs of the site were examined to identify geomorphic features related to faulting and other geologic conditions.
- The findings of previous fault explorations at the site and explorations for adjacent sites were reviewed.
- Excavation and logging of three exploratory trenches to assess the presence or absence of active faulting in the area of the proposed structure.
- Preparation of this fault exploration report summarizing our findings, conclusions and recommendations regarding potential fault hazards.

This report was prepared for the exclusive use of you and your design team consultants. In the event that any changes are made in the character, design, or layout of the development, the conclusions and recommendations contained in this report should be reviewed by ENGEO to determine whether modifications to the report are necessary. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without the express written consent of ENGEO Incorporated.

Site Location and Description

The site is located on the west side of Foothill Road and the south side of Dublin Canyon Road in Pleasanton, California, as shown on the Vicinity Map, Figure 1. The property is situated on a north-facing slope that has been partially graded as a cut slope adjacent to Dublin Canyon Road.

The site is currently open space and vegetation consists of open grass land. Existing improvements are limited to an asphalt-paved road that services existing residences upslope of the site and a concrete-lined V-ditch.

Proposed Development

Conceptual development plans indicate that the site will be developed with a restaurant building and associated parking areas. The location of the proposed building and parking areas are shown on the attached Figure 2. The project will include a substantial amount of grading and construction of retaining walls.

Regional Geology

The site is located in the Coast Ranges geomorphic province of California. In this part of the province, bedrock is mapped as Miocene marine sedimentary sandstone by Dibblee (1980) and Graymer (1996). The geologic setting of the site is depicted on the attached Regional Geologic Map, Figure 3.

Regional bedrock structure is mapped by Dibblee (1980) striking to the northwest and dipping at inclinations of about 65 to 75 degrees to the southwest.

Mapped Faulting

The site is located within a State of California Earthquake Fault Zone (CDMG, 1982) for the Calaveras fault, as shown on Figure 4. The State shows two traces of the Calaveras fault crossing the site. The eastern trace is mapped by the State near the toe of the hillside, and roughly parallel to Foothill Road (N25W). The State maps the northern termination of this trace near Dublin Canyon Road. The second fault trace is mapped stepping to the left about 100 feet to the west of the eastern trace.

As shown on Figure 4, Dibblee (1980) Hart (1981), and Crane (1988) map a fault trace roughly parallel to Foothill in a location similar to the mapping by the State of California (1982). Hart (1981) and Crane (1988) also map fault traces trending N45W to N55W as shown on Figure 4. This trend of faulting is roughly parallel to the hillside and to the existing paved driveway that crosses the site.

Previous Studies

Previous fault investigations have been performed at the site by Geotechnical Engineering, Inc. and Hydro-Geo Consultants. The locations of trenches from these previous studies are depicted on the attached Site Plan, Figure 2 and logs from these previous fault explorations are included in Appendix B for reference.

Previous fault exploration on the properties located to the north of the site were performed by Kleinfelder and Associates (1984) and by Terrasearch Inc. (1983). Previous fault exploration has been performed to the south of the site by Burkland and Associates (1973). The locations of these exploratory trenches are depicted on Figure 4. The previous studies were reviewed and pertinent information was used in preparation of this report.

The fault study by Terrasearch, Inc. (1983) was for the hotel building located to the north of the subject site. This study included three exploratory trenches as shown on Figure 4. The trench logs do not include notations that would indicate that a fault was encountered. Based on review of the

trench logs, variable thicknesses of fill were encountered over horizontally stratified soil and alluvium in Trenches T-1, T-2a and T-3. Near the eastern end of Trench T-2a, steeply inclined contacts were logged that may be fault related.

A fault study was performed by Kleinfelder and Associates (1984) on the parcel to the north of the hotel site. Two exploratory trenches were excavated at the approximately locations depicted on Figure 4. No indications of faulting were noted in the trench logs.

The fault study by Burkland, (1973) was performed for the water tank located south of the site. A fault feature was encountered near the east end of Trench 1. This fault features appears to be the main trace of the Calaveras fault. West of the fault, interbedded sandstone, shale and conglomerate were encountered in the trenching and no other indications of fault are noted in the logs.

Four exploratory trenches were excavated at the approximate locations shown on Figure 2 by Geotechnical Engineering, Inc. (1988). Fault features were encountered near the eastern end of Trench 1. These fault features appear to be associated with the main trace of the Calaveras fault. No other fault features were noted in the trench logs.

Subsequent to the trenching by Geotechnical Engineering, Inc., an additional trench was excavated by Hydro-Geo Consultants, Inc. (1990). The approximate location of the trench is shown on Figure 2. The trench log indicates that no features indicative of faulting were encountered.

Aerial Photograph and Geomorphic Interpretation

Aerial photographs taken by Pacific Aerial Surveys in 1957 were examined to evaluate geomorphic features that could be fault related. A prominent vegetation lineation was noted along the toe of the hillside on the western portion of the site where the fault traces have been mapped by Hart (1981) and Crane (1988). This vegetation lineament projects to a topographic bench or notch to the south of

the site. To the south of the site, the hill front forms a linear feature that is parallel to Foothill Road and to the main trace of the Calaveras fault.

Field Exploration

Our field exploration included excavating and logging three exploratory trenches totaling approximately 226 lineal feet. The trenches were excavated using a tractor-mounted backhoe on February 28 and March 1, 2001, and ranged from about 6 to 14 feet deep. The trenches were shored to permit safe entry and were logged by Mr. Raymond Skinner, an Engineering Geologist from ENGEO. The trench locations are shown on Figure 2 and logs of the trenches are presented in Appendix A. The trenches were located by tape measuring distances from the driveway and fences shown on the topographic base map.

On March 1, 2001, Mr. Dale Marcum and Mr. Ted Sayer from Cotton, Shires & Associates (Geotechnical Reviewer for the city of Pleasanton) were on-site and examined conditions exposed in Trenches T-1, T-2, and T-3. The trenches were backfilled on March 2, 2001, with nominal compactive effort. Trenches within the development area that are not completely removed by design cuts will require overexcavation and recompaction during site grading. Conditions encountered in our exploratory trenches are summarized below.

Trench T-1

From Stations 0+00 to 1+20, interbedded siltstone, sandstone, and conglomerate were encountered. Bedrock structure was observed striking N10E to N25W and dipping 60 to 75 degrees to the east. Colluvial soil deposits thickened abruptly at about Station 1+20, and at Station 1+25 were greater than 14 feet thick. Due to groundwater seepage and caving trench walls, the trench was terminated at about Station 1+32. No shearing or other features indicative of faulting were observed.

Trench T-2

Colluvial soils ranging from about 8 to 9 feet thick were encountered over sandstone bedrock. Bedding laminations in the sandstone were oriented N30W 20E. No shearing or other features indicative of faulting were observed.

Trench T-3

From Stations 0+00 to 0+15, colluvium ranging from about 11 to 12 feet thick was encountered, overlying sandstone that was similar in appearance to the sandstone encountered in Trench T-2. Toward the northeast, the thickness of the colluvial deposits decreased and from about Stations 0+45 to 0+52, the colluvium had been removed by a cut slope associated with Dublin Canyon Road. From Stations 0+15 to 0+52, interbedded siltstone and conglomerate were exposed. Bedrock structure was mapped striking N40W to N55W and dipping 20 to 40 degrees to the northeast. No shearing or other features indicative of faulting were observed.

Based on the findings of this exploration in conjunction with the findings of previous exploration at the site, the attached Geologic Cross Sections A-A' and B-B' (Figure 5) were prepared showing our interpretation of geologic conditions at the site. The cross sections also illustrate the overlap of the exploratory trenches relative to the planned building footprint.

CONCLUSIONS AND RECOMMENDATIONS

The site is located within a State of California Earthquake Fault Zone (1982). As discussed above, the main trace of the Calaveras fault has been located near Foothill Road and no indications of faulting were encountered in exploratory trenches on the west side of the main trace. To reduce the potential for adverse impacts to the planned building from fault rupture, recommendations for setbacks are provided below.

We recommend that all structures intended for human occupancy be setback at least 50 feet from the fault features encountered in the Geotechnical Engineering Inc. Trench 1. This setback zone is depicted on Figure 2.

Given the previous fault mapping by Hart (1991) and Crane (1988) and the geomorphic features in the vicinity, it is possible that a fault may exist to the southwest of the trenching that has been completed at the site. To account for the possibility that a fault may exist under the existing driveway or to the southwest of the existing driveway, we recommend that all structures intended for human occupancy be setback at least 25 feet northeast of the existing driveway.

As shown on Figure 2, the currently planned building location appears to be in conformance with the setback recommendations provided in this report. Based on the findings of this report, the potential for fault rupture in the area of the currently proposed structure appears to be low. We should be given the opportunity to review any changes to the building layout. In addition, we recommend that the fault set-back lines be clearly identified on the grading and improvement plans.

During a major seismic event that causes ground rupture on a primary fault zone such as the Calaveras fault zone, secondary ground deformations can occur in the region adjacent to the primary fault zone. The extent and magnitude of this zone of secondary deformation are difficult to estimate but most secondary deformations have been observed to take place on shear zones or other faults that

are located near the primary fault zone. Since no secondary faults or zones of fault related shearing were encountered in our exploratory trenching the likelihood of significant secondary ground deformation from active faulting appears to be low. Secondary ground deformations at the proposed building location are therefore expected to be relatively small, probably less than a few inches, and can be mitigated with appropriate foundation design and construction.

Additional Geotechnical Exploration

A geotechnical exploration should be performed for the project to address geotechnical engineering issues such as site preparation, grading, retaining walls, foundation design, and other improvements.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report is issued with the understanding that it is the responsibility of the owner to transmit the information and recommendations of this report to developers, owners, buyers, architects, engineers, and designers for the project so that the necessary steps can be taken by the contractors and subcontractors to carry out such recommendations in the field. The conclusions and recommendations contained in this report are solely professional opinions.

The professional staff of ENGEO Incorporated strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. There are risks of earth movement and property damages inherent in land development. We are unable to eliminate all risks or provide insurance; therefore, we are unable to guarantee or warrant the results of our work.

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LIST OF FIGURES

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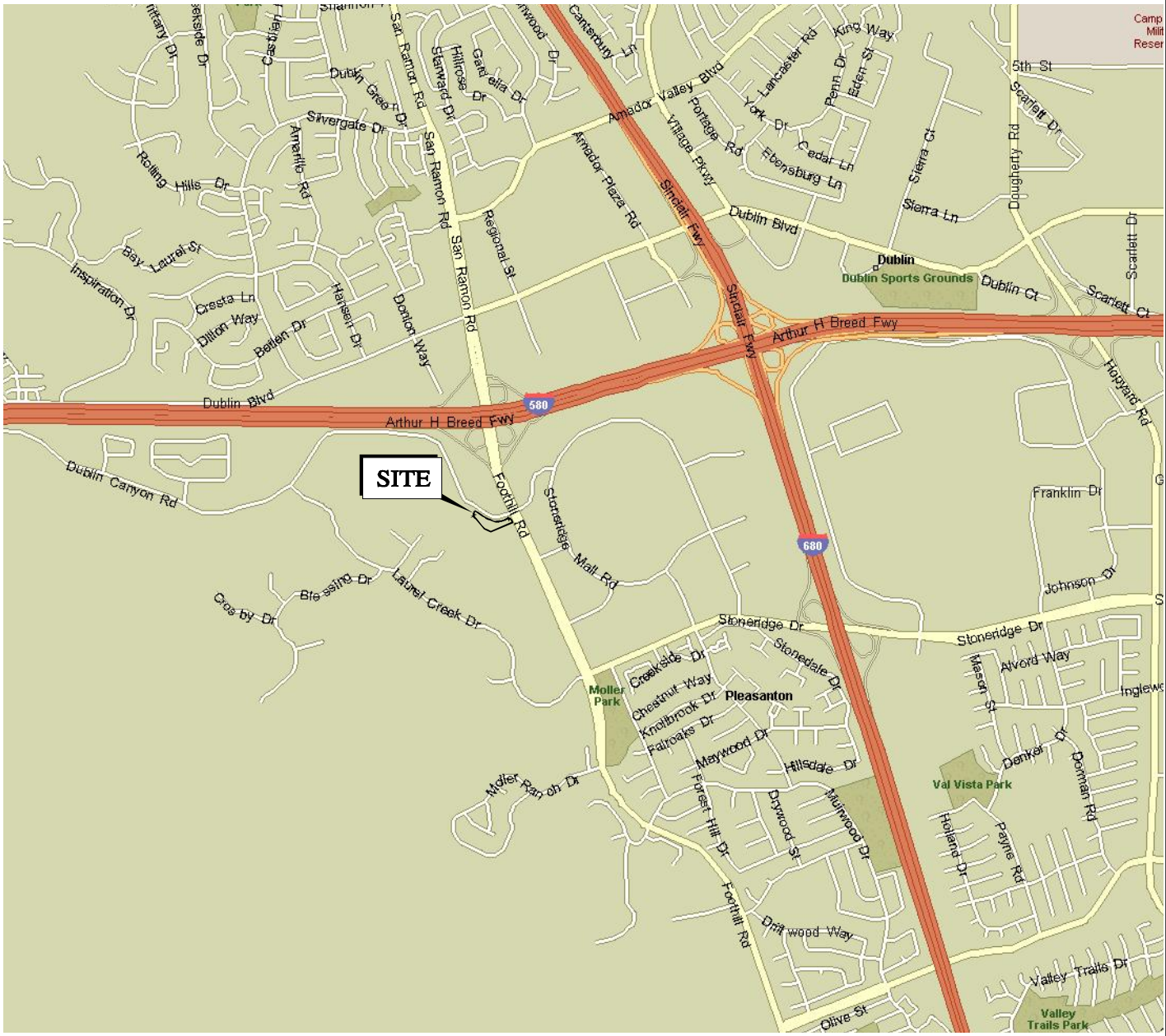

BASE MAP SOURCE: MS STREETS AND TRIPS

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VICINITY MAP

HANA JAPAN STEAK HOUSE

PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 1
DATE: MARCH 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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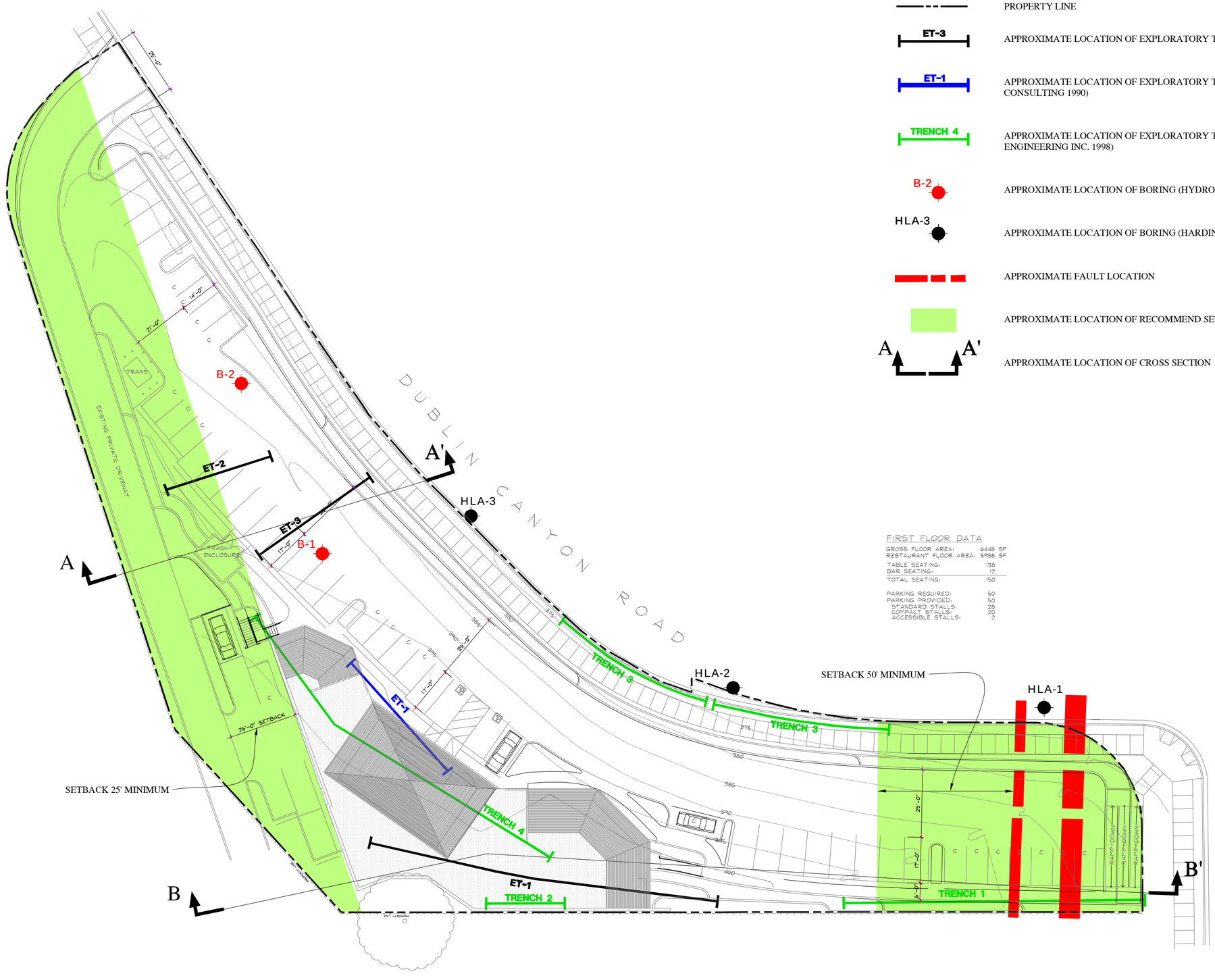

EXPLANATION

- PROPERTY LINE
- ET-3 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (ENGEO 2001)
- ET-1 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (HYDRO-GEO CONSULTING 1990)
- TRENCH 4 — APPROXIMATE LOCATION OF EXPLORATORY TRENCH (GEOTECHNICAL ENGINEERING INC. 1998)
- B-2 — APPROXIMATE LOCATION OF BORING (HYDRO-GEO CONSULTING 1990)
- HLA-3 — APPROXIMATE LOCATION OF BORING (HARDING LAWSON ASSOCIATES 1983)
- APPROXIMATE FAULT LOCATION
- APPROXIMATE LOCATION OF RECOMMEND SETBACK ZONE
- A A' — APPROXIMATE LOCATION OF CROSS SECTION

FIRST FLOOR DATA

GROSS FLOOR AREA:	6448 SF
RESTAURANT FLOOR AREA:	5938 SF
TABLE SEATING:	138
BAR SEATING:	12
TOTAL SEATING:	150
PARKING REQUIRED:	50
PARKING PROVIDED:	50
STANDARD STALLS:	28
COMPACT STALLS:	20
ACCESSIBLE STALLS:	2

BASE MAP SOURCE: WILLIAM WOOD ARCHITECTS

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

SITE PLAN
HANA JAPAN STEAK HOUSE
PLEASANTON, CALIFORNIA

PROJECT NO.:	5150.100.101		FIGURE NO. 2
DATE:	MARCH 2008		
DRAWN BY:	SRP	CHECKED BY: JB	

ORIGINAL FIGURE PRINTED IN COLOR

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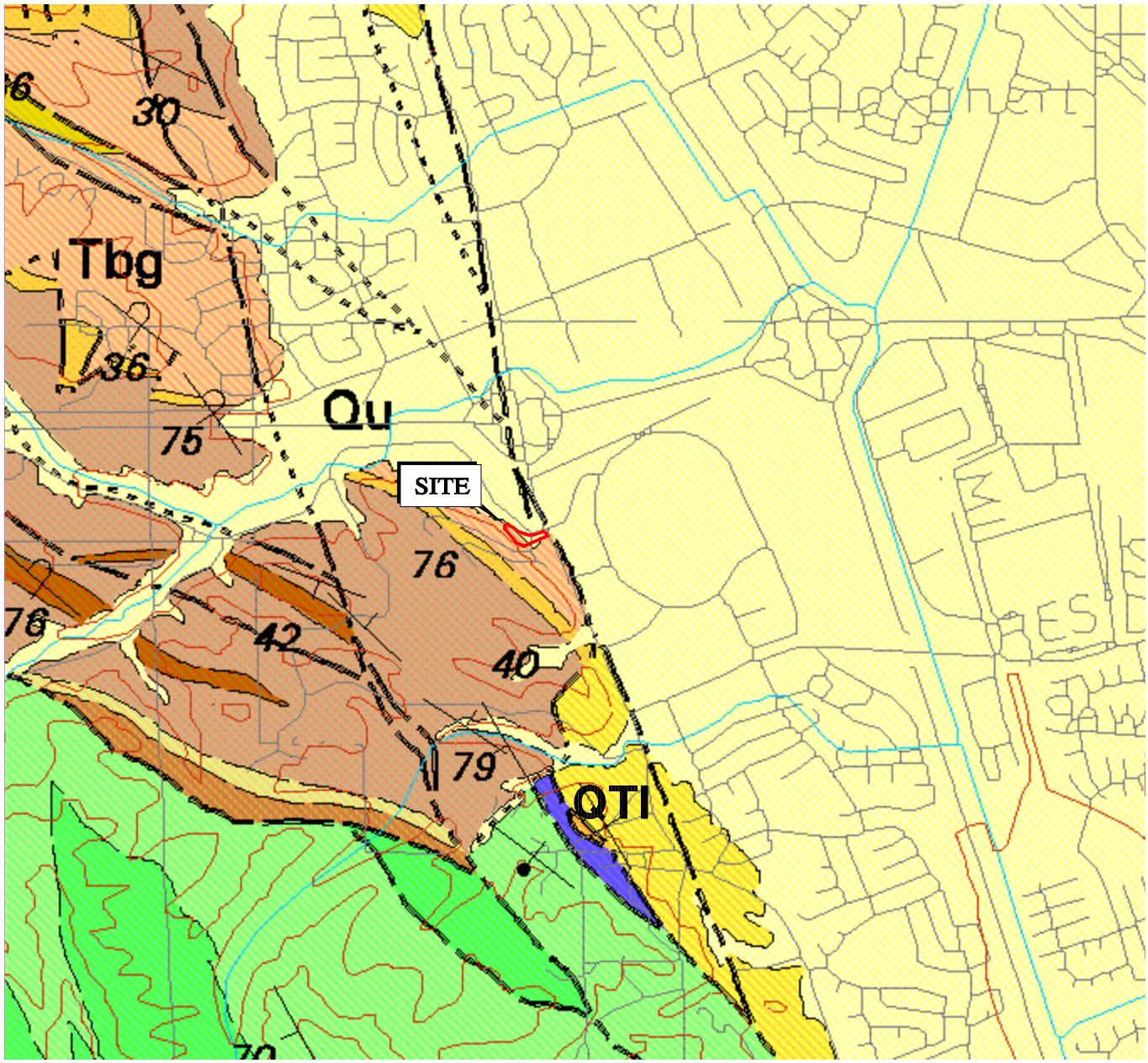

EXPLANATION

Qu	UNDIVIDED SURFICAL DEPOSITS
QTl	LIVERMORE GRAVELS
Tbg	BRIONES FORMATION
——— - - - - -	FAULT-DASHED WHERE APPROXIMATELY LOCATED, SHORT DASHED WHERE INFERRED, DOTTED WHERE CONCEALED, QUERIED WHERE LOCATION IS UNCERTAIN STRIKE-SLIP MOVEMENT
30	STRIKE AND DIP OF BEDDING

N

0 FEET 2000

0 METERS 1000

BASE MAP SOURCE: GRAYMER, 1996

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REGIONAL GEOLOGIC MAP

HANA JAPAN STEAK HOUSE

PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 3
DATE: MARCH 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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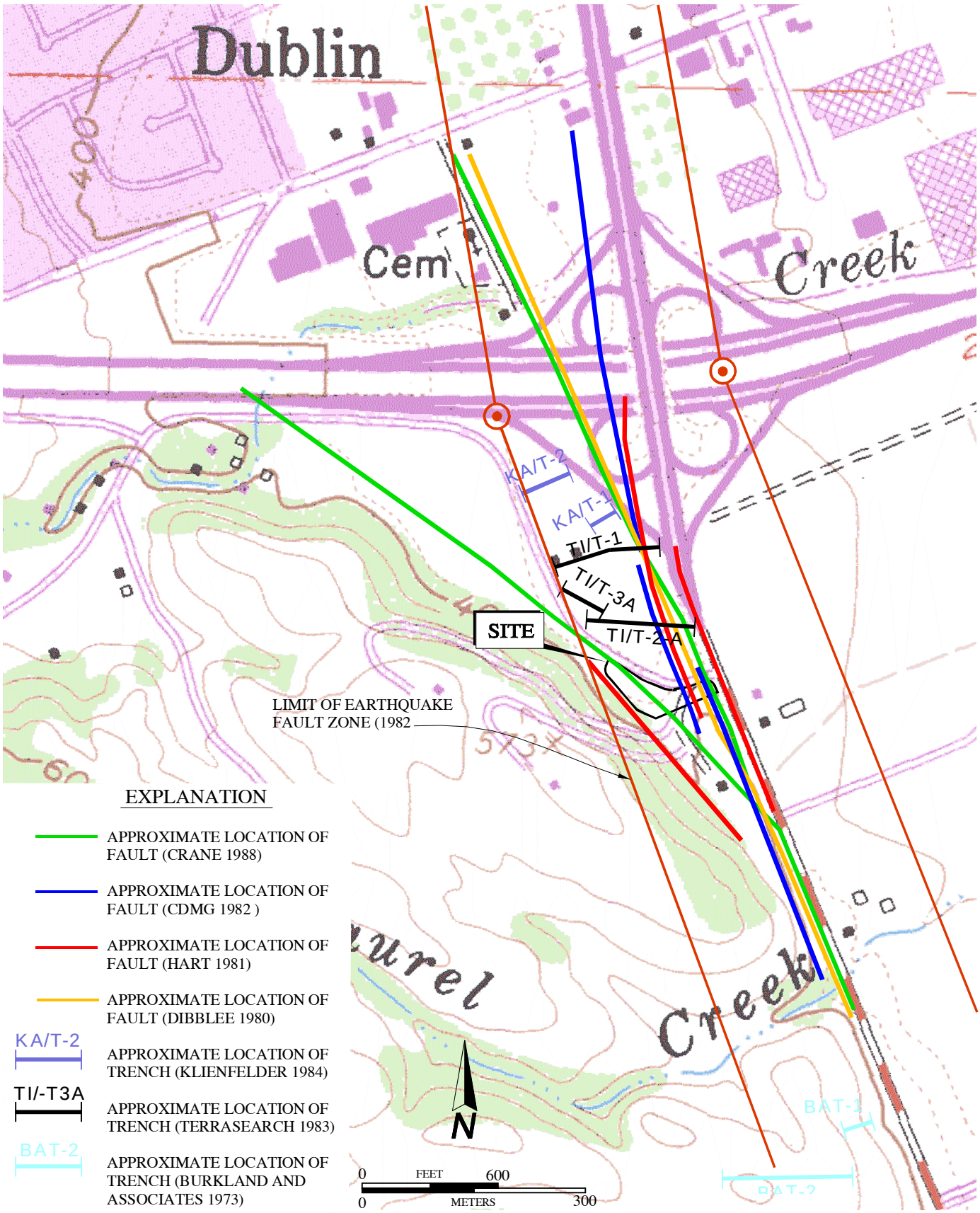

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EXCELLENT SERVICE SINCE 1971

COMPILATION OF FAULT MAPPING

HANA JAPAN STEAK HOUSE

PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 4
DATE: MARCH 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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ORIGINAL FIGURE PRINTED IN COLOR

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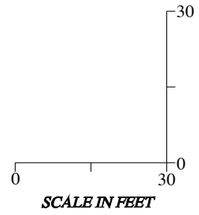
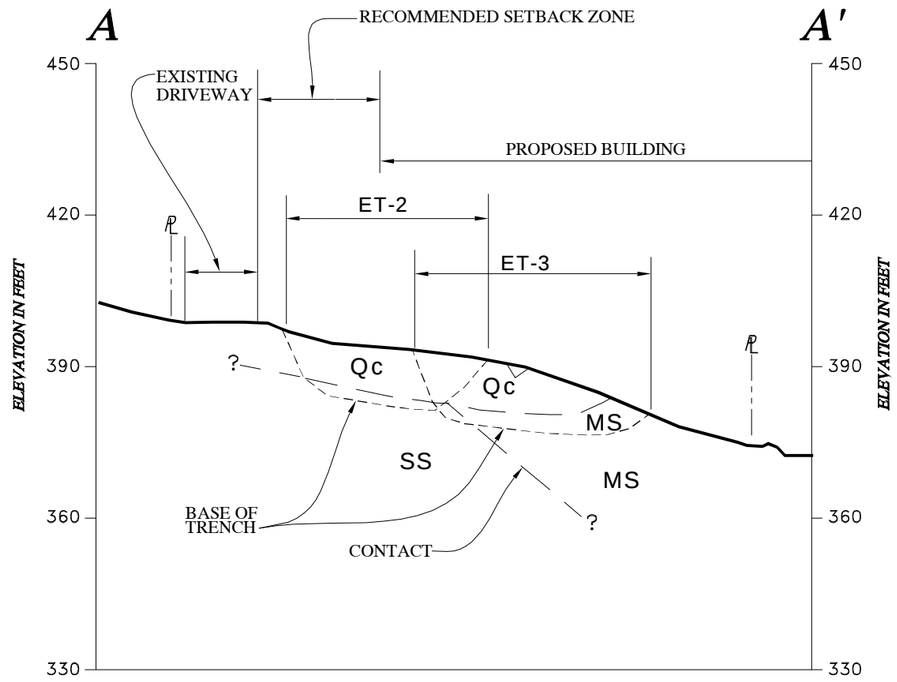
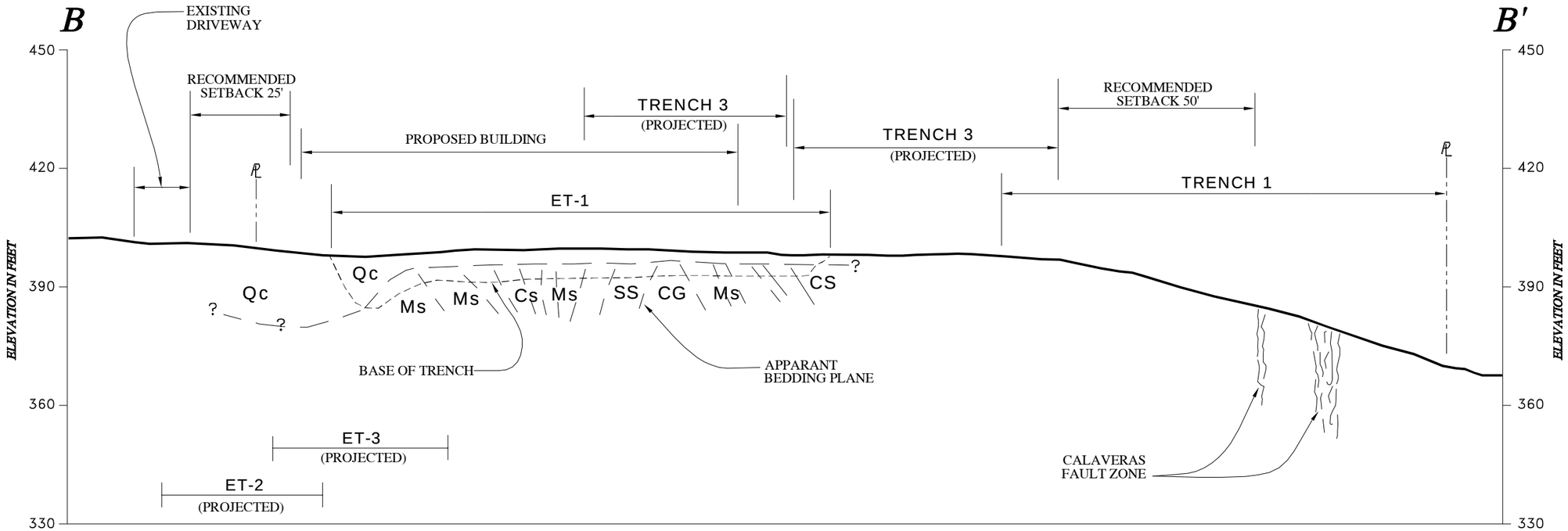
EXPLANATION

Qc	COLLUVIUM
CS	CLAYSTONE
MS	SILTSTONE
SS	SANDSTONE
CG	CONGLOMERATE
ET-3	APPROXIMATE LOCATION OF TRENCH (ENGEO 2001)
TRENCH 3	APPROXIMATE LOCATION OF TRENCH (GEOTECHNICAL ENGINEERING INC. 1998)







ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

CROSS SECTION A-A' AND B-B'
HANA JAPAN STEAK HOUSE
PLEASANTON, CALIFORNIA

PROJECT NO.: 5150.100.101		FIGURE NO. 5
DATE: MARCH 2008		
DRAWN BY: SRP	CHECKED BY: JB	

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APPENDIX A

(ENGEO, 2001)

Trench Logs T-1 through T-3

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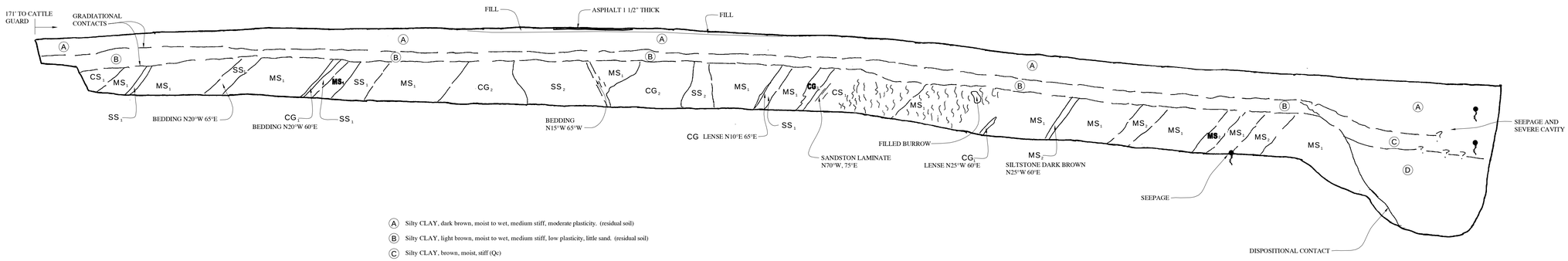
T-1

SOUTH WALL

TREND N70°E | TREND N85°E

EAST END — WEST END

0+00 | 0+10 | 0+20 | 0+30 | 0+40 | 0+50 | 0+60 | 0+70 | 0+80 | 0+90 | 1+00 | 1+10 | 1+20 | 1+30



(A) Silty CLAY, dark brown, moist to wet, medium stiff, moderate plasticity. (residual soil)

(B) Silty CLAY, light brown, moist to wet, medium stiff, low plasticity, little sand. (residual soil)

(C) Silty CLAY, brown, moist, stiff (Qc)

(D) Sandy CLAY, mottled dark brown and red-brown, moist, very stiff to hard (Qc)

CS_1 CLAYSTONE, light gray and red-brown, friable, poorly indurate.

MS_2 SILTSTONE, light gray-brown, friable to weak, highly fractured, thickly bedded, light carbonate coating in fractures.

SS_1 SANDSTONE, red-brown and light gray, friable to weak, thinly bedded, silty

CG_1 CONGLOMERATE, red-brown, friable, gravels up to ½ inch diameter, silty clay matrix.

CG_2 CONGLOMERATE, gray-brown and red-brown, friable, poorly indurated, gravels up to 1 inch diameter, silty clay matrix, abundant carbonate veinlets, angular gravels.

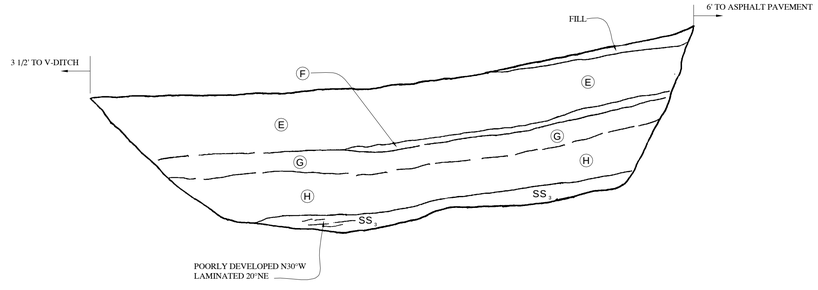
SS_2 SANDSTONE, light gray, weak, highly fractured, thickly bedded, carbonate filling in fractures, silty.

MS_2 SILTSTONE, dark gray-brown, friable, thickly bedded, highly fractured.

T-2

SOUTH WALL
TREND N50°E

0+50 | 0+40 | 0+30 | 0+20 | 0+10 | 0+00



(E) Clayey SILT, dark gray-brown, moist to wet, stiff, low plasticity, porous. (Qc)

(F) Silty SAND, gray-brown, moist to wet, dense. (Qc)

(G) Silty CLAY, brown, moist, very stiff, moderate plasticity, trace sand. (Qc)

(H) Sandy SILT, mottled brown and red-brown, moist, very stiff to hard, slightly cemented. (Qc)

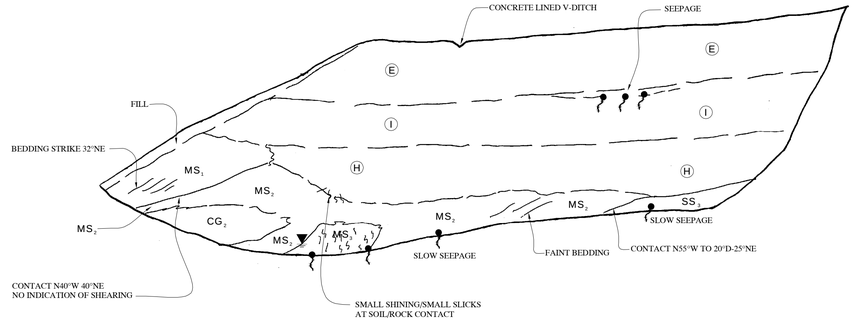
SS_3 SANDSTONE, red-brown and light gray, friable, poorly indurated, thickly bedded.

T-3

SOUTH WALL
TREND N40°E

NORTHEAST END — SOUTHWEST END

0+60 | 0+50 | 0+40 | 0+30 | 0+20 | 0+10 | 0+00



(E) Clayey SILT, dark gray-brown, moist to wet, stiff, low plasticity, porous. (Qc)

(H) Sandy SILT, mottled brown and red-brown, moist, very stiff to hard, slightly cemented (Qc)

(I) Sandy CLAY, mottled dark brown and red-brown, moist, very stiff to hard.

MS_1 SILTSTONE, dark gray-brown, friable to weak, highly fractured, thickly bedded, light carbonate coating in fractures

MS_2 SILTSTONE, dark gray-brown, friable, thickly bedded, highly fractured.

MS_3 SILTSTONE, light gray, friable, highly fractured, abundant carbonate nodules, clayey.

CG_2 CONGLOMERATE, gray-brown and red-brown, friable, poorly indurated, gravels up to 1 inch diameter, silty clay matrix, abundant carbonate veinlets, angular gravels.

SS_3 SANDSTONE, red-brown and light gray, friable, poorly indurated, thickly bedded.

NOTE: UPPER 3' NOT LOGGED IN DETAIL

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

TRENCH LOGS T-1 THROUGH T-3
HANA JAPAN STEAK HOUSE
PLEASANTON, CALIFORNIA

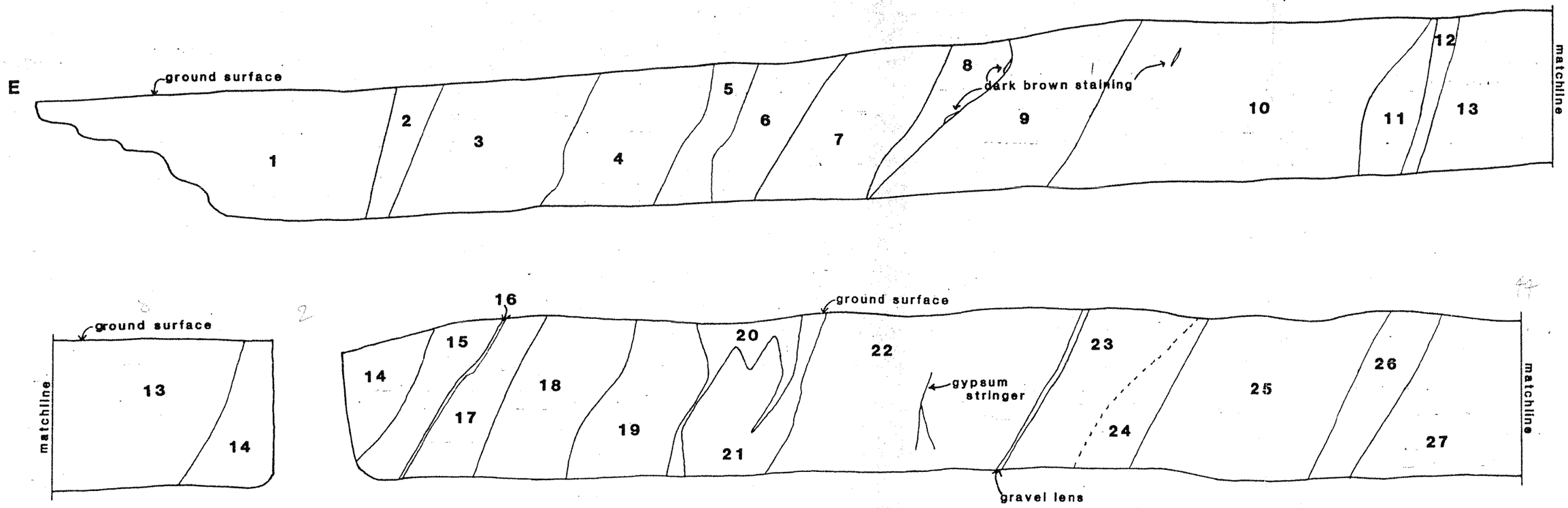
PROJECT NO.: 5150.100.101			FIGURE NO
DATE: MARCH 2008			A1
DRAWN BY: SRP	CHECKED BY: JB		

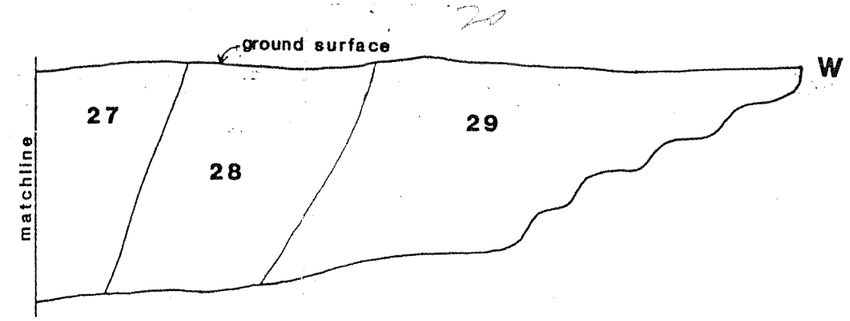
1"=5'

APPENDIX B

(OTHER CONSULTANTS)

Trench Logs





0 4 8

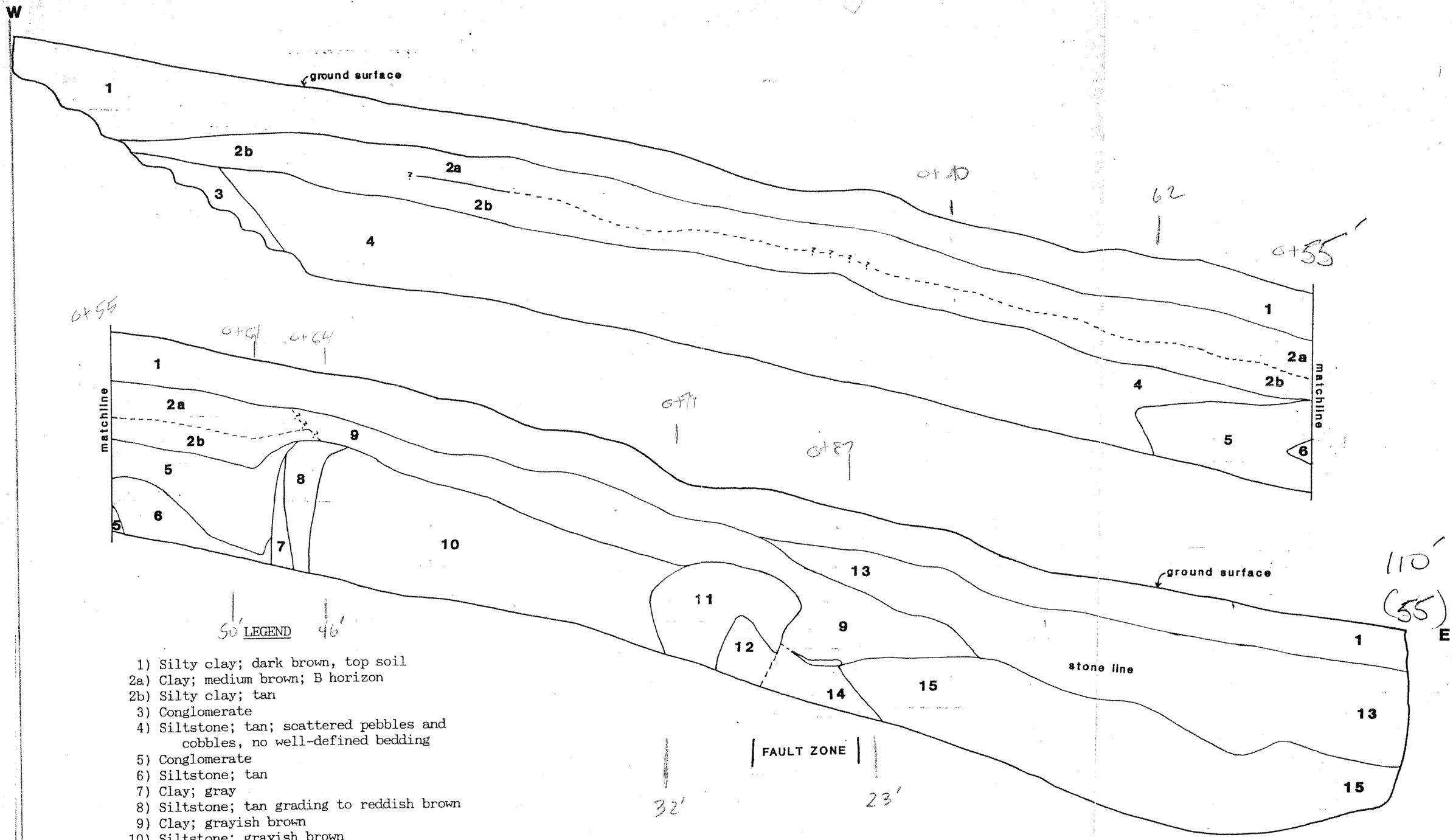
Scale in Feet

LEGEND

1) Sandstone; gray, weathered
2) Pebble conglomerate; sandy matrix
3) Pebble conglomerate; silty matrix
4) Sandstone; tan, fine grained; grading to siltstone; dark gray
5) Sandstone; light brown, fine grained
6) Sandy siltstone; light gray
7) Sandy siltstone; light brownish gray
8) Pebble conglomerate; some cobbles up to 2"
9) Siltstone; gray, weathering to tan
10) Pebble conglomerate; tan, more abundant cobbles to west
11) Siltstone, medium gray
12) Conglomerate; brown
13) Siltstone; grayish tan, moderately fractured with joint spacing of 1" to 3"
14) Claystone; gray
15) Sandstone; light brown, fine grained
16) Claystone; light gray
17) Siltstone; gray
18) Conglomerate; yellowish brown
19) Conglomerate; gray, weathering to reddish brown
20) Siltstone; gray
21) Conglomerate; gray, weathering to reddish brown
22) Siltstone; gray, some weathering
23) Siltstone; gray
24) Conglomerate
25) Siltstone; gray
26) Conglomerate; reddish brown, sandy matrix, cobbles up to 1-1/2"
27) Siltstone; gray
28) Conglomerate; gray weathering to br
29) Claystone; gray

LOG OF EXPLORATORY TRENCH 3

PLATE 6



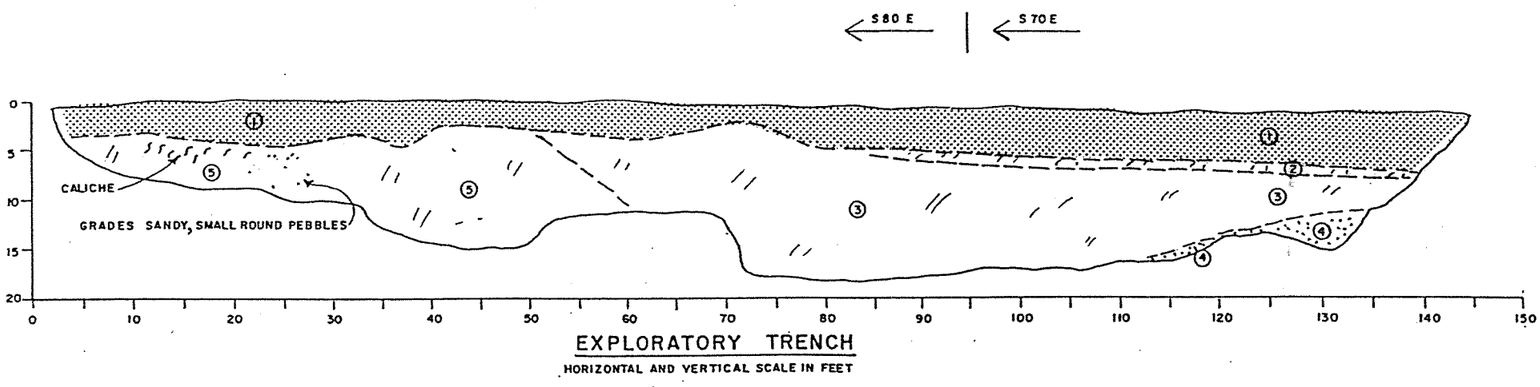
LEGEND

1) Silty clay; dark brown, top soil
2a) Clay; medium brown; B horizon
2b) Silty clay; tan
3) Conglomerate
4) Siltstone; tan; scattered pebbles and cobbles, no well-defined bedding
5) Conglomerate
6) Siltstone; tan
7) Clay; gray
8) Siltstone; tan grading to reddish brown
9) Clay; grayish brown
10) Siltstone; grayish brown
11) Conglomerate
12) Claystone; medium brown
13) Clay; dark brown
14) Silty clay; light brown
15) Clay; brown; colluvium

0 4 8
Scale in Feet

LOG OF EXPLORATORY TRENCH 1

PLATE 4



EXPLORATORY TRENCH

HORIZONTAL AND VERTICAL SCALE IN FEET

EXPLANATION

1. Dark grayish brown (10YR3/2) sandy to silty clay with occasional rock fragment, roots and organic material; dry

2. Dark gray (10YR3/1) sandy clay, ground caving along contact; wet.

3. Reddish brown (5YR3/2) sandy to silty clay with some sandstone, shale and chert fragments; stiff; wet.

4. Light olive (2.5Y5/6) sandstone; fractured; friable; wet.

5. Olive (5Y5/2) claystone with some round gravel; expansive; damp.

The trench was excavated with a backhoe using a 24-inch bucket, on May 30, 1990.

