PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, June 24, 2026
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 Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@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 City Council

2. Approve the minutes of May 27, 2026

MEETING OPEN TO THE PUBLIC

3. 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

4. **P25-0115, P25-0116, P25-0118, PUD-154, and TRACT 8423/330 Land Company, on behalf of USL Pleasanton Lakes LP, property owner, for Arroyo Lago Residential Development; APN 946-4634-1 and a portion of APN 946-4634-2 -** Recommendations to the City Council for the following development on an approximately 30-acre site to the immediate east of 3333 Busch Road: (1) Adopting an Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) in compliance with California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164; (2) Approving a resolution to initiate the proceedings for annexation (P25-0115) totaling approximately 30 acres from unincorporated Alameda County to the City of Pleasanton; (3) Adopting General Plan Amendments (P25-0116) to designate land use Medium Density Residential; (4) Approving the Pre-Zone (P25-0118) of said parcels in County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (5) Adopting a Planned Unit Development and Rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (6) Approving Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (7) Approving a Pre-Annexation and Development Agreement.

5. **P26-0255, City of Pleasanton- Continued from 5/13/2026 -** Consider and provide a recommendation to the City Council to rezone two properties for up to 10 residential units each, as implementation of Housing Element Program 7.6.8. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 24, 2026
Item 1

SUBJECT: Actions of the City Council

June 2, 2026

A) Adopt Ordinance No. 2306 approving: (1) Annexations (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0079) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) A Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) A Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and

B) Adopt Ordinance No. 2307 approving a Pre-Annexation and Development Agreement

The City Council adopted the ordinances and approved the Hidden Canyon Residences and Preserve Project, as recommended by the Planning Commission.

June 16, 2026

Review an application for Sign Design Review to rebrand an existing 76 Gas Station and Circle K Market to Shell Gasoline and FastFill Market located at 4191 First Street, filed as Case No. P25-0300

The City Council continued the item to its next regular meeting on July 7, 2026.

PLANNING COMMISSION
REGULAR MEETING MINUTES

June 24, 2026
Item 2

Wednesday, May 27, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace called the regular meeting of the Planning Commission to order at 7:03 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Morgan led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Ken Morgan, and Chair Brandon Pace

Absent: Commissioner Stephanie Wedge

AGENDA AMENDMENTS

Staff requested to continue Item 6 to June 24, 2026, Planning Commission meeting.

CONSENT CALENDAR

1. Actions of the City Council

   Recommendation: Receive the report.

2. Approve the meeting minutes of May 13, 2026

   Recommendation: Approve the meeting minutes.

3. **P26-0222, 4301 Hacienda Drive, Fusion Academy-** Application for a Conditional Use Permit to expand an existing private school into the adjacent Suite 100, increase the number of students from 40 to 65 on site at any one time, and increase the number of faculty/staff from 20 to 33 on site at any one time. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

   Recommendation: Approve and adopt Resolution No. PC-2026-13 as recommended.

DRAFT

MOTION: It was m/s by Jagoe/Jain to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

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

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

5. **P26-0360 and PUD-152, 231 Old Bernal Avenue**
   Applications for: (1) Planned Unit Development (PUD) Rezoning (P26-0360) to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District; (2) Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) PUD Development Plan (PUD-152) to construct a three-story, four-unit residential building on a 0.49-acre lot, with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements located at 231 Old Bernal Avenue (APN: 94-156-21). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny.

   Recommendation: Approve Resolution No. PC-2026-14 recommending the City Council deny the applications.

   Associate Planner Diego Mora presented the item.

   Chair Pace opened the public comment. Public comments were received from: Gautam Patel, Applicant; Blaise Lofland; Kara Valdez; Ambrish Patel; Keyur Maru.

   Chair Pace closed the public comment.

   Chair Pace reopened the public comment for applicant to answer a question. Chair Pace closed the public comment.