No free water was encountered in the trench.

PLATE

Appendix D

GHG Emission Compliance Checklist

THE CITY OF PLEASANTON

Community Development Department
Planning Division
200 Old Bernal Avenue • P.O. Box 520
Pleasanton, California 94566-0802
Phone 925-931-5600 • pod@cityofpleasantonca.gov
www.pleasantonpermits.com

GHG EMISSION COMPLIANCE CHECKLIST

The City of Pleasanton has adopted the Climate Action Plan (CAP) 2.0 that establishes 2030 and 2045 greenhouse gas (GHG) emissions targets. The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 MTCO2e per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045. This is consistent with and exceeds California's goal of reducing GHG emissions to 40 percent below 1990 levels (per Senate Bill 32) by 2030 and neutrality (per Executive Order B-55-18) by 2045.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if it complies a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that are subject to discretionary review and trigger environmental review pursuant to the CEQA. The purpose of the following GHG Emission Compliance Checklist (herein referred to as "Checklist") is to assist with determining CAP 2.0 consistency for a future development project or plan (herein referred to as the "Project").

The CAP 2.0 includes actions that are both mandatory and voluntary actions, both contained in this Checklist. While mandatory actions that are required, voluntary actions are encouraged. Funding may be available for certain efforts as noted in the Checklist. Projects that are consistent with the CAP 2.0, as determined using this Checklist, may rely on the programmatic CAP 2.0 Initial Study-Negative Declaration GHG emissions analysis for the respective project- and cumulative-level GHG emissions impacts analysis. Inconsistency with any of the applicable mandatory actions in this Checklist would make a Project inconsistent with the overall Checklist. **Projects that are identified as inconsistent with the CAP 2.0 through the use of this Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the City's approved GHG thresholds. Said projects must still incorporate CAP 2.0 actions in this Checklist to the extent feasible.**

This Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs.

Checklist Applicability

The Checklist includes a column with the applicable regulation, project type, requirements, Project compliance, and explanation. The **Project Type** column of the Checklist indicates regulation applicability based on project type. Project types include:

- Renovations and additions
- New construction (which includes any new buildings irrespective of existing development on a lot as well as any development on a vacant lot)
- A development plan/planning document

- Covered Projects which includes:
    1. Construction of any City-Sponsored project
    2. Construction of any new commercial/industrial building
    3. Construction of any new residential unit(s) or mixed-use project
    4. Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings)
    5. Additions to any residential project that are 2,000 gross square-feet or greater
    6. Addition to any residential project of any size if it has been less than five years from the date of certificate of occupancy for original structure.
- All projects (which includes all the above listed project types)

It is possible for a project to fit multiple project types and all applicable regulations must be met.

All Project applicants should complete the **Compliance** column for each regulation (i.e., indicate yes, no, or N/A). The **Explanation** column should note the plan sheets where the action is shown in plan set, if applicable. It should also provide and explanation if it will not be achieved.

Submittal Requirements

This Checklist is required to accompany discretionary applications submittals as detailed in submittal requirement handouts. The Checklist is designed to assist the applicant in identifying the minimum CAP 2.0 and other applicable climate-focused requirements specific to a Project. However, it may be necessary to supplement the completed Checklist with supporting materials, calculations, or certifications to demonstrate compliance with CAP 2.0 and other requirements. If the minimum CAP 2.0 and other applicable climate-focused requirements are not already clearly committed to as part of the Project, the mandatory actions will be included as respective project conditions of approval.

Please note, cumulative GHG emissions associated with construction from a land use development project are generally orders of magnitude lower than the operational emissions from a project because construction emissions are generally short in duration compared to the project's overall lifetime, and thus can be assessed qualitatively as part of related CEQA GHG emissions analysis. However, some projects may have long construction periods or entail large quantities of cut and fill that could result in construction related GHG emissions that may be considered significant. Thus, the City retains the discretion on a project-by-project basis to consider whether a project's construction-related GHG emissions could be cumulatively considerable and require more detailed quantitative CEQA GHG emissions analysis and respective mitigation. The City also retains discretion to require additional analysis of GHG emissions on a case-by-case basis and require additional climate mitigations.

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. **Green Building.** Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes☑ No☐ N/A☐	The project will comply with the non-residential CALGreen checklist
Municipal Code	Covered Projects[1]	4. **Green Building.** Will the Project comply with the Pleasanton Municipal Code Chapter 17.50 including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes☐ No☐ N/A☑	Not a residential project
CAP 2.0 (P11)	New Construction	5. **LEED Neighborhood.** If the project is neighborhood scale, does it incorporate elements of LEED ND? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes☐ No☐ N/A☑	Project is not neighborhood scale.

[1] Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-feet or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. **Energy Efficiency Upgrades.** Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. Rebates and financing may be available. *Voluntary*	Yes☑ No☐ N/A☐	Energy efficient window upgrades and LED lighting will be used on this project.
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. **Solar.** Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes☐ No☑ N/A☐	Solar information will be provided in the electrical drawings for building permit
CAP 2.0 (P4)	Covered Projects	8. **Energy Storage System.** When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes☐ No☑ N/A☐	Not required
CAP 2.0 (P4)	All Projects	9. **Water Heater.** If a new water heater is being installed, will the Project include installation of a solar water heater? *Voluntary*	Yes☐ No☑ N/A☐	Not required

Building Electrification				
CALGreen Code	New Construction	10. **All-Electric.** Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating?[2]	Yes☐ No☑ N/A☐	gas cooking appliances required for this restaurant
CAP 2.0 (P2)	Additions and Renovations	11. **All-Electric Existing Buildings.** Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? Rebates may be available. *Voluntary*	Yes☐ No☐ N/A☑	N/A Not required.
CAP 2.0 (S1)	All Projects	12. **Refrigerant Management.** If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

[2] The Building Code includes limited exceptions including to commercial kitchens with a business-related need to cook with combustion equipment; industrial processes for labs, research, or educational related needs; and/or if the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

Vehicle Electrification				
CALGreen Code	New Construction	13. **EV Charging.** Will the Project install electric vehicle charging infrastructure as follows: • SFR: Two Level 2 EV Ready[3] spaces per unit • ADU: One Level 1 EV Ready space per unit (where parking is provided). • Multi-family: 15-percent of dwelling units shall provide one Level 2 EVCS[4] space, and 85-percent of dwelling units shall provide one Level 2 EV Ready[5]. • Offices: 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable[6]. • Hotels: 5-percent of required parking spaces shall be Level 2 EVCS, 25-percent shall be Level 2 EV Ready, and 10-percent shall be Level 2 Capable. • All other non-residential: 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable. Indicate the plan sheet(s) where EV Charging information is provided.	Yes☑ No☐ N/A☐	10 percent of parking will be EV charging stations. See sheet A1 for EV charging parking spaces

[3] EV Ready includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). Level 2 must be capable of 8.3 kVa (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVa (110/120 volt, 20-amp).

[4] EVCS includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). and vehicle supply equipment.

[5] Five Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA- 480 volt, 100-amp).

[6] EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. **Transit Connections.** Will the project provide transit incentives as follows: • Multi-family: Comply with Municipal Code Chapter 17.26. *Mandatory* • Non-residential: If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. *Voluntary*	Yes☐ No☑ N/A☐	The proposed project is located in close proximatly to existing transite stops.
Municipal Code (18.88)	All Projects (Commercial and Multi-family)	15. **Alternative Vehicle Parking.** Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes☐ No☑ N/A☐	no alternat vehicle parking is proposed
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi-family)	18. **Bicycle Amenities.** Will the Project include bicycle parking and/or protected bicycle storage as follows: • Multi-family: One short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. • Non-residential: Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-feet of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-feet of gross floor area	Yes☐ No☑ N/A☐	No bicycle parking is prposed.

		Additionally, for offices- will the Project include showers and changing areas as follows: • One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet. • One dressing area per shower facility Indicate the plan sheet(s) where bicycle amenities information is provided.	N/A	
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations[7]	19. **Landfill Diversion.** Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes☑ No☐ N/A☐	Waste management compliance will be applied to this project
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. **Waste Requirements.** Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with Municipal Code Chapter 9.20? Indicate the plan sheet(s) where waste container information is provided.	Yes☑ No☐ N/A☐	Waste container information will be provided in the construction drawings that will be submitted for permit.

[7] All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-feet, demolition with a total value of $25,000 or greater, and/or non-residential alternations/renovations with a total value of $125,000 or greater.

Green Materials				
CAP 2.0 (S6)	All Projects	21. **Embodied Carbon.** Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? *Voluntary*	Yes☐ No☑ N/A☐	Not required.
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. **Water Conservation.** Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? Rebates may be available. *Voluntary*	Yes☑ No☐ N/A☐	Water efficient plumbing fixtures will be used in this project.
Municipal Code (17.14) and State WELO	All Projects	23. **Water Efficient Landscape.** If the project includes new landscape areas of greater than 500 square-feet or rehabilitated landscape areas of greater than 2,500 square-feet, will the Project comply with Municipal Code Chapter 17.14 and implement the City's Water Efficient Landscape Ordinance (WELO)?	Yes☑ No☐ N/A☐	All WELO documentation will be provided with Construction drawings submitted for permit.
Water Recycling				
CAP 2.0 (S8)	All Projects	24. **Green Stormwater Infrastructure.** Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

SF Bay Region Requirements	All Projects	25. **Stormwater Management.** For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City stormwater management requirements?	Yes☑ No☐ N/A☐	See civil drawings for stormwater management.
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. **Tree Planting.** If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes☑ No☐ N/A☐	See landscape plans for new climate-adapted trees.
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. **Wildfire Prevention and Preparation.** Will the Project incorporate a wildfire-defensible space, fire hardening retrofits, and commit to fire prevention through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

EXHIBIT B

Hana Japan Restaurant Project
Mitigation Monitoring and Reporting Program

May 2025

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Hana Japan Restaurant Project are listed below along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign off that the mitigation measure has been implemented.

MITIGATION MONITORING AND REPORTING PROGRAM
Hana Japan Restaurant Project

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
Biological Resources					
IV (a).	Would the project 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?	*Western Burrowing Owl* *IV-1. A pre-construction survey for western burrowing owls shall be conducted by a qualified biologist within the project site and a 100-foot buffer around the project site boundaries within 14 days of the commencement of construction activities. Burrowing owl surveys shall be conducted according to the methodologies prescribed by the CDFW in their 2012 Staff Report on Burrowing Owl Mitigation. In order to ensure western burrowing owls do not migrate into the project site following the initial survey, a secondary site survey shall be conducted within 24 hours prior to ground disturbance. Survey results shall be submitted to the Community Development Department. If active burrows are not detected during the surveys, further mitigation shall not be required.* *If burrowing owls are detected on the site or within 100 feet of the project site boundaries, CDFW shall be contacted to determine if an incidental take permit (i.e., Section 2081 permit) is required due to the species being proposed for listing under CESA. The following restricted activity dates and setback distances are recommended pursuant to CDFW's Staff Report (2012) or as otherwise coordinated with CDFW:* • *From April 1 through October 15, low disturbance and medium disturbance activities shall have a 200-meter buffer while high-disturbance activities shall have a 500-meter buffer from occupied nests.* • *Between September 1st and February 1st, if western burrowing owls are residing within the project footprint or within 200*	City of Pleasanton Community Development Department CDFW	Within 14 days of the commencement of construction activities and within 24 hours prior to ground disturbing activities.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		meters of the project footprint, the owls may be passively evicted by a qualified biologist using CDFW guidelines. If owls are not within the development footprint or within 200 meters of the development footprint, from October 16 through March 31, low-disturbance activities shall have a 50-meter buffer, medium-disturbance activities a 100-meter buffer, and high-disturbance activities a 500-meter buffer from occupied nests. • *Earth-moving activities or other disturbance shall not occur within the aforementioned buffer zones of occupied burrows. The buffer zones shall also be fenced. If burrowing owls are found in the project area, a qualified biologist shall also delineate the extent of burrowing owl habitat within the site.* • *Buffers may be modified by a qualified biologist knowledgeable enough to establish buffer sizes commensurate with the acclimation of burrowing owls to disturbance. The buffers, if modified over that prescribed above, shall be coordinated with CDFW.* *Crotch's Bumble Bee* *IV-2. Consistent with CDFW recommendations, a minimum of three surveys for Crotch's bumble bee shall be conducted prior to construction activities, each survey scheduled two to four weeks apart during the species flight period (April through October). Within 14 days prior to the commencement of construction activities between April 1 and October 31, a qualified*	City of Pleasanton Community Development Department CDFW	Within 14 days prior to the commencement of construction activities, between April 1 and October 31.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		biologist shall survey for Crotch's bumble bee. The surveys shall occur at least two hours after sunrise (when temperatures are greater than 60°F and less than 90°F without rain) or two hours before sunset. The survey area shall include the project boundaries and a surrounding 100-foot buffer area. The survey duration shall be appropriate to the size of the project site and buffer area based on the metric of a minimum of one person-hour of searching per three acres of suitable habitat, or an approximately half-hour survey for an average-sized project site. *The biologist leading the survey(s) shall be designated as a qualified biologist for bumble bees. Surveyors shall not capture or handle bumble bees unless authorized specifically for Crotch's bumble bee by CDFW. Bumble bees shall only be netted, chilled, and photographed for identification purposes if the biologist is authorized by a Memorandum of Understanding (MOU) in accordance with Fish and Game Code 2081(a), which does not include take caused by project-related activities. If the lead biologist does not have an MOU, identification techniques shall be limited to photographs of bumblebees in flight or resting on floral resources. Survey results shall be submitted to the Community Development Department. If the species is not detected within or around the project site, further mitigation shall not be required.* *If any sign(s) of a bumble bee nest is observed, and if the nest cannot be established to host a species that is not Crotch's bumble bee, then construction shall not commence until CDFW*			

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		provides further guidance, which may include, but not be limited to, an additional survey by a bumble bee expert, waiting until the colony active season ends, or obtaining take authorization. *If at any time during preconstruction surveys a Crotch's bumble bee is found, a qualified biologist/monitor approved by CDFW for bumble bee monitoring shall be on-site during all construction activities. During construction monitoring, the biologist shall scan for bumble bees using floral resources. If bumble bees are observed after construction commences, construction shall be halted if bumble bees are in harm's way. For example, if an undetected nest is present in the construction area, bumble bees could become visible if the nest is disturbed, leading to construction being immediately halted.* *If construction is halted because bumble bees are in harm's way, construction shall only recommence after establishing that the bees present are not Crotch's bumble bees. If Crotch's bumble bees (or bees that could be that species) are identified on-site, construction shall not recommence until CDFW provides further guidance, which could include an additional survey by a bumble bee expert, waiting until the colony active season ends, requiring take authorization, or other actions (such as buffers).* *If a suspected Crotch's bumble bee is killed or injured during the source of survey efforts, or during project activities, all work shall be stopped and the CDFW Representative shall be*			

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		immediately contacted for guidance. The bumble bee shall be collected into a vial and frozen, as well as photographed in accordance with accepted methods. Record the date, location, GPS coordinators, project name, collector, and any other relevant information related to the cause of death or injury (e.g., chilling container may have been too cold; extreme shifts in temperature during collection, vehicle strike, etc.). If the bumble bee is determined to be a Crotch's bumble bee, the specimen shall be sent to CDFW for further assessment. *Nesting Birds and Raptors*			
		IV-3. A pre-construction survey for nesting birds shall be conducted by a qualified biologist within seven days of commencing construction activities, including, but not limited to, grubbing, grading, and tree removal, if such activities occur between February 1st and September 1st. The survey shall include an examination of all trees, shrubs, and ground on-site and within a 100-foot buffer around the project site boundaries where bird species could be disturbed by vibrations and/or other construction-related noise (zone of influence). The zone of influence includes areas outside the project site where birds could be disturbed by earth-moving vibrations and/or other construction-related noise. If site work does not commence within seven days of the survey, another survey shall be conducted to ensure that impacts would not occur to nesting birds. Survey results shall be submitted to the Community Development Department. If active	City of Pleasanton Community Development Department	Within seven days prior to commencing construction activities which occur between Februrary 1st and September 1st.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		nests of migratory birds are not detected within approximately 100 feet of the project site, further mitigation is not required. *If birds are identified nesting on or within the zone of influence, a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites shall establish a temporary protective non-disturbance buffer around the nest(s). The non-disturbance buffer shall be staked with orange construction fencing and shall be of sufficient size to protect the nesting site from construction-related disturbance. Typically, adequate nesting buffers are located 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds. Upon completion of nesting surveys, if nesting birds are identified on or within the zone of influence, the qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed. The nesting buffer shall be monitored daily for the first week of construction to ensure that nesting birds are not affected by on-site construction activities and that the buffer size does not need to be increased. Once the qualified ornithologist/biologist determines, through direct observations, that birds are not agitated by project construction, monitoring can be reduced to once a week.* *Construction or earth-moving activity shall not occur within any established nest protection buffer prior to September 1st unless the qualified ornithologist/biologist determines that the young*			

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		have fledged and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. The nest completion date can be significantly earlier or later and shall ultimately be determined by the qualified biologist. At the end of the nesting cycle and/or fledging from the nest, as determined by a qualified biologist, temporary nesting buffers may be removed, and grading and construction may commence in established nesting buffers without further regard for the nest site.			
		IV-4. If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, an appropriate non-disturbance buffer shall be established around all active nests. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for common passerine birds and up to 100 feet for special-status passerine birds. The actual size of buffer would be determined by the project biologist, and would depend on species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer shall be clearly staked with construction fencing and shall be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents.	City of Pleasanton Community Development Department	Prior to construction activities, if nesting raptors or migratory birds are detected during surveys.	
Cultural Resources					
V (a,b,c).	Would the project:	*V-1. Prior to grading permit issuance, the developer shall submit improvement plans to the City of Pleasanton for review and approval which*	City of Pleasanton Community	Prior to grading permit issuance.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or Disturb any human remains, including those interred outside of dedicated cemeteries?	*indicate through notation that if unknown cultural resources, including unique historical, archaeological, or paleontological resources, are encountered during site grading or other site work, all such work shall be halted immediately within 200 feet of the find and the developer shall immediately notify the City of Pleasanton Community Development Department of the discovery. If such resources are identified, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist, paleontologist, or historian, as applicable, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology. The qualified professional shall record, protect, or curate the discovery as appropriate and shall submit a report of the findings and method(s) of curation or protection to the City of Pleasanton Community Development Department. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.*	Development Department		
		V-2. If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 200 feet and a professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. Work shall not resume within the radius until the City of Pleasanton determines that appropriate measures have been completed to the City's satisfaction. The archaeologist shall notify the Amador County Coroner pursuant to Section 7050.5 of the State Health and Safety Code. In addition, the provisions of Section 7050.5 of the	City of Pleasanton Alameda County Coroner Native American Heritage Commission	If human remains, or remains that are potentially human, are found during construction activities.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		California Health and Safety Code, Section 5097.98 of the California Public Resources Code (PRC), and Assembly Bill 2641 shall be implemented. If the County Coroner determines the remains are Native American, then the Coroner shall notify the Native American Heritage Commission (NAHC) to designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the PRC). The designated MLD shall have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (PRC Section 5097.94). If an agreement is not reached, the qualified archaeologist or MLD shall rebury the remains where they would not be further disturbed (PRC Section 5097.98) and record the site with the NAHC or the appropriate Information Center or Alameda County (AB 2641).			
Geology and Soils					
VII (c,d).	Would the project: 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? Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	*VII-1.* *Prior to approval of Improvement Plans, the plans shall include all relevant 2022 CBSC standards, as well as all recommendations included within the updated Geotechnical Report (2025) and the Fault Exploration report (2008) prepared by ENGEO Incorporated to ensure that the recommended standards are incorporated into project design and construction. All project improvement plans shall be reviewed by a licensed engineer and approved by the City of Pleasanton Community Development Department and the City Engineer.* *VII-2.* *Prior to commencement of building construction*	City of Pleasanton Community Development Department City Engineer City of	Prior to approval of Improvement Plans. Prior to the	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
		and during cut and fill activities associated with the proposed project, any potentially expansive clay encountered within building pads shall be removed to a depth of at least three feet below pad grade, as determined by a licensed geotechnical engineer. In addition, potentially expansive clay shall not be placed within the upper three feet of building pads. Proof of compliance with this measure shall be submitted to the City of Pleasanton Community Development Department and the City Engineer.	Pleasanton Community Development Department City Engineer	commencement of building construction and during cut and fill activities.	
		VII-3. Implement Mitigation Measures V-1 and V-2.	See Mititgation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2.	
Tribal Cultural Resources					
XVIII (a,b).	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code 5020.1(k); or A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to	*XVIII-1. Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2.	

MITIGATION MONITORING AND REPORTING PROGRAM Hana Japan Restaurant Project					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign -off**
	criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

EXHIBIT B

RESOLUTION NO. PC-2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE CONSTRUCTION OF HANA JAPAN RESTAURANT WITH 43 ON-SITE PARKING SPACES AND ON- AND OFF-SITE IMPROVEMENTS, SUBJECT TO THE CONDITIONS OF APPROVAL, FILED UNDER CASE NO. P22-0902

WHEREAS, on November 3, 2022, William Wood Architects applied for design review approval for the construction of an approximately 6,445-square-foot restaurant (Hana Japan) with on- and off-site improvements for the property located at 11991 Dublin Canyon Road (APN 941-1710-10-1) ("the Project"); and

WHEREAS, the Property is designated Retail/Highway/Service Commercial and Business and Professional Offices in the City's General Plan; and

WHEREAS, the Property is zoned Central Commercial (C-C) District on the City's zoning map; and

WHEREAS, Pursuant to Section 21080.1 of California Environmental Quality Act (CEQA) and Guidelines Section 15063, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the impacts of the Project; and

WHEREAS, at its duly noticed public meeting of July 23, 2025, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton that:

Section 1. Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff report, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2. The Planning Commission finds that the project conforms to all applicable objective standards of the Pleasanton Municipal Code, Zoning Ordinance and other adopted standards.

Section 3. With respect to the Design Review, the Planning Commission finds that the project was reviewed in accordance with the following nine criteria set forth in Section 18.20.030 of the Pleasanton Municipal Code:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;

DRAFT

3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground, or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, and public art in relationship to the site and landscape.

The Planning Commission finds the Project includes an appropriate relationship of the proposed building to its site and adjoining areas and will not adversely affect the visual aesthetic of the project site or surrounding area. The proposed landscaping will enhance architectural features and conform to established streetscape. The architectural style of the proposed building and other improvements are of a quality of design and complementary to their surroundings. Accordingly, the Planning Commission concludes that all of the above required Design Criteria can be made to approve the Project.

Section 4. The Planning Commission hereby approves Design Review Case No. P22-0902, for the construction of an approximately 6,445-square-foot restaurant with 43 on-site parking spaces and on- and off-site improvements, subject to the Conditions of Approval, attached hereto and incorporated herein by reference as Exhibit A..

Section 5. The Planning Commission directs the Planning Manager to file a Notice of Determination with the Alameda County Clerk.

This resolution shall become effective on the later of the following: 1) the day following the first meeting of the City Council after the City Council has received notice of the decision; or 2) the day after the expiration of the 15-day appeal period.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 23, 2025, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____	_____
Melinda Denis	Ken Morgan
Secretary, Planning Commission	Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P22-0902
11991 Dublin Canyon Road
Hana Japan Restaurant
July 23, 2025

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Public Works/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for the construction of an approximately 6,445-square-foot restaurant with a 43-stall parking lot located on Assessor Parcel No(s). APN 941-1710-10-1 at 11991 Dublin Canyon Road Development shall be substantially as shown on the project materials listed below:

a. Project plans, Exhibit C, prepared by: William Wood Architects, Alexander & Associates and Borrecco/Kilian & Associates, Inc. for Hana Japan, dated “Received” on January 10, 2025 and kept on file in the Planning Division of the Community Development Department.

b. Color and materials board prepared by William Wood Architects for Hana Japan dated “Received April 24, 2023” and kept on file in the Planning Division of the Community Development Department.

c. Arborist Report, prepared by NcNeil Arboriculture Consultants, LLC, dated “Received May 1, 2025:, and kept on file in the Planning Division of the Community Development Department.

d. Initial Study/Mitigated Negative Declaration for the Hana Japan Restaurant Project, prepared by Raney Planning & Management, inc. for the City of Pleasanton, dated “Received May 25, 2025” and on file in the Planning Division of the Community Development Department.

e. Mitigation Monitoring and Reporting Program (MMRP) for the Hana Japan Restaurant, prepared by Raney Planning & Management, inc. for the City of Pleasanton, dated “Received May 25, 2025” and on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.

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2. EXPIRATION – DESIGN REVIEW: This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.

5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

6. MITIGATION MONITORING AND REPORT PROGRAM (MMRP): The project shall comply with the attached MMRP for Hana Japan Restaurant. ***(Project Specific Condition)***

Site Development and Building Design

7. PARKING LOT LIGHTS: The plan set submitted for the issuance of a building permit shall clearly show the design details of the parking lot lights, including base, pole, and fixture. Additionally, a photometrix of the parking lot lights shall show no light spill onto public rights of way. The specifics of the parking lot light are subject to review and approval by the Director of Community Development. ***(Project Specific Condition)***

8. ON-SITE LIGHTS: The plan set submitted for the issuance of a building permit shall clearly show locations and details of all on-site lighting, including lights mounted on the building and installed on site. Building-mounted lights shall be shielded, and light shall be directed downward. Landscape and other on-site lights shall not be directed upward to avoid polluting the night sky. The specifics of the building and on-site lighting are subject to review and approval by the Director of Community Development. ***(Project Specific Condition)***

9. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.

10. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.

11. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

12. COLOR SCHEME: The applicant shall paint a portion of the building with the color scheme in conformance with the Approved Plans. Primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection for conformance with the Approved Plans. The colors shall not be considered in conformance with the Approved Plans until after inspection and verification by the Planning Division. Any proposed modifications shall be subject to review and approval by the Planning Division.

13. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.

14. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.

15. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.

16. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.

17. BUILDING SURVEY: The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

18. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

19. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.

20. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

21. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of

the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.

22. MECHANICAL EQUIPMENT – SCREENING: The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.

23. TRASH ENCLOSURE: All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

24. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

25. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

Construction Practices and Noticing

26. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

27. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).

28. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

29. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:

    a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
    b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
    c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

30. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.

31. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.

32. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.

33. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

34. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

35. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.

36. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

37. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

BUILDING AND SAFETY DIVISION – 925-931-5300

38. BUILDING AND FIRE CLEARANCE: Prior to the issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

39. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

40. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased projects, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

41. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

42. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

Project-Specific Conditions of Approval:

43. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)

44. STORM DRAINAGE DESIGN: The on-site storm drain system shall be designed to accommodate runoff from the 10-year recurrence interval storm event. Hydraulic calculations

based on the Alameda County Hydrology and Hydraulics Manual must be submitted for each of the tributary areas to confirm the discharge pipe sizing. (Address this condition prior to plan approval).

45. RESERVATION OF PRIVATE RIGHTS: The plans show various improvements on the neighboring property to the south (11933 Dublin Canyon Road) including grading, drainage systems, retaining walls, landscaping & irrigation, and a driveway. In addition, the neighboring property relies on the applicant's property for water and drainage rights. It is the City's understanding that both the applicant's property and the neighboring property are currently held under common ownership. If/when the ownership of either or both properties change, then the rights of the individual owners must be maintained. As such, private easements shall be reserved. These easement reservations should include (address this prior to plan approval):

    a. Access and utility rights for the neighbor across the applicant's property across the driveway.
    b. Drainage rights for any portion of the neighbor's property that relies on ditches, pipes, or inlets across the applicant's property.
    c. Shared maintenance rights and obligations for the retaining walls, driveway, landscaping, and irrigation that are included in the current application but are located on the neighbor's property.
    d. Shared maintenance rights and obligations for the stormwater treatment facilities located on the applicant's property to serve impervious surfaces on the neighbor's property.

46. WATER SERVICE: The neighboring property located at 11933 Dublin Canyon Road (APN 941-2819-8) receives potable water from a service that extends across the applicant's property. This water service is connected to Meter #56139504, Account #42189-12000-001, a 5/8" meter. This service will be exposed during grading operations and will therefore need to be reinstalled. The new pipe alignment shall be shown on the plans with appropriate notes. The reinstallation shall be coordinated with the occupants of the home served by this meter such that any interruption in service is minimized. (Address this condition during construction)

47. DEDICATIONS TO THE CITY: The applicant shall dedicate to the City of Pleasanton the following property rights: (Address this condition prior to plan approval)

    a. Irrevocably grant a roadway easement pursuant to California Government Code §7050 across the slender triangular area of Dublin Canyon Road where the property boundary juts into the right-turn pocket for westbound to southbound traffic. The easement shall align with the back-of-curb similar to the continuation of the right-of-way line to the immediate west.
    b. Grant a Public Services Easement (PSE), 10-feet in width across the Dublin Canyon Road and Foothill Road frontages of the property pursuant to Pleasanton Municipal Code §19.36.110. The City already possesses easement rights across a portion of the Dublin Canyon Road frontage according to the easement recorded on 6-29-1983 (83-113462). The easement to be dedicated shall therefore include the remaining portion of the Dublin Canyon Road frontage as well as the Foothill Road frontage.
    c. Grant a Public Access Easement (PAE) across the public sidewalk/driveway on Dublin Canyon Road. Note that the easement previously granted to the City on 6-29-1983 (83-113462) did not include the right of public access.

Conditions of Approval:

48. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)

49. CLEAN WATER PROGRAM: Because the project creates and/or replaces more than 5,000 square feet (0.11 acre) of impervious surface, it is considered a Regulated Project according to Provision C.3.g of the Municipal Regional Stormwater NPDES Permit. Said permit regulates stormwater runoff in Pleasanton. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

    https://www.cleanwaterprogram.org/businesses/development.html

    Regulated projects must include stormwater treatment measures in the site design to remove pollutants from stormwater upstream of any connection to the City's or Alameda County's stormwater conveyance networks. In addition, regulated projects must be subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to permit issuance)

50. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure (typically a Class "A" General Engineering Contractor license or appropriate Class "C" Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

51. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

52. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet.

(Address this condition during construction)

53. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction)

54. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)

55. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)

56. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

57. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall

have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails the address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

58. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails the address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

59. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. (Address this condition during construction)

60. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

61. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:

    https://www.cityofpleasantonca.gov/gov/depts/gis.asp
    (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

62. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior

to acceptance of improvements or issuance of an Occupancy Permit)

63. SEWER LINE: The sewer line shall be private from the new manhole on Dublin Canyon Road into the development. Prior to building permit submittal, the project plans shall be revised to reflect this requirement.

64. FOG PROGRAM: Food service establishments (new/existing) shall Wastewater Discharge Permit application and shall comply with Ordinances Title 15 Sewerage > Chapter 15.44 Protection of Sanitary Sewer Systems from Fats, Oil and Grease (FOG) for all codes and requirements associated with new and existing food service establishments (FSE).

65. RECYCLED WATER: Recycled water should be used on-site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

66. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

67. FIRE CODE: All construction shall conform to the requirements of the 2022 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

68. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

69. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

70. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.

71. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

72. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

73. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

74. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA

75. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

76. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

77. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

78. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read "No Parking – Fire Lane" and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

    a. The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

79. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

80. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

81. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards.

This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

82. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

    a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
    b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
    c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

83. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

84. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

85. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

    a. Project Information;
    b. Water Efficient Landscape Worksheet;
    c. Soil management report;
    d. Landscape design plan;
    e. Irrigation design plan; and
    f. Grading design plan.

86. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

    a. Project information sheet;
    b. Certificate of installation according to the landscape documentation package;
    c. Irrigation scheduling;
    d. Schedule of irrigation, landscape and irrigation maintenance;

e. Landscape irrigation audit report; and
f. Soil management report (if not previously submitted).

87. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

88. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

89. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.

90. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

91. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

92. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-2 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance.

Trees

93. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by John Traverso with Traverso Tree Service, dated July 20, 2011 and the report update by Joseph McNeil with McNeil Arboriculture Consultants dated April 28, 2025.No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed.

94. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:

a. $250 credit for a 15-gallon size replacement tree;
b. $500 credit for a 24-inch box size replacement tree; and
c. $1,000 credit for a 36-inch box size replacement tree.

Project Specific

95. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report.

96. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $100,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

97. ROOT CUTTING: The applicant shall comply with the following tree root cutting requirements:

a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

98. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

99. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

100. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the

Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."

101. SHADE TREES: There shall be a minimum of 50 percent shade cover in the parking area within 15 years, a minimum of 20 percent shade cover in any landscape areas within 15 years, and a minimum of 20 percent shade cover over any hardscape areas within 15 years.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

102. TRUNCATED DOME: The site plan included in the plan set submitted for the issuance of a building permit shall not show truncated domes located within drive aisle. ***(Project Specific Condition)***

Bicycle Parking

103. BICYCLE PARKING: Projects with 20 or more vehicle parking spaces shall provide minimum bicycle parking equivalent to five percent of the total number of vehicle parking spaces, with a maximum of 20 required bicycle parking spaces. Bicycle parking shall be shown on the building permit plans for review and approval by the Traffic Engineering Division prior to building permit submittal.

104. BICYCLE RACKS: All bicycle racks shall comply with the following criteria:

a. Located in a visible and accessible location;
b. Support the frame of the bicycle and not just one wheel;
c. Allow the frame and one wheel to be locked to the rack;
d. Allow the use of either a cable or U-shaped lock;
e. Be securely anchored;
f. Be usable by bikes with no kickstand; and
g. Be usable by a wide variety of bicycle sizes and types.

The number, location and type of bicycle racks shall be shown on the building permit plans and shall be subject to review and approval by the City Traffic Engineer prior to issuance of building permits.

Traffic Control

105. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

106. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.

107. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

108. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

109. TRAFFIC IMPACT FEES: The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.

110. PARKING STALL DIMENSIONS: 9'x19' standard stall (9'x17' with 2' overhang over planted areas or curbs) and 8'x16' compact stall (8'x15' with 1' overhang over planted areas or curbs). If adjacent to a sidewalk in a residential site then the adjacent sidewalk shall be 6' minimum. If adjacent to a sidewalk in a commercial development then the adjacent sidewalk shall be 8' minimum.

    a. CORNER STALL DIMENSIONS: Stalls that are perpendicular to one another at a corner location shall provide a 2' buffer for each stall at the corner location.

111. DRIVE AISLES: 25' minimum in commercial developments.

[end]

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD
PLEASANTON, CALIFORNIA

RECEIVED
4/28/2025
P22-0902
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

INDEX TO DRAWINGS

CS	COVER SHEET
GN1	GREEN HOUSE GAS EMISSION COMPLIANCE CHECKLIST
GN2	CAL GREEN CHECKLIST
GN3	CAL GREEN CHECKLIST
GN4	CAL GREEN CHECKLIST
C1	CIVIL COVER SHEET
C2	CIVIL NOTES
C3	IMPROVEMENT PLANS
C4	IMPROVEMENT PLANS
C5	IMPROVEMENT PLANS
C6	DRAINANGE EXHIBIT
C7	SILVA CELL DETAILS
C7	EXISTING SURVEY
A1.1	PARTIAL SITE PLAN
A1.2	PARTIAL SITE PLAN
A2	FLOOR PLAN
A2.1	EQUIPMENT FLOOR PLAN & EQUIPMENT SCHEDULE
A3	REFLECTED CEILING PLAN
A4	LOW ROOF PLAN
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A5	EXTERIOR ELEVATIONS
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A9.1	SITE DETAILS
A9.2	ARCHITECTURAL DETAILS
L-1	LANDSCAPE PLAN
L-2	SHADE CALCULATIONS
L-3	PLANTING DETAILS

PROJECT DIRECTORY

OWNER'S REPRESENTATIVE
DAN YOON
7298 SAN RAMON ROAD
DUBLIN, CA. 94568
(925) 785-0706
CONTACT: DOUG AN

ARCHITECT
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, STE. 203
DANVILLE, CA 94526
(925) 820-8233
CONTACT: BILL WOOD

CIVIL ENGINEER
ALEXANDER AND ASSOCIATES
147 OLD BERNAL AVE
PLEASANTON, CA. 94566
(925) 662-2255
CONTACT: DARRYL ALEXANDER

LANDSCAPE ARCHITECT
BORRECCO / KILIAN & ASSOCIATES, INC.
1241 PINE STREET
MARTINEZ, CALIFORNIA 94553
(925) 372-5306
CONTACT: BRIAN KILIAN

PROPERTY DATA

LEGAL OWNER:

DAN YOON
7298 SAN RAMON ROAD
DUBLIN, CA. 94568

PROJECT ADDRESS:

11991 DUBLIN CANYON ROAD
PLEASANTON, CA

APN & ZONING:

APN: 941-1710-101
ZONING: C-C CENTRAL COMMERCIAL
PUD-C-O PLANNED UNIT DEVELOPMENT
- COMMERCIAL OFFICE

PROJECT SITE SIZE

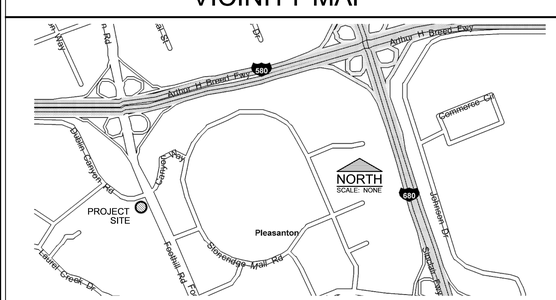
1.16 ACRES: 50,530 SQUARE FEET

BUILDING AREA	6445 SF
(N) IMPERVIOUS SURFACE AREA	33,521 SF

SETBACKS:

FRONT:	50'-1"
SIDES:	183'-6"
	236'-7"
REAR:	1'-0"
	10'-4"

VICINITY MAP



CODE SUMMARY

BUILDING FLOOR AREA: 6445 SF

OCCUPANCY CLASSIFICATION: A2

TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: 1
AUTOMATIC FIRE SPRINKLER SYSTEM: AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1

BASIC ALLOWABLE AREA: 6000 SF
TOTAL ALLOWABLE AREA: 6000 X 2 = 12000 SF

APPLICABLE CODES

A. 2019 CALIFORNIA BUILDING CODE
B. 2019 CALIFORNIA ELECTRICAL CODE
C. 2019 CALIFORNIA PLUMBING CODE
D. 2019 CALIFORNIA MECHANICAL CODE
E. 2019 CALIFORNIA ENERGY CODE
F. 2019 CALIFORNIA GREEN BUILDING CODE
G. 2019 CALIFORNIA FIRE CODE
H. ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.

OCCUPANT LOAD

RESTAURANT / LOBBY / BAR / OFFICE / BATHROOMS:	4775 SF / 15 = 318 OCCUPANTS
KITCHEN / UTILITY ROOM:	1670 SF / 200 = 9 OCCUPANTS
TOTAL OCCUPANT LOAD:	327 OCCUPANTS

MINIMUM REQUIRED EGRESS WIDTH: 318 X 0.2" = 63.6"
TOTAL EGRESS WIDTH PROVIDED: 4 X 36" = 144"

TOTAL PARKING SPACES PROVIDED: 43 (21 REGULAR, 16 COMPACT, 2 ACCESSIBLE 4 EV CHARGING)

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING SUBMITTAL ITEMS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND / OR ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING COMPLETION OF PROJECT ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE TOWN SHALL BE MADE (FOR TOWN'S REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS:

1. STRUCTURAL STEEL COLUMNS, BEAMS & HARDWARE
2. ROOF TRUSSES AND MANUFACTURED BEAMS
3. AUTOMATIC FIRE SPRINKLER SYSTEM
4. ALTERNATE MATERIAL SUBSTITUTIONS
5. GUARDRAIL STRUCTURAL CONSTRUCTION DETAILS & CALCULATIONS SHOWING COMPLIANCE WITH CBC 509 AND TABLE 16-B
6. AT THE FINAL INSPECTION, PROVIDE A COPY OF AN ACCEPTABLE HOOD MAKE-UP AIR AND EXHAUST AIR BALANCE TEST REPORT TO ALAMEDA COUNTY ENVIRONMENTAL HEALTH.

SEPARATE PERMITS

THE FOLLOWING PERMITS SHALL BE OBTAINED SEPARATELY FROM THIS BUILDING SHELL PERMIT APPLICATION.

1. AUTOMATIC FIRE SPRINKLER SYSTEM
2. PARKING LOT LIGHT POLE CONCRETE FOUNDATION

OBSERVATION / TESTING DURING GRADING and FOUNDATION PHASES

1. GFK & ASSOCIATES, THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.
2. THE INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - REQUIRED INSPECTIONS

1. A PRE-FINAL INSPECTION MUST BE SCHDULED WHEN FINISH WORK IS COMPLETED WITH PLUMBING, VENTILATION & EQUIPMENT IN PLACE, & ROOM FINISHES COMPLETED. SCHEDULE INSPECTION AT LEAST TWO (2) WORKING DAYS IN ADVANCE.
2. A FINAL INSPECTION MUST BE SCHEDULED WHEN 100 PERCENT OF THE CONSTRUCTION IS COMPLETED, INCLUDING ALL FINISHING WORK & UTILITY HOOK-UPS. SCHDULE INSPECTION AT LEAST FOUR (4) WORKING DAYS IN ADVANCE. A HEALTH PERMIT TO OPERATE MUST BE APPROVED FOR ISSUANCE PRIOR TO OPENING. THE APPLICABLE PERMIT FEE MUST BE PAID UPON BILLING TO OBTAIN A PERMIT.
3. FOOD FACILITIES MUST BE IN COMPLIANCE WITH FOOD SAFETY CERTIFICATION REQUIREMENTS, AS SPECIFIED IN ASSEMBLY BILL 1978, WITHIN SIXTY (60) DAYS OF COMMENCING OPERATION.

EXHIBIT C

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE
11991 DUBLIN CANYON ROAD
PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS
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DRAWN	JJ
CHECKED	WAW
DATE	4-19-23
SCALE	AS SHOWN
JOB NO.	07.460C
SHEET	CS
OF	SHEETS

PLOT DATE:

GHG EMISSION COMPLIANCE CHECKLIST

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. **Green Building.** Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes☑ No☐ N/A☐	The project will comply with the non-residential CALGreen checklist
Municipal Code	Covered Projects[1]	4. **Green Building.** Will the Project comply with the Pleasanton Municipal Code Chapter 17.50 including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes☑ No☐ N/A	See sheet GBS.
CAP 2.0 (P11)	New Construction	5. **LEED Neighborhood.** If the project is neighborhood scale, does it incorporate elements of LEED ND? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes☐ No☐ N/A☑	Project is not neighborhood scale.

[1] Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-feet or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. **Energy Efficiency Upgrades.** Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. Rebates and financing may be available. *Voluntary*	Yes☑ No☐ N/A☐	Energy efficient window upgrades and LED lighting will be used on this project.
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. **Solar.** Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes☑ No☐ N/A☐	Solar information will be provided in the electrical drawings for building permit
CAP 2.0 (P4)	Covered Projects	8. **Energy Storage System.** When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes☑ No☐ N/A☐	Drawings will be provided with building permit set to show compliance.
CAP 2.0 (P4)	All Projects	9. **Water Heater.** If a new water heater is being installed, will the Project include installation of a solar water heater? *Voluntary*	Yes☑ No☐ N/A☐	Not required

Building Electrification				
CALGreen Code	New Construction	10. **All-Electric.** Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating?[2]	Yes☐ No☑ N/A☐	gas cooking appliances required for this restaurant
CAP 2.0 (P2)	Additions and Renovations	11. **All-Electric Existing Buildings.** Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? Rebates may be available. *Voluntary*	Yes☐ No☐ N/A☑	N/A Not required.
CAP 2.0 (S1)	All Projects	12. **Refrigerant Management.** If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

[2] The Building Code includes limited exceptions including to commercial kitchens with a business-related need to cook with combustion equipment; industrial processes for labs, research, or educational related needs; and/or if the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

Vehicle Electrification				
CALGreen Code	New Construction	13. **EV Charging.** Will the Project install electric vehicle charging infrastructure as follows: • SFR: Two Level 2 EV Ready[3] spaces per unit • ADU: One Level 1 EV Ready space per unit (where parking is provided). • Multi-family: 15-percent of dwelling units shall provide one Level 2 EVCS[4] space, and 85-percent of dwelling units shall provide one Level 2 EV Ready[5]. • Offices: 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable[6]. • Hotels: 5-percent of required parking spaces shall be Level 2 EVCS, 25-percent shall be Level 2 EV Ready, and 10-percent shall be Level 2 Capable. • All other non-residential: 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable. Indicate the plan sheet(s) where EV Charging information is provided.	Yes☑ No☐ N/A☐	10 percent of parking will be EV charging stations. See sheet A1 for EV charging parking spaces

[3] EV Ready includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). Level 2 must be capable of 8.3 kVa (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVa (110/120 volt, 20-amp).

[4] EVCS includes: Installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). and vehicle supply equipment.

[5] Five Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA- 480 volt, 100-amp).

[6] EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. **Transit Connections.** Will the project provide transit incentives as follows: • Multi-family: Comply with Municipal Code Chapter 17.26. *Mandatory* • Non-residential: If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. *Voluntary*	Yes☐ No☑ N/A☐	The proposed project is located in close proximatly to existing transite stops.
Municipal Code (18.88)	All Projects (Commercial and Multi-family)	15. **Alternative Vehicle Parking.** Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes☑ No☐ N/A☐	See shet A1.1 and A1.2 for vanpool spaces
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi-family)	18. **Bicycle Amenities.** Will the Project include bicycle parking and/or protected bicycle storage as follows: • Multi-family: One short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. • Non-residential: Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-feet of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-feet of gross floor area	Yes☑ No☐ N/A☐	See sheet A1.2 for bicycle parking.

		Additionally, for offices- will the Project include showers and changing areas as follows: • One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet. • One dressing area per shower facility Indicate the plan sheet(s) where bicycle amenities information is provided.	N/A	
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations[7]	19. **Landfill Diversion.** Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes☑ No☐ N/A☐	Waste management compliance will be applied to this project
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. **Waste Requirements.** Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with Municipal Code Chapter 9.20? Indicate the plan sheet(s) where waste container information is provided.	Yes☑ No☐ N/A☐	Waste container information will be provided in the construction drawings that will be submitted for permit.

[7] All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-feet, demolition with a total value of $25,000 or greater, and/or non-residential alternations/renovations with a total value of $125,000 or greater.

Green Materials				
CAP 2.0 (S6)	All Projects	21. **Embodied Carbon.** Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? *Voluntary*	Yes☐ No☑ N/A☐	Not required.
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. **Water Conservation.** Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? Rebates may be available. *Voluntary*	Yes☑ No☐ N/A☐	Water efficient plumbing fixtures will be used in this project.
Municipal Code (17.14) and State WELO	All Projects	23. **Water Efficient Landscape.** If the project includes new landscape areas of greater than 500 square-feet or rehabilitated landscape areas of greater than 2,500 square-feet, will the Project comply with Municipal Code Chapter 17.14 and implement the City's Water Efficient Landscape Ordinance (WELO)?	Yes☑ No☐ N/A☐	All WELO documentation will be provided with Construction drawings submitted for permit.
Water Recycling				
CAP 2.0 (S8)	All Projects	24. **Green Stormwater Infrastructure.** Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

SF Bay Region Requirements	All Projects	25. **Stormwater Management.** For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City stormwater management requirements?	Yes☑ No☐ N/A☐	See civil drawings for stormwater management.
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. **Tree Planting.** If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes☑ No☐ N/A☐	See landscape plans for new climate-adapted trees.
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. **Wildfire Prevention and Preparation.** Will the Project incorporate a wildfire-defensible space, fire hardening retrofits, and commit to fire prevention through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? *Voluntary*	Yes☐ No☑ N/A☐	Not required.

REVISIONS	DATE

WAW

LICENSED ARCHITECT WILLIAM A. WOOD C 13874 Jan. 31, 2025 REN. DATE STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
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DRAWN JJ
CHECKED WAW
DATE 4-19-23
SCALE AS SHOWN
JOB NO. 07.460C
SHEET GN1
OF SHEETS

PLOT DATE:

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE.
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

CIVIL

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

Y | N/A | RESPON. PARTY

CIVIL

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

ARCH

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

ARCH

5.106.5.3 Electric vehicle (EV) charging [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

Y | N/A | RESPON. PARTY

ELECTRICAL

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:

1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR

Y | N/A | RESPON. PARTY

CIVIL

LANDSCAPE

MAXIMUM ALLOWABLE GLARE RATING [4] (G)					
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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DRAWN: JJ
CHECKED: WAW
DATE: 4-19-23
SCALE: AS SHOWN
JOB NO.: 07.460C
SHEET: GN2
OF SHEETS

PLOT DATE:

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

OC ☐ PLUMBING ENGINEER

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

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5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

OC ☐ PLUMBING ENGINEER

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

☐ ☒

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

OC ☐ PLUMBING ENGINEER

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

OC ☐ ARCH

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

OC ☐ LANDSCAPE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

OC ☐ LANDSCAPE

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

OC ☐ GC/ CONTRACTOR

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems;

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, how it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

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5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^{0} Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL. (dB). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hidrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^{3}/g ROC)

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

OC ☐ GC/ CONTRACTOR

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

OC ☐ GC/ CONTRACTOR

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary for comfort when the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

OC ☐ GC/ CONTRACTOR

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
REN. DATE Jan. 31, 2025
STATE OF CALIFORNIA

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DATE 02/16/202
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JOB NO. 07.460C
SHEET GN3
OF SHEETS

PLOT DATE:

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.)
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service casee holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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OF	SHEETS

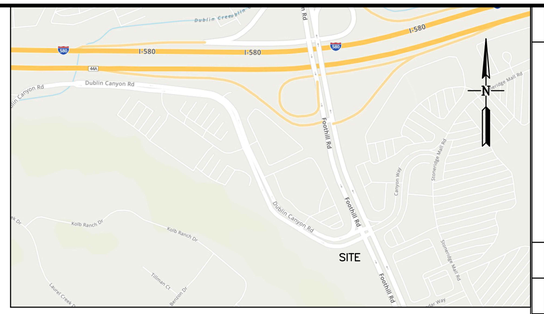
PLOT DATE:

IMPROVEMENT PLANS FOR

HANA JAPAN

DUBLIN CANYON ROAD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

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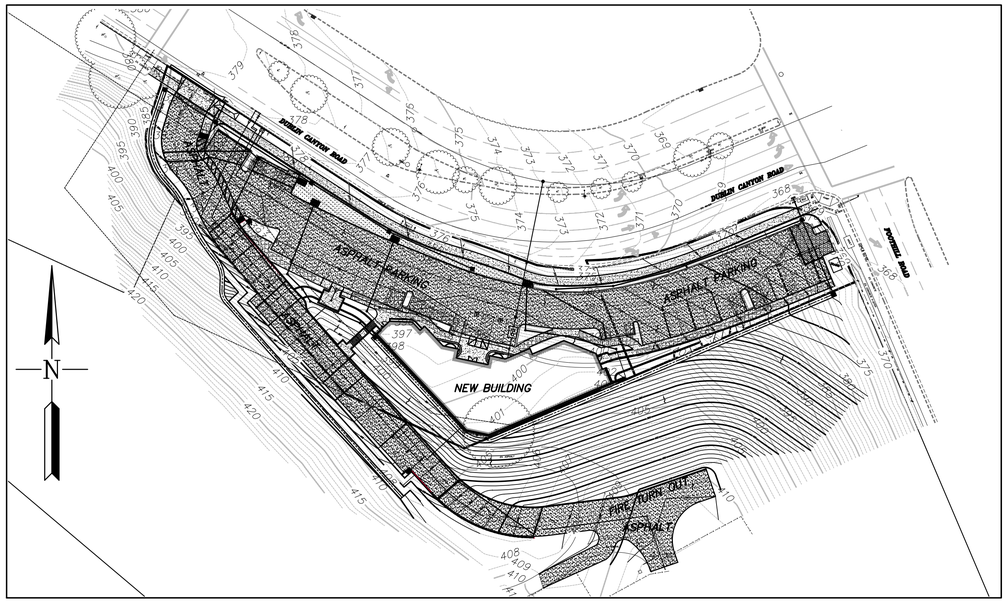

SITE MAP
SCALE: 1" = 50'

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PAUE	PRIVATE ACCESS & UTILITY EASEMENT
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE
U.O.N.	UNLESS OTHERWISE NOTED

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
	CURB & GUTTER	EX FC
	STORM WATER INLET	
	FIELD INLET	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	STREET LIGHT	
	WATER METER	
	EXIST. TREE (TO REMAIN)	20" OAK
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x 525.2
	REMOVE EXISTING TREE	

GRADING QUANTITIES
CUT 23,350 CU YDS
FILL 270 CU YDS

HAUL ROUTE

1. *ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY ALL CONTRACTORS TO THE FOLLOWING ROUTE:*
   FROM HWY 580, FOOTHILL ROAD., DUBLIN CANYON ROAD

ENGINEER CERTIFICATE

PLANS PREPARED UNDER THE SUPERVISION OF:

Rob Diestler

ROBERT D. DIESTLER RCE NO 66722, EXPIRES 09/30/26

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/26
CIVIL
STATE OF CALIFORNIA

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

NO.	BY	DATE	REVISIONS	APVD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE:

PROJECT NAME
COVER SHEET
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 1-22-25

SHEET NO.:
C1
OF 8 SHEETS

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH SPECIFICATIONS, STANDARDS AND ORDINANCES OF THE CITY OF PLEASANTON.
2. ANY EXISTING WELLS ON PROPERTY BEING IMPROVED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF ALAMEDA COUNTY WATER DISTRICT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS.
3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ALEXANDER & ASSOCIATES, INC., AT (925) 462-2255 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. THEIR LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CONTACT UNDERGROUND SERVICE ALERT AT 800-642-2444. ANY ADDED COST ON THE PART OF THE CONTRACTOR AS A RESULT OF THE ACTUAL LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICES.
5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION EITHER FROM THE OWNER OR ALEXANDER & ASSOCIATES, INC.
7. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
8. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE OFFICE OF ALEXANDER & ASSOCIATES, INC., (PHONE 925 462-2255) A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED.
9. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
10. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, OR AS INDICATED.
11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN, OR OF ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MATCH EXISTING STREETS, SURROUNDING LANDSCAPING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURB AND GUTTER, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
15. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
16. NOTE: USE OF MATERIAL CONTAINING ASBESTOS: ALEXANDER & ASSOCIATES, INC. DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY ALEXANDER & ASSOCIATES, INC.
17. AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE.
18. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE CONTRACTORS SHALL NOT DISPUTE, COMPLAIN, OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY OF PLEASANTON INSPECTION DEPARTMENT TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION.
20. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY AND IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN THE PERMITS.
21. ALL GRADING AND TRENCHING SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER.
22. UNLESS OTHERWISE SPECIFIED ON THE PLANS GRADED SLOPES WILL BE AS FOLLOWS AS FOLLOWS:
    EARTH SWALES – 1.5% MIN
    GRADED SLOPES 0-5' FROM BUILDING – 5% MIN
    GRADED SLOPES – 1.5% MIN, 3:1 MAX
23. A CERTIFICATION BY A LICENSED CIVIL ENGINEER AND/OR LICENSED LANDSCAPE ARCHITECT THAT THE POST-CONSTRUCTION STORMWATER QUALITY MEASURES WERE INSTALLED AND ARE OPERATING PROPERLY SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY.
24. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS OF OPERATION:

    ALL DEMOLITION AND CONSTRUCTION ACTIVITIES, INSPECTIONS, PLAN CHECKING, MATERIAL DELIVERY, STAFF ASSIGNMENT OR COORDINATION, ETC., SHALL BE LIMITED TO THE HOURS OF 8:00 a.m. TO 5:00 p.m., MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL BE ALLOWED ON STATE OR FEDERAL HOLIDAYS. THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY ALLOW EARLIER "START TIMES" FOR SPECIFIC CONSTRUCTION ACTIVITIES, e.g., CONCRETE POURING. ALL CONSTRUCTION EQUIPMENT MUST MEET DEPARTMENT OF MOTOR VEHICLES (DMV) NOISE STANDARDS AND SHALL BE EQUIPPED WITH MUFFLING DEVISES. PRIOR TO CONSTRUCTION, THE HOURS OF CONSTRUCTION SHALL BE POSTED ON SITE.

25. THE APPLICANT SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES. ALL ON-SITE DRAINS SHALL BE CLEANED PRIOR TO BUILDING OCCUPANCY AND IMMEDIATELY BEFORE THE BEGINNING OF THE RAINY SEASON (OCT. 15). THE CITY ENGINEER MAY REQUIRE ADDITIONAL CLEANING.

PAVEMENT SECTION (BASE AND SUB-BASE REQUIREMENTS)

1. BASE TO BE CLASS 2, R=78 MIN.
2. SUBGRADE SHALL BE RE-COMPACTED TO A DEPTH OF 12" OR PER SOILS ENGINEER RECOMMENDATIONS.
3. A.C. PAVEMENT TO BE AR-4000, TYPE "B".
4. FOG SEAL IS REQUIRED.

CONCRETE

1. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 6 SACKS PORTLAND CEMENT AND 1 LB. LAMPBLACK PER CUBIC YARD OF CONCRETE.

UNDERGROUND UTILITIES

1. PRIOR TO PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED.
2. MANHOLES, FLUSHING INLETS AND VALVE RIMS AND COVERS, SHALL BE RAISED TO FINISH GRADE AFTER PAVING IS COMPLETED.
3. NO JETTING OF TRENCHES WILL BE PERMITTED.
4. UPON INSTALLATION OF ANY LATERAL, TIE-IN, OR UTILITY BOX, THE CONTRACTOR SHOULD INFORM THE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING OF THE BACKFILL.
5. ALL CROSSINGS OF UTILITY LINES SHALL MAINTAIN A MINIMUM OF 6" CLEAR DISTANCE BETWEEN PIPES.

STORM DRAINAGE

1. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
2. STORM PIPE SHALL BE HDPE UNLESS OTHERWISE SPECIFIED. INSTALLATION SHALL BE PER CITY PUBLIC WORKS STANDARDS. CONTRACTOR IS RESPONSIBLE TO PROTECT PIPE INTEGRITY DURING CONSTRUCTION AND PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION.
3. LENGTHS OF STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
4. ALL STORM DRAIN INLETS AND FACE OF CURB IN SWALES ARE TO BE STENCILED "NO DUMPING-DRAINS TO BAY" USING STENCILS PURCHASED FROM THE CITY OF PLEASANTON ENGINEERING DEPT.
5. DO NOT CONNECT RAINLEADERS DIRECTLY TO STORM DRAIN SYSTEM. DISCHARGE RAINLEADERS TO SPLASH BLOCKS AND DRAIN AWAY FROM BUILDING FOR 5% MIN SLOPE FOR 5' MIN DISTANCE. DIRECT RUNOFF TO STORM DRAIN SYSTEM AT 1.5% MIN SLOPE.

BASIS OF ELEVATIONS

N.G.S. BRASS DISC STAMPED F972 ON SOUTH END OF HEADWALL ON THE WEST SIDE OF FOOTHILL ROAD, 300 FEET SOUTH OF STONERIDGE DRIVE.
ELEVATION 387.036
N.G.V.D. 1975 DATUM

WATER SYSTEMS

1. ALL WATER METER BOXES TO BE LOCATED BEHIND CURB AS SHOWN ON PLEASANTON'S STANDARD DETAIL "STANDARD WATER SERVICE" (STANDARD DETAIL #301). METER BOXES SHALL BE NUMBERED WITH HOUSE NUMBER USING PERMANENT PAINT OR MARKER.
2. BEDDING AND BACKFILL METHODS AND MATERIALS SHALL COMPLY WITH CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DETAILS.
3. EXCAVATIONS MUST BE KEPT DEWATERED AT ALL TIMES SO AS NOT TO ALLOW CONTAMINATED WATER TO ENTER WATER MAINS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, DIAMETER, AND TYPE OF EXISTING PIPE SO THAT THE NEW PIPE CAN BE PROPERLY ALIGNED WITH AND FITTED TO THE EXISTING PIPE.
5. MISALIGNMENTS SHALL BE CORRECTED BY THE REALIGNMENT OF EITHER OF BOTH PIPES TO BE CONNECTED. CONTRACTOR SHALL PROVIDE ALL FITTINGS AND PIPE MATERIALS NEEDED TO CONNECT THE NEW PIPE TO THE EXISTING PIPE.
6. DEFLECTION OF PIPE AT JOINTS SHALL COMPLY WITH MANUFACTURERS'S SPECIFICATIONS.
7. BENDS MAY NOT BE USED EXCEPT WHEN PROVIDED FOR ON THE PLANS OR PERMITTED BY THE THE CITY ENGINEER.
8. THRUST RESTRAINT SHALL BE PROVIDED AT TEES AND BENDS 22-1/2 DEGREES OR GREATER. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER CITY STANDARD.
9. A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL IRRIGATION AND FIRE SERVICES.
10. ALL FITTINGS, VALVES, AND MATERIALS TO ACCOMPLISH ALL TIE-INS SHALL BE ON THE JOB, AND ANY EXISTING LINES EXPOSED AND CHECKED FOR PROPER FIT PRIOR TO ANY SHUTDOWN.
11. THE INSIDE OF ALL PIPES AND FITTINGS MUST BE DISINFECTED WITH A PROPER DISINFECTING AGENT PER CITY SPECIFICATIONS. CHLORINATED WATER SHALL EITHER BE DISCHARGED TO NEARBY SANITARY SEWER SYSTEM OR DECHLORINATED PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
12. TIE-IN TO EXISTING CITY WATER SYSTEM SHALL BE MADE ONLY IN THE PRESENCE OF AND WITH THE APPROVAL OF THE CITY ENGINEER. THE OPERATION OF VALVES IN THE EXISTING CITY SYSTEM BY OTHER THAN CITY PERSONNEL WILL NOT BE PERMITTED. NO TIE-INS TO EXISTING MAINS WILL BE PERMITTED UNTIL CERTIFICATION (DISINFECTION) PER CITY STANDARD SPECIFICATION SECTION 14-03G IS ACCOMPLISHED.
13. MATERIALS TO BE USED FOR WATER MAIN SHALL BE PVC-C900 AWWA AND SHALL MEET THE REQUIREMENTS OF THE CITY OF PLEASANTON.
14. ALL WATER SERVICES SHALL BE 1-1/2" CONFORMING TO CITY OF PLEASANTON DETAIL NO. 301.
15. WATER MAIN SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
16. WATER MAINS SHALL BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
17. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAILS 404-406.
18. AT ALL WATER SIPHONS, PIPE SHALL BE D.I.P. WITH TR FLEX FITTINGS.
19. ALL DUCTILE IRON FITTINGS IN THE WATER DISTRIBUTION SYSTEM SHALL BE FACTORY CEMENT LINED.
20. INSTALLATION OF WATER MAINS SHALL COMMENCE ONLY AFTER ALL SANITARY AND STORM SEWER TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED AND SUBGRADE HAS BEEN FINE GRADED TO 0.1'.
21. VALVE SYSTEMS SHALL BE EXTENDED TO WITHIN FIVE FEET OF FINISHED GRADE. EXTENSIONS SHALL BE FIRMLY AFFIXED AND FLANGED ONE INCH DIAMETER LESS THAN THE I.D. OF THE VALVE BOX EXTENSION PIPE.
22. HYDRANT TEES SHALL HAVE BELLED X FLANGED JOINTS AND HYDRANT VALVES SHALL BE FLANGED TO TEE PER STANDARD DETAILS 305 & 306.
23. CROSSES SHALL HAVE FLANGED X FLANGED JOINTS AND BUTTERFLY VALVES (FLANGED X M.J.) SHALL BE FLANGED TO CROSS. FLANGED X MECHANICAL ADAPTORS WILL BE REQUIRED FOR ENDS OF CROSS WITH NO VALVE.
24. IN LINE VALVES TO BE MJ X MJ. ALL FITTINGS TO BE FLANGED X MJ.
25. FIRE HYDRANTS TO BE INSTALLED AT THE LOCATIONS SHOWN ON PLANS IN ACCORDANCE WITH AGENCY STANDARD. THE BLUE MARKER INDICATING EXISTENCE OF FIRE HYDRANTS SHALL BE INSTALLED PER CITY STANDARD DRWG. NO. 307A, 307B, AND 307C.
26. ALL FIRE HYDRANT INSTALLATIONS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER OR AUTHORIZED REPRESENTIVE. INSPECTION BY THE FIRE DEPARTMENT WILL ONLY BE MADE AT THE DISCRETION OF THE AGENCY INSPECTOR AT SUCH TIME AS ALL WORK ON THE WATER SUPPLY SYSTEM HAS BEEN COMPLETED.
27. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
28. ALL CURBS WITHIN 7'-6" DISTANCE OF FIRE HYDRANTS SHALL BE PAINTED RED.
29. FIRE LANES ON PRIVATE STREETS SHALL BE PAINTED RED AND "NO PARKING FIRE LANE" WITH WHITE LETTERING ON TOP OF THE CURB ON PRIVATE STREETS ONLY.
30. ALL SERVICES TO BE 1-1/2" MINIMUM. U.O.N. PER CITY STANDARD DETAIL 301

SANITARY SEWER

1. INSTALLATION OF SANITARY SEWERS SHALL CONFORM TO THE STANDARDS OF THE CITY OF PLEASANTON.
2. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
3. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35. CONFORMING WITH THE REQUIREMENTS OF ASTM D-3034, UON.
4. SANITARY SEWERS ARE TO BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
5. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC SDR 35. A 4" TWO-WAY CLEANOUT SHALL BE INSTALLED ON ALL LATERALS AS SHOWN ON PLAN.
6. BACKFILL FOR SANITARY SEWERS SHALL BE PER CITY OF PLEASANTON STANDARD SPECIFICATIONS.
7. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
8. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAIL 405A & 405B.
9. MANHOLES DEEPER THAN 10' SHALL HAVE 60" I.D. BARREL SECTION PER CITY STANDARD DRWG. NO. 205.

CONSTRUCTION SITE MAINTENANCE

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE. DURING WET WEATHER AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCAPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC., OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN.
6. ENSURE THAT CONCRETE/GRANITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER AT LEAST TWICE DAILY, OR AS NEEDED, TO REDUCE FUGITIVE PARTICUALTE EMISSIONS.
9. DURING CONSTURCTION, ACTIVITIES INVOLVING EARTH MOVING OF TRAVEL ON UNPAVED SURFACES SHALL BE DISCONTINUED WHEN WIND SPEED EXCEEDS 15 MPH TO PREVENT EXCESSIVE DUST GENERATION. AS AN OPTION TO SUSPENDING THE ABOVE ACTIVITIES WHEN WIND SPEEDS ARE ABOVE 15 MPH AND WIND BLOWN DUST IS OBSERVED, THE FREQUENCY OF SITE WATERING SHALL BE INCREASED TO FOUR TIMES PER DAY.
10. STOCKPILES OF TOPSOIL, OTHER STOCKPILE MATERIAL AND HAUL TRUCKS SHALL BE KEPT COVERED , WETTED OR STABILIZED AS DETERMINED BY THE CITY ENGINEER TO LIMIT WIND EROSION OF THESES MATERIALS.
11. ROADWAYS AND WORK AREAS SHALL BE SWEPT AND WASHED AS NECESSARY USING BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE FUGITIVE PARTICULATES AND REDUCE POLLUTANT QUANTITY IN STORMWATER RUNOFF FROM SITE DURING CONSTRUCTION. UNPAVED HAUL ROUTES SHALL AND PARKING AREAS SHALL BE SPRINKLERED, PAVED, OR STABLIZED TO CONTROL DUST.
12. TO REDUCE CONSTRUCTION EMISSIONS, UNNECESSAY IDLING SHALL BE LIMITED AS MUCH AS FEASIBLE , AND EQUIPMENT PRODUCING EMISSIONS SHALL BE REGULARLY MAINTAINED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.

GENERAL GRADING NOTES

1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK WITHIN PUBLIC RIGHT OF WAY.
3. ALL GRADING SHALL CONFORM TO THE CITY SPECIFICATIONS AND IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY ENGEO INC. DATED MAY 2, 2008. THE SOILS ENGINEER WILL PROVIDE ON-SITE OBSERVATION AND SOILS TESTING DURING THE GRADING OPERATION.
4. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SECTION 19-6 OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
5. THE MINIMUM FILL DENSITY COMPACTION WILL BE IN ACCORDANCE WITH ASTM D-1557.
6. GRADES SHALL NOT BE MORE THAN 0.1 FEET LOWER NOR 0.1 FEET HIGHER THAN THE ELEVATION INDICATED ON THIS PLAN.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SITE IS FULLY STABILIZED BY LANDSCAPING OR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. THE APPROXIMATE QUANTITY OF CUT IS 23,350 CUBIC YARDS & FILL IS 270 CUBIC YARDS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF ABOVE EARTHWORK QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
10. ALL EXISTING CESSPOOLS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES, IF ENCOUNTERED, SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER OBSERVATION BY THE SOILS ENGINEER.
11. ANY EXISTING WELLS ON PROPERTY BEING DEVELOPED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPLICABLE GROUNDWATER PROTECTIONS ORDINANCE. THE OWNER OR OTHER RESPONSIBLE PARTY SHALL CALL ZONE 7 AT 484-2800 FOR ADDITIONAL INFORMATION. ZONE 7 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.
12. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE APPROVAL BY THE CITY ENGINEER.
13. TOPSOIL SHALL BE STOCKPILED AS DIRECTED BY THE SOILS ENGINEER. PRIOR TO COMPLETION OF GRADING, THE STOCKPILE SHALL BE REMOVED FROM THE GRADING AREA.
14. ALL FILL SLOPES SHALL BE 2:1 MAXIMUM AND CUT SLOPES TO BE 2:1 MAXIMUM, UNLESS OTHERWISE NOTED.
15. GRADE BREAKS AT TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE ROUNDED TO PRESENT A SMOOTH NATURAL APPEARANCE.
16. CONTRACTOR TO RESTORE SLOPES AND LANDSCAPE ON OFFSITE WORK TO THE SATISFACTION OF THE PROPERTY OWNERS.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION REQUIRING FIELD STAKING.
18. CONSTRUCTION WATER TO BE RECLAIMED WATER OBTAINED FROM DUBLIN - SAN RAMON SERVICES DISTRICT IF POSSIBLE OR THE CITY OF PLEASANTON.
19. SUBDRAIN PIPE SHALL BE PERPORATED PVC (SDR 35) WITH A BLANKET OF FILTERING MATERIAL. PRECISE SIZE AND LOCATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
20. PRIOR TO COMPLETION OF SUBGRADE PREPARATION, R-VALUE TESTS BY THE SOILS ENGINEER WILL BE REQUIRED AT LOCATIONS SPECIFIED BY THE CITY ENGINEER TO VERIFY THE PAVEMENT DESIGN REQUIREMENTS.

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/26
CIVIL
STATE OF CALIFORNIA

Rob Diestler

NO.	BY	DATE	REVISIONS	APVD

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY: RD | DESIGNED BY: RD | CHECKED BY: DA | SCALE:

PROJECT NAME

GENERAL NOTES
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420 | DISK NO.: | FILE NO.: | DATE: 1-22-25

SHEET NO.:
C2
OF 8 SHEETS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DUBLIN CANYON ROAD

SILVA CELL PAVEMENT SYSTEM
SEE SHEET C7 FOR DETAILS

CONNECT TO EX. WATER PER CITY STANDARDS
NEW WS
RELOCATED EX. WM & BFP
CORE DRILL INTO EXISTING SWI AT INV 372.76
DAYLIGHT TRENCH DRAIN INTO LANDSCAPE STRIP
RELOCATE EX. WM & BFP
INST N-DRIVEWAY PER CITY STANDARD
REMOVE EX. INLET
INST 3 LF 12" SD @ S=0.01
REMOVE EX. INLET
INST 11 LF 12" SD @ S=0.01
INST BFP PER PER CITY STANDARDS 704
INST BFP PER PER CITY STANDARDS 706
NEW CONCRETE SIDEWALK PER CITY STANDARDS
INST DI GR 378.5 INV 373.72
INST 64 LF 8" SD @ S=0.01
BIO-RETENTION AREA
REMOVE EX. WOOD RET-WALL ADJUST EX. VAULT TO NEW SIDEWALK GRADE
INST DI GR 378.5 GR 374.36
INST DI GR 378.5 INV 375.0
INST 8" GAPS IN CURB AT 8' O.C. MAX.
P.A.E & P.S.E.
P.U.E & L.E.
INST COBBLE DISSIPATOR 6" PIPE INV=378.0
INST 53 LF 6" SD @ S=0.01
INST 8" GAPS IN CURB AT 8' O.C. MAX.
INST COBBLE DISSIPATOR 6" PIPE INV=378.0
REMOVE EX. V-DITCH
INST 52 LF 6" SD @ S=0.01
INST SILVA CELL PAVEMENT SYSTEM IN PAVED AREAS NEAR PROPOSED TREES. SEE LANDSCAPE PLAN & SHEET C7 FOR FURTHER DETAIL.
INST COBBLE DISSIPATOR 8" PIPE INV=378.0
REMOVE EX. SD PIPE
INST 80 LF 8" SD @ S=0.01
INST DI GR 379.0 INV 372.92
INST 51 LF 8" SD @ S=0.05
INST 33 LF 8" SD @ S=0.01
INST DI GR 379.6 INV 378.33
INST 37 LF 6" SD @ S=0.01
INST 45 LF 8" SD @ S=0.01
ASPHALT PARKING LOT
EX. RAMP TO BE REPLACED
INST DI HANSON P24 WITH SIDE OPENING OR APPROVED EQUAL GR 390.0 FL 379.75 INV 375.47
P.U.E & L.E.
P.A.E & P.S.E.
ASPHALT
EX. ROADWAY EASEMENT
ADA PATH OF TRAVEL
4.8%
NEW WATER SERVICE TO 11933 DUBLIN CANYON RD. COORDINATE WITH PROPERTY OWNER
REMOVE EX. DRIVEWAY
INST CONC V-DITCH
EX. ROADWAY EASEMENT
INST 60 LF 6" SD @ S=0.128
INV 378.78
N-8" WS
N-FDC
0.5%
INST 70 LF 6" SD @ S=0.079
INV 386.5
INV 392.0
FOR FIRE SPRINKLERS
FLUSH CURB
6" CURB
TRASH ENCLOSURE
FF 382.0
NEW BUILDING
INST SUB DRAIN REFER TO STRUCTURAL PLANS CONNECT TO STORM DRAIN
INST DI HANSON P24 WITH SIDE OPENING AND TRASH RACK OR APPROVED EQUAL GR 390.0 FL 389.25 INV 387.5
INST CONC V-DITCH
INST 60 LF 6" SD @ S=0.05
REMOVE EX. DRIVEWAY
REMOVE EX. FENCE
NEW WATER SERVICE TO 11933 DUBLIN CANYON RD. COORDINATE WITH PROPERTY OWNER
INST CONC V-DITCH
EX. ROADWAY EASEMENT
N-2" WS
N-10" WS
N-FDC
LS
CONCRETE
ASPHALT
AC-BERM

1. INST TRENCH DRAIN PER MANUFACTURER'S SPECS CONNECT TO DRAIN INLET WHERE APPLICABLE 12" DRAIN WIDTH AND DEPTH SLOPE CHANNEL BOTTOM AT 1% MIN.
2. INV 378.4
3. INST AD GR 381.25 INV 378.52
4. INST AD GR 384.7 INV 378.67
5. INST AD GR 389.7 INV 387.0 IN INV 378.52 OUT
6. INST AD GR 389.7 INV 387.35
7. INST AD GR 381.5 INV 378.53
8. INST AD GR 381.5 INV 378.32
9. INST AD GR 380.3 INV 378.95
10. 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN
11. INST 7 LF 6" SD @ S=0.01
12. INST 10 LF 6" SD @ S=0.01
13. INST 15 LF 6" SD @ S=0.01
14. INST 28 LF 6" SD @ S=0.01
15. INST 35 LF 6" SD @ S=0.01
16. INST N-SSMH RIM 381.35 INV 376.49
17. INST SSCO TO GRADE INV 376.63
18. INST SSCO TO GRADE INV 377.04
19. INST SSCO TO GRADE INV 377.32
20. INST SSCO TO GRADE INV 377.57
21. INST SSCO TO GRADE INV 377.9
22. INST SSCO TO GRADE INV 378.0
23. INST 7 LF 6" SS @ S=0.01
24. INST 10 LF 6" SS @ S=0.01
25. INST 25 LF 6" SS @ S=0.01
26. INST 28 LF 6" SS @ S=0.01
27. INST 33 LF 6" SS @ S=0.01
28. INST 41 LF 6" SS @ S=0.01
29. INST 38 LF 6" SS @ S=0.178
30. INST AD GR 377.7 (3" ABOVE FG) INV 372.79

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/26
CIVIL
STATE OF CALIFORNIA

Rob Diestler

NO.	BY	DATE	REVISIONS	APVD

ALEXANDER & ASSOCIATES INC.
SURVEYORS
ENGINEERS
PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

PROJECT NAME
IMPROVEMENT PLANS
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 1-22-25

SHEET NO.: C3
OF 8 SHEETS

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

SILVA CELL PAVEMENT SYSTEM SEE SHEET C7 FOR DETAILS

1. INST TRENCH DRAIN PER MANUFACTURER'S SPECS CONNECT TO DRAIN INLET WHERE APPLICABLE 12" DRAIN WIDTH AND DEPTH SLOPE CHANNEL BOTTOM AT 1% MIN.
2. INV 378.4
3. INST AD GR 381.25 INV 378.52
4. INST AD GR 384.7 INV 378.67
5. INST AD GR 389.7 INV 387.0 IN INV 378.52 OUT
6. INST AD GR 389.7 INV 387.35
7. INST AD GR 381.5 INV 378.53
8. INST AD GR 381.5 INV 378.32
9. INST AD GR 390.3 INV 378.95
10. 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN
11. INST 7 LF 6" SD @ S=0.01
12. INST 10 LF 6" SD @ S=0.01
13. INST 15 LF 6" SD @ S=0.01
14. INST 28 LF 6" SD @ S=0.01
15. INST 35 LF 6" SD @ S=0.01
16. INST N-SSMH RIM 381.35 INV 376.49
17. INST SSCO TO GRADE INV 376.63
18. INST SSCO TO GRADE INV 377.04
19. INST SSCO TO GRADE INV 377.32
20. INST SSCO TO GRADE INV 377.57
21. INST SSCO TO GRADE INV 377.9
22. INST SSCO TO GRADE INV 378.0
23. INST 7 LF 6" SS @ S=0.01
24. INST 10 LF 6" SS @ S=0.01
25. INST 25 LF 6" SS @ S=0.01
26. INST 28 LF 6" SS @ S=0.01
27. INST 33 LF 6" SS @ S=0.01
28. INST 41 LF 6" SS @ S=0.01
29. INST 38 LF 6" SS @ S=0.178
30. INST AD GR 377.7 (3" ABOVE FG) INV 372.79

DUBLIN CANYON ROAD

INST N-SSMH PER CITY STANDARDS
INST 64 LF 8" SD
BIO-RETENTION AREA
INST 53 LF 6" SD @ S=0.01
INST COBBLE DISSIPATOR 6" PIPE INV 378.0
P.U.E. & P.S.E.
SS 8" MAIN
INST 8" GAPS IN A 8' O.C. MAX. IN CURB
INST DI GR 375.0 INV 366.0
INST N-SSCO PER CITY STANDARDS INV 369.7
INST COBBLE DISSIPATOR 6" PIPE INV 378.0
6" CURB
SW 4' W/ 12" FLUSH CURB
INST 32 LF 6" SD @ S=0.01
INST N-GREASE INTERCEPTOR DESIGN BY OTHERS
INST AD GR 381.0 INV 378.6
6" CURB
2%
INST 40 LF 6" SD @ S=0.01
INST AD GR 374.5 INV 373.5
P.A.E & P.S.E.
P.U.E & L.E.
INST AD GR 374.5 INV 373.1
INST AD GR 374.5 INV 372.7
INST 50 LF 6" SD @ S=0.01
INST AD GR 374.5 INV 372.2
INST 50 LF 6" SD @ S=0.114
NO ACCESS EASEMENT
CORE DRILL INTO EXISTING SW INV 366.0
CURB & GUTTER
INST 16 LF 12" SD @ S=0.031
NEW CONCRETE SIDEWALK PER CITY STANDARDS
PERVIOUS PAVERS
FLUSH CONCRETE BAND
INST DI GR 370.0 INV 366.5
ASPHALT PARKING LOT
INST SILVA CELL PAVEMENT SYSTEM IN PAVED AREAS NEAR PROPOSED TREES. SEE LANDSCAPE PLAN & SHEET C7 FOR FURTHER DETAIL.
REMOVE EX. V-DITCH
INST 56 LF 8" SD @ S=0.114
COVERED PARKING SEE ARCHITECT'S PLAN
6" CURB
CONCRETE WALK
RAMP S=7.5%
NEW BUILDING
FF 382.0
EX. ROADWAY EASEMENT
INST SUB DRAIN REFER TO STRUCTURAL PLANS CONNECT TO STORM DRAIN
PROPOSED TRANS
INST 68 LF 6" SD @ S=0.108
REMOVE EX. TREE
EX. ASPHALT
INST CONC V-DITCH
INST DI HANSON P24 WITH SIDE OPENING AND TRASH RACK OR APPROVED EQUAL GR 373.5 FL 372.75 INV 367.06
30. INST SILVA CELL PAVEMENT SYSTEM, DESIGNED BY SILVA CELL. STORM WATER TO ENTER THROUGH PERVIOUS PAVERS ABOVE. SEE DETAIL D ON SHEET C7 TOP OF PAVERS=372.0 BOTTOM OF 2X SILVA CELLS=367.35
31. INST 6" PERF. PIPE SUBDRAIN TO COLLECT TREATED WATER CONNECT TO STORM DRAIN SYSTEM

REGISTERED PROFESSIONAL ENGINEER ROBERT D. DIESTLER NO. C 66722 EXPIRES 09/30/26 CIVIL STATE OF CALIFORNIA
Rob Diestler

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

NO.	BY	DATE	REVISIONS	APVD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

PROJECT NAME
IMPROVEMENT PLANS
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 11-22-25

SHEET NO.:
C4
OF 8 SHEETS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SILVA CELL PAVEMENT SYSTEM
SEE SHEET C7 FOR DETAILS

① INST TRENCH DRAIN PER MANUFACTURER'S SPECS CONNECT TO DRAIN INLET WHERE APPLICABLE 12" DRAIN WIDTH AND DEPTH SLOPE CHANNEL BOTTOM AT 1% MIN.

② INV 378.4

③ INST AD GR 381.25 INV 378.52

④ INST AD GR 384.7 INV 378.67

⑤ INST AD GR 389.7 INV 387.0 IN INV 378.52 OUT

⑥ INST AD GR 389.7 INV 387.35

⑦ INST AD GR 381.5 INV 378.53

⑧ INST AD GR 381.5 INV 378.32

⑨ INST AD GR 380.3 INV 378.95

⑩ 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN

⑪ INST 7 LF 6" SD @ S=0.01

⑫ INST 10 LF 6" SD @ S=0.01

⑬ INST 15 LF 6" SD @ S=0.01

⑭ INST 28 LF 6" SD @ S=0.01

⑮ INST 35 LF 6" SD @ S=0.01

⑯ INST N-SSMH RIM 381.35 INV 376.49

⑰ INST SSCO TO GRADE INV 376.63

⑱ INST SSCO TO GRADE INV 377.04

⑲ INST SSCO TO GRADE INV 377.32

⑳ INST SSCO TO GRADE INV 377.57

㉑ INST SSCO TO GRADE INV 377.9

㉒ INST SSCO TO GRADE INV 378.0

㉓ INST 7 LF 6" SS @ S=0.01

㉔ INST 10 LF 6" SS @ S=0.01

㉕ INST 25 LF 6" SS @ S=0.01

㉖ INST 28 LF 6" SS @ S=0.01

㉗ INST 33 LF 6" SS @ S=0.01

㉘ INST 41 LF 6" SS @ S=0.178

㉙ INST 38 LF 6" SS @ S=0.178

㉚ INST AD GR 377.7 (3" ABOVE FG) INV 372.79

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/26
CIVIL
STATE OF CALIFORNIA

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NO.	BY	DATE	REVISIONS	APVD

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1" = 10'

PROJECT NAME

IMPROVEMENT PLANS
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 1-22-25

SHEET NO.:
C5
OF 8 SHEETS

SUMMARY OF AREAS DRAINING TO IMP 1

DMA	AREA	SURFACE TYPE	ADJ. PERVIOUS SURFACE	EFFECTIVE IMPERVIOUS AREA
1A	2,861 SF	ROOF	1.0	2,861 SF
1B	13,119 SF	ASPHALT/CONCRETE	1.0	13,119 SF
1C	1,415 SF	ASPHALT/CONCRETE	1.0	1,415 SF
1D	10,219 SF	ASPHALT/CONCRETE	1.0	10,219 SF
1E	2,554 SF	LANDSCAPING	0.1	256 SF
1F	1,464 SF	LANDSCAPING	0.1	146 SF
1G	243 SF	LANDSCAPING	0.1	25 SF
1H	153 SF	LANDSCAPING	0.1	15 SF
1I	172 SF	LANDSCAPING	0.1	17 SF
1J	437 SF	LANDSCAPING	0.1	44 SF
		TOTAL		28,117 SF

SUMMARY OF AREAS DRAINING TO IMP 2

DMA	AREA	SURFACE TYPE	ADJ. PERVIOUS SURFACE	EFFECTIVE IMPERVIOUS AREA
2A	3,577 SF	ROOF	1.0	3,577 SF
2B	8,805 SF	ASPHALT/CONCRETE	1.0	8,805 SF
2C	168 SF	LANDSCAPING	0.1	17 SF
2D	86 SF	LANDSCAPING	0.1	9 SF
2E	755 SF	LANDSCAPING	0.1	76 SF
		TOTAL		12,484 SF

IMP.	TREATMENT AREA NEEDED (4%)	TREATMENT AREA PROVIDED
1	1,125 SF	1,495 SF
2*	499 SF	552 SF

*SILVA CELL STRUCTURAL SECTION TO BE DESIGNED BY SILVA CELL. STORM WATER TO ENTER THROUGH PERVIOUS PAVERS ABOVE, AREA SIZED BY 4% METHOD

SUMMARY OF AREAS DRAINING NOT DRAINING TO IMP 1 OR 2

DMA	AREA	SURFACE TYPE	DRAINS TO
3A	1,076 SF	ASPHALT/CONCRETE	SELF-RETAINING AREA 1
3B	443 SF	LANDSCAPING **	TO PUBLIC STORM DRAIN SYSTEM
3C	740 SF	LANDSCAPING **	TO PUBLIC STORM DRAIN SYSTEM
3D	15,292 SF	LANDSCAPING **	TO PUBLIC STORM DRAIN SYSTEM
3E	2,904 SF	ASPHALT/CONCRETE	ADJACENT LANDSCAPE ***
3F	358 SF	ASPHALT/CONCRETE	DUBLIN CANYON ROAD

** LANDSCAPED AREAS ARE SELF TREATING
*** LANDSCAPED AREA IS SELF RETAINING

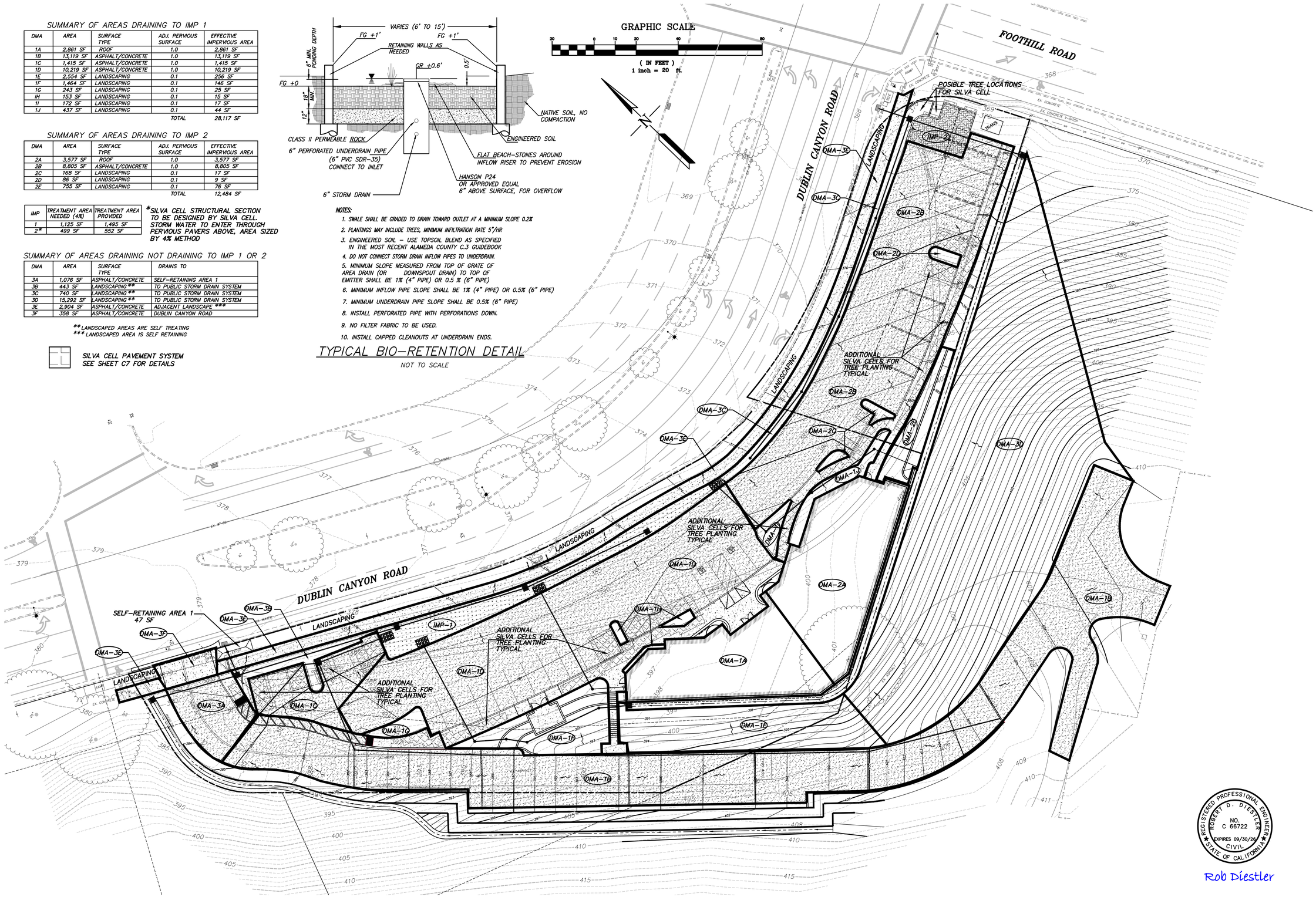
SILVA CELL PAVEMENT SYSTEM
SEE SHEET C7 FOR DETAILS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTES:
1. SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE 0.2%
2. PLANTINGS MAY INCLUDE TREES, MINIMUM INFILTRATION RATE 5"/HR
3. ENGINEERED SOIL – USE TOPSOIL BLEND AS SPECIFIED IN THE MOST RECENT ALAMEDA COUNTY C.3 GUIDEBOOK
4. DO NOT CONNECT STORM DRAIN INFLOW PIPES TO UNDERDRAIN.
5. MINIMUM SLOPE MEASURED FROM TOP OF GRATE OF AREA DRAIN (OR DOWNSPOUT DRAIN) TO TOP OF EMITTER SHALL BE 1% (4" PIPE) OR 0.5 % (6" PIPE)
6. MINIMUM INFLOW PIPE SLOPE SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
7. MINIMUM UNDERDRAIN PIPE SLOPE SHALL BE 0.5% (6" PIPE)
8. INSTALL PERFORATED PIPE WITH PERFORATIONS DOWN.
9. NO FILTER FABRIC TO BE USED.
10. INSTALL CAPPED CLEANOUTS AT UNDERDRAIN ENDS.