   MOTION: It was m/s by Jagoe/Morgan to adopt Resolution No. PC-2026-14, reaffirming staff's recommendation to City Council to deny the applications. Motion passed by the following roll call vote:

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

DRAFT

6. **Continued to June 24, 2026 - P26-0255, City of Pleasanton**
   Consider and provide a recommendation to the City Council to rezone two properties for up to 10 residential units each, as implementation of Housing Element Program 7.6.8. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

8. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 8:36 p.m.

_____
Araceli Garcia, Recording Secretary

DRAFT

THE CITY OF PLEASANTON

Planning Commission
Agenda Report
June 24, 2026
Item 4

SUBJECT: **P25-0115, P25-0116, P25-0118, PUD-154, and TRACT 8423**

APPLICANT: 330 Land Company

PROPERTY OWNERS: USL Pleasanton Lakes LP

PURPOSE: Recommendations to the City Council for the following development: (1) Adopting an Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) in compliance with California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164; (2) Approving a resolution to initiate the proceedings for Annexation (P25-0115) of totaling approximately 30 acres from unincorporated Alameda County to the City of Pleasanton;(3) Adopting General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (4) Approving the Pre-zone (P25-0118) of said parcels in Alameda County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (5) Adopting a Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (6) Approving Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (7) Approving a Pre-Annexation and Development Agreement.

LOCATIONS: To the immediate east of 3333 Busch Road, with APN 946-4634-1 and a portion of APN 946-4634-2.

GENERAL PLAN/ ZONING None currently assigned

EXHIBITS:

A. Draft Resolution recommending the City Council adopt the Addendum to the County of Alameda Environmental Impact Report (EIR)(SCH 2023050339) by finding it is consistent with CEQA Guidelines Sections 15162 and 15164.
   - Attachment1: Addendum
   - Attachment 2: Mitigation and Monitoring and Reporting Program

B. Draft Resolution recommending the City Council approve the following applications: Initiation of proceedings for

Annexation (P25-0115); General Plan Amendments (P25-0116), Rezoning (P25-0118), Planned Unit Development (PUD-154) and development plan for residential and private and public open space development with related on- and off-site modifications and infrastructure and Vesting Tentative Subdivision Map 8423.

Attachment 1: DRAFT Conditions of Approval
Attachment 2: Project Plans, Architectural Drawings, and Vesting Tentative Subdivision Map

C. Draft Resolution recommending the City Council approve the Pre-Annexation and Development Agreement
   Attachment 1: Pre-Annexation and Development Agreement
D. Location and Noticing Map

STAFF RECOMMENDATION
Staff recommends the Planning Commission:

1. Adopt a resolution finding the Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) has been prepared in compliance with the CEQA Guidelines Sections 15162 and 15264 and has addressed minor revisions to the proposed annexation of the Project to the City.

2. Adopt a resolution recommending approval of: (1) Initiation of proceedings for annexation (P25-0115) of totaling approximately 30 acres (consisting of APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2) from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (3) Pre-zone (P25-0118) said site in County to PUD–MDR (Planned Unit Development - Medium Density Residential) Districts; (4) a Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted JADUs, and install related on- and off-site improvements and infrastructure; (5) a Vesting Tentative Tract Map (Tract 8423) to subdivide approximately 30 acres into single-family lots and common open space areas; and

3. Adopt a resolution recommending approval of the Pre-Annexation and Development Agreement with the Affordable Housing Agreement.

EXECUTIVE SUMMARY
The applicant proposes to annex approximately 30 acres (consisting APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2, hereafter referred to as the ‘project site,’) into City limits for the construction of the following: 1) 189 detached, single-family residential lots and 48 deed-restricted Junior Accessory Dwelling Units (JADUs), 2) a 0.7-acre park area owned and maintained by a Homeowners Association accessible to the public, and 3) related on- and off-site improvements, hereafter referred to as the “Project.”

The Project requires an amendment to the General Plan to apply a land use designation to the project site, and pre-zone the project site to allow the proposed medium-density residential use. The Project will be processed as a Planned Unit Development and rezoning application to

encourage imagination and housing variety in the development of property of varying sizes and topography, and to avoid the monotony and often destructive characteristics of standard residential developments.