TYPICAL BIO-RETENTION DETAIL

NOT TO SCALE



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deeproot

DeepRoot Green Infrastructure, LLC
www.deeproot.com
info@deeproot.com
Toll Free: 800 458 7668

Hana Japan Restaurant
Pleasanton, CA
US-23-0421
October 1, 2024

SILVA CELL LAYOUT

(94) 1X Silva Cells

(279) 2X Silva Cells

DISCLAIMER:
Silva Cell 2 layouts are preliminary, and are based on the accuracy of the provided base information. Layouts use 6" spacing by default. Spacing between Silva Cells can vary between 1-6". Field adjustment may be required.

Client/Contractor is responsible for verifying location of structures and utilities that may be in conflict with this proposed Silva Cell 2 layout. When determining size of excavation, allow space for Cells, spacing between frames, and backfill.

It is the contractor's responsibility to confirm proposed elevations with the engineer of record.

SIZE: ANSI B NOT TO SCALE

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A SILVA CELLS UNDER CIP CONCRETE AND ASPHALT PARKING, WITH TREE OPENING, 1X & 2X SILVA CELL SYSTEM
NOT TO SCALE

B SILVA CELLS UNDER CIP CONCRETE AND ASPHALT PARKING, 1X & 2X SILVA CELL SYSTEM
NOT TO SCALE

deeproot

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Hana Japan Restaurant
Pleasanton, CA
US-23-0421
October 1, 2024

SILVA CELL SECTIONS

SHEET 1 OF 2

DISCLAIMER:
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It is the contractor's responsibility to confirm proposed elevations with the engineer of record.

SIZE: ANSI B NOT TO SCALE

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C SILVA CELLS UNDER ASPHALT PARKING AND TREE OPENING, 2X SILVA CELL SYSTEM
NOT TO SCALE

D SILVA CELLS UNDER ASPHALT PARKING AND TREE OPENING, 2X SILVA CELL SYSTEM
NOT TO SCALE

deeproot

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Hana Japan Restaurant
Pleasanton, CA
US-23-0421
October 1, 2024

SILVA CELL SECTIONS

SHEET 2 OF 2

DISCLAIMER:
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Client/Contractor is responsible for verifying location of structures and utilities that may be in conflict with this proposed Silva Cell 2 layout. When determining size of excavation, allow space for Cells, spacing between frames, and backfill.

It is the contractor's responsibility to confirm proposed elevations with the engineer of record.

SIZE: ANSI B NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO. C 66722
EXPIRES 09/30/26
CIVIL
STATE OF CALIFORNIA

Rob Diestler

NO.	BY	DATE	REVISIONS	APP'D

ALEXANDER & ASSOCIATES INC.
SURVEYORS
ENGINEERS
PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=20'

PROJECT NAME
SILVA CELL DETAILS
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 1-22-25

SHEET NO.:
C7
OF 8 SHEETS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

DUBLIN CANYON ROAD

FOOTHILL ROAD

EX. ROADWAY EASEMENT

NO ACCESS EASEMENT

P.A.E & P.S.E.

P.U.E & L.E.

N13°33'26"E 39.80'

Δ=59°32'18" L=46.76' R=45.00'

N57°20'25"W 169.99'

Δ=15°46'22" L=65.31' R=236.50'

S74°03'38"E 11.12'

Δ=4°26'44" L=44.05' R=568.06'

S70°10'57"E 24.97'

S82°52'44"E 24.87'

N23°02'21"W 6.01'

Δ=2°46'59" L=12.07' R=248.50'

S23°02'21"E 81.43'

Δ=21°42'29" L=87.90' R=232.00'

S67°23'19"W 41.66'

Δ=89°53'30" L=62.52' R=40.00'

N22°36'41"W 39.97'

167.06' S66°56'07"W

129.80' S66°56'07"W

91.61' N65°23'31"W

N25°43' N40°56'52"W

EX. ROADWAY EASEMENT

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE MAP OF TRACT 6951 (275 M 88).

BASIS OF ELEVATIONS

NGS BRASS DISK "F972" ON SOUTH END HEADWALL, WEST SIDE OF FOOTHILL ROAD, 300' SOUTH OF STONERIDGE MALL
ELEV. = 387.036 (NGVD 29)

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF MR. YOON IN FEBRUARY OF 2022.

Darryl Alexander - 1-22-2025

DARRYL ALEXANDER DATE
L.S. NO. 5071

PROFESSIONAL LAND SURVEYOR
DARRYL A. ALEXANDER
No. L 5071
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS	APVD

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

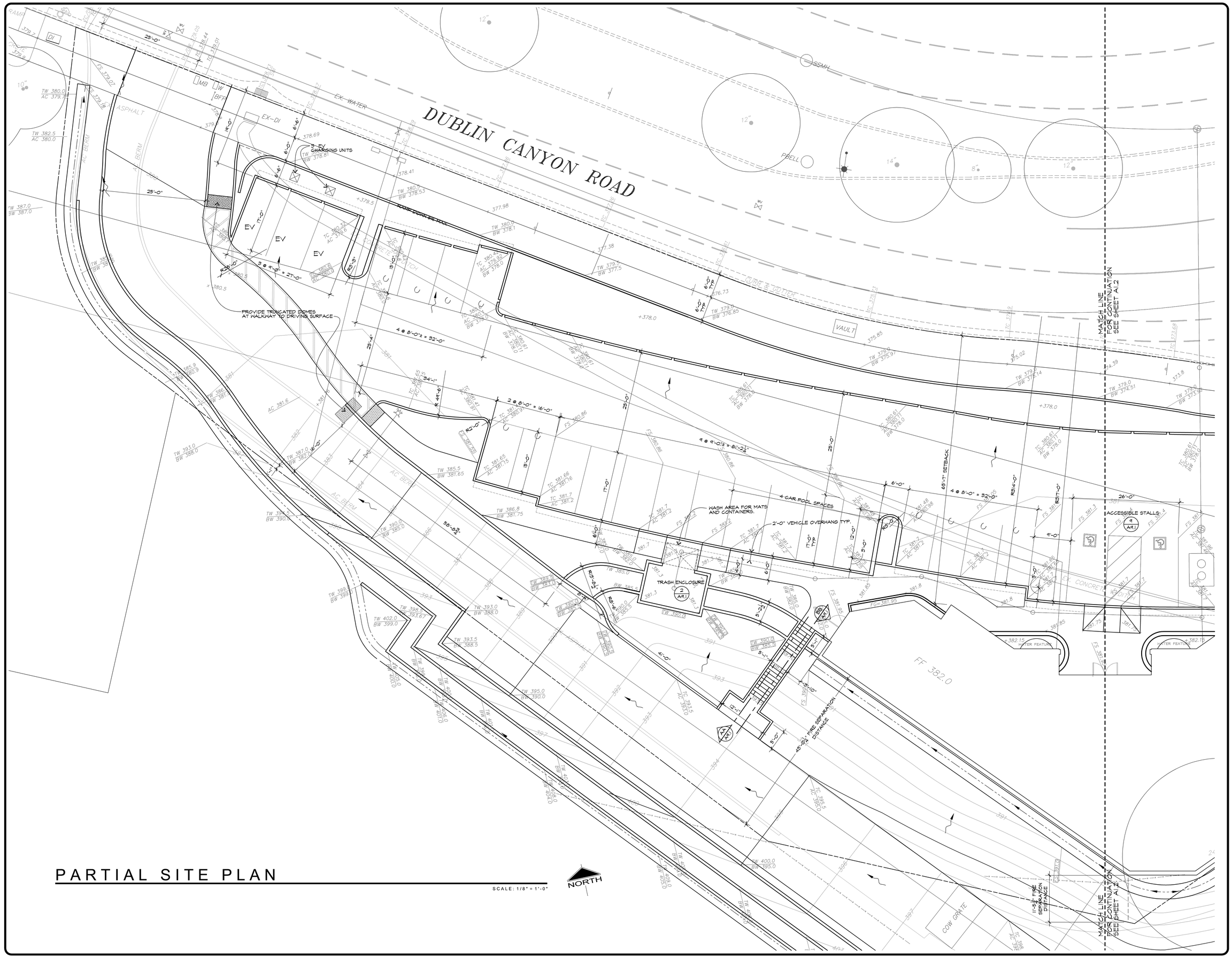
DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE:

PROJECT NAME

TOPOGRAPHIC SURVEY
HANA JAPAN RESTAURANT
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 21420
DISK NO.:
FILE NO.:
DATE: 1-22-25

SHEET NO.:
C8
OF 8 SHEETS



PARTIAL SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD
PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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OF	SHEETS

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DUBLIN CANYON ROAD

FOOTHILL R

EX. WATER

MATCH LINE FOR CONTINUATION - SEE SHEET A1.1

COVERED PARKING STRUCTURE #1

COVERED PARKING STRUCTURE #2

TRANS

VAULT

RAMP

TELE

TS BOX

EX. CONCRETE V-DITCH

EX. CONCRETE

GUARD & POSTER

LONG TERM BIKE PARKING LOCKER

2 - SHORT TERM BIKE PARKING

GRAVEL

2'-0" VEHICLE OVERHANG TYP.

50'-0" SETBACK

185'-6" SETBACK

12' SETBACK

ACCESSIBLE STALLS

RAMP 8.33%

1 HOUR FIRE RATED EXTERIOR WALL - SHOWN SHADED 12" CONCRETE BLOCK WALL EXCEEDS MINIMUM RATING AS SHOWN IN CBC TABLE 720.1(2) ITEM 3.

1'-0" FIRE SEPARATION DISTANCE

FF 382.0

WATER FEATURE

TOWER

HANDRAILS AT RAMPS

1. HANDRAILS SHALL BE PLACE ON EACH SIDE OF A RAMP.
2. SHALL BE CONTINUOUS THE FULL ENGTH OF RAMP
3. SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE MEASURED TO THE TOP OF THE HANDRAIL.
4. SHALL EXTEND 12" BEYOND THE TOP AND BOTTOM OF THE RAMP AND BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
5. HANDRAILS MAY PROJECT 3.5" MAX. FROM EACH SIDE OF A RAMP AT THE HANDRAIL HEIGHT.
6. ENDS OF HANDRAILS SHALL BE ROUNDED.
7. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A A SPACE OF 1.5" BETWEEN THE WALL AND THE HANDRAIL
8. THE GRIP PORTION SHALL BE NOT LESS THAN 1.25" NOR MOBE THAN 1.5" IN CROSS-SECTIONAL NOMINAL DIMENSION
9. ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS.
10. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
11. ALL SURFACES ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
12. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

PARTIAL SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

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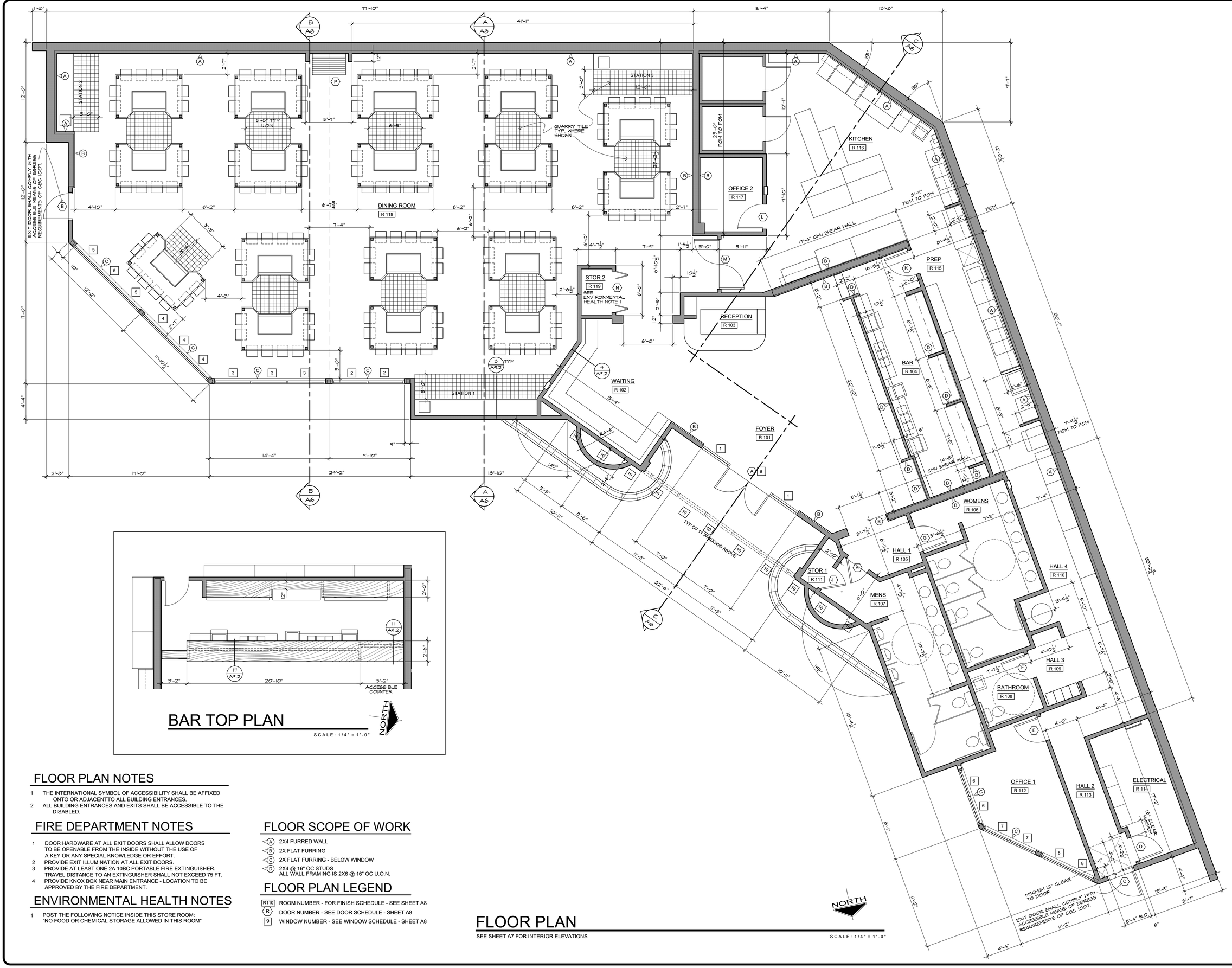

FLOOR PLAN

SEE SHEET A7 FOR INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

BAR TOP PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1 THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE AFFIXED ONTO OR ADJACENTTO ALL BUILDING ENTRANCES.
2 ALL BUILDING ENTRANCES AND EXITS SHALL BE ACCESSIBLE TO THE DISABLED.

FIRE DEPARTMENT NOTES

1 DOOR HARDWARE AT ALL EXIT DOORS SHALL ALLOW DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2 PROVIDE EXIT ILLUMINATION AT ALL EXIT DOORS.
3 PROVIDE AT LEAST ONE 2A 10BC PORTABLE FIRE EXTINGUISHER. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT.
4 PROVIDE KNOX BOX NEAR MAIN ENTRANCE - LOCATION TO BE APPROVED BY THE FIRE DEPARTMENT.

ENVIRONMENTAL HEALTH NOTES

1 POST THE FOLLOWING NOTICE INSIDE THIS STORE ROOM: "NO FOOD OR CHEMICAL STORAGE ALLOWED IN THIS ROOM"

FLOOR SCOPE OF WORK

- (A) 2X4 FURRED WALL
- (B) 2X FLAT FURRING
- (C) 2X FLAT FURRING - BELOW WINDOW
- (D) 2X4 @ 16" OC STUDS ALL WALL FRAMING IS 2X6 @ 16" OC U.O.N.

FLOOR PLAN LEGEND

- R110 ROOM NUMBER - FOR FINISH SCHEDULE - SEE SHEET A8
- (R) DOOR NUMBER - SEE DOOR SCHEDULE - SHEET A8
- 9 WINDOW NUMBER - SEE WINDOW SCHEDULE - SHEET A8

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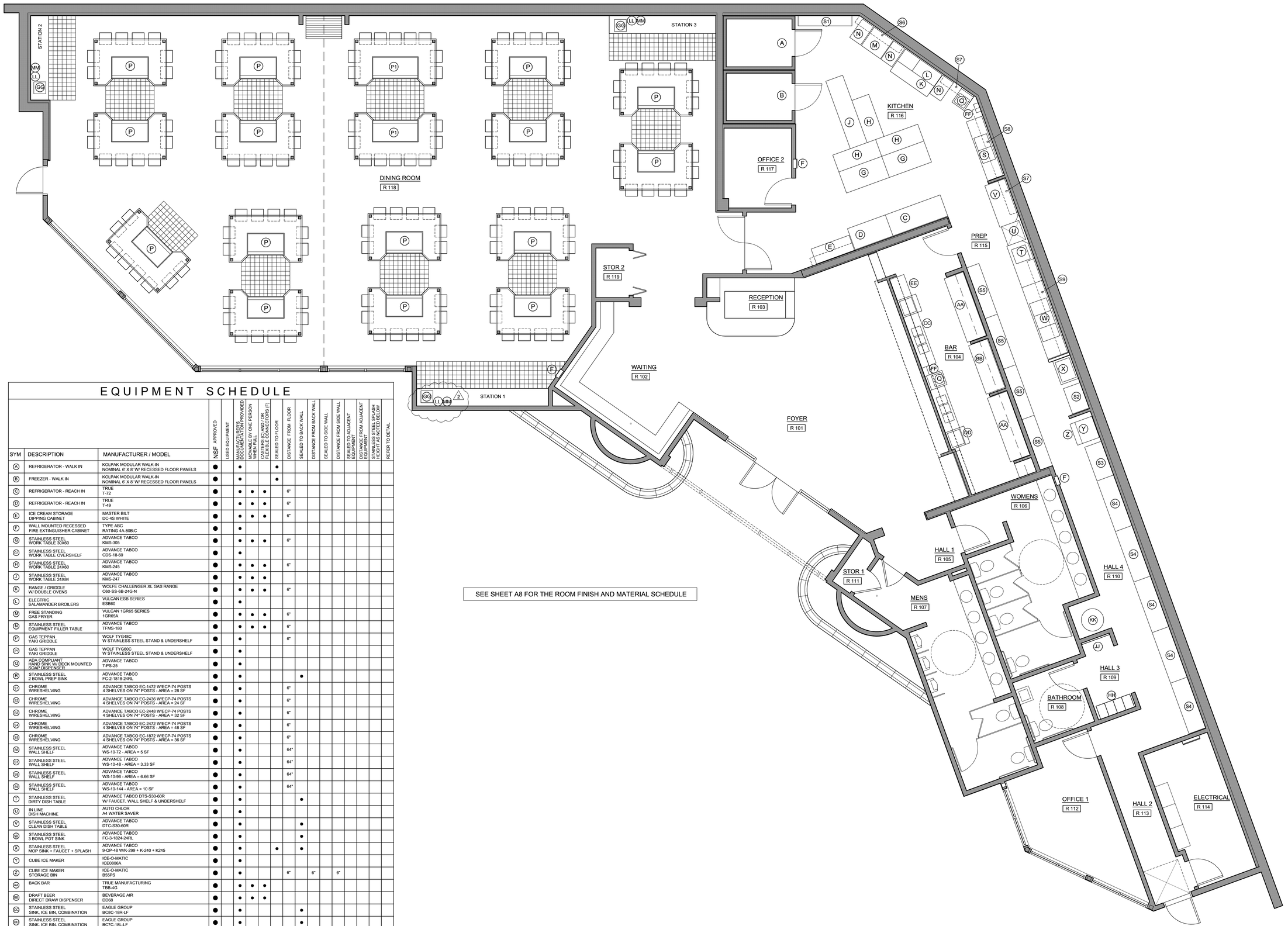

EQUIPMENT SCHEDULE

SYM	DESCRIPTION	MANUFACTURER / MODEL	NSF APPROVED	USED EQUIPMENT	MANUFACTURERS DOCUMENTATION PROVIDED	HOUSED (F) OR PERSON WHEN FULL	CASTERS (C) AND / OR FLEXIBLE CONNECTORS (F)	SEALED TO FLOOR	DISTANCE FROM FLOOR	SEALED TO BACK WALL	DISTANCE FROM BACK WALL	SEALED TO SIDE WALL	DISTANCE FROM SIDE WALL	SEALED TO ADJACENT EQUIPMENT	DISTANCE FROM ADJACENT EQUIPMENT	EQUIPMENT INSTALLED AS A NSH SERIES AS NOTED BELOW	REFER TO DETAIL
A	REFRIGERATOR - WALK IN	KOLPAK MODULAR WALK-IN NOMINAL 6' X 8' W/ RECESSED FLOOR PANELS	●		●			●									
B	FREEZER - WALK IN	KOLPAK MODULAR WALK-IN NOMINAL 6' X 8' W/ RECESSED FLOOR PANELS	●		●			●									
C	REFRIGERATOR - REACH IN	TRUE T-72	●		●	●	●		6"								
D	REFRIGERATOR - REACH IN	TRUE T-49	●		●	●	●		6"								
E	ICE CREAM STORAGE DIPPING CABINET	MASTER BILT DC-4S WHITE	●		●	●	●		6"								
F	WALL MOUNTED RECESSED FIRE EXTINGUISHER CABINET	TYPE ABC RATING 4A-80B:C	●		●												
G	STAINLESS STEEL WORK TABLE 30X60	ADVANCE TABCO KMS-305	●		●	●	●		6"								
G1	STAINLESS STEEL WORK TABLE OVERSHELF	ADVANCE TABCO CDS-18-60	●		●												
H	STAINLESS STEEL WORK TABLE 24X60	ADVANCE TABCO KMS-245	●		●	●	●		6"								
J	STAINLESS STEEL WORK TABLE 24X84	ADVANCE TABCO KMS-247	●		●	●	●										
K	RANGE / GRIDDLE W/ DOUBLE OVENS	WOLFE CHALLENGER XL GAS RANGE C60-SS-6B-24G-N	●		●	●	●		6"								
L	ELECTRIC SALAMANDER BROILERS	VULCAN ESB SERIES ESB60	●		●												
M	FREE STANDING GAS FRYER	VULCAN 1GR65 SERIES 1GR65A	●		●	●	●		6"								
N	STAINLESS STEEL EQUIPMENT FILLER TABLE	ADVANCE TABCO TFMS-180	●		●	●	●		6"								
P	GAS TEPPAN YAKI GRIDDLE	WOLF TYG48C W STAINLESS STEEL STAND & UNDERSHELF	●		●				6"								
P1	GAS TEPPAN YAKI GRIDDLE	WOLF TYG60C W STAINLESS STEEL STAND & UNDERSHELF	●		●												
Q	ADA COMPLIANT HAND SINK W/ DECK MOUNTED SOAP DISPENSER	ADVANCE TABCO 7-PS-25	●		●												
R	STAINLESS STEEL 2 BOWL PREP SINK	ADVANCE TABCO FC-2-1818-24RL	●		●					●							
S1	CHROME WIRESHELVING	ADVANCE TABCO EC-1472 W/ECP-74 POSTS 4 SHELVES ON 74" POSTS - AREA = 28 SF	●		●				6"								
S2	CHROME WIRESHELVING	ADVANCE TABCO EC-2436 W/ECP-74 POSTS 4 SHELVES ON 74" POSTS - AREA = 24 SF	●		●				6"								
S3	CHROME WIRESHELVING	ADVANCE TABCO EC-2448 W/ECP-74 POSTS 4 SHELVES ON 74" POSTS - AREA = 32 SF	●		●				6"								
S4	CHROME WIRESHELVING	ADVANCE TABCO EC-2472 W/ECP-74 POSTS 4 SHELVES ON 74" POSTS - AREA = 48 SF	●		●				6"								
S5	CHROME WIRESHELVING	ADVANCE TABCO EC-1872 W/ECP-74 POSTS 4 SHELVES ON 74" POSTS - AREA = 36 SF	●		●				6"								
S6	STAINLESS STEEL WALL SHELF	ADVANCE TABCO WS-10-72 - AREA = 5 SF	●		●				64"								
S7	STAINLESS STEEL WALL SHELF	ADVANCE TABCO WS-10-48 - AREA = 3.33 SF	●		●				64"								
S8	STAINLESS STEEL WALL SHELF	ADVANCE TABCO WS-10-96 - AREA = 6.66 SF	●		●				64"								
S9	STAINLESS STEEL WALL SHELF	ADVANCE TABCO WS-10-144 - AREA = 10 SF	●		●				64"								
T	STAINLESS STEEL DIRTY DISH TABLE	ADVANCE TABCO DTS-S30-60R W/ FAUCET, WALL SHELF & UNDERSHELF	●		●					●							
U	IN LINE DISH MACHINE	AUTO CHLOR A4 WATER SAVER	●		●												
V	STAINLESS STEEL CLEAN DISH TABLE	ADVANCE TABCO DTC-S30-60R	●		●					●							
W	STAINLESS STEEL 3 BOWL POT SINK	ADVANCE TABCO FC-3-1824-24RL	●		●					●							
X	STAINLESS STEEL MOP SINK + FAUCET + SPLASH	ADVANCE TABCO 9-OP-48 W/K-299 + K-240 + K245	●		●			●		●							
Y	CUBE ICE MAKER	ICE-O-MATIC ICE0806A	●		●												
Z	CUBE ICE MAKER STORAGE BIN	ICE-O-MATIC B55PS	●		●				6"		6"		6"				
AA	BACK BAR	TRUE MANUFACTURING TBB-4G	●		●	●	●										
BB	DRAFT BEER DIRECT DRAW DISPENSER	BEVERAGE AIR DD68	●		●	●	●										
CC	STAINLESS STEEL SINK, ICE BIN, COMBINATION	EAGLE GROUP BC8C-18R-LF	●		●					●							
DD	STAINLESS STEEL SINK, ICE BIN, COMBINATION	EAGLE GROUP BC7C-18L-LF	●		●					●							
EE	STAINLESS STEEL FILLER COUNTER MODULE	EAGLE GROUP FB30-19	●		●					●							
FF	STAINLESS STEEL PAPER TOWEL DISPENSER	EAGLE GROUP 319496	●		●												
GG	STAINLESS STEEL DROP IN SINK	ADVANCE TABCO DI-1-168 INCLUDES FAUCET	●		●												
HH	EMPLOYEE LOCKERS TOTAL = 24	WIN-HOLT EQUIPMENT WL-618/18 & WL-66/18			●			●									
JJ	WALL MOUNTED EMPLOYEE COAT HANGER STRIP W/ SHELF																
KK	WATER HEATER ON 4" CURB	A. O. SMITH CYCLONE XHE MODEL: BTH-199			●						6"		6"				6/A9.2
LL	STAINLESS STEEL HAND SOAP DISPENSER	BOBRICK SURFACE MOUNTED B-4112	●		●												
MM	STAINLESS STEEL PAPER TOWEL DISPENSER	BOBRICK SURFACE MOUNTED B-263	●		●												

SEE SHEET A8 FOR THE ROOM FINISH AND MATERIAL SCHEDULE

EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

NORTH

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOODS
C 13874
Jan. 31, 2025
REN. DATE
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HANA JAPAN STEAK HOUSE

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PLEASANTON CALIFORNIA

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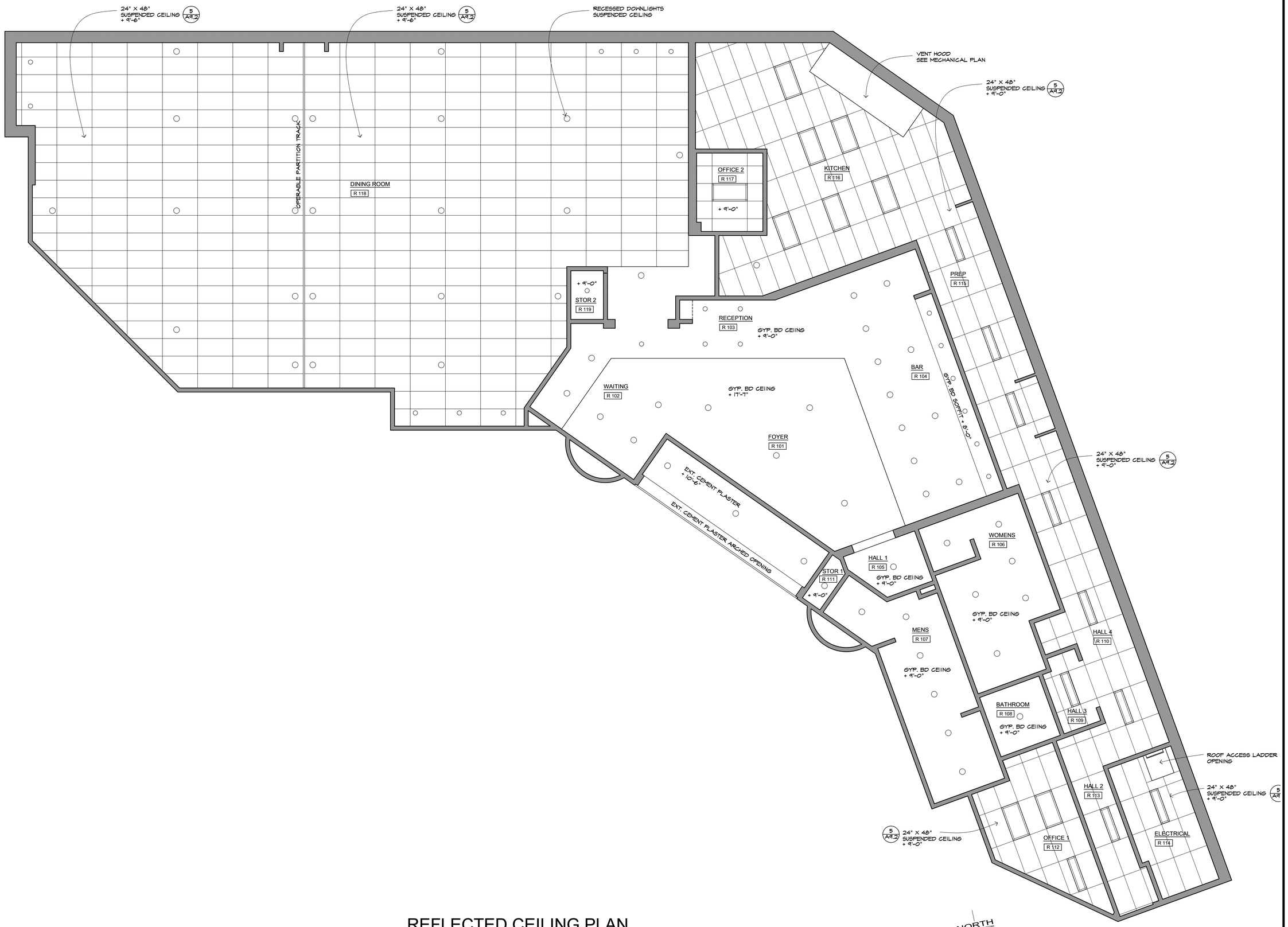

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

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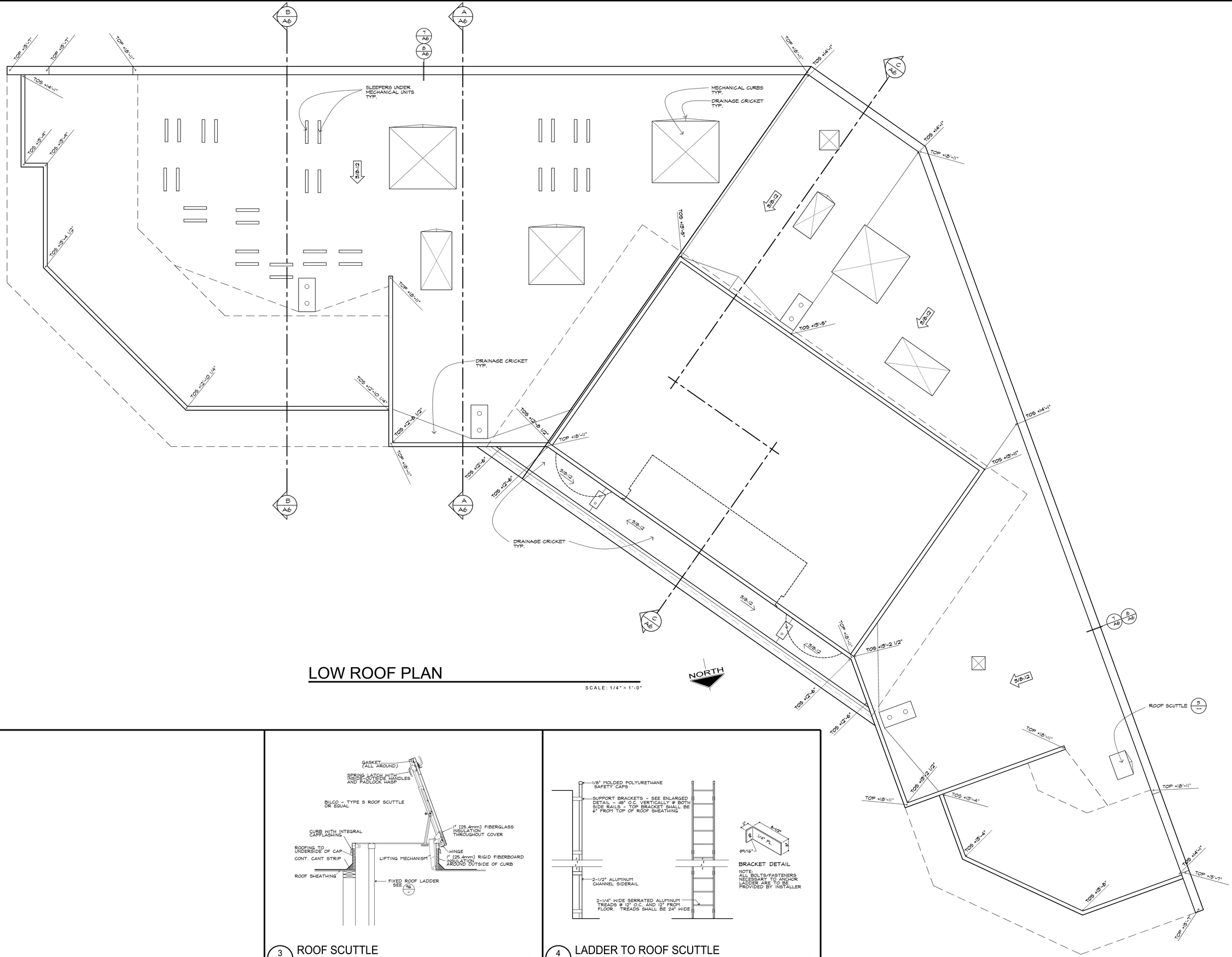

LOW ROOF PLAN

SCALE: 1/4" = 1'-0"

3 — ROOF SCUTTLE

SCALE: 1/4" = 1'-0"

4 — LADDER TO ROOF SCUTTLE

SCALE: 1/4" = 1'-0"

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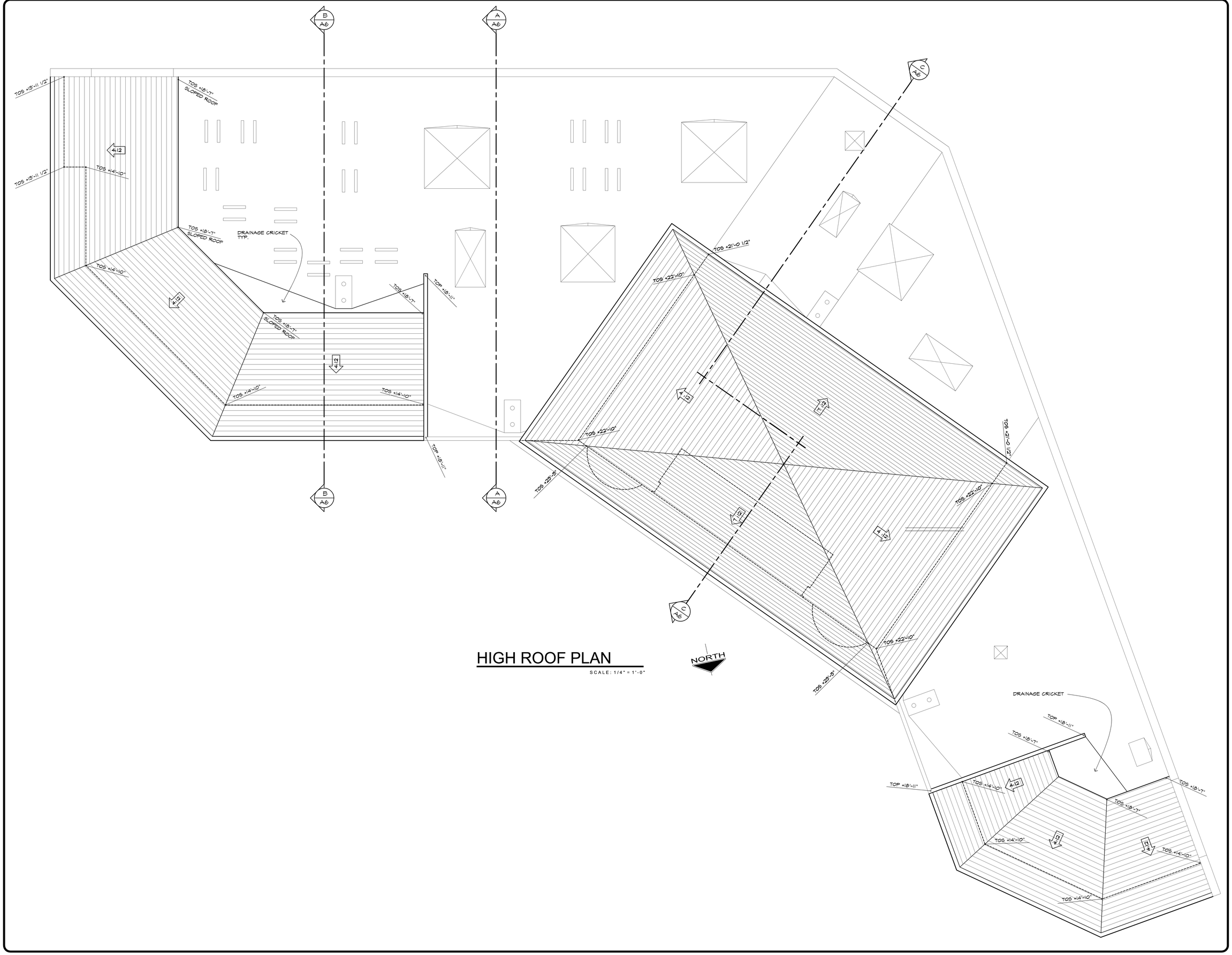

HIGH ROOF PLAN

SCALE: 1/4" = 1'-0"

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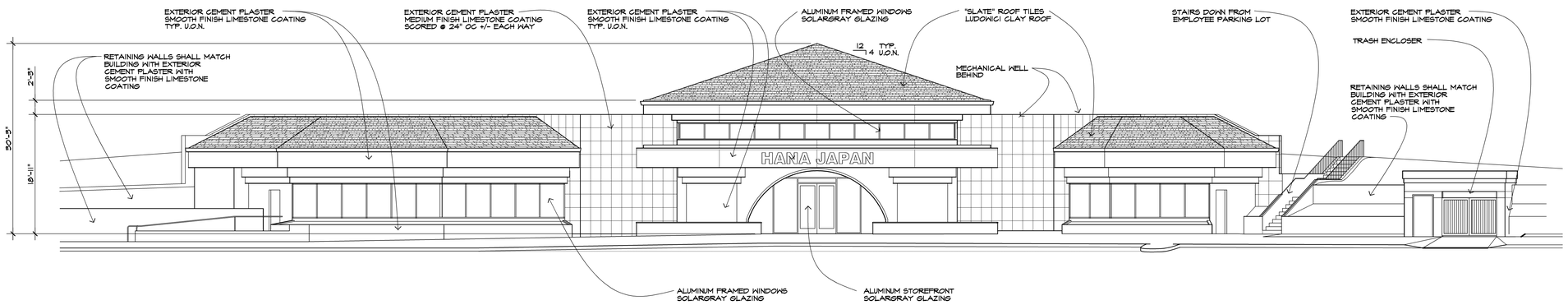
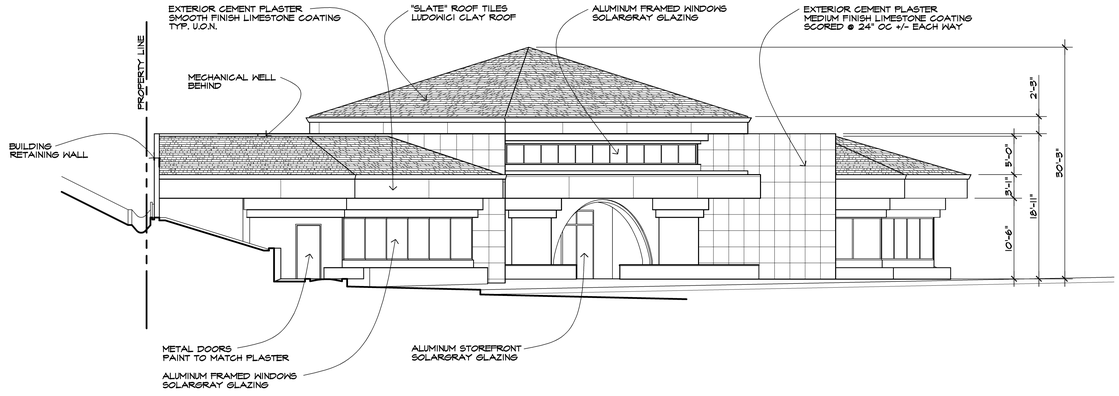


FRONT ELEVATION

VIEW FROM DUBLIN CANYON ROAD

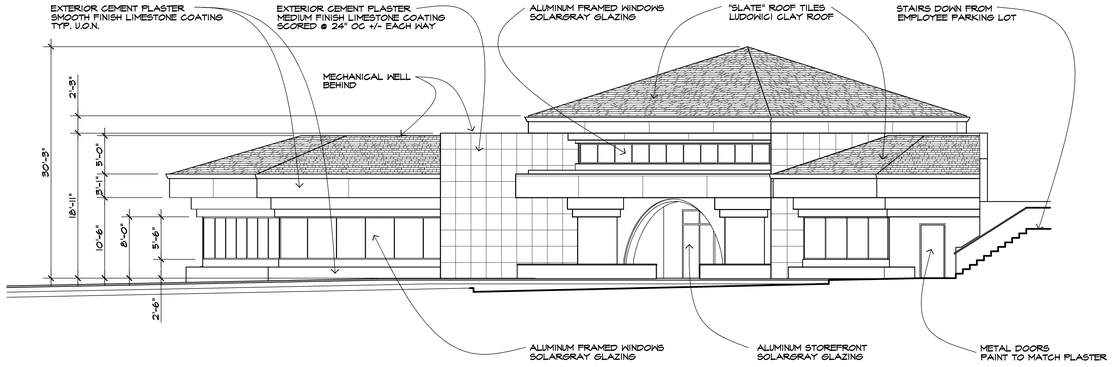
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

VIEW FROM FOOTHILL ROAD

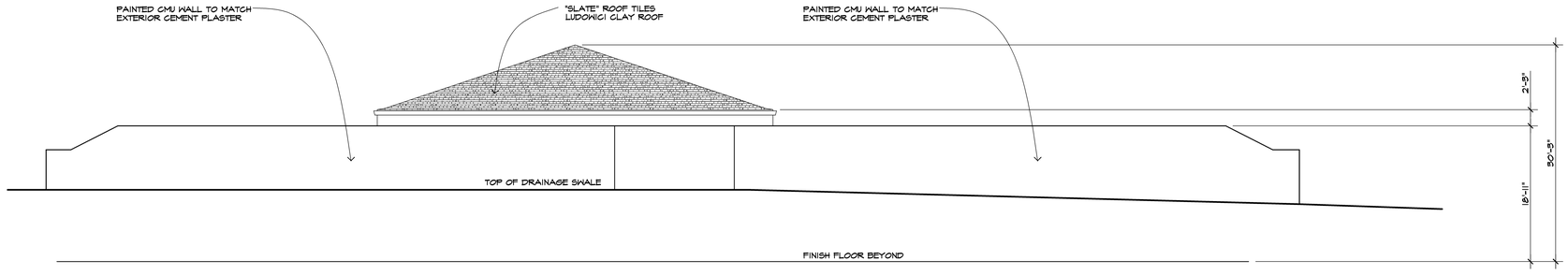
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

VIEW FROM PARKING LOT ENTRANCE

SCALE: 1/8" = 1'-0"



REAR ELEVATION

VIEW FROM ADJACENT PROPERTY

SCALE: 1/8" = 1'-0"

	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		

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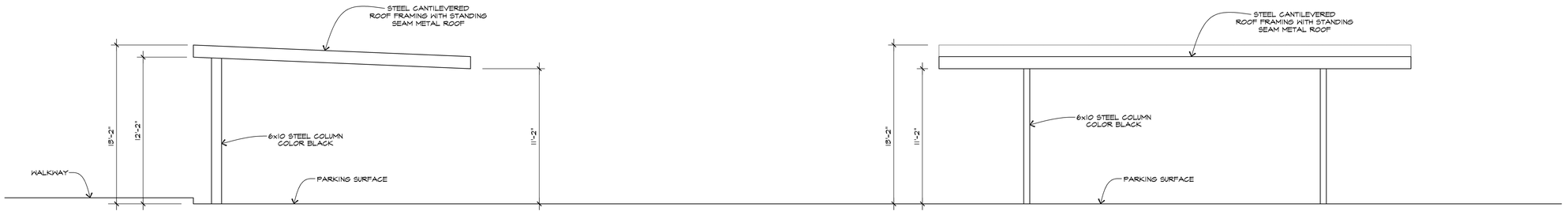
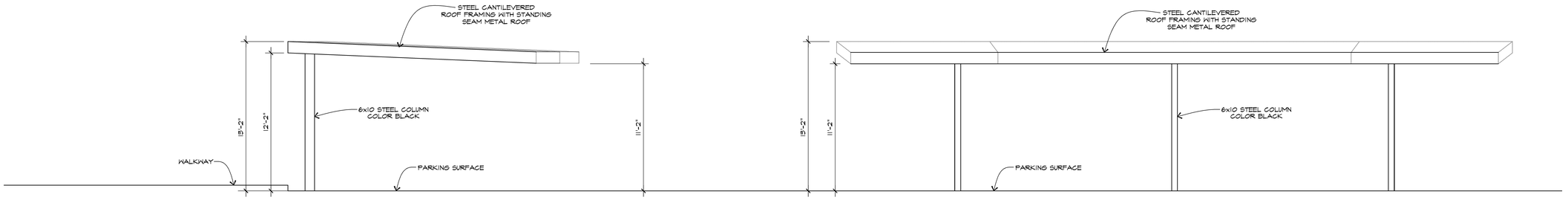
OF	SHEETS

PLOT DATE: PLOTDATE



COVERED PARKING STRUCTURE #1 ELEVATION

SCALE: 1/4" = 1'-0"



COVERED PARKING STRUCTURE #2 ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOODS
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD
PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
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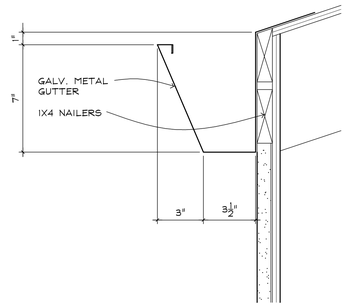
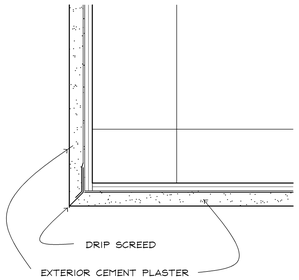
DRAWN	IJ
CHECKED	WAW
DATE	4-19-23
SCALE	AS SHOWN
JOB NO.	07.460C
SHEET	A5.1
OF	SHEETS

PLOT DATE: 1-25-23



1 - GUTTER DETAIL

SCALE: 1/4" = 1'-0"



2 - PLASTER DRIP DETAIL

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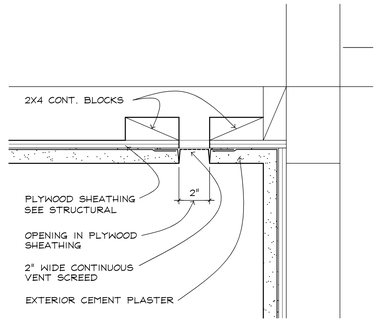

3 - SOFFIT VENT DETAIL

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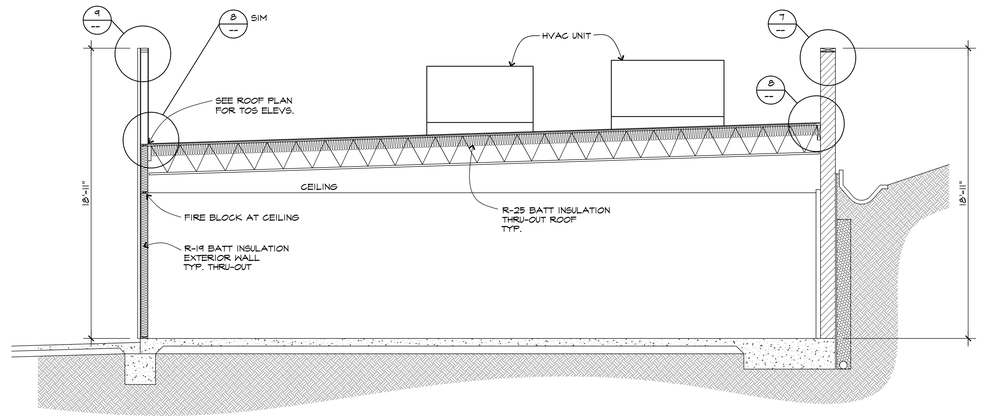
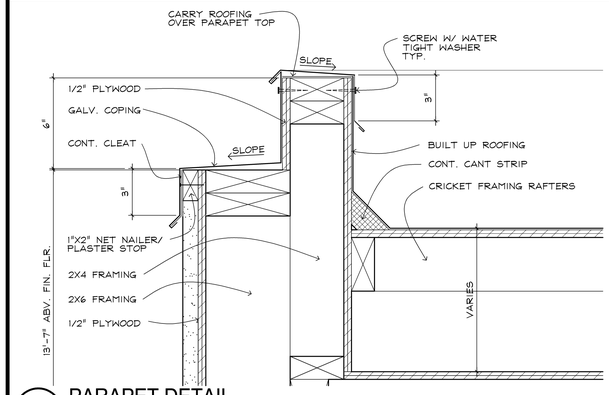


BUILDING SECTION A-A6

SCALE: 1/4" = 1'-0"



4 - PARAPET DETAIL

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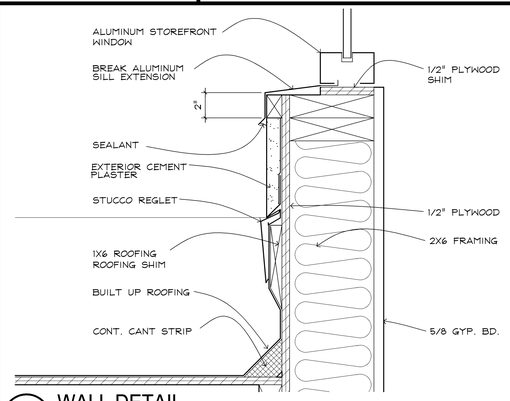

6 - WALL DETAIL

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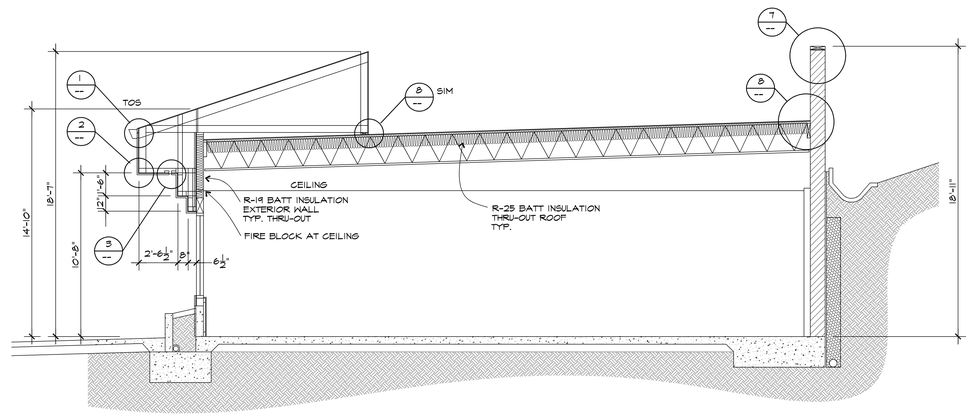

BUILDING SECTION B-A6

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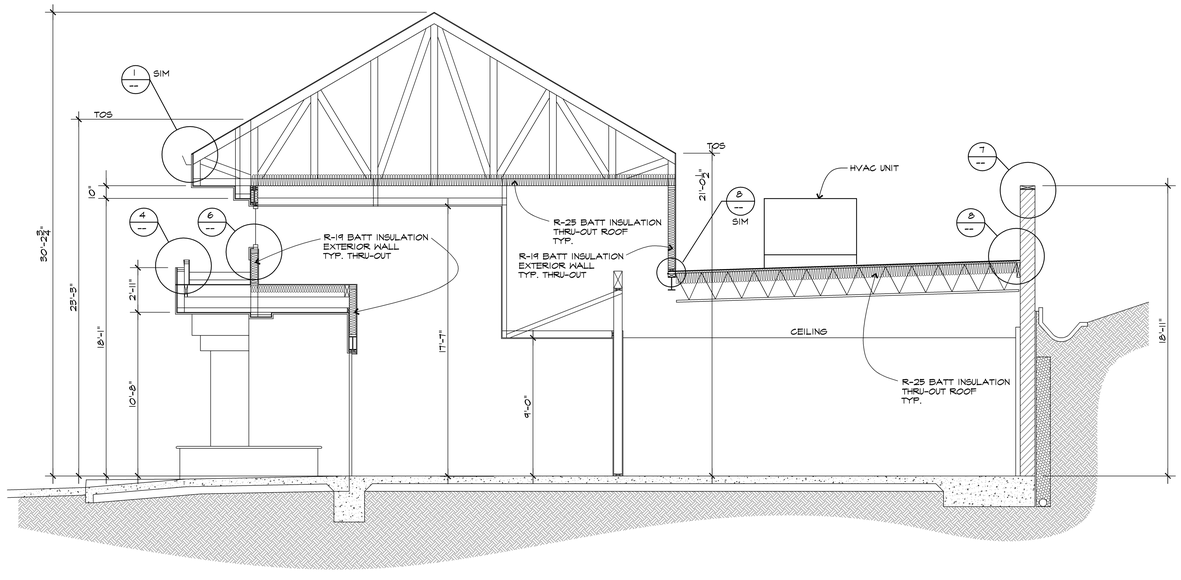
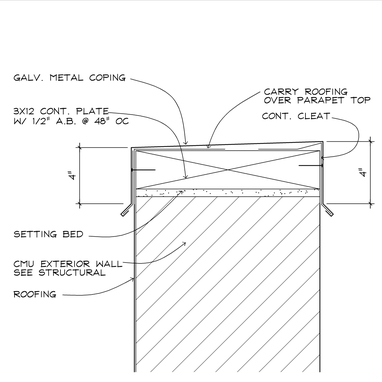


BUILDING SECTION C-A6

SCALE: 1/4" = 1'-0"



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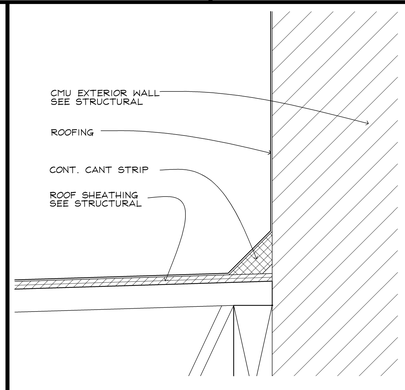

8 - CANT DETAIL

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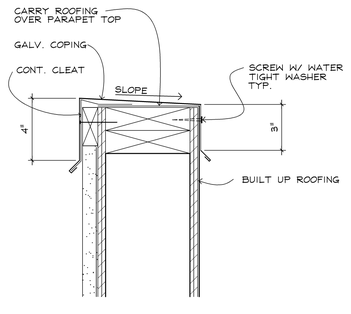

9 - COPING DETAIL

SCALE: 1/4" = 1'-0"

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

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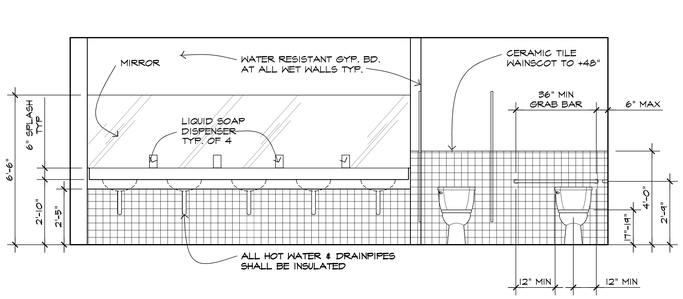
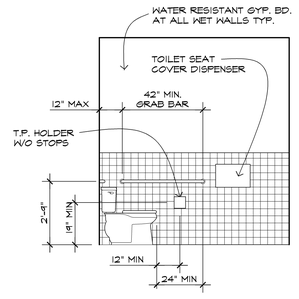
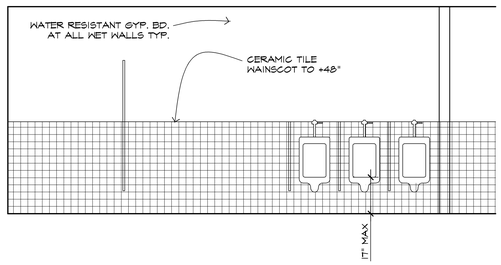
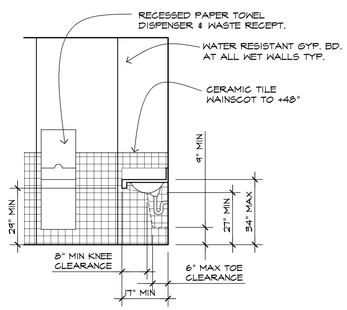
DRAWN	JJ
CHECKED	WAW
DATE	02/16/23
SCALE	AS SHOWN
JOB NO.	07.460C
SHEET	A6
OF	SHEETS

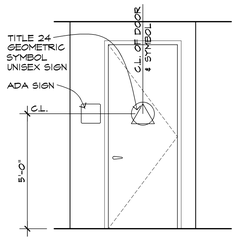
PLOT DATE: PLOTDATE



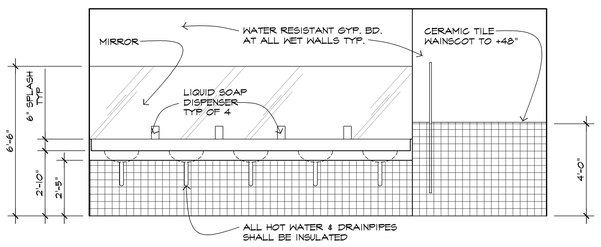


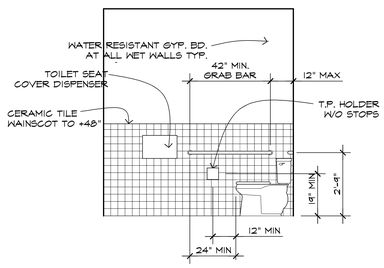


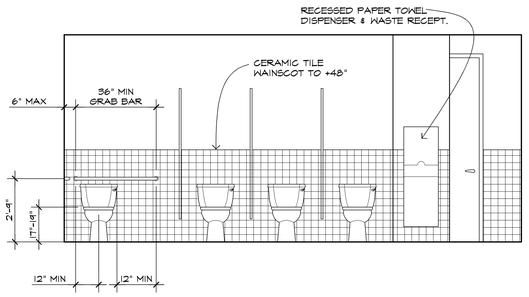


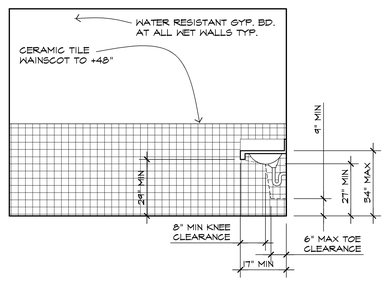


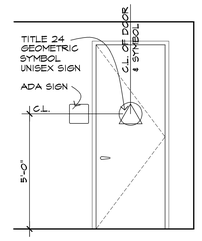
MENS - R107 SCALE: 3/8 = 1'-0"



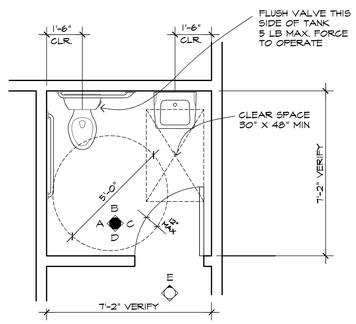




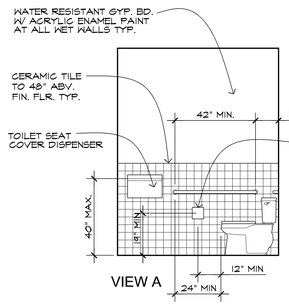




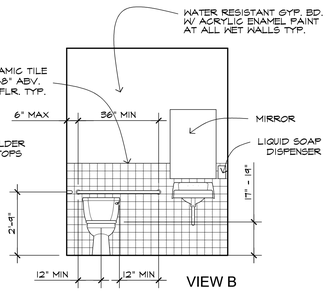
WOMENS - R106 SCALE: 3/8 = 1'-0"



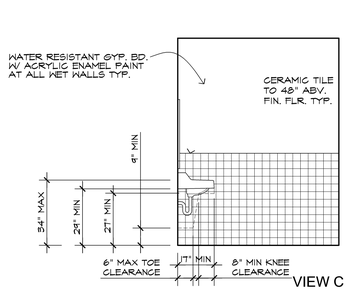
BATHROOM - R108 SCALE: 3/8 = 1'-0"



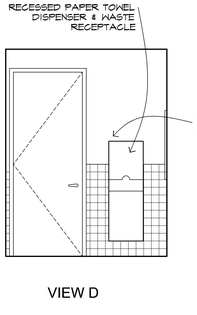
VIEW A



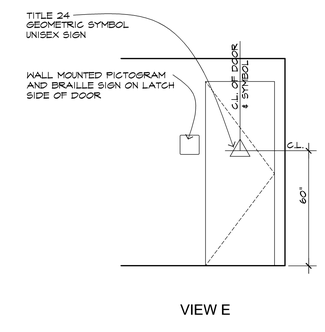
VIEW B



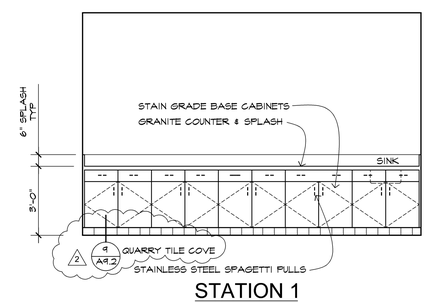
VIEW C



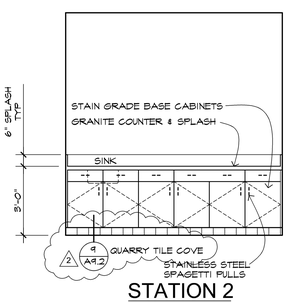
VIEW D



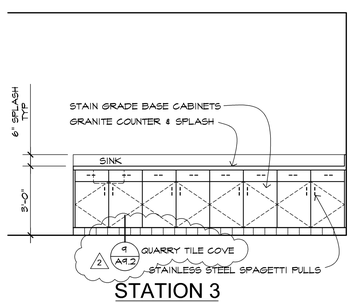
VIEW E



STATION 1
SCALE: 3/8 = 1'-0"



STATION 2
SCALE: 3/8 = 1'-0"

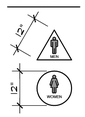


STATION 3
SCALE: 3/8 = 1'-0"

REST ROOM NOTES

1. ENTRY DOOR HAS PRIVACY LATCH (PUSH BUTTON - LEVER RELEASE).
2. 5 LB. MAXIMUM FORCE TO OPERATE FLUSH VALVE.
3. WALLS WITHIN REST ROOMS HAVE WATER RESISTANT GYPSUM BOARD. ALL WALLS & CEILING SHALL HAVE ACRYLIC ENAMEL PAINT.
4. FLOOR SURFACES OF ROOM ARE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 5 INCHES ONTO WALLS.
5. DIAMETER OF GRAB BARS IS 1-1/4" TO 1-1/2".
6. CLEARANCE BETWEEN THE GRAB BARS AND WALLS ARE 1-1/2".
7. GRAB BARS ARE MOUNTED AT 33 INCHES TO CENTER OF BAR ABOVE AND PARALLEL TO FLOOR. FOR TANK TYPE TOILETS, 36 INCHES MAY BE ALLOWED IF TANK OBSTRUCTS PLACEMENT OF BAR.
8. GRAB BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8".
9. MINIMUM STRUCTURAL STRENGTH OF GRAB BARS WILL SUPPORT A 250 LB. POINT LOAD.
10. GRAB BARS DO NOT ROTATE WITHIN THEIR FITINGS.
11. SURFACE OF WALL ADJACENT TO GRAB BARS IS FREE OF SHARP OR ABRASIVE ELEMENTS.
12. TOILET PAPER DISPENSER ALLOWS CONTINUOUS PAPER FLOW AND DOES NOT CONTROL DELIVERY.
13. PROVIDE AUTOMATIC LIGHT SWITCH CONTROLS.
14. CONTROL FOR THE WATER CLOSET SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN THAN 5 POUNDS.
15. THE LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE ON GREATER THAN 5 POUNDS. LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

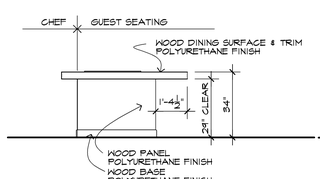
TITLE 24 GEOMETRIC SYMBOLS



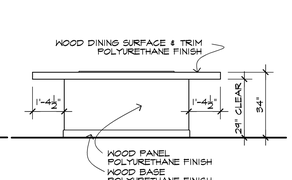
ADA WALL MOUNTED PICTOGRAM AND BRAILLE SIGN

NOTES

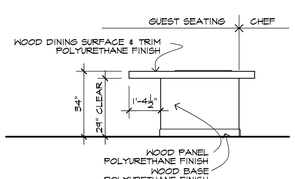
1. GEOMETRIC SYMBOL COLOR AND CONTRAST SHALL BE DISTINGTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR
2. ALL SYMBOLS AND SIGNS SHALL 1/4" THICK.
3. ADA SIGNS SHALL BE RAISED LETTER/GRADE 2 BRAILLE SIGNS ON THE LATCH SIDE - OUTSIDE OF DOORS, MOUNTED ON THE WALL, 60" ABOVE THE FLOOR, ALLOWING APPROACH TO WITHIN 3".
4. ADA SIGN LETTERS & NUMBERS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS.



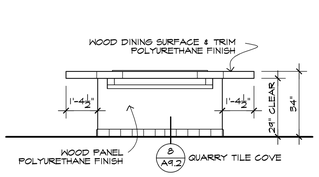
LEFT - GUEST SIDE



FRONT - GUEST SIDE

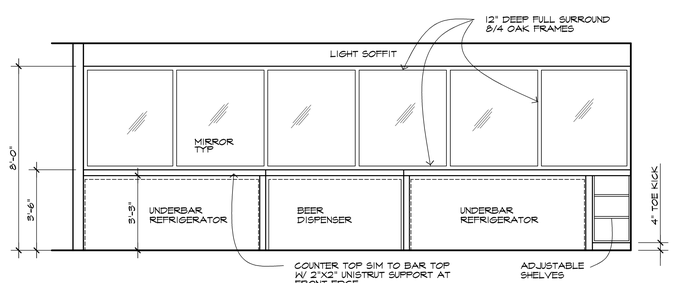


RIGHT - GUEST SIDE



REAR- CHEF SIDE

DINING - R118 SCALE: 3/8 = 1'-0"



BAR BACK
SCALE: 3/8 = 1'-0"

REVISIONS	DATE

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LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD
PLEASANTON CALIFORNIA

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DRAWN	JJ
CHECKED	WAW
DATE	4-19-23
SCALE	AS SHOWN
JOB NO.	07.460C
SHEET	A7
OF	SHEETS

PLOT DATE: PLOTDATE

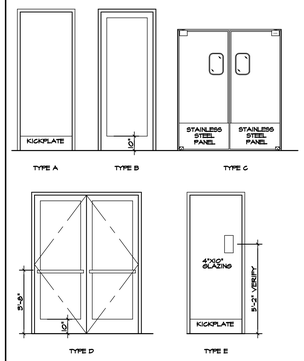
DOOR SCHEDULE

DOOR LETTER	SIZE	THKNESS	TYPE	FRAME	DOOR MATERIAL	DOOR FINISH	GLAZING	LABEL	HARDWARE GROUP	REMARKS
A	PR 3'-0" X 8'-0"	1 1/2"	D	ALUMINUM	ALUMINUM	PAINT	TINTED		TYPE 8	
B	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 4	
C	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 6	
D	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 7	
E	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 2	
F	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 3	
G	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 1	
H	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 1	
J	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 7	
K	3'-0" X 8'-0"	1 3/4"	E	WOOD	WOOD - SC	PAINT	CLEAR		TYPE 1	
L	3'-0" X 8'-0"	1 3/4"	B	WOOD	WOOD	PAINT	CLEAR		TYPE 2	
M	PR 3'-0" X 7'-0"	1 3/4"	C	FACTORY	FACTORY	FACTORY	CLEAR		TYPE 10	DOUBLE-ACTING PIVOT DOOR - by ELIASON CORP.
N	5'-0" X 6'-8"	1 3/8"		WOOD	WOOD	PAINT				4 PANEL BIFOLD
P	39'-0" X 9'-6"	1 3/8"		FACTORY	FACTORY	PAINT				

WINDOW SCHEDULE

WINDOW NUMBER	SIZE	TYPE	FRAME	GLAZING	REMARKS
1	3'-9" X 9'-0"	FIXED - TEMPERED	ALUMINUM	TINTED	FIELD VERIFY SIZE
2	4'-4" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
3	4'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
4	3'-7" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
5	3'-7" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
6	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
7	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
8	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
9	6'-0" X 1'-0"	FIXED TRANSOM			
10	4'-0" X 2'-8"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE

DOOR TYPES



HARDWARE GROUPS

HARDWARE TYPE 1 - PASSAGE
- LATCHSET (NONE): PUSH PULL HARDWARE
- CLOSER: SURFACE MOUNTED
- BUTTS: HAGER BB1193

HARDWARE TYPE 2
- LOCKSET: OFFICE
- BUTTS: HAGER BB1193

HARDWARE TYPE 3
- LOCKSET: PRIVACY
- BUTTS: HAGER BB1193

HARDWARE TYPE 4 - EXIT
- LOCKSET: PANIC HARDWARE NO HARDWARE ON OUTSIDE
- BUTTS: HAGER BB1193
- CLOSER: SURFACE MOUNTED
- THRESHOLD: HAGER
- WEATHERSRIPPING: HAGER

HARDWARE TYPE 6 - ENTRY
- LOCKSET: ENTRANCE
- BUTTS: HAGER BB1193
- THRESHOLD: HAGER
- WEATHERSRIPPING: HAGER

HARDWARE TYPE 7 - AUX. DOOR
- LOCKSET: STOREROOM
- BUTTS: HAGER BB1193
- THRESHOLD: HAGER
- WEATHERSRIPPING: HAGER

HARDWARE TYPE 8 - ENTRY
- LOCKSET: CYLINDER
- BUTTS: MANUFACTURER SUPPLIED
- CLOSER: CONCEALED OVERHEAD W/ COORDINATOR
- MISC.: PUSH - PULL HARDWARE
- THRESHOLD: HAGER
- WEATHERSRIPPING: HAGER

HARDWARE TYPE 10 - MANUFACTURER SUPPLIED
NON- LATCHING GRAVITY DOOR

- PROVIDE DOOR STOPS AT ALL DOORS AS REQUIRED, FLOOR MOUNTED DOME TYPE OR WALL MOUNTED CUP TYPE.
- SUBMIT DOOR HARDWARE LIST FOR OWNER APPROVAL

NOTES

1) MAXIMUM DOOR OPENING EFFORTS:
   5 LBS. AT EXTERIOR DOORS.
   5 LBS AT INTERIOR DOORS
   15 LBS AT FIRE DOORS
2) ALL DOORS SHALL HAVE SINGLE-EFFORT, NON-GRASP HARDWARE
3) CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
4) ALL DOORWAYS SHALL OPEN A MINIMUM NET CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
5) 1/2" MAXIMUM HEIGHT THRESHOLD (ABOVE FLOOR & LANDING ON BOTH SIDES) AT ALL DOORS.
6) ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT.
7) PROVIDE AND MAINTAIN 24" STRIKESIDE X 60" DEEP CLEARANCE AT ALL EXTERIOR DOORS
8) THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR A 10" HIGH KICKPLATE INSTALLED ON THE PUSH SIDE OF THE DOOR.
9) RATED FIRE ASSEMBLIES, SHALL HAVE IDENTIFICATION PER SECTION 713.3 CBC. INSTALLATION SHALL BE PER SECTION 713.4, HARDWARE SHALL BE PER SECTION 713.6 CBC.
10) FOR ALL DOORS WITH CLOSER: THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70-DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

NOTES

1) ALL EXTERIOR WINDOWS SHALL BE PROVIDED WITH MINI BLINDS.

ROOM FINISH AND MATERIAL SCHEDULE

ROOM NUMBER	ROOM	FLOOR	FLOOR BASE OR COVE	SEE DETAIL	WALLS	WAINSCOT	CEILINGS	REMARKS
101	FOYER	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	
102	WAITING	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	
103	RECEPTION	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	
104	BAR	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		PAINTED DRYWALL OWNER TO SELECT COLOR	
105	HALL 1	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	
106	WOMENS	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4 ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	
107	MENS	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4 ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	
108	BATHROOM	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4 ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	
109	HALL 3	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING	
110	HALL 4	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING	
111	STOR 1	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4 ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	
112	OFFICE 1	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	
113	HALL 2	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING	
114	ELECTRICAL	SEALED CONCRETE	NONE		PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR		SUSPENDED CEILING	
115	PREP	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING WASHABLE PANELS	
116	KITCHEN	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING WASHABLE PANELS	
117	OFFICE 2	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		SUSPENDED CEILING	
118	DINING	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		SUSPENDED CEILING	
119	STOR 2	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR	

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2025
REN. DATE
STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

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DRAWN	JJ
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DATE	02/18/2022
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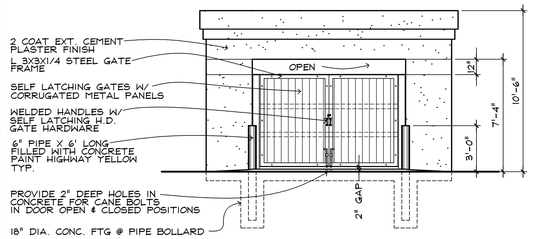
JOB NO.	07.460C
SHEET	A8
OF	SHEETS

PLOT DATE:



1 - TRASH ENCLOSURE FRONT ELEVATION

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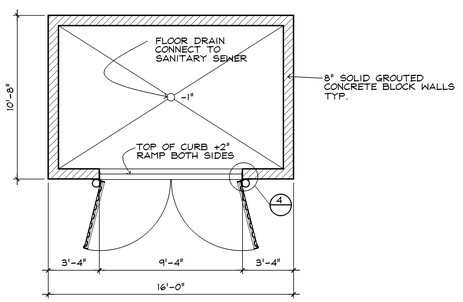
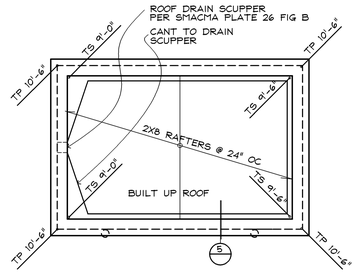


2 - TRASH ENCLOSURE FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 - TRASH ENCLOSURE ROOF PLAN

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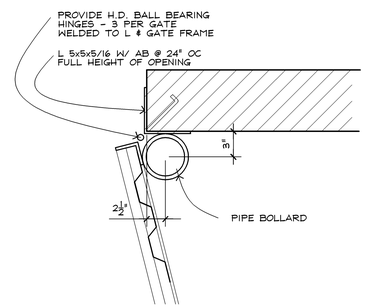
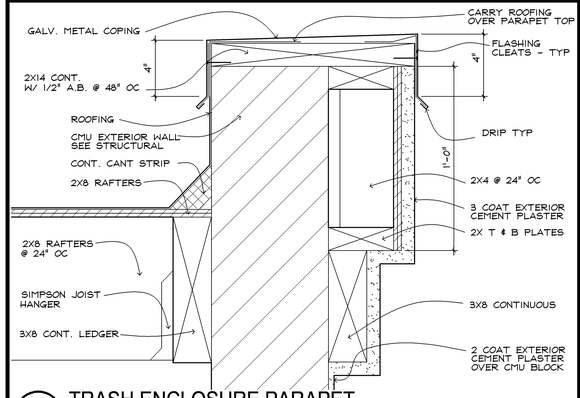


4 - TRASH ENCLOSURE - DOOR JAMB

SCALE: 1 1/2" = 1'-0"



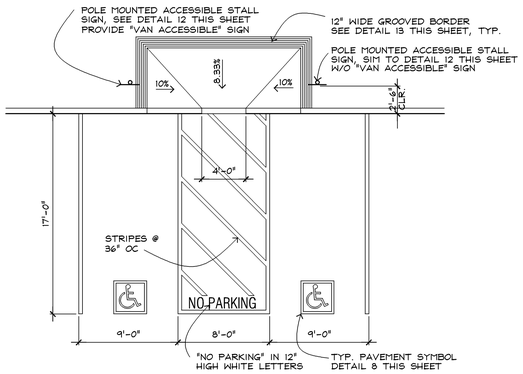
5 - TRASH ENCLOSURE PARAPET

SCALE: 3" = 1'-0"

6 -

7 -

8 -



9 - TITLE

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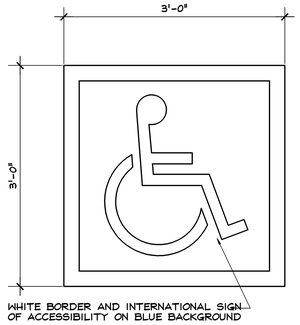

10 - INTERNATIONAL SIGN OF ACCESSIBILITY

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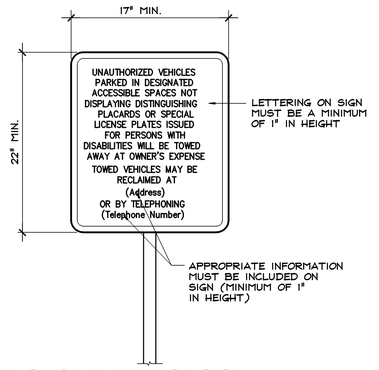

11 - PARKING LOT ENTRANCE SIGN

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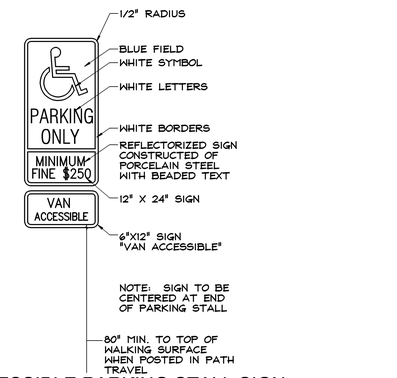

12 - VAN ACCESSIBLE PARKING STALL SIGN

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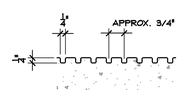
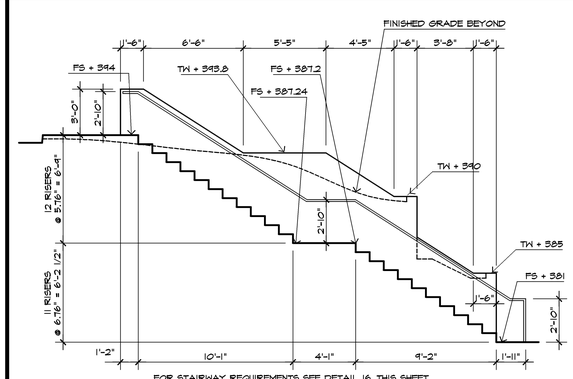


LOCATE ON FLAT PORTION OF SIDEWALK

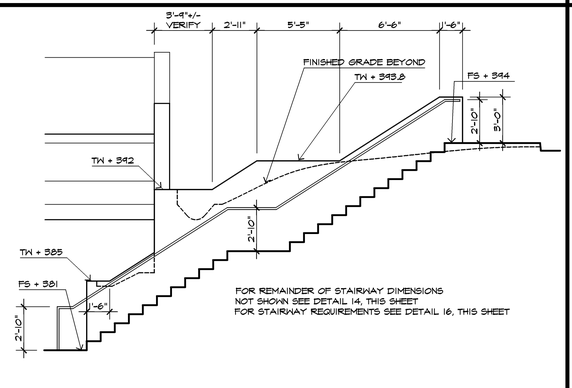
13 - GROOVED BORDER DETAIL

NO SCALE



14 - SECTION THRU STAIRWAY A-A

SCALE: 1/4 = 1'-0"



15 - SECTION THRU STAIRWAY B-B

SCALE: 1/4 = 1'-0"

STAIRWAY REQUIREMENTS

HANDRAILS:

1. HANDRAILS ARE REQUIRED ON BOTH SIDES OF THE STAIRWAY, THE EXTENT IS SHOWN ON THE PLANS.
2. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.
3. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
4. HANDRAILS SHALL HAVE MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250 LB. POINT LOAD.
5. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
6. ENDS OF HANDRAILS ARE RETURNED SMOOTHLY TO THE WALL.
7. HANDRAILS SHALL PROJECT FROM THE WALL WITH A CLEARANCE OF 1 1/2 INCHES.
8. HANDGRIP PORTION OF THE HANDRAIL SHALL BE BETWEEN 1 1/4 TO 1 1/2 INCHES IN WIDTH OR CROSS SECTIONAL NOMINAL EQUIVALENT OR THE SHAPE PROVIDES AN EQUIVALENT GRIPPING SURFACE
9. HANDRAILS SHALL BE UNINTERRUPTED (E.G. BY NEWEL POSTS OR SIMILAR)
10. SURFACE OF THE HANDRAIL SHALL BE SMOOTH WITH NO SHARP EDGES.
11. WALL OR OTHER SURFACES ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
12. EDGES ON HANDRAILS SHALL A MINIMUM RADIUS OF 1/8 INCH.

TREADS, NOSINGS AND RISERS:

13. ALL TREAD SURFACES SHALL BE SLIP RESISTANT.
14. TREADS SHALL HAVE A SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES AND NOT ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). TREADS SHALL BE 11" MINIMUM LENGTH.
15. NOSINGS SHALL NOT PROJECT MORE THAN 1 1/4" PAST THE FACE OF THE RISER BELOW.
16. ALL RISERS SHALL BE CLOSED. ALL RISERS SHALL BE 7" MAX.
17. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL BE ANGLED NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.
18. THE UNDERSIDES OF NOSINGS ARE NOT ABRUPT, AND THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD IS NO GREATER THAN 1/2 INCHES.

STRIPPING FOR THE VISUALLY IMPAIRED:

19. ALL STEPS OF THE STAIRS SHALL HAVE CONTRASTING COLOR STRIPPING A MINIMUM OF 2 INCHES IN WIDTH AND A MAXIMUM OF 1 INCH FROM THE TREAD NOSE OR LANDING
20. THE CONTRASTING COLOR STRIPES SHALL BE AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

16 - STAIRWAY REQUIREMENTS

NO SCALE

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Jan. 31, 2013
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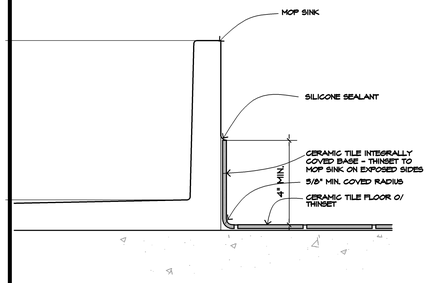
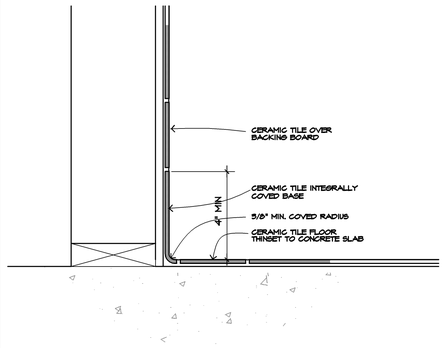
JOB NO.	07.460C
SHEET	A9.1
OF	SHEETS

PLOT DATE:



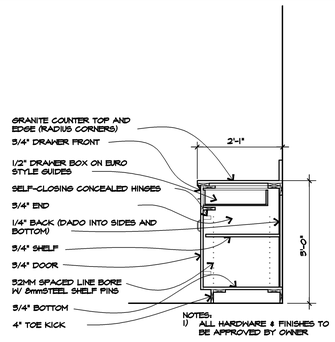
1 - COVED BASE AT MOP SINK

SCALE: 3/4" = 1'-0"



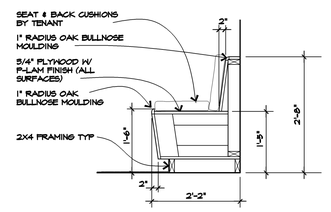
2 - COVED BASE AT TILE WALL

SCALE: 3/4" = 1'-0"



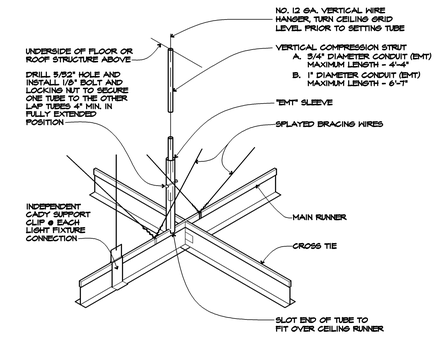
3 - BASE CABINET DETAIL

SCALE: NONE



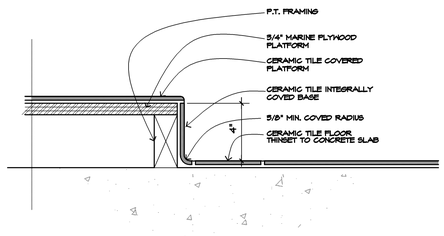
4 - WAITING AREA SEATS

SCALE: NONE



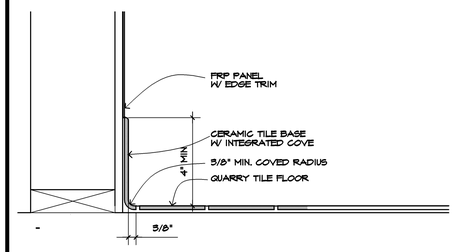
5 - SUSPENDED CEILING BRACE DETAIL

SCALE: NONE



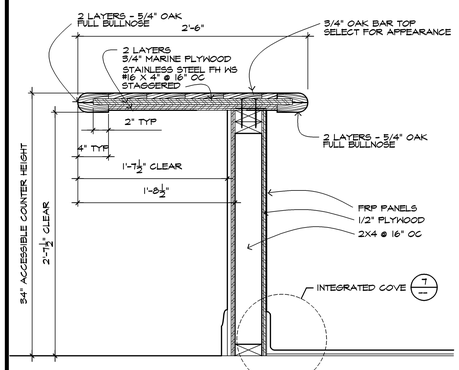
6 - COVED BASE AT WATER HEATER PLATFORM

SCALE: 3/4" = 1'-0"



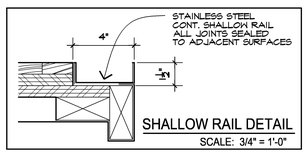
7 - COVED BASE AT FRP WALL

SCALE: 3/4" = 1'-0"

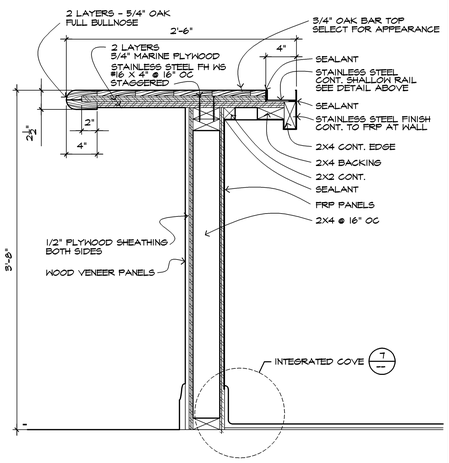


11 - ACCESSIBLE BAR COUNTER

SCALE: 1 1/2" = 1'-0"



SCALE: 3/4" = 1'-0"



17 - BAR COUNTER FULL HEIGHT

SCALE: 1 1/2" = 1'-0"

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WILLIAM A. WOOD
C 13874
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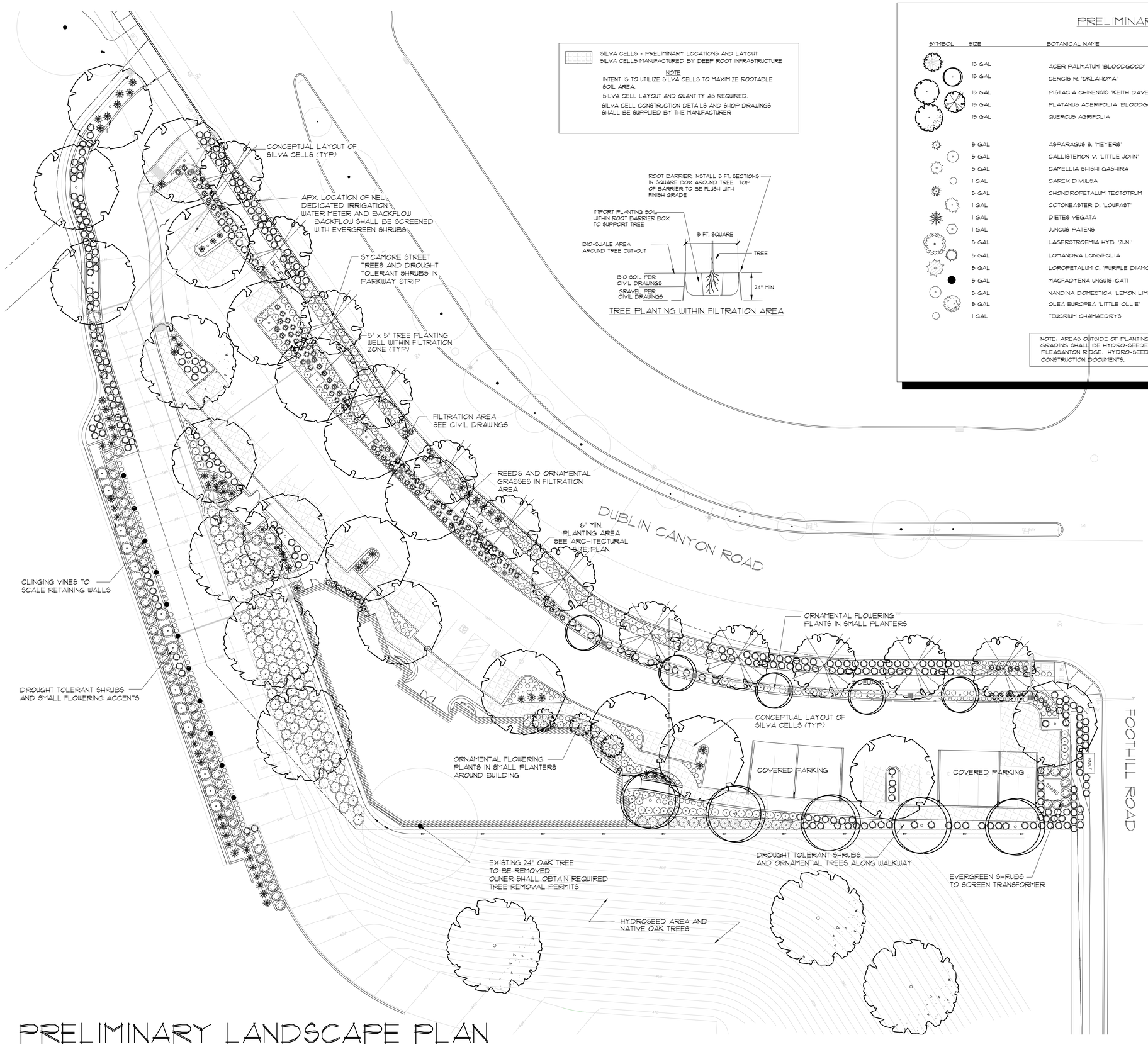

PRELIMINARY LANDSCAPE PLAN

SILVA CELLS - PRELIMINARY LOCATIONS AND LAYOUT
SILVA CELLS MANUFACTURED BY DEEP ROOT INFRASTRUCTURE

NOTE

INTENT IS TO UTILIZE SILVA CELLS TO MAXIMIZE ROOTABLE SOIL AREA.