The CEQA documentation (Addendum), consideration for annexation, General Plan amendments, PUD rezoning and development plan, Vesting Tentative Map, and Pre-Annexation and Development Agreement, including the form of Affordable Housing Agreement, are before the Planning Commission for consideration and recommendation to the City Council.

Funding for the maintenance of public infrastructure associated with the Project, other than that maintained by the Homeowners Association, will be provided through a Community Facilities District (CFD), funded through the homeowners' property assessments.

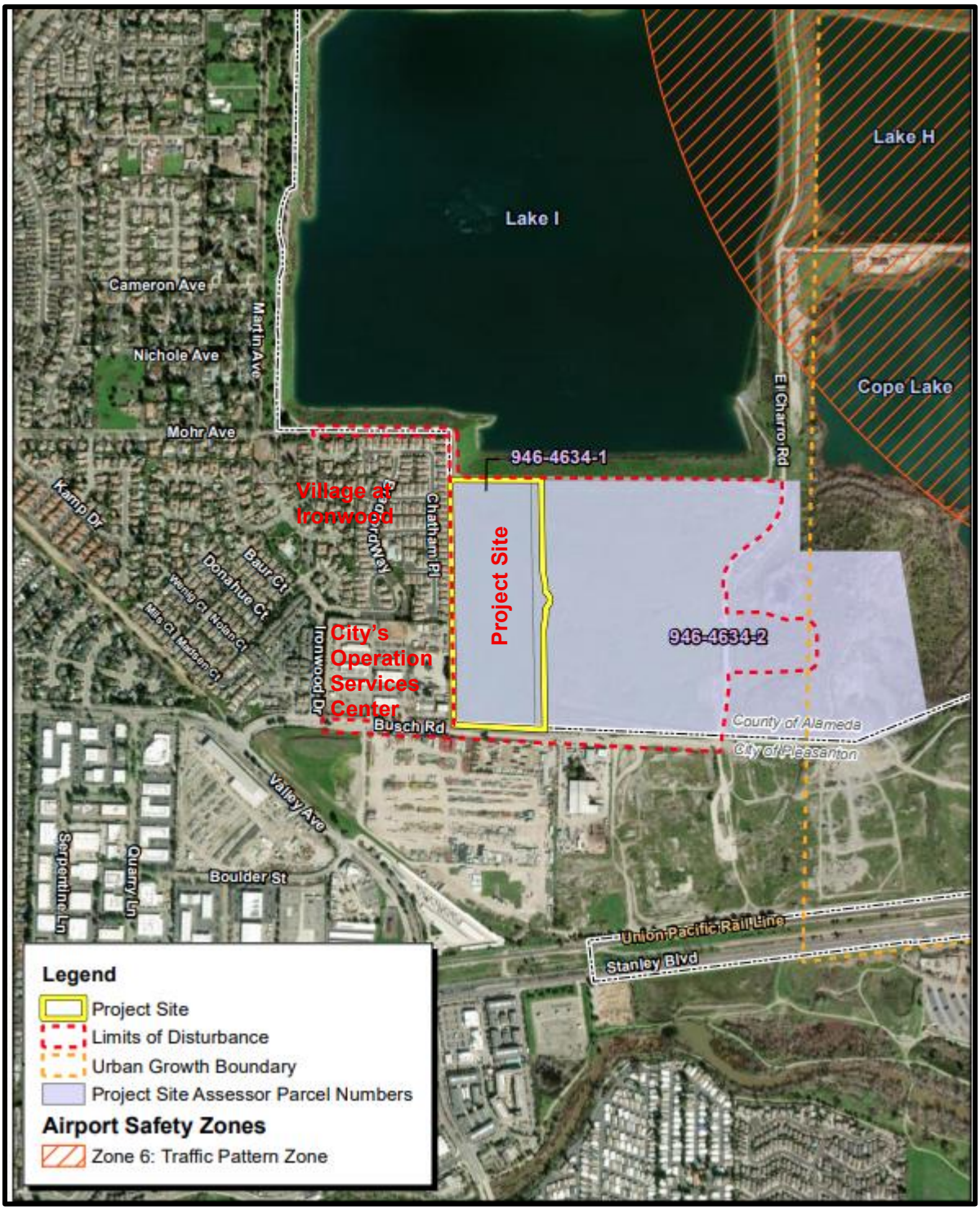
SITE AND AREA DESCRIPTION

The Project site (Figure 1) is located on the north side of Busch Road, immediately east of the Pleasanton city limits, and shares the westerly property line with the City's Operations Services Center and the Village at Ironwood, a 50+ active living community. Lake I of the Zone 7 Chain of Lakes is located to the north of the Project site, and a vacant parcel owned by the same owners is located to the east, and Cope Lake is further northeast.

The Project site itself is relatively flat; however, it is approximately 2-4 feet higher in elevation than the existing residential development to the immediate west. An informal access road (gravel/dirt) travels along the western boundary of the Project site. Primary access to the site is from Busch Road.

While the Project site is within unincorporated Alameda County, it is also located within the City's Sphere of Influence (SOI) and Urban Growth Boundary (UGB).

Figure 1: Aerial of Project Site and Surrounding Area



BACKGROUND

The Project site is one of the parcels in the East Pleasanton planning area. The owners had a long-standing interest in the City annexing the site to allow development within Pleasanton. However, in the absence of a specific plan, the City Council did not select the Project site for housing in the 6th Cycle Housing Element Update process.

While remaining under the Alameda County jurisdiction, in August 2022, 330 Land Company, on behalf of the landowner, USL Pleasanton LP (USL), filed an SB 330 application with the County of Alameda for the construction of a residential community consisting of 194 residential units and 49 JADUs (hereinafter, the County Project). The County Project included on-site utility facilities for sanitary sewer, water, and stormwater retention and treatment, and thus did not propose to connect to City of Pleasanton utilities or systems.

While the application was undergoing review by County staff, the applicant team continued their efforts to discuss annexation to Pleasanton with City staff. The County Project was approved by the Alameda County Board of Supervisors, on appeal, on February 10, 2026, and this entitlement remains valid, although the entitled development is not being pursued pending the City's consideration of the proposed annexation and development of the site under the current applications.

City Council Direction on Annexation and Development

Understanding the expressed interest by the applicant in developing the project within Pleasanton, in August 2024, the City Council discussed options and considerations for annexation of this and another property in East Pleasanton. Staff was directed to continue the discussion with the applicant and develop additional analysis to support the consideration of the advantages and disadvantages of annexation. On December 3, 2024, 330 Land Company (the applicant) submitted a preliminary review application to the City for the Arroyo Lago project.

The additional analysis was completed and presented to City Council on February 18, 2025, including evaluation of fiscal impacts, infrastructure capacity, traffic impacts, and other concerns, as well as strategies to address concerns raised by neighbors to the west of the Arroyo Lago development. After considering this information, the City Council indicated its general support for annexation and provided directions to staff to process the application, including the following design modifications to be reflected in the City application to reduce impacts of the proposed project on the existing residences located to the immediate west:

- Only single-story residences to be located along the westerly property line.
- Homes along the westerly property line to provide a rear yard setback of 14 feet.
- Lower the project site grades to be comparable to the existing residential lots on the west; therefore, lower the height of the wall along the westerly property line.

The City Council also provided direction to staff and the applicant to continue discussions on the key terms of a future Pre-Annexation and Development Agreement (PADA).

In accordance with the Council's direction, on December 3, 2024, the applicant submitted a preliminary review application to the City, followed by a formal application on February 25, 2025. Following direction to develop initial terms for the PADA, staff worked with the applicant to develop an outline of such terms, which were presented to the City Council on October 21, 2025 for review and direction – this direction is reflected in the draft PADA as it is included in Exhibit C and discussed in more detail below.