SILVA CELL LAYOUT AND QUANTITY AS REQUIRED.

SILVA CELL CONSTRUCTION DETAILS AND SHOP DRAWINGS SHALL BE SUPPLIED BY THE MANUFACTURER

TREE PLANTING WITHIN FILTRATION AREA

PRELIMINARY PLANT LIST

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
	15 GAL	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	.5 / MODERATE
	15 GAL	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	.3 / LOW
	15 GAL	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	.3 / LOW
	15 GAL	PLATANUS ACERIFOLIA 'BLOODGOOD'	SYCAMORE	.4 / MODERATE
	15 GAL	QUERCUS AGRIFOLIA	COAST LIVE OAK	.2 / LOW
	5 GAL	ASPARAGUS S. 'MEYERS'	MEYERS ASPARAGUS FERN	.5 / MODERATE
	5 GAL	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	.3 / LOW
	5 GAL	CAMELLIA SHISHI GASHIRA	LOW GROWING SUN CAMELLIA	.4 / MODERATE
	1 GAL	CAREX DIVULSA	BERKELEY SEDGE	.3 / LOW
	5 GAL	CHONDROPETALUM TECTORUM	COMPACT ELEPHANT RUSH	.3 / LOW
	1 GAL	COTONEASTER D. 'LOWFAST'	COTONEASTER	.3 / LOW
	1 GAL	DIETES VEGATA	FORTNIGHT LILY	.3 / LOW
	1 GAL	JUNCUS PATENS	GRAY RUSH	.3 / LOW
	5 GAL	LAGERSTROEMIA HYB. 'ZUNI'	MULTI SHRUB CRAPE MYRTLE	.3 / LOW
	5 GAL	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	.3 / LOW
	5 GAL	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	.3 / LOW
	5 GAL	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	.3 / LOW
	5 GAL	NANDINA DOMESTICA 'LEMON LIME'	GREEN HEAVENLY BAMBOO	.3 / LOW
	5 GAL	OLEA EUROPEA 'LITTLE OLLIE'	SHRUB OLIVE	.3 / LOW
	1 GAL	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	.3 / LOW

NOTE: AREAS OUTSIDE OF PLANTING ZONES WHICH HAVE BEEN DISTURBED DUE TO GRADING SHALL BE HYDRO-SEEDED WITH GRASS AND/OR WILDFLOWER MIX NATIVE TO PLEASANTON RIDGE. HYDRO-SEED MIX SPECIFICATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

N
(REFERENCE)

GRAPHIC SCALE

16 0 8 16 32 64
(IN FEET)
1 inch = 16 ft.

PRELIMINARY
NOT FOR CONSTRUCTION
1/22/25

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

WATER CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
649 Main Street #102-224
Martinez, California 94553
Phone: 925/372-5306

LANDSCAPE ARCHITECT * 3559 * Signature * Date * REGISTERED * STATE OF CALIFORNIA * BRENT MILLION

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REV	DATE	DESCRIPTION

TITLE OF PROJECT
HANA JAPAN
PLEASANTON, CA

DATE: 1/2025
DRAWN BY: KDF

THIS PLAN IS:
PRELIMINARY

SHEET NUMBER
L-1

TITLE OF DRAWING:
CONCEPT

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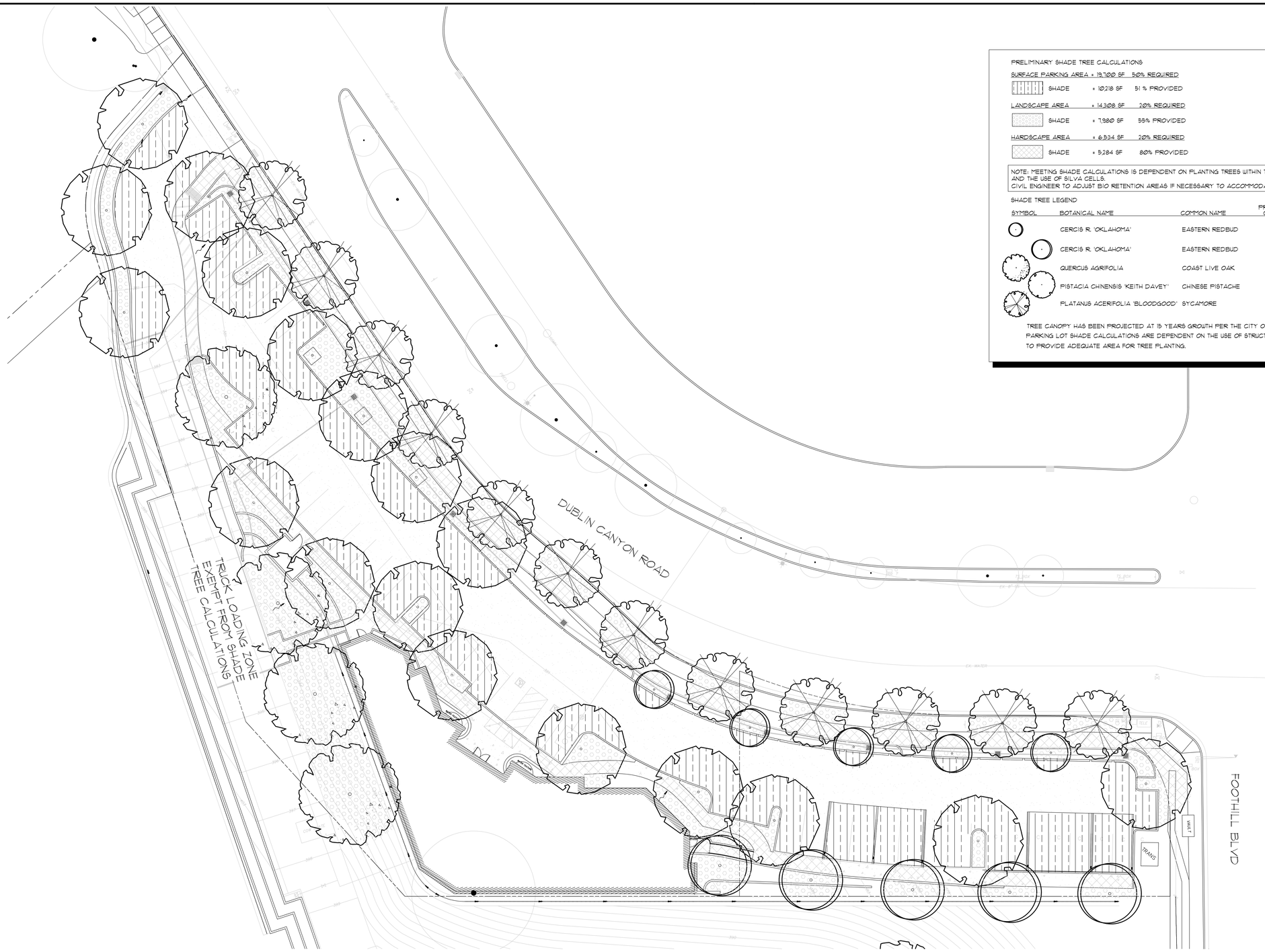
M:\Million_Wood\Hana Japan Restaurant\1-2025\1-1 HANA O.P. 1-2025.dwg Jan. 23, 2025 — 1:36pm Administrator



PRELIMINARY SHADE TREE CALCULATIONS

SURFACE PARKING AREA = 19,700 SF 50% REQUIRED

SHADE = 10,218 SF 51 % PROVIDED

LANDSCAPE AREA = 14,308 SF 70% REQUIRED

SHADE = 7,980 SF 55% PROVIDED

HARDSCAPE AREA = 6,534 SF 20% REQUIRED

SHADE = 5,284 SF 80% PROVIDED

NOTE: MEETING SHADE CALCULATIONS IS DEPENDENT ON PLANTING TREES WITHIN THE FILTRATION AREA AND THE USE OF SILVA CELLS.
CIVIL ENGINEER TO ADJUST BIO RETENTION AREAS IF NECESSARY TO ACCOMMODATE TREE PLANTINGS.

SHADE TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PROJECTED CANOPY	QTY.
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	15 FT.	5
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	25 FT.	5
	QUERCUS AGRIFOLIA	COAST LIVE OAK	40 FT.	4
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	35 FT.	18
	PLATANUS ACERIFOLIA 'BLOODGOOD'	SYCAMORE	25 FT.	12

TREE CANOPY HAS BEEN PROJECTED AT 15 YEARS GROUTH PER THE CITY OF PLEASANTON GUIDELINES.
PARKING LOT SHADE CALCULATIONS ARE DEPENDENT ON THE USE OF STRUCTURAL SOIL SYSTEM (SILVA CELLS) TO PROVIDE ADEQUATE AREA FOR TREE PLANTING.

N
(REFERENCE)

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 inch = 16 ft.

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BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
649 Main Street #102-224
Martinez, California 94553
Phone: 925/372-5306

REGISTERED LANDSCAPE ARCHITECT Brian F. Killian 3359 Signature Date STATE OF CALIFORNIA

KEY	DATE	DESCRIPTION

SHEET NUMBER L-2

TITLE OF DRAWING: SHADE

DATE: 1/2025
DRAWN BY: KDF

THIS PLAN IS: PRELIMINARY

TITLE OF PROJECT
HANA JAPAN
PLEASANTON, CA

J:\Projects\Active's drawings\William Wood\Hana Japan Restaurant\1-2025\1-2 SHADE CALCS 1-2025.dwg Jan 23, 2025 - 1:29pm Administrator

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.

- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD, AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.

AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS:
TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
LAWN AREAS.
THE TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL INCORPORATE ORGANIC COMPOST AT A MINIMUM RATE OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH 6" INTO THE LANDSCAPE AREA.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE, PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL.
FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.

FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.

- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.

  CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND, IF REQUIRED AS PART OF THE BID PACKAGE, ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.

- ANY TREE PLANTED CLOSER THAN SIX FT. (6') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.

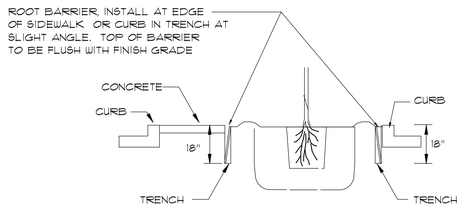
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.

- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.

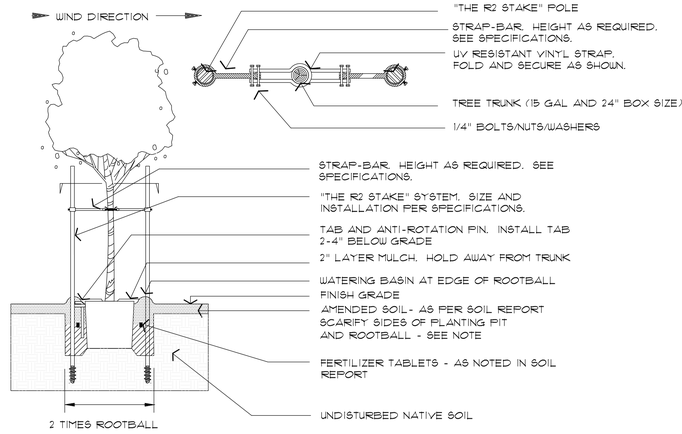
- ALL PLANTED SLOPES 2:1 AND GREATER SHALL HAVE EROSION CONTROL NETTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

- ORGANIC WOOD CHIP MULCH - ALL AREAS (EXCEPT LAWN) SHALL RECEIVE A THREE INCH (3") LAYER OF ORGANIC WOOD CHIP MULCH. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.

- THE CONTRACTOR SHALL SECURE ALL VINES TO WALLS / FENCES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENER TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PLANTING.



ROOT BARRIER DETAIL



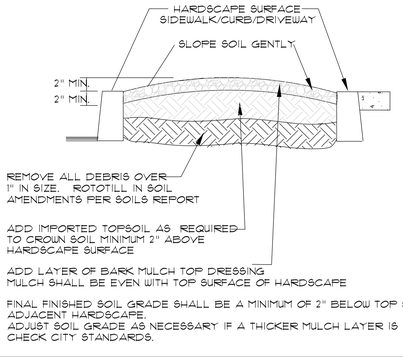
INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

NOTE: SITE SOIL IF AVAILABE SHOULD BE USED INSTEAD OF IMPORTED SOIL AND AMENDMENT

TREE PLANTING AND STAKING DETAIL

CONTACT J. R. PARTNERS @ (888) 333-3080 FOR TREE STAKES

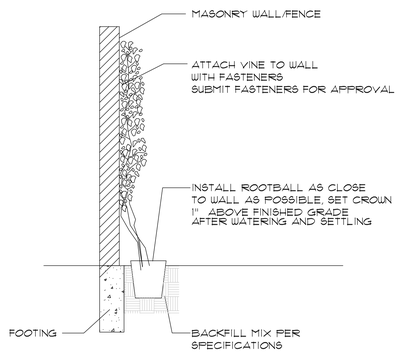
NOTE: IN BID PROPOSAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIT COST PER CU/YRD FOR IMPORTED TOPSOIL.



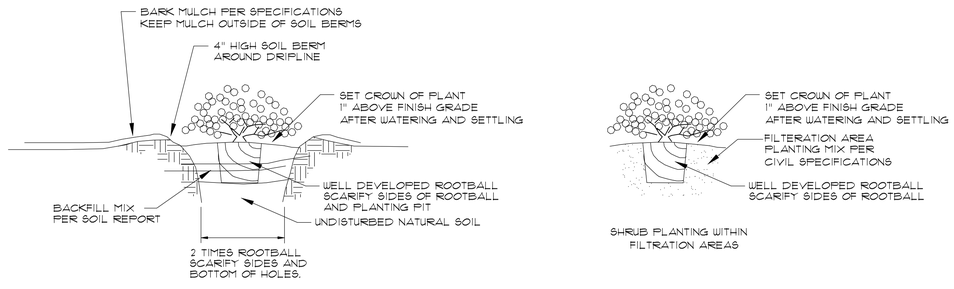
FINAL FINISHED SOIL GRADE SHALL BE A MINIMUM OF 2" BELOW TOP SURFACE OF ADJACENT HARDSCAPE.
ADJUST SOIL GRADE AS NECESSARY IF A THICKER MULCH LAYER IS REQUIRED . CHECK CITY STANDARDS.

BEFORE PLANTING ANY TREES, SHRUBS OR LAWN, THE LANDSCAPE CONTRACTOR SHALL VERIFY IN WRITING THAT FINISHED SOIL GRADING HAS BEEN PERFORMED, WITH IMPORTED TOPSOIL ADDED.

FINISHED SOIL GRADING DETAIL



VINE PLANTING DETAIL



SHRUB PLANTING DETAIL

PRELIMINARY
NOT FOR CONSTRUCTION
8/9/23

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
Phone: 925/372-5306
FAX: 925/372-5308

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REGISTERED LANDSCAPE ARCHITECT BRIAN F. KILIAN 2359 STATE OF CALIFORNIA Signature Date

REV	DATE	DESCRIPTION

TITLE OF PROJECT
HANA JAPAN
PLEASANTON, CA

DATE: 8/9/23
DRAWN BY: KDF

THIS PLAN IS:
PRELIMINARY

SHEET NUMBER:
L-3

TITLE OF DRAWING:

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\\Landscape\Active projects drawings\William Wood\Hana Japan Restaurant\8-9-23\L-3 HANA JAPAN 08 Wed Aug 09, 2023 - 4:42pm Administrator

April 28, 2025

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Dan Yoon
7298 San Ramon Road
Dublin, CA 94568

SUBJECT: Potential for retention of a single live oak tree at the site of the proposed Hana Japan Restaurant, 11991 Dublin Canyon Road, Pleasanton, CA. We have visited the site and I have reviewed drawings from William Wood Architects, Alexander & Associates Inc. and Borrecio/Killian & Associates regarding current improvements.

John Traverso of Traverso Tree Service provided a report on this tree in July of 2011. He described the proposed site grading, the condition of the tree, and he proposed moving the tree to another location on the site.

I have reviewed the tree and the current proposed grading and improvement changes that have apparently occurred since the 2011 Traverso report. The tree appears to be in good health. In 2011 it had multiple low branches that have since been removed, so that the tree now has a single trunk.

More important than the condition of the tree is the fact that it will be within the rear footprint of the building foundation, with steep grade changes immediately to the south, upslope. A twelve foot deep soil cut will remove all roots on the south side of the tree and grading for the building will remove all remaining roots. Retention of this tree is inconsistent with the current site plans. It is unrealistic, in my opinion to try to move the tree. The entire site is either steeply graded or is covered with building or pavement in some fashion. Further, even on an ideal site the relocation of a tree of this size is an uncertain prospect. The tree must be removed in order to accomplish the plan as drawn.

I have appraised the value of the tree as depreciated value, using a cost approach. The client is Dan Yoon, who is the intended user of the appraisal, the purpose of which is to address mitigation for tree removal as required by the city of Pleasanton. The date of the appraisal is April 28, 2025.

I have appraised the tree according to procedures in The Guide for Plant Appraisal, published by the International Society of Arboriculture, authored by the *Council of Tree and Landscape Appraisers*. I utilized techniques of the 9th Edition of the Guide, 2000 [1], the 10th Edition, ISA 2019, second printing[2], and information provided by the Urban Forest Ecosystems Institute at Cal Poly.[3]

[1] This publication is published by the International Society of Arboriculture. It has been a guide for plant appraisal for decades, and most amenity tree appraisals, such as this one, have been done using its guidance.
[2] The 9th Edition has been revised to a controversial 10th Edition, used by some practitioners, not by others. I have modified process in the 10th Edition to render it useable for this assignment. I have not used the 10th Edition as written.
[3] UFEI at Cal Poly

Pleasant Hill, California 94523 • 925/676-5232
ISA Board Certified Master Arborist # WE0102B • Calif. Contractors Lic. # 482248 (Tree Care C-61 *D-49*, Landscaping C-27)
ASCA Registered Consulting Arborist #299 • ISA Certified Arborist WE11635A • ISA Qualified Tree Risk Assessors
joe@oakperson.com • todd@oakperson.com • http://www.oakperson.com/

My opinion of the appraised value of the coast live oak tree is $10,976, as determined below.

Species	Group	Diameter	Base Cost	Condition, including form, health	Functional including Species, Placement	External	Value
Coast live oak	4	24	$58,537	75%	50%	50%	$10,976

The appraised value is the product of 1) the Base Cost, 2) the tree Condition, 3) attributes of the Function of the tree, and 4) External limitations.

LIMITING CONDITIONS OF THIS REPORT

The observations and recommendations in this report are limited to current conditions, for the site, as described in the report. There appeared to be no indication for laboratory diagnostics.

My comments on the health, structure, and potential of this tree is restricted to the condition of the tree if the general specifications and recommendations in this report and specific recommendations in any future reports are observed and followed.

This report can be reproduced by you as necessary, in color, in its entirety only. Portions of this report may not be reproduced.

CERTIFICATION OF THIS DOCUMENT

I certify that the observations and recommendations in this document are complete and correct, to the best of my knowledge and belief, and are made in good faith.

Please let me know if you have any questions or concerns.

Sincerely,

Joseph McNeil
Board Certified Master Arborist #WC-0102B
Registered Consulting Arborist #299, ASCA
ISA Qualified Tree Risk Assessor

EXHIBIT D

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS–10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

June 16, 2025

SCH #: 2025051209
GTS #: 04-ALA-2025-00949
GTS ID: 36554
Co/Rt/Pm: ALA/580/R21.439

Jenny Soo, Associate Planner
City of Pleasanton
200 Old Bernal Ave
Pleasanton, CA 94566

Re: Hana Japan Restaurant Project – Mitigated Negative Declaration (MND)

Dear Jenny Soo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Hana Japan Restaurant Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the May 2025 MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding
The project would include the development of a single-story 6,445-square-foot (sf) teppanyaki restaurant near Interstate (I)-580.

Travel Demand Analysis
The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory. Per the MND, this project is found to have a less than significant VMT impact.

Construction-Related Impacts
Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). Prior to construction, coordination may be

required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Equitable Access
If any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Llisel Ayon, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website (*link*) or contact LDR-D4@dot.ca.gov.

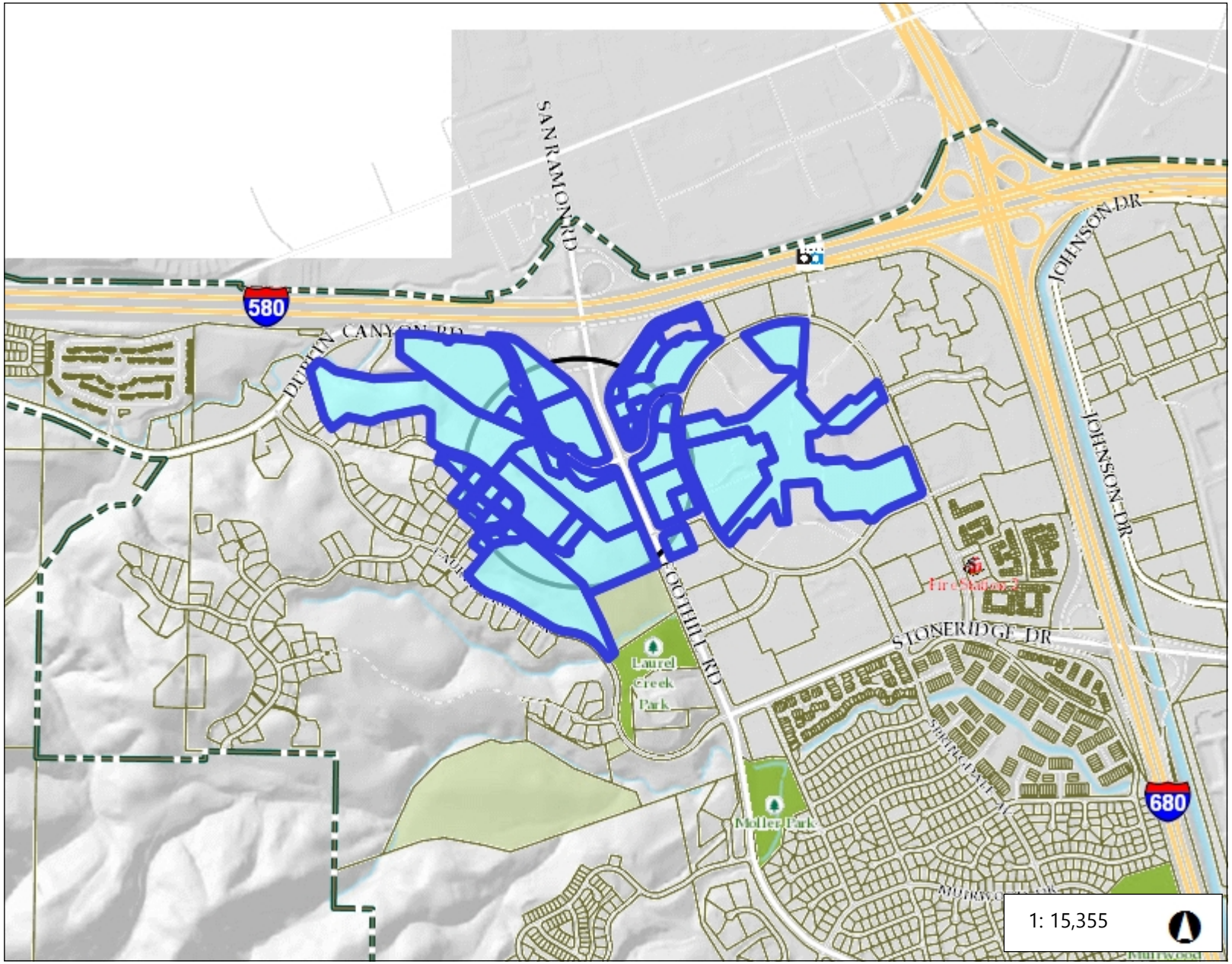
Sincerely,

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

11991 Dublin Canyon Road

EXHIBIT E



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

2,559.1 0 1,279.54 2,559.1 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Commission Agenda Report

July 23, 2025
Item 7

SUBJECT: **P25-0192**

APPLICANT/ PROPERTY OWNER: City of Pleasanton/Multiple

PURPOSE: Application to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) industrial tenants constructing new and/or significantly modifying existing buildings, (b) industrial tenants leasing space in a previously reviewed and approved building, and (c) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBBs

LOCATION: Citywide

GENERAL PLAN: General and Limited Industrial, Business Park, and Mixed Use

ZONING: C-R (p) (Regional Commercial – peripheral), O (Office), I-P (Industrial Park), I-G (General Industrial), PUD-C (Planned Unit Development-Commercial (Johnson Drive Economic Development Zone only)), PUD-C-O (Planned Unit Development-Commercial-Office), PUD-I (Planned Unit Development-Industrial), PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office), and PUD-MU (Planned Unit Development-Mixed Use) Districts, and the following Hacienda PUD Area Districts: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD

EXHIBITS:

A. Draft Resolution
B. DRAFT Proposed Zoning Text Amendments (strike-through and redline)
C. Planning Commission requested maps and diagrams
D. Planning Commission agenda report dated May 28, 2025

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution recommending that the City Council find the proposed text amendments to Chapter 18 *Zoning* of the Pleasanton Municipal Code (PMC) regarding Innovation-Based Businesses are exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15061(b)3 (common sense exemption), and approve the proposed text amendments, Case No. P25-0192, as set forth in Exhibit B.

EXECUTIVE SUMMARY

The subject application proposes to amend various chapters of the PMC regarding "Innovation-Based Businesses" (IBB/IBBs) by defining them as a distinct use category and providing tailored zoning requirements that will facilitate these high-value, relatively low-impact industrial uses in appropriate locations. The proposed amendments have been developed to advance Priority 5.0 of the City's Economic Development Strategic Plan (EDSP), which directs the City to identify zoning modifications that would help attract the Life Sciences/Biotechnology sector and other target industries to Pleasanton.

Specifically, amendments are proposed to Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the PMC to: (1) modify the definition of Light Industrial; (2) establish the definition of an IBB; (3) modify Table 18.44.080 to permit or conditionally permit IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) industrial tenants constructing new and/or significantly modifying existing buildings, (b) industrial tenants leasing space in a previously reviewed and approved building, and (c) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBBs. Staff recommends that the Planning Commission review the proposed amendments to Chapter 18 *Zoning* of the PMC and recommend that the City Council approve the proposed amendments.

BACKGROUND

Pleasanton's industrial sector plays a key role in creating quality jobs and economic vitality. In recent years, Pleasanton's office and retail sectors have both experienced contraction and uncertainty. But meanwhile, several new light industrial sectors, collectively known as IBB, have emerged that offer new economic opportunities for Pleasanton.

While Life Sciences and Biotechnology are sectors most often thought of under IBB, it can also include other industries such as Robotics, Advanced Manufacturing, Food Tech, and similar uses. Collectively, these sectors are identified as "IBBs." These uses are already allowed in Chapter 18 *Zoning* of the PMC, but currently, they are included in the Light Industrial definition, which can cause confusion and inefficiency. Unlike either Light Industrial or Heavy Industrial uses, IBBs are characterized by several features:

- Buildings often have exterior architecture similar to, or compatible with, office buildings
- The interior is designed to be highly flexible to accommodate a range of uses over time, including office, lab, testing, or small-scale manufacturing
- All operations take place indoors
- The nature of the operations does not tend to generate noise, odor, vibrations, or other potential nuisances that extend to adjacent properties

- Although controlled substances may be used on-site, IBBs do not have the same level of safety or hazardous materials concerns as Heavy Industrial uses
- Occupancy levels are typically much lower for IBB than for office uses, at about one employee per 300 to 400 square feet, compared to one per 250 square feet for office.

Pleasanton is well-positioned to attract new IBBs, with a solid and diverse industrial base and approximately 5.2 million square feet of current inventory. Unfortunately, Chapter 18 *Zoning* of the PMC is somewhat outdated, and as a result, it may create unnecessary barriers to IBBs that may impede this type of new investment in Pleasanton.

Many of the IBBs noted above have specific facility requirements and typically need to build out their new space/facilities within a very tight schedule, because of the nature of their investment/capital funding and business models. Thus, cities that can offer them expedited review, certainty, and accommodation during the approval process are much more attractive locations for investment. Conversely, IBBs avoid locating where the zoning requirements could cause unnecessary delays, uncertainty, or impose unreasonable requirements that create barriers to investment.

In 2023, the City Council, as part of their adoption of the updated EDSP, approved a major initiative to attract the Life Sciences/Biotechnology sector and modernize the City's zoning and permit process to reduce regulatory barriers for those businesses. This initiative appears as Initiative 5.1 within the EDSP.

PLANNING COMMISSION DIRECTION

The Planning Commission previously considered this item at their May 28, 2025, public hearing. While generally supportive in concept, as part of its ongoing review of the proposed IBB framework and related development considerations, several key questions and areas of concern were raised. The Planning Commission stated these topics/questions warranted further analysis and directed staff to provide more information regarding the following:

- **Height boundaries for taller buildings**
    - Should height thresholds be determined by distance from the BART station?
    - Alternatively, should height thresholds be established using specific geographic boundaries?
- **Mapping and area suitability**
    - Provide maps and diagrams identifying the areas/sensitive receptors of Pleasanton that could be impacted by the proposed IBB framework.
    - Evaluate whether IBB zoning is suitable across all identified areas, or if limitations should be applied based on context, location, compatibility with existing development, etc.
- **Setbacks near residential zones/existing residential development**
    - Should additional setbacks or transitional buffers be considered, particularly in locations adjacent to existing residential zones, existing residential development, and/or other existing sensitive receptors.
    - Mitigate potential land use conflicts and preserve neighborhood character.

- **Permitted uses in Industrial (I) and Office (O) Districts**

    - Whether certain non-IBBs should be permitted in the I and O Districts. Specifically, should uses such as educational facilities, personal services, and hotels be allowed if an IBB is not part of the proposed project?
- **A map of Hacienda's PUD Area Districts and their requisite definitions/types of uses.**

Staff's responses to the Planning Commission's topics/questions above are addressed in the subsequent sections of this agenda report.

DISCUSSION

Assessment of existing City Zoning

Planning Division and Economic Development Division staff collectively worked with an expert consultant in the life sciences industry – the Alex Greenwood Group – to assess the current zoning and develop recommended PMC amendments to allow the City's zoning to better accommodate the unique site requirements for biotechnology and other target industries. The analysis included the following:

- Assessment of current industrial zoning to identify opportunities to improve clarity, certainty, and efficiency in reviewing new biotechnology and other IBBs.
- Compare the City's existing zoning site requirements to the current market realities and common site requirements for various high-value industrial sectors and identify places where the City's zoning may pose unintended bureaucratic obstacles.
- Feedback and insights from key Pleasanton business and community leaders.
- Compare Pleasanton's zoning regulations to other cities that have been successful in attracting biotechnology and other IBBs.

This analysis led to several key findings about Pleasanton's industrial zoning:

1. The existing use definitions do not include (or make allowance for) the more modern, innovation-based industrial uses leading industrial growth in the Bay Area.
2. Some of the existing industrial zones require a discretionary Conditional Use Permit for types of low-impact industrial uses that should ideally be permitted outright.
3. Some industrial zones have unnecessary restrictions on complementary uses that could be beneficial when co-located with innovation-based industrial uses, such as hotels.
4. Pleasanton's extensive use of Planned Unit Developments (PUDs) can obscure the actual zoning requirements and make it difficult for prospective businesses to quickly identify and assess appropriately zoned sites.
5. Pleasanton lacks a clear, transparent, interactive GIS service hosted on its website, where prospective businesses can efficiently research the zoning requirements of various parcels within the city.
6. Development standards (e.g., height limit, setbacks, parking, etc.) need to be updated in several places to reflect market realities and current industry site requirements while providing reasonable parameters for new development.
7. There are several areas in the existing Chapter 18 *Zoning* of the PMC where the Design Review process is triggered unnecessarily.
8. All the issues listed above create inefficiencies that can add months of time to the entitlement and permit approval process.

Pleasanton is well-positioned to compete regionally for IBBs due to its quality of life, highly skilled and educated workforce, and emerging cluster of firms within and supportive of the IBB sector, but zoning must be clear and facilitate new investment to build and maintain competitive momentum. Unlike more traditional industrial or office uses, life science businesses often face accelerated timelines from the time they secure a new round of funding to the time they are required to open a new lab facility. As a result, these businesses favor zoning processes that are rapid, "over-the-counter" whenever possible, and flexible to meet specific industry site requirements. IBBs prefer locations with updated, streamlined zoning to avoid delays and uncertainty. To stay competitive, Chapter 18 *Zoning* of the PMC should be updated to reflect the industry's needs of this emerging sector.

Comparison to Other Cities

As part of the analysis mentioned above, Pleasanton's industrial zoning was compared to several Bay Area cities that have recently modernized and streamlined their Industrial Zoning. Several cities were identified as having developed particularly successful best practices in Industrial Zoning supportive of IBB and used as a starting point for considering revisions to the PMC. They include Fremont, Hayward, Berkeley, San Leandro, South San Francisco, Concord, and Oakley.

Review of the specific zoning and regulatory strategies adopted by these cities helped to provide insights into how Pleasanton's zoning can be modified to make it more competitive in attracting biotechnology and other IBBs, with specific recommendations tied to Pleasanton's local conditions and community expectations.

Recommended PMC Amendments

Based on the analysis detailed above, several recommendations were developed for updating and improving the City's Industrial Zoning. These recommendations are summarized below and have been incorporated into the proposed resolution (Exhibit A) and the proposed Zoning Text Amendments (Exhibit B).

1. **Adjust the definition of "Light Industrial" (PMC Section 18.08.263); and establish a new industrial use definition: "Innovation-Based Business" (IBB) (Proposed PMC Section 18.08.264)**

   In addition to "Heavy Industrial" and "Light Industrial", the City would establish a new, third definition of industrial use: "Innovation-Based Business" (IBB). The IBB definition would distinguish this subset of industrial uses characterized by:

   - Use of advanced technology
   - Smaller scale production and/or focus on research & development
   - Operations entirely indoors
   - Industrial processes may involve significant use of mechanical and/or scientific equipment, but do not generate any excessive off-site impacts.

   Examples of IBBs include research and development (R&D), data centers, pilot production, or small-to-medium-scale production facilities focused on scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products. IBBs may include

the handling of some hazardous materials, but they are regulated to minimize the risk of off-site impacts.

To accommodate the new IBB definition and promote clarity, the City would also make minor adjustments to the definition of "Light Industrial." Currently, the definition of Light Industrial includes a broad range of uses, including uses that would fall into the new IBB definition. The adjusted definition of Light Industrial would remove reference to IBBs (such as research and development, or limited intensity manufacturing and assembly) since those uses would now be covered under the IBB definition. On the other hand, the adjusted definition would continue to include – and clearly call out – a range of typical Light Industrial uses, such as:

- Warehousing, storage, wholesaling, logistics, and distribution uses
- Printing, contractors, and business services that are not generally patronized by the general public
- Food processing, recycling, laundry plants, light assembly, and other industrial operations with minimal risk of external impacts
- Outdoor storage and construction yard space
- Artist or artisan workspace that involves the production of an applied art or craft strictly using hand tools or small mechanical equipment.

This approach would clearly divide IBBs from Light Industrial uses, allowing for more efficient and consistent review of industrial projects.

2. Adjust the restrictions on various industrial and industrial-supporting uses within the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts and the following Districts within Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD (see Table 18.44.080)

IBBs – from biotechnology to advanced manufacturing – seek to attract a highly sought-after scientific, engineering, and technical workforce. For this reason, the trend has been for IBBs to locate in buildings that offer many of the same amenities and architectural features as premium ("Class A") office buildings. For the same reason, IBBs are also being integrated into mixed-use districts where workers can access services and amenities. Examples include Mission Bay (San Francisco) and Kendall Square (Cambridge, MA).

As stated above, the Planning Commission questioned whether certain industrial-supporting uses should be permitted in the O and I-P Districts as initially proposed by staff. Specifically, the Planning Commission debated whether educational facilities, personal services, and hotels should be allowed if an IBB is not part of the proposed project.

In response, staff has revised the proposed Industrial Zoning updates to address both the Planning Commission's concerns while also supporting the trend to allow IBBs the ability to locate in a range of appropriately zoned districts, where the desired services and amenities described above are already permitted or conditionally permitted, would become conditionally permitted uses, or would be allowed as ancillary uses if proposed as part of an IBB.

The revised Industrial Zoning updates are proposed as follows:

- IBBs would be permitted in the following Districts:
  - C-R(p), I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU
  - Hacienda PUD Areas OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD
- IBBs would be subject to a Minor Conditional Use Permit (MCUP) in the O District
- IBBs would be prohibited on any parcel within the Downtown Specific Plan Area, regardless of the zoning district
- Educational uses would be subject to an MCUP in the I-P District, consistent with the I-G District
- Personal Service uses would remain permitted uses in the C-R (p), O, and PUD-C (Johnson Drive Economic Development Zone only) Districts, as well as any other PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts where they are already permitted uses
- Personal service uses would remain permitted uses in the Hacienda PUD Areas OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD where they are already permitted uses
- Personal service uses would only be allowed in the I-P and I-G Districts when they are ancillary to a proposed IBB within the same building, clustering of buildings, and/or on the same project site
- Hotels and motels would remain as permitted and conditionally permitted uses in the Districts shown in Table 18.44.08. Contrary to the proposal initially presented by staff, no changes are proposed by staff for hotels and motels at this time, as hotels and motels are already permitted or conditionally permitted in Districts that are in proximity where IBBs may locate (see maps in Exhibit C).

The Hacienda PUD Area Districts referenced above generally correspond to or refer to one of the “straight” zoning Districts in the PMC regarding permitted and conditionally permitted uses. In the event of a conflict between the PMC and the Hacienda PUD Area, the PUD remains the governing/controlling document. Please see Exhibit C for a map of Hacienda’s PUD Area Districts and their requisite definitions/types of uses.

It is also important to note that while the IBB framework is intended to be compatible with existing PUD entitlements, implementation may occasionally require minor amendments to the Hacienda and/or other applicable PUDs. Any such amendments would be considered on a case-by-case basis to ensure alignment with the intent and goals of both the IBB and the PUD.

3. Amend Chapter 18.20 - Design Review to modify the Design Review requirements for (a) industrial tenants constructing new and/or significantly modifying existing buildings, (b) industrial tenants leasing space in a previously reviewed and approved building, and (c) industrial tenants that are permitted by right within an industrial zone

Currently, all industrial uses involving virtually any exterior improvements must go through the City’s Design Review process. This is a cumbersome requirement that may negatively impact the City’s ability to attract IBB investment:

- At odds with zoning intent for otherwise permitted uses: If the City has already determined a use should be permitted by-right, then the zoning approval should be "ministerial", and any related approvals should be able to be processed in a streamlined manner as possible. By requiring the applicant to go through an extensive and discretionary Design Review process when the underlying use is otherwise permitted, it undermines the original intent of some uses being allowed to be approved easily and automatically. The existing Design Review requirements are broad and extensive for commercial uses, requiring Design Review for even very minor or inconsequential exterior changes (e.g., a building color change).

- Adding cost, time, and uncertainty to the applicant's process: By making an otherwise permitted use subject to Design Review, the applicant will incur additional costs and be required to wait several additional months to go through Design Review. In addition, the process becomes discretionary, which adds uncertainty for the applicant. For example, the applicant may not have a clear idea of what type of architectural design will be acceptable to the City, and they may need to redesign their exterior to pass Design Review, thus adding further time and expense. All these factors create an obstacle that can deter businesses from locating in Pleasanton.

While both factors are important to address, it is recognized the Design Review process can help ensure projects are well designed, functional, and address site-specific adjacencies; therefore, design review will remain appropriate in some situations (for example, construction of a brand-new building or a substantial addition or modification to an existing building). However, the level of such review (administrative vs. Planning Commission level) and the circumstances under which it is required should be carefully considered to avoid creating unnecessary burdens for new, desired business investment.

Accordingly, the proposed Industrial Zoning updates would modify PMC Section 18.20 so all permitted uses, that would occupy new construction or require significant additions, or other more substantial modifications to existing buildings and sites, for permitted IBBs in the Industrial Zoning districts would be subject to Design Review, generally at the Zoning Administrator level, unless referred to the Planning Commission as allowed for by Chapter 18.20. Staff notes the PMC includes key performance standards and development standards, as well as various regulations around aspects such as parking, loading, landscaping, and circulation, with which all IBBs would be required to comply.

4. Adjustment to development standards for IBBs and zones where IBB is permitted or conditionally permitted:

As described above, the Planning Commission requested maps and diagrams identifying the areas/sensitive receptors of Pleasanton that could be impacted by the proposed IBB framework to help evaluate whether IBB zoning is suitable across all identified areas, or if limitations should be applied based on context, location, compatibility with existing development, etc. Those maps and diagrams are available in Exhibit C. To mitigate potential land use conflicts and preserve neighborhood character, the limitations being considered by the Planning Commission include additional setbacks or transitional buffers, particularly in locations adjacent to existing residential zones, existing residential development, and/or other existing sensitive receptors. Additionally, the Planning

Commission questioned whether height thresholds should be determined by distance from the City's two BART stations or whether height thresholds should be established using specific geographic boundaries.

Based on the concerns and questions raised by the Planning Commission, staff re-evaluated the proposed modifications to the development standards within the PMC for IBBs. These changes aim to strike a balance between flexibility and accountability, with an emphasis on protecting existing residential zones, existing residential development, and/or other existing sensitive receptors from undue impacts related to IBBs. Some standards have been made more permissive to allow for practical implementation, while others have been refined to provide greater specificity and assurance that any potential project impacts will be effectively mitigated.

Staff notes the existing PMC standards, along with the proposed modifications to development standards described herein and explicitly shown in Exhibits A and B, provide adequate safeguards for existing residential zones, residential development, and/or other sensitive receptors from undue impacts related to IBBs when combined with current CUP and Design Review procedures and Hacienda's own vetting and review process. Staff believes these layers of regulatory oversight are sufficient to ensure the protection of existing residential zones, residential development, and/or other sensitive receptors.

Additionally, based on the examples provided in Exhibit C, staff finds the PMC and the Hacienda PUD already prescribe adequate setback requirements and/or transitional buffers in the districts where IBBs could potentially be located. These existing standards are sufficient to protect adjacent existing residential zones, existing residential developments, and other sensitive receptors from potential adverse impacts associated with IBBs. As such, staff does not recommend the adoption of more restrictive setbacks or buffer requirements at this time.

To further preserve neighborhood character, staff has amended the proposed Industrial Zoning updates to preclude IBBs from locating on any parcel within the Downtown Specific Plan Area. Moreover, staff believes some of the smaller parcels within the O and I Districts would be inherently unsuitable for IBBs, due to size constraints and other limiting factors. When required development standards—such as setbacks, floor area ratio (FAR), parking, and landscaping—are applied, these parcels would likely not be able to accommodate IBBs. Therefore, staff believes explicitly specifying or precluding these parcels from IBB eligibility is unnecessary at this time.

- ***Building Height Limits and Design Standards:*** IBBs often require greater floor-to-floor heights to accommodate specialized infrastructure, including advanced HVAC systems, chemical lines, and other operational components. In certain advanced manufacturing applications, these requirements may result in floor-to-floor heights exceeding 25 feet. Additionally, many IBBs, particularly in the biotechnology sector, benefit from multi-story buildings to support collaborative work among technical and scientific personnel. Examples of typical multi-story biotechnology facilities in the Bay Area include Genentech (five stories), Merck (nine stories), Chiron (six stories), and Verily Life Sciences (five to seven stories).

To support these operational needs, staff has retained the originally proposed building height limits and design standards for IBBs; however, in alignment with the Planning Commission's recommendation, staff now proposes height thresholds be defined based on specific geographic boundaries. Staff concurs this approach more effectively accommodates the scale required for IBBs while directing taller buildings to locations that can support them without fragmenting existing parcels or developments. This strategy also maintains protection for existing residential zones, existing residential developments, and other sensitive receptors from potential adverse impacts associated with IBBs by guiding height increases to appropriate areas.

Accordingly, the following height limits and geographical locations are now proposed:

- For IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone Area only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, the maximum height for new buildings shall be:

    a. 85 feet for uses located in the C-R(p) District and PUD-C District (Johnson Drive Economic Development Zone only) (see map in Exhibit B for defined geographical area).
    b. 55 feet for uses located in the O, I-P, I-G, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts.
    c. An additional 15 feet of building height shall be permitted to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features.
    d. For buildings over 40 feet in height, the development of a pedestrian scale shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.
    e. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.

- For IBBs in the Hacienda PUD Area, the maximum height for new buildings shall be:

    a. 85 feet 5 inches on those parcels in which this maximum height is already allowed for by the PUD (see map in Exhibit B for defined geographical area).
    b. 45 feet on those parcels in which this maximum height is already allowed for by the PUD.
    c. 55 feet on those parcels in which this maximum height is already allowed for by the PUD.
    d. Additional building height shall be permitted on a case-by-case basis to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features as determined by the zoning administrator.
    e. For buildings over 40 feet in height, the development of a pedestrian scale

shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.

f. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.

As an alternative, should the Planning Commission find the proposed height thresholds are generally appropriate but may be unsuitable in certain contexts—and the proposed geographic boundaries do not fully address potential concerns—the Planning Commission could consider an additional restriction. Specifically, the Commission may elect to impose a supplemental standard stating no new IBB building may exceed 40 feet in height if it is located adjacent to an existing residential zone, existing residential development, or other sensitive receptor. For the purposes of this restriction, "adjacent" would be defined as sharing a property line or being separated only by a local or collector street (excluding arterials).

- ***Off-Street Parking Facilities:*** Section 18.88.030 would be amended to read: Unless subject to more limited parking requirements established by State law or local policies and regulations with respect to sites within specified distance of major transit stops such as BART, manufacturing plants and other industrial uses, innovation-based businesses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.

- ***Service Equipment:*** Equipment required for building services, such as transformers, emergency generators, gas meters, and similar components, would be carefully located to minimize visual impact from public open spaces and primary pedestrian and vehicular routes. Screening by means of structured elements or effective use of landscape materials to the extent feasible, when equipment exceeds three feet in height, would be required.

- ***Emissions & Other Impacts:*** Section 18.48.060 currently prohibits any business with emissions dangerous to human or animal health. This section would be replaced with a general requirement that any industrial business with potentially dangerous emissions must be regulated in compliance with all applicable Federal, State, and Bay Area Air Quality Management District (BAAQMD) regulations. Criteria regarding odor, vibration, noise, and other similar potential negative impacts are already addressed in Chapter 18.48.

<u>Other Implementing Actions to Support IBBs</u>

Staff notes the proposed Zoning updates mentioned above will remove major regulatory barriers and facilitate the attraction of IBBs to Pleasanton. However, the scale of IBB development would continue to be severely limited by the General Plan's existing FAR limits, which set a maximum FAR of 0.5 in Industrial Districts. Revision to the General Plan to modify the FAR limit is a more substantial policy discussion, and staff is proposing a two-step process

for improving the regulatory process. The first step would be the Zoning updates discussed and proposed in this report, and the second step would be a General Plan Amendment to examine the FAR density requirements for industrial uses. Unlike the proposed Zoning update, a General Plan Amendment will be a longer process and, depending on the nature of the changes, may involve CEQA analysis. This could be pursued during the next 12-24 months.

Similarly, these amendments reflect relatively modest adjustments to the PMC. Staff believes there is a substantial need for updating and revising other key sections of the PMC, particularly the Design Review chapter, to better align it with economic development goals, make the process more clear and effective for applicants, staff, and decision-makers, and reduce the administrative burden of processing relatively minor design changes.

General Plan Consistency

The support and development of IBBs are consistent with the goals and policies of the General Plan, which encourages sustainable economic growth, diversification of the local economy, and the advancement of technology and education. The proposed revisions are also consistent with the General Plan's General and Limited Industrial General Plan land use category, which is implemented by the I-P and I-G zoning districts, and which allows a broad range of industrial uses, of which IBB is a subcategory. The amendments would also be consistent with the intent of the Retail/Highway/Service Commercial Business and Professional Office Land Use and Business Park designations, since IBBs are low-impact commercial uses with characteristics in keeping with the range of permitted and conditionally permitted uses in this district. By fostering an environment conducive to innovation, such as providing flexible zoning, streamlined development review processes, and objective design standards, the City would be more attractive to, and be able to retain, high-value industries and businesses. This would not only create high-paying jobs but also contribute to environmental stewardship through the development of clean technologies and resource-efficient practices. Encouraging innovation aligns with long-term goals for economic resilience, competitiveness, and quality of life.

Staff concludes the proposed text amendments would also be consistent with the General Plan Land Use Policies and Programs listed below:

Sustainability

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Program 2.4: Require higher residential and commercial densities in the proximity of transportation corridors and hubs, where feasible.

Program 2.5: Assure that new major commercial, office, and institutional centers are adequately served by transit and by pedestrian and bicycle facilities.

Overall Community Development

Goal 2: Achieve and maintain a complete, well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

Policy 4: Allow development consistent with the General Plan Land Use Map.

Industrial, Commercial, and Office

Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.

Program 13.1: Zone sufficient land for neighborhood, community, and regional commercial uses to support Pleasanton's increasing business activity.

Policy 15: Encourage industrial, commercial, and office development that is compatible with environmental constraints in Pleasanton.

Economic and Fiscal Element

Goal 2: Sustain the community's quality of life with a vigorous and diverse economy.

Policy 1: Enhance Pleasanton's diversified economic base through an aggressive business retention and expansion program.

Goal 4: Maintain a diverse and stable revenue system.

Program 8.1: Promote a varied mix of land uses to ensure a broad revenue base through proactive land use planning and zoning.

Program 8.2: Continue to investigate and utilize potential new revenue sources, particularly those which will not add to the tax burden of residents and local businesses.

Program 18.1: Promote a diverse economic base by implementing the Economic Development Strategic Plan.

ECONOMIC VITALITY COMMITTEE ACTION

At its April 17, 2025, meeting, the Economic Vitality Committee (EVC) received an update on the City's efforts to create a business roadmap which provides a clear pathway for zoning and permitting for the life sciences and biotechnology sector. Staff presented the proposed recommendations to amend the PMC to update the industrial definitions and establish a third type of industrial use definition – IBB, modify the list of permitted uses, modify the design review requirements, modify development standards for industrial districts, and enhance City website content to provide zoning information for prospective businesses. The EVC members asked clarifying questions regarding the recommendations. No formal action was taken other than to receive the update and provide feedback.

PUBLIC NOTICE

Notice of this meeting was published as a legal display ad in the Pleasanton Weekly in accordance with the noticing requirements of the PMC. At the time this report was published, no comments were received by staff. Public comments received after publication of this report will be forwarded to the Planning Commission as supplemental information prior to the hearing.

ENVIRONMENTAL ASSESSMENT

The proposed text amendments to Chapter 18 *Zoning* of the PMC are exempt from environmental review under CEQA Guidelines Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Since it can be seen with certainty that there is no possibility that the proposed text amendments will have a significant effect on the environment, no additional environmental review is required. The proposed amendments involve uses that are less intensive than existing industrial uses in the City and do not generate significant impacts to adjacent properties. Such uses would be subject to conformance to specific performance standards to control the potential effects of noise, odors, vibration, and other similar external and/or off-site impacts, including new IBBs proposed to be located adjacent to existing residential development. Any IBBs that involve the use of hazardous materials or produce hazardous waste are required to follow federal, state, and local regulations. Those regulations impose extensive environmental, health, and safety regulations on such uses. While the regulations would provide somewhat more permissive standards with respect to allowable building heights, such heights are similar to those which are already seen within Hacienda Business Park and in the vicinity of the two BART stations, and design review requirements, and design standards would ensure that buildings are properly designed and sited to ensure compatibility with surrounding development.

Considering the extensive regulatory requirements, less restrictive local zoning regulations for IBBs involving hazardous materials or hazardous waste would not result in any new environmental impacts. CEQA review, if any, for future projects would be conducted on a project-by-project basis, should the unique characteristics of a proposed use or location warrant such review.

SUMMARY/CONCLUSION

Based on the analysis detailed in this report, staff has developed and proposed updates to improve the City's Industrial Zoning. The updates are incorporated into the proposed resolution (Exhibit A) and zoning text amendments (Exhibit B). The proposed Industrial Zoning updates will remove outdated regulatory barriers and, in so doing, will facilitate the attraction of high-value, tech-centered industrial uses that provide high-quality jobs and economic vitality to Pleasanton.

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Reviewed/Approved By:
Melinda Denis, Deputy Director, Planning and Permit Center Manager
Kimberly Cilley, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL FIND THE PROPOSED AMENDMENTS TO THE ZONING CODE ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER GUIDELINES SECTION 15061(B)(3) AND APPROVE AMENDMENTS TO CHAPTERS 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, AND TABLE 18.44.080 OF THE PLEASANTON MUNICIPAL CODE (PMC) TO: (1) MODIFY THE DEFINITION OF LIGHT INDUSTRIAL; (2) ESTABLISH THE DEFINITION OF AN INNOVATION-BASED BUSINESS (IBB); (3) MODIFY TABLE 18.44.080 TO PERMIT OR CONDITIONALLY PERMIT IBBS IN THE C-R(P), O, I-P, I-G, PUD-C (JOHNSON DRIVE ECONOMIC DEVELOPMENT ZONE ONLY), PUD-C-O, PUD-I, PUD-I/C-O, AND PUD-MU DISTRICTS, AND THE FOLLOWING DISTRICTS OF THE HACIENDA PUD AREA: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, AND MCOIPD; (4) MODIFY THE DESIGN REVIEW REQUIREMENTS FOR: (A) INDUSTRIAL TENANTS CONSTRUCTING NEW AND/OR SIGNIFICANTLY MODIFYING EXISTING BUILDINGS, (B) INDUSTRIAL TENANTS LEASING SPACE IN A PREVIOUSLY REVIEWED AND APPROVED BUILDING, AND (C) INDUSTRIAL TENANTS THAT ARE PERMITTED BY RIGHT WITHIN AN INDUSTRIAL ZONE; AND (5) MODIFY SPECIFIC AND RELATED DEVELOPMENT STANDARDS FOR IBBS, AS FILED UNDER CASE NO. P25-0192

WHEREAS, on April 6, 2025, the City of Pleasanton proposed to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) industrial tenants constructing new and/or significantly modifying existing buildings, (b) industrial tenants leasing space in a previously reviewed and approved building, and (c) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBBs (hereinafter the “Project”); and

WHEREAS, the subject/affected properties are zoned C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD Districts; and

WHEREAS, on May 28, 2025, and July 23, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference**.**

Section 2: The Project is consistent with the adopted General Plan and the Economic Development Specific Plan as it aligns with the applicable land use designations and supports the General Plan's and the Economic Development's Specific Plan's Programs, Policies, and Goals related to sustainability, community development, industrial, commercial, office, and the economic and fiscal element. As such, the Project complies with the requirements of Government Code Section 65860 regarding zoning consistency with the General Plan.

Section 3: The Planning Commission recommends that the City Council find the proposed text amendments to Chapter 18 *Zoning* of the Pleasanton Municipal Code are exempt from environmental review under CEQA Guidelines Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Since it can be seen with certainty that there is no possibility that the proposed text amendments will have a significant effect on the environment, no additional environmental review is required. The proposed amendments involve uses that are less intensive than existing industrial uses in the City and do not generate significant impacts to adjacent properties. Any innovation-based businesses that involve the use of hazardous materials or produce hazardous waste are required to follow federal, state, and local regulations. Those regulations impose extensive environmental, health, and safety regulations on such uses. In light of the extensive regulatory requirements, less restrictive local zoning regulations for innovation-based businesses involving hazardous materials or hazardous waste would not result in any new environmental impacts. CEQA review, if any, for future projects may be conducted on a project-by-project basis.

Section 4: The Planning Commission further recommends the City Council approve Case No. P25-0192, the proposed text amendments to Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and

the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) industrial tenants constructing new and/or significantly modifying existing buildings, (b) industrial tenants leasing space in a previously reviewed and approved building, and (c) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBBs, as attached hereto and incorporated herein by reference as Exhibit A.

Section 5: This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 23, 2025, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

_____
Melinda Denis
Secretary, Planning Commission

_____
Ken Morgan
Chair

APPROVED AS TO FORM:

_____
Kimberly Cilley
Assistant City Attorney

EXHIBIT A

DRAFT AMENDMENTS TO CHAPTERS 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, AND TABLE 18.44.080 OF THE PLEASANTON MUNICIPAL CODE (PMC)

(PAGE INTENTIONALLY LEFT BLANK –
please refer to exhibit b to the agenda report for full text amendments.)

DRAFT

Chapter 18.08 Definitions (See entire Chapter here: PMC Chapter 18.08) is hereby amended to read:

§ 18.08.263. Industrial, light.

"Light industrial" means a category of less intrusive industrial uses that is capable of operation in such a manner as to control the external effects of manufacturing processes such as smoke, noise, vibration, soot, and odor. It includes, but is not limited to:

a. Warehousing, storage, wholesaling, logistics, and distribution uses.
b. Printing, contractors, and business services not generally patronized by the general public.
c. Food processing, recycling, laundry plants, light assembly and fabrication, and other industrial operations with minimal risk of off-site impacts.
d. Outdoor storage and construction yard space.
e. Artist or artisan workspace that involves the production of an applied art or craft strictly using hand tools or small mechanical equipment.

~~limited intensity levels of manufacturing and assembly activities primarily from previously prepared or refined materials, or from raw materials that do not need refining, warehousing with limited direct public access, research and development, packaging, and associated offices and similar uses as determined by the director of community development within an enclosed building. This use category includes, but is not limited to, food processing, contractors, call centers, textiles, wood products, printing, pharmaceuticals, machinery manufacturing, research and development, laundry plants, laboratories, and regional distribution, but excludes basic industrial processing from raw materials, and vehicle/equipment services.~~

§ 18.08.264. Industrial, Innovation-Based Business.

"Innovation-Based Business" ("IBB") means industrial activities characterized by: (a) use of advanced technology; (b) smaller scale production and/or focus on research & development; (c) operations that are entirely indoors; and (d) industrial processes that may involve higher investment in equipment and utilities compared to light industrial uses but do not generate excessive impacts to adjacent properties. Includes Research & Development (R&D), data centers, pilot production, machinery manufacturing, small-to-medium-scale production facilities focused on scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products, or any other similar uses as determined by the Zoning Administrator or Planning Commission pursuant to Chapter 18.128. Uses may include the handling of some hazardous materials but regulated so as to mitigate the risk of off-site impacts. In any district that permits innovation-based businesses, design review shall be required as prescribed by Chapter 18.20.

Chapter 18.20 Design Review (See entire Chapter here: PMC Chapter 18.20) is hereby amended to read:

§ 18.20.010. Projects subject to design review.

In order to preserve and enhance the city's aesthetic values and to ensure the preservation of the public health, safety, and general welfare, the following projects shall be subject to discretionary design review.

A. The planning commission is empowered to review and make decisions concerning the following classes of projects:

1. All outdoor uses, new improvements and structures, or expansions thereof, proposed within all zoning districts except the PUD district.

2. Any matter referred to it by the zoning administrator for decision.

3. Appeals of items acted upon by the zoning administrator.

B. The zoning administrator shall review and make decisions concerning the following classes of projects:

1. All accessory structures which exceed 10 feet in height, measured from average ground level to the highest point on the structure.

2. Additions to single-family houses which exceed 10 feet in height, as height is defined in this title.

3. Fences, walls, and hedges greater than six feet in height, as height is defined in this title.

4. All models of single-family projects.

5. All custom single-family homes.

6. All outdoor uses, new improvements, and structures in PUD districts in which the conditions of approval specifically have delegated decision making authority over design issues to the preexisting design review board.

7. All signs.

8. All satellite earth stations and microwave dish antennas, whether located in a residential or nonresidential district.

9. Minor building additions in "straight zoned" (non-PUD) districts. (Minor building additions in PUD districts would continue to be treated as minor modifications, subject to staff approval.)

10. Exterior improvements or expansions to unreinforced masonry buildings, as defined in Section 18.08.580 of this title.

11. Commercial and noncommercial towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures.

12. Commercial and noncommercial radio and television antennas and transmission towers, personal wireless service facilities, and receive-only antennas greater than 10 feet in height.

13. All covered front porches that are located in the front yard setback area in the R-1, RM zoning districts and PUD zoned residential properties referencing the R-1/RM development standards of this code.

14. Small electricity generator facilities, and small fuel cell facilities.

15. Additions and exterior modifications/alterations listed below to single-family houses in residential zoning districts within the Downtown Specific Plan Area that are considered historic resources as defined by the Downtown Specific Plan:

    a. Wall and foundation cladding including, but not limited to, material, finish, shape, orientation, and joinery.

    b. Porches and balconies including, but not limited to, banisters/railings, balusters, posts/supports, and

material.

c. Windows including, but not limited to, window shape, size, placement, operation, material, trim/surround, mullions/glazing pattern, and recess from the exterior wall.

d. Roofs including, but not limited to, roof form, eaves, material, color, and pitch.

e. Chimneys including, but not limited to, material, finish, location, size, and shape.

f. Front doors.

g. Architectural trim and details including, but not limited to, corbels, knee braces, brackets, cornice, dentils, etc.

The zoning administrator may refer any of the above items to the planning commission for review and action.

16. All construction of a new building(s) or ~~require a~~ significant building addition(s) as determined by the zoning administrator associated with innovation-based businesses prescribed by Chapter 18.08. Innovation-based businesses that are occupying a previously approved building(s) with no exterior changes, minor building addition(s)/modification(s), or site plan only modification(s) as determined by the zoning administrator shall not be subject to design review.

C. Modifications or deviations from an approved plan, if deemed substantial by the zoning administrator, shall be reviewed in accordance with the procedures for the original use or structure classification.

D. The zoning administrator may waive review altogether or administratively process an application if a new or modified use or structure shall not be visible from any public street or area held open to the public.

Chapter 18.40 Office District (See entire Chapter here: PMC Chapter 18.40) is hereby amended to read:

§ 18.40.055. Service Equipment.

In all applicable O Districts and any district that permits innovation-based businesses, equipment required for building services such as transformers, emergency generators, gas meters, and similar components shall be sited to minimize visual impact from public open spaces and primary pedestrian and vehicular routes and such equipment shall be screened per the requirements of Chapter 18.84.

Table 18.44.080 Permitted and Conditional Uses (See entire Table here: PMC Table 18.44.080) is hereby amended to read:

The following uses shall be permitted uses or conditional uses in a commercial, mixed-use, office, or industrial district according to the following legend:			
P	Permitted Use	MU-T	Mixed Use Transitional
C	Conditional Use	CR	Regional Commercial District
MCUP	Minor Conditional Use	CS	Service Commercial District
TC	Temporary Conditional Use	CF	Freeway Interchange Commercial District
CN	Neighborhood Commercial District	O	Office District
CC	Central Commercial District	IP	Industrial Park District
MU-D	Mixed Use Downtown	IG	General Industrial District
If a property is zoned PUD, then the PUD shall be consulted for permitted and conditionally permitted uses before consulting this table. Where there is a conflict between Table 18.44.080 and the PUD, the PUD shall govern.			

USES	**C-N**	**C-C**	C-R (m[1])	C-R (p[2])	**C-S**	**C-F**	**O**	**I-P**	**I-G**	**MU-D**	**MU-T[35]**
Heavy industrial								C[13]	C[13]		
Light industrial[33]					P			P	P		
Innovation-Based Business[36, 37, 38]				P[36]			MCUP[36]	P[36]	P[36]		
Microbreweries[16]		P	P	P	P			P	P	P	
"Radioactive materials uses" as defined in Section 18.08.445 of this title					C				C[13]		
Rental yards, including the rental of hand tools, garden tools, power tools, trucks and trailers and other similar equipment					C						
Warehousing, not including storage of fuel or flammable liquids[33]		P[11, 17, 18]			MCUP			MCUP	P		
Wineries[16]		P	P	P	P			P	P	P	
Nursery schools[4, 5]	C		C	C							
Schools and colleges with more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools[5, 6]	MCUP	MCUP[18]	MCUP	MCUP	MCUP	MCUP	C	MCUP	MCUP	MCUP[18]	C
Offices, including, but not limited to, business, professional and administrative offices	P	P[18]	P	P			P	P	P	P[18]	P
Personal services[26, 39]	P	P[18]	P	P			P	~~MCUP~~		P[18]	P
Hotels and motels		P		C		P	P	P		MCUP	

Notes:	
1	Uses which are part of a completely enclosed mall complex, except where specifically allowed outside of the mall, all activities take place entirely indoors.
2	Uses on peripheral sites physically separated from a central enclosed mall.
4	State-mandated outdoor play areas shall face new or existing landscaping sufficient to buffer the play area from view, shall be separated from customer parking areas by a heavy wood fence or comparable barrier, shall be isolated from loading docks and associated delivery truck circulation areas, and shall contain landscaping for outdoor children's activities. The standard city noise ordinance applies.
5	The use is subject to the following conditions: (1) The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements; (2) The zoning administrator finds that adequate parking is available for the said use, and the proposal has an effective traffic circulation system including pick-up and drop-off for business patrons; (3) The standard city noise ordinance applies; (4) If applicable, an outdoor play area proposed would not cause the ambient noise

	levels at the property plane to increase by 4 dB Ldn. The zoning administrator may request a noise study or other professional study in order to determine whether the use meets or exceeds this threshold.
6	Music and art schools shall be at least 150 feet from an R district.
11	A conditional use permit shall be required for special downtown accessory entertainment uses, as defined in Chapter **18.08** of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use.
13	The city planning commission shall make a specific finding that the use will conform with each of the required conditions prescribed in Sections **18.48.040** through **18.48.120** of this chapter, in addition to the findings prescribed in Section **18.48.060**.
16	The following conditions shall apply to microbreweries and wineries: (1) The zoning administrator finds that adequate parking is available for said use; (2) If the zoning administrator determines that the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors; (3) The applicant is in compliance with all applicable requirements of Chapter **9.04** of this code; (4) If operation of the use results in conflicts pertaining to parking, noise, odors, traffic, or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.
17	Basement storage as defined in Section **18.08.057** shall be permitted as warehousing in the central commercial (C-C) zoning district, subject to meeting all of the following criteria:
	a. Basement storage shall be limited to the C-C zoning district within the downtown specific plan area and limited to commercial buildings only;
	b. Basement storage shall be limited to nontoxic, nonhazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore-Pleasanton fire department, and to require all storage space users to agree in writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed;
	c. Prior to allowing basement storage, the building owner shall contact the building and safety division and fire department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility;
	d. The hours of access for basement storage use shall be: Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only;
	e. One parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on-site;
	f. Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate application and secure a business license. The zoning certificate application shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, and the use(s) of the building and shall include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following: (1) The defined area(s) and square-footage in which storage will take place; (2) How the individual storage areas will be delineated (e.g., cages, walls, etc.); (3) Access and ADA accessibility.
18	Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted as set forth in Chapter **18.81**.
26	Any use not in conjunction with a medical use that includes massage service of four or more technicians at any one time shall be subject to a minor conditional use permit as prescribed in Chapter **18.124**. Massage establishments shall meet the requirements of Chapter **6.24**.
33	If the subject tenant space exceeds 75,000 gross square feet, the use shall be subject to a conditional use permit as prescribed in Chapter **18.124**. This requirement does not apply to light industrial uses located in Hacienda, an area defined by Ordinance 1325 and as subsequently amended.
35	Any use shall operate only between the hours of 6:00 a.m. and 11:00 p.m.
36	In addition to the Districts identified in Table 18.44.080, innovation-based businesses shall be Permitted uses in the following Districts: • ~~I-P, I-G,~~ PUD-C (Johnson Drive Economic Development Zone Area only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU; and • The following zones within Hacienda PUD Area (OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD) An MCUP shall be required for any innovation-based business in which controlled hazardous materials are to be used, stored or disposed of on-site An MCUP shall be required for any innovation-based business to be located adjacent to any existing residential use and/or other similar sensitive receptor use as determined by the zoning administrator and shall be subject to the following performance standards: • Innovation-based businesses shall be permitted a maximum of two loading docks that can accommodate medium-duty delivery trucks as determined by the zoning administrator • Use of any loading docks and delivery/receiving/shipping hours of operation shall be determined acceptable on a case-by-case basis as determined by the zoning administrator Ancillary uses/equipment including, but not limited to HVAC equipment, transformers, emergency generators, gas meters, backflow devices, storage, etc. shall be sited to minimize noise and visual impacts as determined acceptable by the zoning administrator
37	Innovation-Based Businesses shall not be permitted on any parcel located within the Downtown Specific Plan Area.~~A CUP and Design Review approval shall be required for any data center use where an innovation-based business is Permitted or Conditionally Permitted~~
38	A CUP and Design Review approval shall be required for any data center use where an innovation-based business is Permitted or Conditionally Permitted
39	In addition to the Districts identified in Table 18.44.080, personal services shall be Permitted uses in the I-P and I-G Districts when included as an ancillary use to an innovation-based business within the same building or clustering of buildings and/or on the same project site.

Chapter 18.48 I Industrial Districts (See entire Chapter here: PMC Chapter 18.48) is hereby amended to read:

§ 18.48.060. Emissions.

~~No use shall be permitted which creates any emission which endangers human health, can cause damage to animals, vegetation or other property, or which can cause soiling at any point beyond the boundaries of the site. All uses that emit any of the air contaminants listed in the bay area air pollution control district's Regulation 2, shall comply with the regulations contained therein.~~ Any industrial use with potentially

hazardous emissions, as determined by the zoning administrator, shall be regulated in compliance with all applicable Federal, State, and Bay Area Air Quality Management District (BAAQMD) regulations.

§ 18.48.165. Service Equipment.

In all applicable I Districts and any district that permits innovation-based businesses, equipment required for building services such as transformers, emergency generators, gas meters, and similar components shall be sited so as to minimize visual impact from public open spaces and primary pedestrian and vehicular routes and such equipment shall be screened per the requirements of Chapter 18.84.

§ 18.48.200. Design Review.

In all applicable I Districts and any district that permits innovation-based businesses, design review shall be required as prescribed by Chapter 18.20.

Chapter 18.84 Site, Yard, Bulk, Usable Open Space And Landscaping Regulations (See entire Chapter here: PMC Chapter 18.84) is hereby amended to read:

§ 18.84.150. Height limits—Exceptions.

A. Architectural building elements such as towers, cupolas, and similar structures, and appurtenances such as spires, chimneys, elevator and stairway enclosures, building-mounted flagpoles, screens for rooftop equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more 15 feet above the height limit prescribed by the regulations for the district in which the site is located, with design review approval specified under Chapter 18.20 of this title.

B. Except as otherwise allowed by this title, subject to design review approval specified under Chapter 18.20 of this title, free-standing appurtenant structures such as water tanks, fire towers, flagpoles, monuments, and similar structures; residential radio and television aerials and antennas; receive-only antennas; may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less.

C. The height and location of commercial radio and television aerials, antennas, and transmission towers shall be subject to design review approval specified under Chapter 18.20 of this title, and shall be based on a visual analysis demonstrating that views of the aerial/ antenna/tower are minimized or are substantially screened from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, and shall be based on an engineering analysis justifying the height of the proposed aerial/antenna/tower. Any parabolic dish mounted on the aerial/antenna/tower shall be less than two feet in diameter. The base of the aerial/antenna/tower and any switching facility located at the base that is visible to the public shall be architecturally treated and/or screened from view utilizing on-and/or off-site vegetation or other approved screening mechanism.

D. Wire-carrying power distribution poles and transmission towers and communication poles located in any zoning district shall not be subject to the height limits prescribed in the district regulations.

E. For innovation-based businesses in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone Area only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, ~~and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD~~, the maximum height for new buildings shall be:

a. 85 feet~~, five inches~~ for uses located in the C-R(p) District and PUD-C District (Johnson Drive Economic Development Zone only)~~, within one mile of a Bay Area Rapid Transit (BART) station~~

b. 55 feet for uses located in the O, I-P, I-G, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts ~~more than one mile from a Bay Area Rapid Transit (BART) station~~.

c. An additional 15 feet of building height shall be permitted to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features.

d. For buildings over 40 feet in height, the development of a pedestrian scale shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.

e. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.

F. For innovation-based businesses in the Hacienda PUD Area, ~~OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD~~, the maximum height for new buildings shall be:

a. 85 feet, five inches on those parcels in which this maximum height is already allowed for ~~approved~~ by the PUD. ~~for uses located within one mile of a Bay Area Rapid Transit (BART)~~

b. 45 feet on those parcels in which this maximum height is already ~~approved by~~ allowed for by the PUD.

c. 55 feet on those parcels in which this maximum height is already ~~approved by~~ allowed for by the PUD.

d. Additional building height shall be permitted on a case-by-case basis to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features as determined by the zoning administrator.

e. For buildings over 40 feet in height, the development of a pedestrian scale shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.

f. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.

Chapter 18.88 Off-Street Parking Facilities (See entire Chapter here: PMC Chapter 18.88) is hereby amended to read:

§ 18.88.030. Schedule of off-street parking space requirements.

C. Office, Commercial and Industrial Uses not in the C-N or C-R District.

13. Unless subject to more limited parking requirements established by State law or local policies and regulations with respect to sites within specified distance of major transit stops such as

BART, manufacturing plants and other industrial uses, innovation-based businesses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.

Chapter 18.92 Off-Street Loading Facilities (See entire Chapter here: PMC Chapter 18.92) is hereby amended to read:

§ 18.92.030. Schedule of off-street loading berth requirements.

E. Manufacturing plants, other industrial uses:

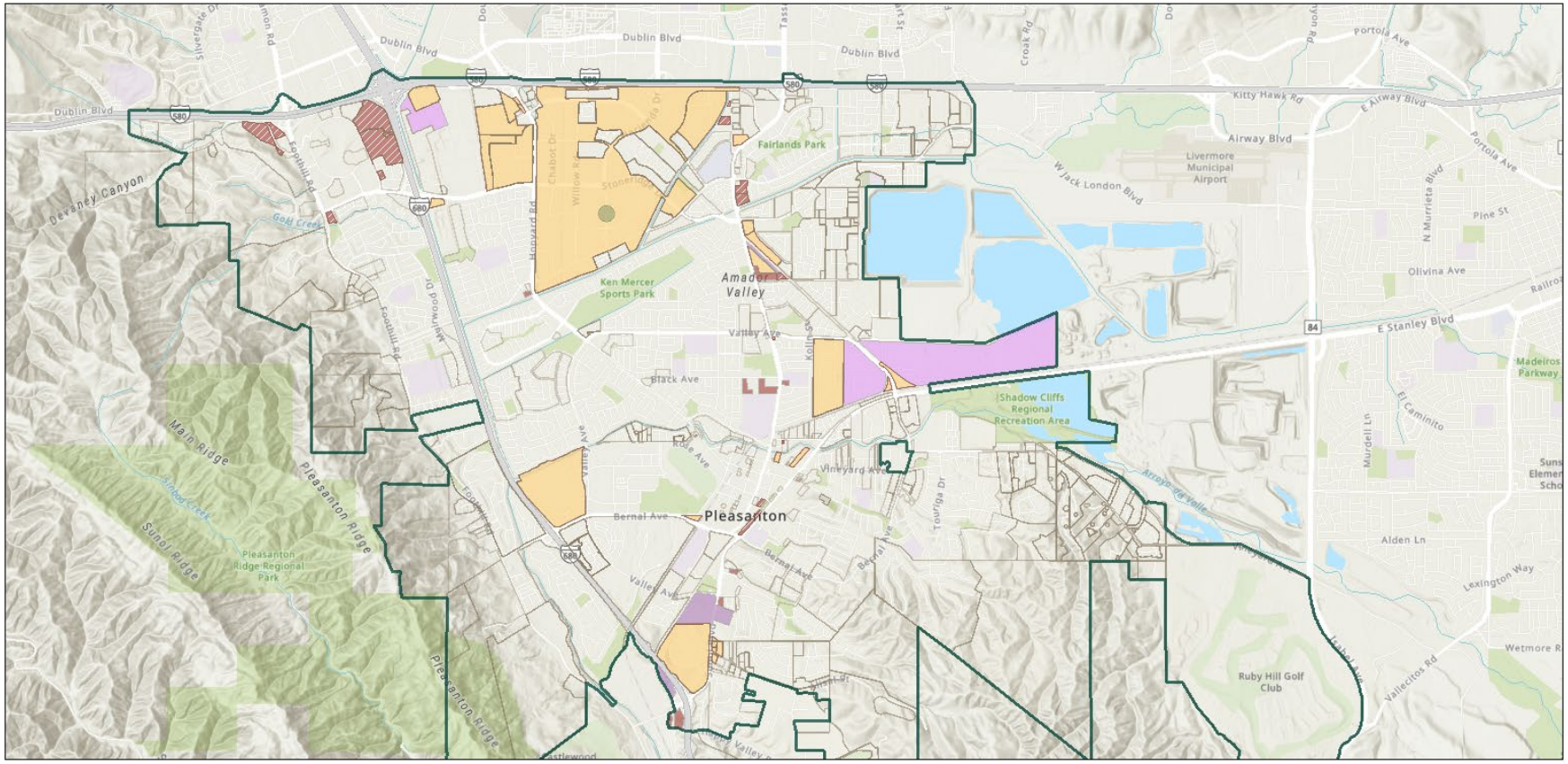
Gross Floor Area	Minimum Number of Berths	Dimension of Berth
0—3,999 sq. ft.	0	—
4,000—29,999 sq. ft.	1	12 x 45
30,000—69,999 sq. ft.	2	12 x 45
70,000—120,000 sq. ft.	3	12 x 45
One berth for each additional 100,000 sq. ft.		12 x 45

***Alternative off-street loading facilities requirements may be considered and granted on a case-by-case basis by the zoning administrator.**

Zoning Map of Office and Industrial Districts City-wide

EXHIBIT C

Office + Industrial Zoning 2



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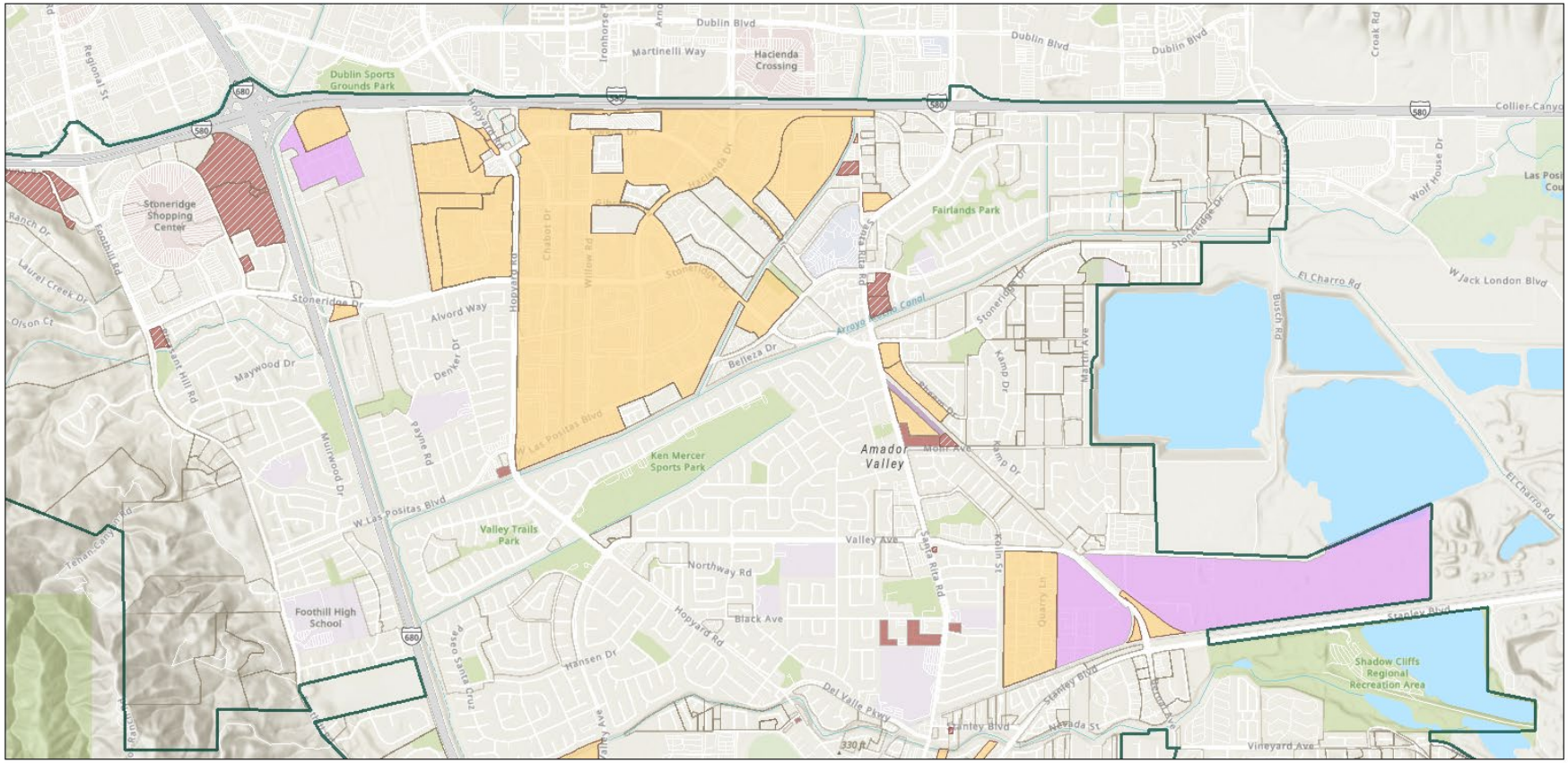
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

North

Zoning Map of Office and Industrial Districts – North Part of City

Office + Industrial Zoning North



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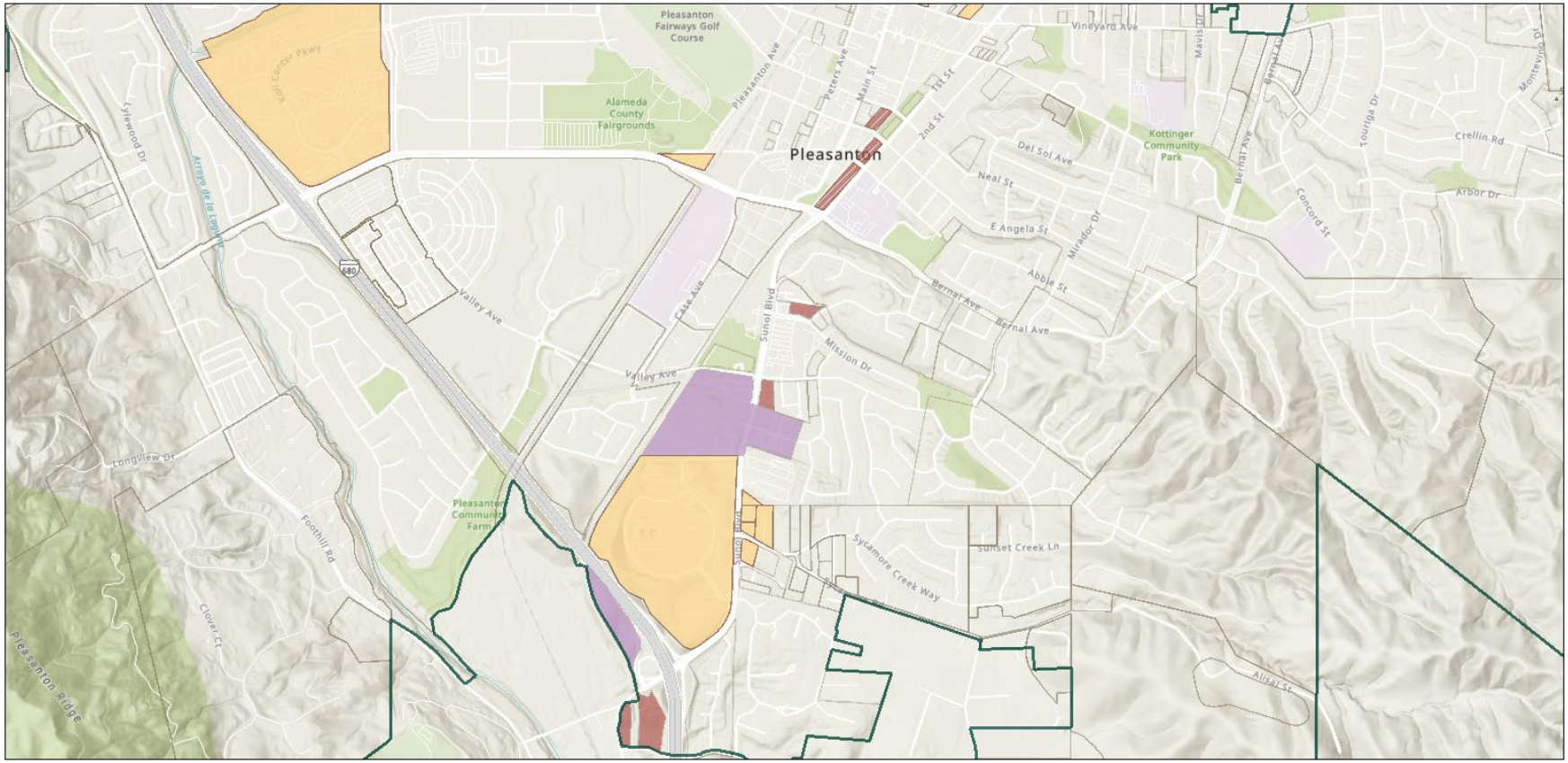
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

North

Zoning Map of Office and Industrial Districts – South Part of City

Office + Industrial Zoning South2



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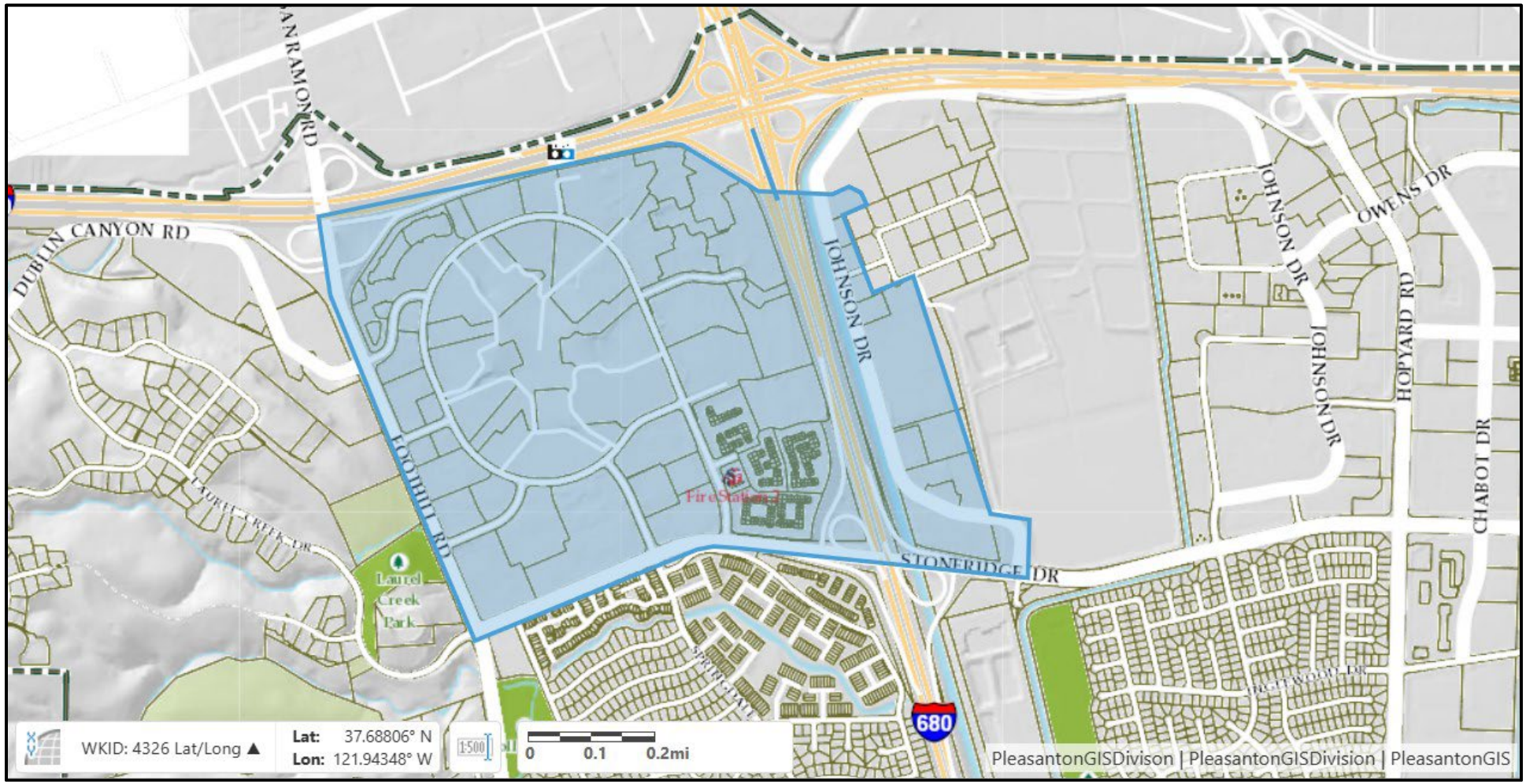
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

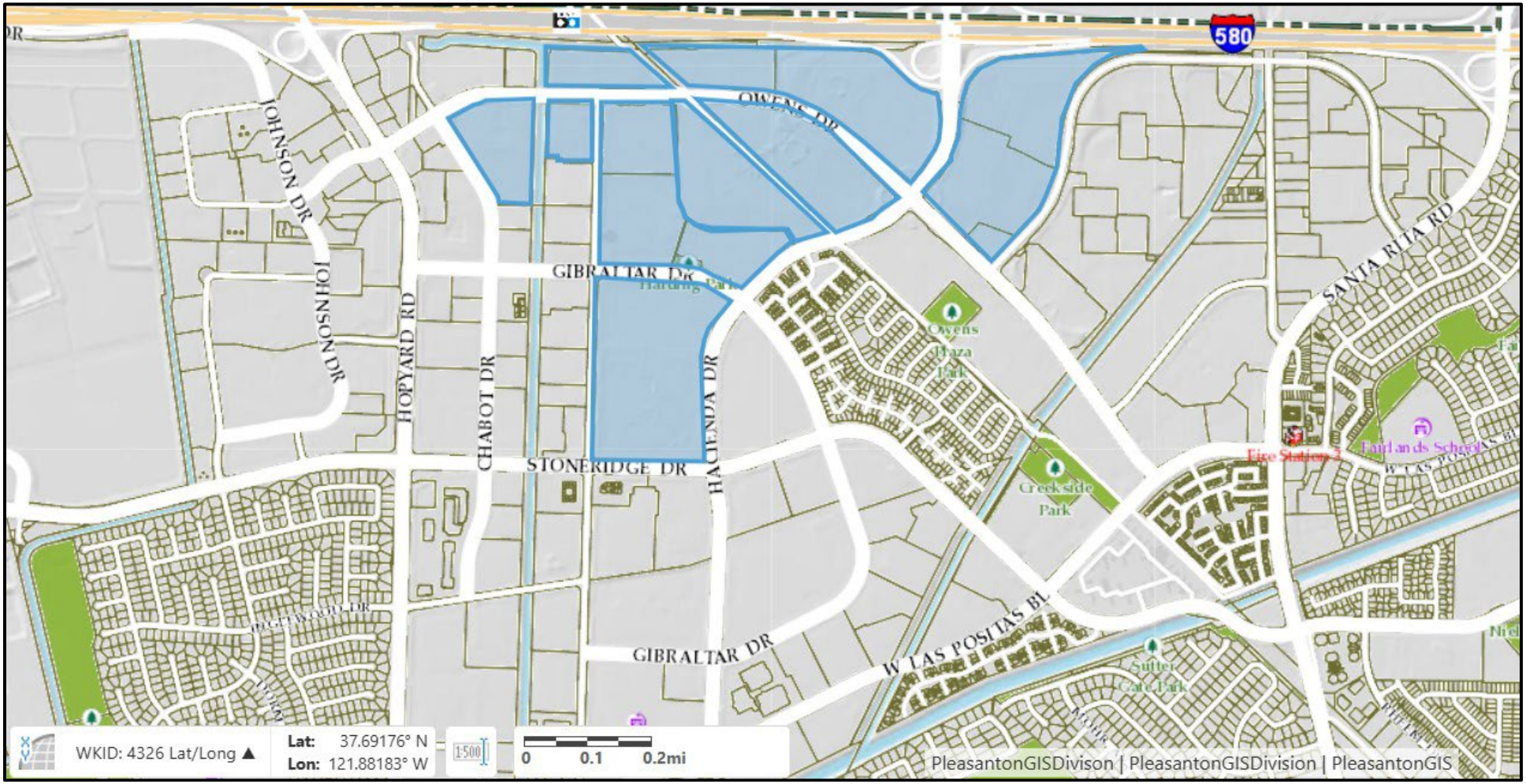
North

85-foot Height Limitation Map for the Stoneridge Mall and the Johnson Drive Economic Development Zone (JDEDZ) Areas



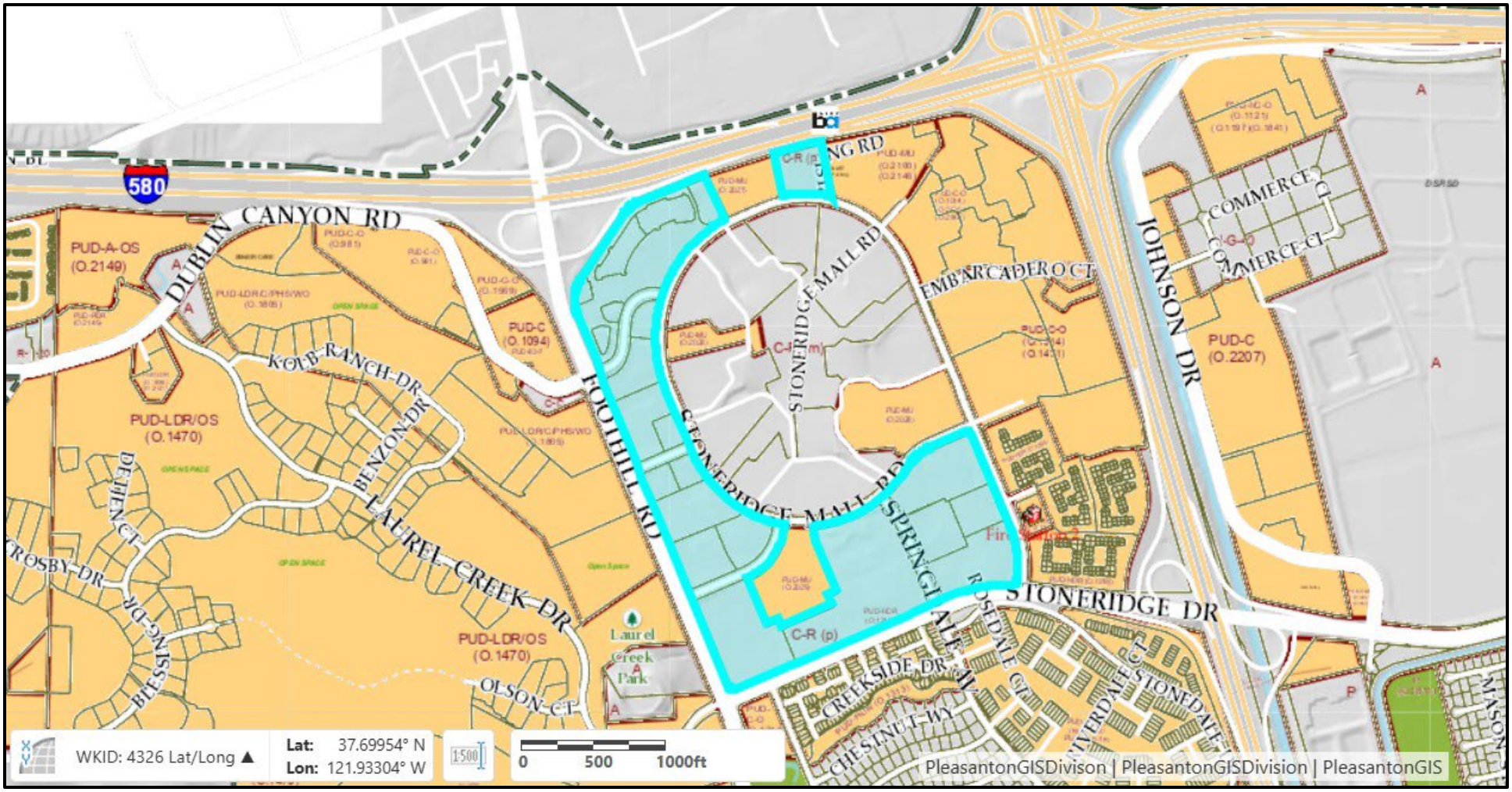
North

85-foot Height Limitation Map for the Hacienda PUD Area



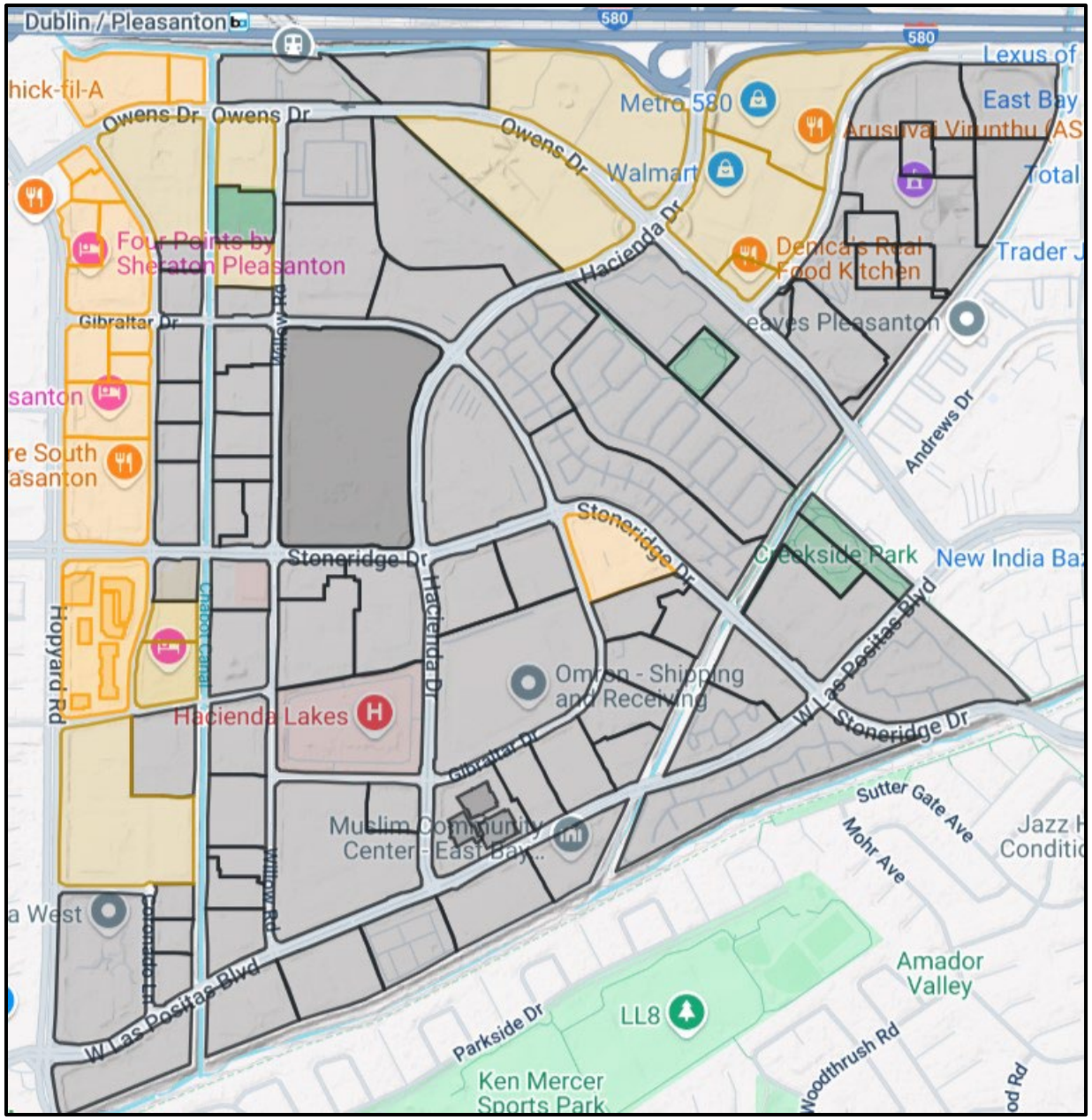
North

Zoning Map Showing Where Hotels Are Permitted in the Stoneridge Mall Area



North

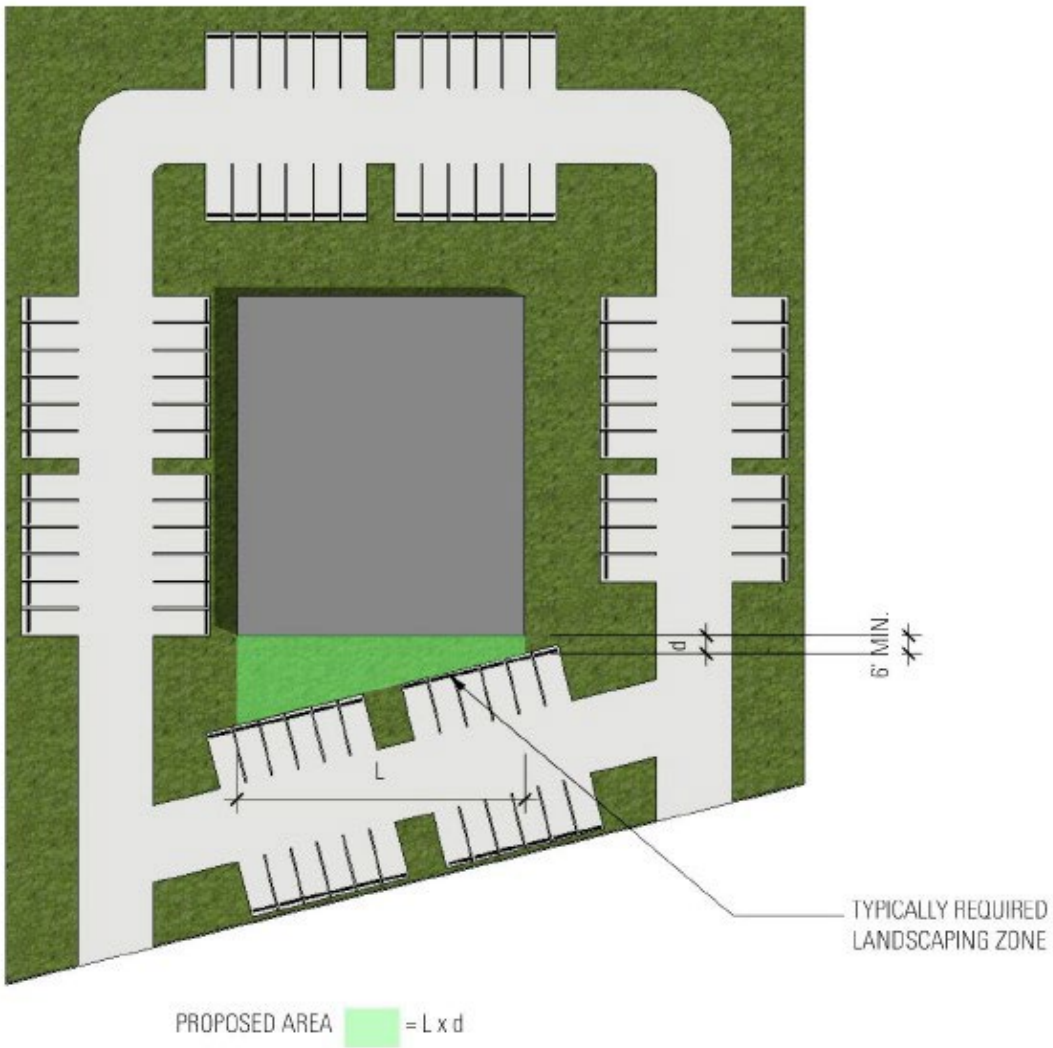
Map Showing Where Hotels Are Permitted in the Hacienda PUD Area



North

Sample Site Plan from Hacienda Design Guidelines

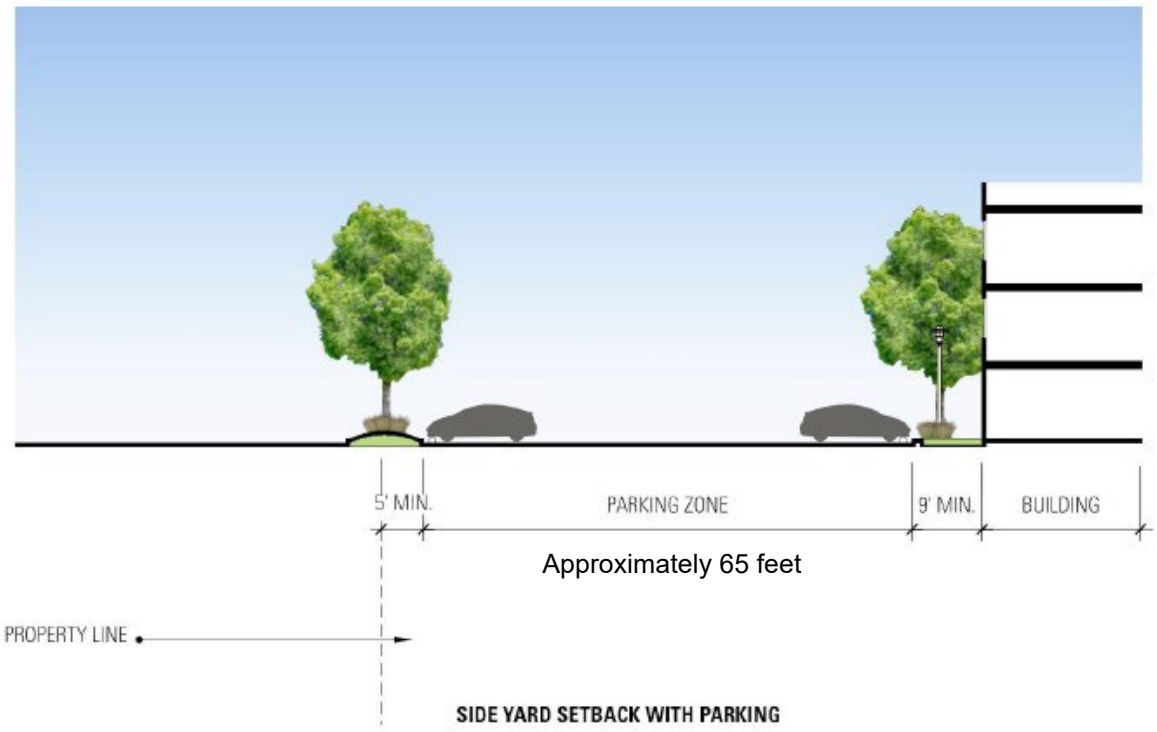
Figure 2-27: Variable Depth Landscaping Zone



VARIABLE DEPTH LANDSCAPE ZONE WITH PARKING

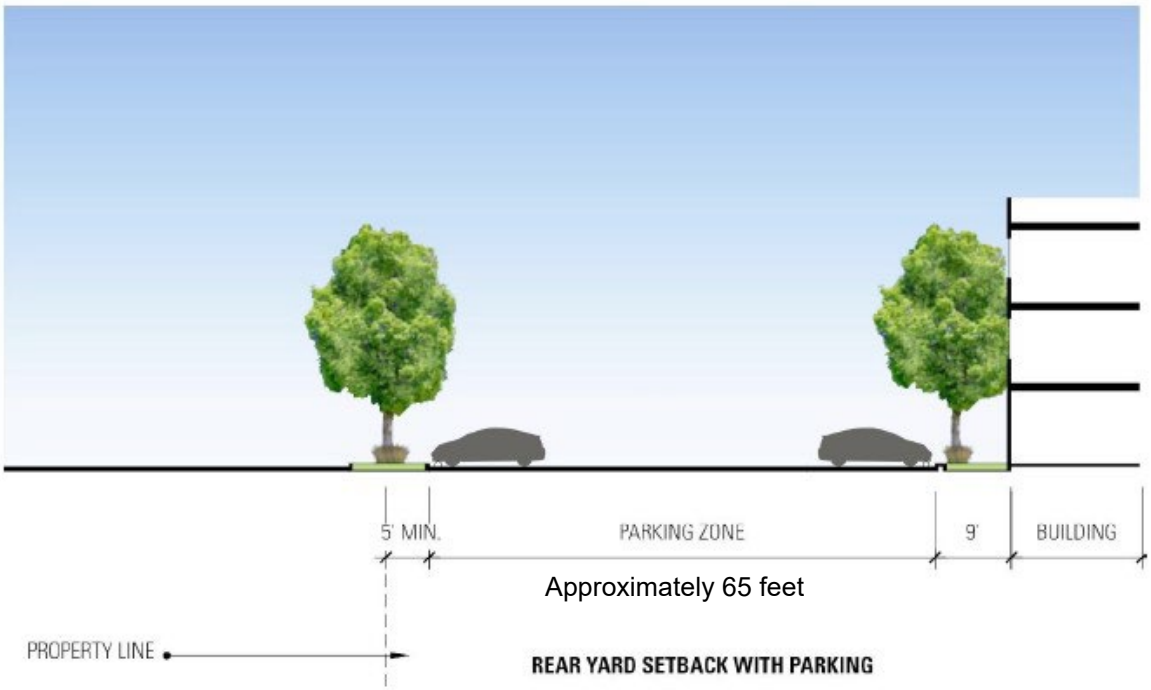
Sample Cross-section from Hacienda Design Guidelines

Figure 2-20: Side Yard Setback With Parking



SIDE YARD SETBACK WITH PARKING

Figure 2-21: Rear Yard Setback With Parking



REAR YARD SETBACK WITH PARKING

Hacienda PUD Land Use Districts

Hacienda Planning District
OGPD (Garden Office Planning District) OPD (General Office Planning District) OMPD (Mid-rise Planning District)
CPD (Retail/Commercial and Financial Planning District)
IPD (Research and Development/Light Manufacturing Planning District)
MOIPD (Mixed Office, Research and Development/Light Manufacturing Planning District)
MCOIPD (Mixed Retail/Commercial/ Financial, Office, and Research and Development/Light Manufacturing Planning District)
MCOIRPD (Mixed Retail/Commercial/ Financial, Office, and Research and Development/Light Manufacturing/ Residential Planning District)
HDR (High Density Residential District)

THE CITY OF PLEASANTON

Planning Commission Agenda Report

May 28, 2025
Item 6

SUBJECT: **P25-0192**

APPLICANT/ PROPERTY OWNER: City of Pleasanton/Multiple

PURPOSE: Application to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the I-P, I-G, O, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses

LOCATION: City-wide

GENERAL PLAN: General and Limited Industrial, Business Park, and Mixed Use

ZONING: I-P (Industrial Park), O (Office), PUD-C-O (Planned Unit Development-Commercial-Office), PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office), and PUD-MU (Planned Unit Development-Mixed Use) Districts, and the following Hacienda PUD Area Districts: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD

EXHIBITS:

A. Draft Resolution recommending the City Council find the proposed text amendments are exempt under the California Environmental Quality Act under Guidelines Section 15061(b)(3) and approve amendments to Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the I-P, I-G, O, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD,

OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses

B. DRAFT Proposed Zoning Text Amendments

STAFF RECOMMENDATION

Staff recommends the Planning Commission:

1. Adopt a resolution recommending the City Council find the proposed text amendments to the Zoning Code are exempt from the California Environmental Quality Act under Guidelines Section 15061(b)3 (common sense exemption) and approve Case No. P25-0192. The draft text amendments as set forth in Exhibit B.

EXECUTIVE SUMMARY

The subject application proposes to amend various chapters of the Pleasanton Municipal Code with respect to "Innovation-Based Businesses" (IBB), by defining them as a distinct use category, and providing tailored zoning requirements that will facilitate these high-value, relatively low-impact industrial uses in appropriate locations. The proposed amendments have been developed to advance Priority 5.0 of the City's *Economic Development Strategic Plan*, which directs the City to identify zoning modifications that would help attract the Life Sciences/ Biotechnology sector and other target industries to Pleasanton.

Specifically, amendments are proposed to Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the I-P, I-G, O, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses. The Planning Commission is being asked to review the proposed amendments to the PMC and forward a positive recommendation to the City Council for consideration and decision.

BACKGROUND

Pleasanton's industrial sector plays a key role in creating quality jobs and economic vitality. In recent years, Pleasanton's office and retail sectors have both gone through a period of contraction and uncertainty. But meanwhile, several new light industrial sectors, collectively known as "Innovation-Based Business" or IBB, have emerged that offer new economic opportunities for Pleasanton.

While Life Sciences and Biotechnology are sectors that are most often thought of under IBB, it can also include other industries such as Robotics, Advanced Manufacturing, Food Tech and similar uses. Collectively, these sectors are identified as IBB. These uses are already allowed

in the City's Zoning Code, but currently, they are included in the Light Industry definition, which can cause confusion and inefficiency. Unlike either Light Industry or Heavy Industry uses, IBBs are characterized by several features:

- Buildings often have exterior architecture that is similar to, or compatible with, office buildings.
- The interior is designed to be highly flexible to accommodate a range of uses over time, including office, lab, testing, or small-scale manufacturing.
- All operations take place indoors.
- The nature of the operations does not tend to generate noise, odor, vibrations, or other potential nuisances that extend to adjacent properties.
- Although controlled substances may be used on site, IBB uses do not have the same level of safety or hazardous materials concerns of Heavy Industrial uses.
- Occupancy levels are typically much lower for IBB than for office uses, at about one employee per 300 to 400 square feet, compared to one per 250 square feet for office.

Pleasanton is well-positioned to attract new IBB, with a solid and diverse industrial base with approximately 5.2 million square feet of current inventory. But unfortunately, the City's zoning code is somewhat outdated, and as a result, may create unnecessary barriers to IBB that may impede this type of new investment in Pleasanton.

Many of the IBBs noted above have specific facility requirements and typically need to build out their new space/facilities within a very tight schedule, because of the nature of their investment/capital funding and business models. Thus, cities that can offer them expedited review, certainty, and accommodation during the approval process are much more attractive locations for investment. Conversely, IBBs avoid locating where the zoning requirements could cause unnecessary delays, uncertainty, or impose unreasonable requirements that create barriers to investment.

In 2023, the City Council – as part of their adoption of the updated *Economic Development Strategic Plan* (EDSP) – approved a major initiative to attract the Life Sciences/Biotechnology sector and modernize the City's Zoning and permit process to reduce regulatory barriers for those businesses. This initiative appears as Initiative 5.1 within the EDSP.

DISCUSSION

Assessment of existing City Zoning

Planning Division and Economic Development Division staff collectively worked with an expert consultant in the Life Sciences industry – the Alex Greenwood Group – to assess the current zoning and develop recommended PMC amendments to allow the City's zoning to better accommodate the unique site requirements for Biotechnology and other target industries. The analysis included the following:

- Assessment of current industrial zoning to identify opportunities to improve clarity, certainty, and efficiency for the review of new Biotechnology and other IBB.
- Compare the City's existing zoning site requirements to the current market realities and common site requirements for various high-value industrial sectors and identify places where the City's zoning may pose unintended bureaucratic obstacles.
- Feedback and insights from key Pleasanton business and community leaders.

- Compare Pleasanton's zoning regulations to other cities that have been successful in attracting Biotechnology and other IBB.

This analysis led to several key findings about Pleasanton's industrial zoning:

1. The existing use definitions do not include (or make allowance for) the more modern, innovation-based industrial uses leading industrial growth in the Bay Area.
2. Some of the existing industrial zones require a discretionary, conditional use permit for types of low-impact industrial uses that ideally should be permitted outright.
3. Some of the industrial zones have unnecessary restrictions on complementary uses that could be beneficial to co-locate with innovation-based industrial uses, such as hotels.
4. Pleasanton's extensive use of Planned Unit Developments (PUDs) can obscure the actual zoning requirements and make it difficult for prospective businesses to quickly identify and assess appropriately zoned sites.
5. Pleasanton lacks a clear, transparent, interactive GIS service hosted on its website, where prospective businesses can efficiently research the zoning requirements of various parcels within the City.
6. Development standards (e.g., height limit, setbacks, parking, etc.) need to be updated in several places to reflect market realities and current industry site requirements, while at the same time providing reasonable parameters on new development.
7. There are several areas in the existing Zoning Code where the Design Review process is triggered unnecessarily.
8. All of the issues listed above create inefficiencies that can add months of time to the entitlement and permit approval process.

Pleasanton is well-positioned to compete regionally for IBB due to its quality of life, highly skilled and educated workforce, and emerging cluster of firms within and supportive of the IBB sector, but zoning must be clear and facilitate new investment to build and maintain competitive momentum. Unlike more traditional industrial or office uses, Life Science businesses often face accelerated timelines from the time they secure a new round of funding to the time they are required to open a new lab facility. As a result, these businesses favor zoning processes that are rapid, "over-the-counter" whenever possible, and flexible to meet specific industry site requirements. IBB prefers locations with updated, streamlined zoning to avoid delays and uncertainty. To stay competitive, Pleasanton's zoning should be updated to reflect the industry needs of this emerging sector.

<u>Comparison to Other Cities</u>
As part of the analysis mentioned above, Pleasanton's industrial zoning was compared to several Bay Area cities that have recently modernized and streamlined their Industrial Zoning. Several cities were identified as having developed particularly successful best practices in Industrial Zoning supportive of IBBs and used as a starting point for considering revisions to the PMC. They include Fremont, Hayward, Berkeley, San Leandro, South San Francisco, Concord, and Oakley.

Review of the specific zoning and regulatory strategies adopted by these cities helped to provide insights into how Pleasanton's zoning can be modified to make it more competitive in

attracting Biotechnology and other IBBs with specific recommendations tied to Pleasanton's local conditions and community expectations.

Recommended PMC Amendments

Based on the analysis detailed above, several recommendations were developed for updating and improving the City's Industrial Zoning. These recommendations have been incorporated into the proposed Resolution (see Exhibit A), and proposed zoning text amendments (see Exhibit B) are described below:

1. **Adjust the definition of "Light Industrial" (18.08.263); and establish a new industrial use definition: "Innovation-Based Business" (Proposed 18.08.264)**

   In addition to "Heavy Industrial" and "Light Industrial", the City would establish a new, third definition of industrial use: "Innovation-Based Business" (IBB). The IBB definition would distinguish this subset of industrial uses characterized by:

   - Use of advanced technology;
   - Smaller scale production and/or focus on research & development;
   - Operations entirely indoor; and
   - Industrial processes may involve significant use of mechanical and/or scientific equipment but do not generate any excessive off-site impacts.

   Examples of IBB uses include: Research & Development (R&D), pilot production, or small-to-medium scale production facilities focused on scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products. IBB uses may include the handling of some hazardous materials, but regulated to minimize the risk of off-site impacts.

   To accommodate the new IBB definition and promote clarity, the City would also make minor adjustments to the definition of "Light Industrial." Currently, the definition of Light Industrial includes a broad range of uses, including uses that would fall into the new IBB definition. The proposed new definition of Light Industrial would remove reference to IBB uses (such as research and development, or limited intensity manufacturing and assembly) since those uses would now be covered under the IBB definition. On the other hand, the proposed new definition would continue to include – and clearly call out – a range of typical Light Industrial uses, such as:

   - Warehousing, storage, wholesaling, logistics, and distribution uses.
   - Printing, contractors, and business services not generally patronized by the general public.
   - Food processing, recycling, laundry plants, light assembly, and other industrial operations with minimal risk of external impacts.
   - Outdoor storage and construction yard space.
   - Artist or artisan workspace that involves the production of an applied art or craft strictly using hand tools or small mechanical equipment.

This approach would create a clear division between IBB uses and Light Industrial uses, allowing more efficient and consistent review of industrial projects.

2. Adjust the restrictions on various industrial and industrial-supporting uses within the O, I-P and I-G zones (see Table 18.44.080)

IBB uses – from Biotechnology to Advanced Manufacturing – seek to attract a highly sought-after scientific, engineering, and technical workforce. For this reason, the trend has been for IBB uses to locate in buildings that offer many of the same amenities and architectural features as premium ("Class A") office buildings. For the same reason, IBB uses are also being integrated into mixed-use districts where workers can access services and amenities. Examples include Mission Bay (San Francisco) and Kendall Square (Cambridge, MA).

The proposed Zoning updates would acknowledge this trend and allow IBB uses to locate in a range of appropriately zoned districts. In addition, the Zoning updates would allow more flexibility to co-locate hotels, higher education facilities, and/or personal service uses in the same area, to provide a more amenity-rich work environment. The Zoning updates would include the following specific provisions:

- The new IBB use would be a permitted use in the following zones:
  - I-P, I-G, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts; and
  - The following Districts within Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD.
- IBBs would be subject to a Minor Conditional Use Permit (MCUP) in the Office (O) District.
- Personal Service uses would be conditionally permitted in the I-P District with a Minor Conditional Use Permit (MCUP).
- Hotels would be permitted in the O and I-P Districts.

The Hacienda PUD Area Districts referenced above generally correspond or refer back to one of the "straight" zoning Districts in the PMC regarding permitted and conditionally permitted uses. In the event of a conflict between the PMC and the Hacienda PUD Area, the PUD remains the governing/controlling document.

It is also important to note that while the IBB framework is intended to be compatible with existing PUD entitlements, implementation of the IBB framework may occasionally require minor amendments to the Hacienda and/or other applicable PUDs. Any such amendments would be considered on a case-by-case basis to ensure alignment with the intent and goals of both the IBB and the PUD.

3. Amend Chapter 18.20 - Design Review to modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone

Currently, *all* industrial uses involving virtually any exterior improvements must go through the City's design review process. This is a cumbersome requirement that may negatively impact the City's ability to attract IBB investment:

- ***At odds with zoning intent for otherwise permitted uses:*** If the City has already determined a use should be permitted by-right, then the zoning approval should be "ministerial", and any related approvals be able to be processed in a streamlined

manner as possible. By requiring the applicant to go through an extensive and discretionary Design Review when the underlying use is otherwise permitted, it undermines the original intent of some uses being allowed to be approved easily and automatically. The existing design review requirements are broad and extensive for commercial uses, requiring design review for even very minor or inconsequential exterior changes.

- ***Adding cost, time, and uncertainty to the Applicant's process:*** By making an otherwise permitted use subject to Design Review, the applicant will incur additional costs and be required to wait several additional months to go through Design Review. In addition, the process becomes discretionary, which adds uncertainty for the applicant. For example, the applicant may not have a clear idea of what type of architectural design will be acceptable to the City, and they may need to redesign their exterior to pass Design Review – thus adding further time and expense. All these factors create an obstacle that can deter businesses from locating in Pleasanton.

While both of these factors are important to address, it is recognized that the design review process can help ensure projects are well designed, functional and address site-specific adjacencies; therefore, design review will remain appropriate in some situations (for example, construction of a brand-new building or a substantial addition or modification to an existing building.) However, the level of such review (administrative vs. Planning Commission level), and circumstances under which it is required, should be carefully considered, so as to avoid creating unnecessary burdens for new, desired business investment.

Accordingly, the proposed Resolution (Exhibit A) would modify PMC Section 18.20 so all permitted uses that would occupy new construction or require significant additions or other more substantial modifications to existing buildings and sites for permitted IBB uses in the Industrial Zoning districts would be subject to design review, generally at the Zoning Administrator level, unless referred to the Planning Commission as allowed for by Chapter 18.20. Staff notes that the PMC includes key performance standards and development standards, as well as various regulations around aspects such as parking, loading, landscaping, and circulation, with which all IBB projects would be required to comply.

4. Adjustment to development standards for IBB uses and zones where IBB is permitted or conditionally permitted

These changes aim to strike a balance between flexibility and accountability. Some standards have been made more permissive to allow for practical implementation, while others have been refined to provide greater specificity and assurance that any potential project impacts will be effectively mitigated.

- ***Building Height:*** IBB uses tend to require large floor-to-floor heights to accommodate special heating, ventilation and air conditioning (HVAC) systems, chemical lines, and other requirements. For some advanced manufacturing uses, the floor-to-floor heights may exceed 25 feet due to equipment and HVAC requirements. In addition, many IBB uses (notably Biotechnology) require multi-story buildings to accommodate the tech and scientific workforce who must work collaboratively on projects. Examples of some typical multi-story biotechnology projects in other Bay Area communities include: Genentech (five stories), Merck (nine stories), Chiron (six stories), and Verily Life

Sciences (five to seven stories). To accommodate the typical business and operational requirements, IBB uses are proposed to be allowed to utilize the following height limits:

- Maximum height of 85 feet 5 inches for IBB uses located within 1 mile of BART. This will facilitate the attraction of a biotechnology facility with up to five stories in the vicinity of major transit. (Staff notes that, while somewhat higher than many existing office buildings in Hacienda and within the vicinity of BART, this scale is consistent with height maximums allowed in Hacienda today (up to 85 feet 5 inches), and with recently approved buildings such as Workday.)
- Maximum height of 55 feet for IBB uses more than 1 mile from BART. This will accommodate up to three-story IBB buildings for Advanced Manufacturing, Food Tech, Biotechnology, or other similar uses.
- An additional 15 feet of building height allowed for the screening of all roof-mounted building systems, antennae, and any other non-architectural roof features.

Staff notes that, while taller than building heights generally allowed in the Industrial zoning districts (40 feet), the 85-foot-5-inch provision would be limited to a 1-mile radius from BART, which includes Hacienda (where this height limit is allowed for many properties today); and near Stoneridge Mall, which has a 65-foot height limit today, and examples of buildings in this height range include 10x Genomics and Workday. For the broader area (more than 1 mile from BART), 55 feet versus 40 feet represents an approximately one-story height difference, a relatively modest increase. Staff further notes that other development standards, specific to IBB uses, require additional articulation for buildings over 40 feet, and the design review process as described above, for new construction, will help ensure taller buildings remain compatible with surrounding development, especially when adjacent/in close proximity to existing residential and other sensitive receptor uses.

- ***Service Equipment:*** Equipment required for building services, such as transformers, emergency generators, gas meters, and similar components, would be required to be carefully located to minimize visual impact from public open spaces and primary pedestrian and vehicular routes. Screening by means of structured elements or effective use of landscape materials to the extent feasible when equipment exceeds 3 feet in height.
- ***Emissions & Other Impacts:*** Section 18.48.060 currently prohibits any business with emissions dangerous to human or animal health. This section would be replaced with a general requirement that any industrial business with potentially dangerous emissions must be regulated in compliance with all applicable Federal, State, and Bay Area Air Quality Management District (BAAQMD) regulations. Criteria regarding odor, vibration, noise, and other similar potential negative impacts are already addressed in Chapter 18.48 - Industrial Districts of the PMC and will not be changed.

<u>Other Implementing Actions to Support IBB Uses</u>

Staff notes the proposed Zoning updates mentioned above will remove major regulatory barriers and facilitate the attraction of IBB uses to Pleasanton. However, the scale of IBB development would continue to be severely limited by the General Plan's existing FAR limits, which set a maximum FAR of 0.5 in Industrial Districts. Revision to the General Plan to modify the FAR limit is a more substantial policy discussion, and staff is proposing a two-step process for improving the regulatory process: the first step would be the Zoning updates discussed and proposed in this report; and the second step would be a General Plan Amendment to examine

the FAR density requirements for industrial uses. Unlike the proposed Zoning update, a General Plan Amendment will be a longer process and, depending on the nature of the changes, may involve CEQA analysis. This could be pursued during the next 12-24 months.

Similarly, these amendments reflect a relatively modest adjustment to the PMC. Staff believes there is a substantial need to update and revise other key sections of the PMC, particularly the Design Review chapter, to better align it with economic development goals, make the process more clear and effective for applicants, staff and decision-makers, and reduce the administrative burden of processing relatively minor design changes.

General Plan Consistency

The support and development of IBBs are consistent with the goals and policies of the General Plan, which encourages sustainable economic growth, diversification of the local economy, and the advancement of technology and education. The proposed revisions are also consistent with the General Plan's General and Limited Industrial Land Use category, which is implemented by the I-P and I-G zoning districts, and which allows a broad range of industrial uses, of which IBB is a subcategory. The amendments would also be consistent with the intent of the Retail/Highway/Service Commercial Business and Professional Office Land Use and Business Park designations, since IBB is a low-impact commercial use with characteristics in keeping with the range of permitted and conditionally permitted uses in this district. By fostering an environment conducive to innovation, such as providing flexible zoning, streamlined development review processes, and objective design standards, the City would be more attractive to, and be able to retain, high-value industries and businesses. This would not only create high-paying jobs but also contribute to environmental stewardship through the development of clean technologies and resource-efficient practices. Encouraging innovation aligns with long-term goals for economic resilience, competitiveness, and quality of life.

Staff concludes the proposed text amendments would also be consistent with the General Plan Land Use Policies and Programs listed below:

Sustainability

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Program 2.4: Require higher residential and commercial densities in the proximity of transportation corridors and hubs, where feasible.

Program 2.5: Assure that new major commercial, office, and institutional centers are adequately served by transit and by pedestrian and bicycle facilities.

Overall Community Development

Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

Policy 4: Allow development consistent with the General Plan Land Use Map.

Industrial, Commercial and Office

Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.
Program 13.1: Zone sufficient land for neighborhood, community, and regional commercial uses to support Pleasanton's increasing business activity.
Policy 15: Encourage industrial, commercial, and office development which is compatible with environmental constraints in Pleasanton.

Economic and Fiscal Element

Goal 2: Sustain the community's quality of life with a vigorous and diverse economy.
Policy 1: Enhance Pleasanton's diversified economic base through an aggressive business retention and expansion program.
Goal 4: Maintain a diverse and stable revenue system.
Program 8.1: Promote a varied mix of land uses to ensure a broad revenue base through proactive land use planning and zoning.
Program 8.2: Continue to investigate and utilize potential new revenue sources, particularly those which will not add to the tax burden of residents and local businesses.
Program 18.1: Promote a diverse economic base by implementing the Economic Development Strategic Plan.

ECONOMIC VITALITY COMMITTEE ACTION
At its April 17, 2025, meeting, the Economic Vitality Committee received an update on the City's efforts to create a business roadmap which provides a clear pathway for zoning and permitting for the Life Sciences and Biotechnology sectors. Staff presented the proposed recommendations to amend the PMC to update the industrial definitions and establish a third type of industrial use definition – "Innovation-Based Business" (IBB), modify the list of permitted uses, modify the design review requirements, modify development standards for industrial districts, and enhance City website content to provide zoning information for prospective businesses. The EVC members asked clarifying questions regarding the recommendations. No formal action was taken other than to receive the update and provide feedback.

PUBLIC NOTICE
Notice of this meeting was published as a legal display ad in the Pleasanton Weekly in accordance with the noticing requirements of the PMC. At the time this report was published, no comments were received by staff. Public comments received after publication of this report will be forwarded to the Planning Commission as supplemental information prior to the hearing.

ENVIRONMENTAL ASSESSMENT
The proposed text amendments to the zoning code are exempt from environmental review under CEQA Guidelines Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Since it can be seen with certainty that there is no possibility that the proposed text amendments will have a significant effect on the environment, no additional environmental review is required.

The proposed amendments involve uses that are less intensive than existing industrial uses in the City and do not generate significant impacts to adjacent properties. Such uses would be subject to conformance to specific performance standards to control the potential effects of noise, odors, vibration, and other similar external and/or off-site impacts, including for new IBBs proposed to be located adjacent to existing residential development. Any IBBs that involve the use of hazardous materials or produce hazardous waste are required to follow federal, state, and local regulations. Those regulations impose extensive environmental, health, and safety regulations on such uses. While the regulations would provide somewhat more permissive standards with respect to allowable building heights, such heights are similar to those which are already seen within Hacienda Business Park and in the vicinity of the two BART stations, and design review requirements, and design standards would ensure that buildings are properly designed and sited to ensure compatibility with surrounding development.

In light of the extensive regulatory requirements, less restrictive local zoning regulations for IBBs involving hazardous materials or hazardous waste would not result in any new environmental impacts. CEQA review, if any, for future projects would be conducted on a project-by-project basis, should there be unique characteristics of a proposed use or location that warranted such review.

SUMMARY/CONCLUSION

Based on the analysis detailed in this report, staff has developed and proposed updates to improve the City's Industrial Zoning. The updates are incorporated into the proposed Resolution (Exhibit A) and zoning text amendments (Exhibit B). The proposed Zoning updates will remove outdated regulatory barriers and, in so doing, will facilitate the attraction of high-value, tech-centered industrial uses that provide high-quality jobs and economic vitality to Pleasanton.

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Reviewed/Approved By:
Ellen Clark, Director of Community Development
Kimberly Cilley, Assistant City Attorney

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 23, 2025
Item 8

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time:	Fourth Monday of every other month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative:	Commissioner Jain
Alternate:	Commissioner Pace
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time:	First Monday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time:	Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location:	Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact:	Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time:	Third Thursday of each month at 7:30 a.m.
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioners Wedge and Mohan
Alternate:	Commissioner Jagoe
Staff Contact:	Sarah Hosterman, Landscape Architect Asst., 931-5514

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time:	First Wednesday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time:	First Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time:	Second Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time:	Second Wednesday of each month at 7 p.m., September-May
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Nicole Thomas, Recreation Supervisor, 931-3432

THE CITY OF PLEASANTON

Planning Commission Agenda Report

July 9, 2025
Item 8

SUBJECT: Future Planning Calendar

P25-0026: Consider and provide a recommendation to City Council for Adoption of proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units, to comply with State Law, and consider inclusion of provisions to allow separate conveyance of accessory dwelling units as identified in State Law

PUD-152: Workshop to review and receive comments on a Planned Unit Development application to demolish an existing approximately 6,160-square-foot commercial office building and construct a three-story building consisting of an approximately 15,008 square-foot single-family residence with an approximately 725-square-foot ground-floor live-work space with associated site improvements located at 231 Old Bernal Avenue