Annexation and the Local Agency Formation Commission (LAFCo)

The project includes proposed annexation into Pleasanton, which requires separate approval by the Alameda County LAFCo, pursuant to the provisions of the Cortese Knox Hertzberg

(CKH) Act. The Planning Commission's action includes a recommendation to the City Council to authorize moving forward with annexation proceedings through submittal of the necessary application to LAFCo. As part of the annexation process, the City would need to negotiate an agreement with Alameda County about how future property tax revenues would be shared between the County and City. Furthermore, following annexation, and pursuant to State law, the City and County would be required to negotiate and reach an agreement on how any portion of the County's Regional Housing Needs Assessment (RHNA) units would be re-allocated to Pleasanton, along with any corresponding credit for construction of units on the site. Based on discussions with the County to date, and with the City Council at the February 18, 2025 Study Session, it is expected the City would be able to benefit from any increment of units over the 189 units entitled by Alameda County and assumed in their 6th Cycle Housing Element – i.e. the 48 deed-restricted ADUs.

Formation of a Community Facilities District (CFD)

A Community Facilities District (CFD) is being formed for the proposed Project. The CFD is a mechanism, formed by the City in coordination with the applicant, that would allow for project residents to contribute to financing for maintenance, in perpetuity, of essential public infrastructure and services associated with the Property, including roads and sidewalks, the proposed trail extension, and in-tract landscaping, lighting, and utility facilities (i.e., water, sewer, and storm drainage). The proposed Project's Homeowners' Association (HOA) would be responsible for the long-term operation and maintenance of the park, and vegetation within the bioretention area as well as common areas. Establishing the CFD would help ensure long-term sustainability and service delivery for the future residents of the proposed Project, while also providing a structured mechanism for funding ongoing maintenance and improvements without placing undue burden on the City's General Fund or existing municipal resources.

PROJECT DESCRIPTION

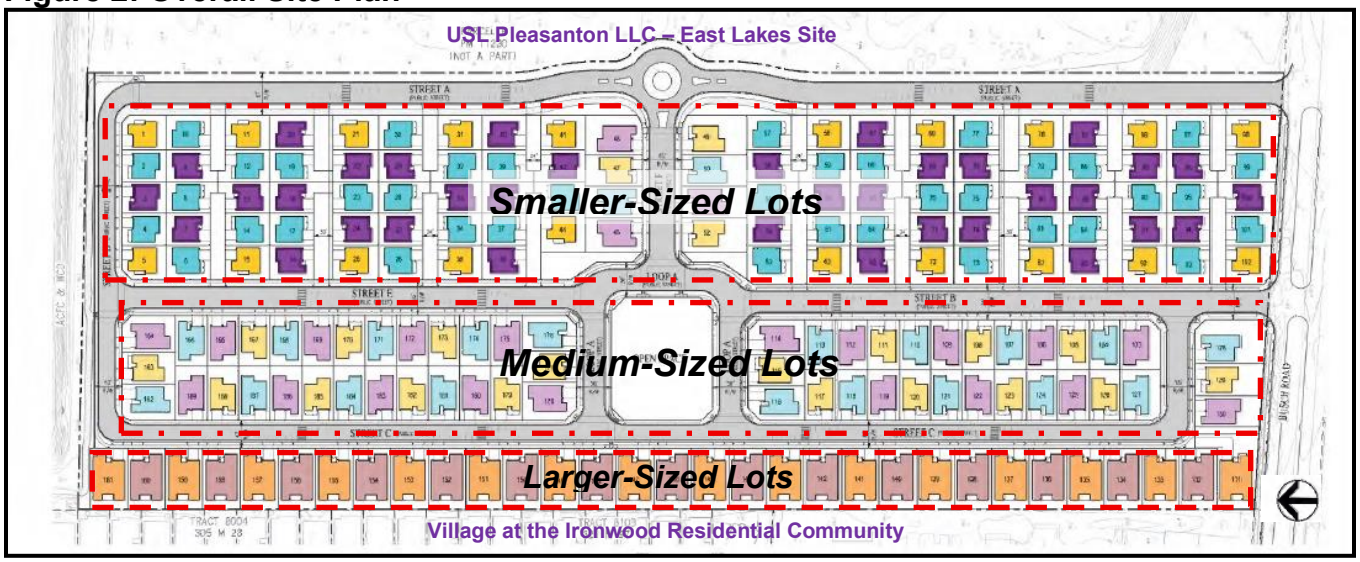
The applicant proposes the following:

1. Annexation (P25-0115) of approximately 30 acres from unincorporated Alameda County to the City of Pleasanton;
2. General Plan amendments (P25-0116) designating land uses Medium Density Residential;
3. Pre-zoning (P25-0118) of the associated land in Alameda County to PUD–MDR (Planned Unit Development - Medium Density Residential) Districts;
4. Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted JADUs, and install related on- and off-site improvements and infrastructure;
5. Vesting Tentative Subdivision Map Tract 8423 to subdivide approximately 30 acres into 189 single-family home lots; and
6. Pre-Annexation and Development Agreement with the Affordable Housing Agreement for vesting entitlements and fees.

Site Design and Development

The Project includes 189 new detached single-family homes with 48 JADUs, an approximately 0.7-acre private park with public access and related on- and off-site improvements and infrastructure. Figure 2 illustrates the overall site plan and the vesting tentative map layout for the proposed project.

Figure 2: Overall Site Plan



As proposed, the lot size range from approximately 3,500 square feet to 8,305 square feet with the following designations:

- smaller lots, approximately 3,500 square feet (50'x70'), located on the Project's eastern portion;
- medium-sized lots, approximately 4,000 square feet (50'x80'), located on the north and south sides of the park; and
- larger lots, approximately 5,652.5 square feet (59'x 97'). located along the Project's westerly property line.

The homes are primarily two-story, except that one-story homes with a building height ranging from 19 to 22 feet will be constructed along the westerly property line.

The approximately 0.7-acre park, as shown in Figure 2 above, would be centrally located and publicly accessible. Discussion on the proposed park can be found in the Analysis section of the report.

The PUD development plan establishes development standards with no expansion of homes on private lots (i.e., additions) allowed. Table 1 summarizes the proposed development standards, including minimum lot area, minimum setbacks, maximum floor area ratio, and maximum building height. Elevation drawings of each model type are included in Exhibit B, Attachment 2.

Table 1: Proposed Setbacks, Height, FAR

Development Standard	50x70 Lots (approx.) 102 Lots	50x80 Lots (approx.) 57 lots	59.5x97 Lots (approx.) 30 Lots
Minimum Lot Size (square feet)	3,500	4,000	5,652.5
Minimum Front Setback to Structure (feet)	10	10	10
Minimum Front Setback to Garage (feet)	18	18	18
Minimum Rear Setback to Living (feet)	10	8	15

Development Standard	50x70 Lots (approx.) 102 Lots	50x80 Lots (approx.) 57 lots	59.5x97 Lots (approx.) 30 Lots
Minimum Rear Setback to Covered Outdoor Patio (feet)	5	5	—
Minimum Side Setback to Structure (feet)	5	5	5
Height	30 max	30 max	22 max
House Size	2,541 to 2,548 sq.ft	2,991 to 3,398 sq.ft	2,642-2,660 sq.ft.
FAR	72.6 to 72.8%	74.8 to 84.95%	46.74 to 47.06%
Maximum Coverage (square feet)	2,100	2,400	3,391.5

Architectural Plans and Styles

The proposed architecture represents a range of typical California-style homes, including Farmhouse, Craftsman, Modern Ranch and Prairie designs. To achieve architectural variety throughout the project site, no duplicate styles are proposed adjacent to each other. Each plan would contain classic elements reflective of the architectural style, details and color schemes that would fit in and be harmonious with the area and subdivisions in the vicinity. A selection of exterior color schemes (three per elevation style) would maintain continuity with the design themes and add variety within the new subdivision. Specifically, design features would include slate and metal roofing, lap siding with adjacent trim boards, gable siding with horizontal trim, batten board siding with adjacent trim boards, fascia, eaves, knee braces, corbels, shutters, and painted garage and entry doors. The exterior color palette depends upon the architectural design type, with palettes ranging between whites, grays and browns, blues, grays, yellows, stone and terracotta, and brighter greens, blues, and reds. Please refer to sample elevations shown in Figure 3.

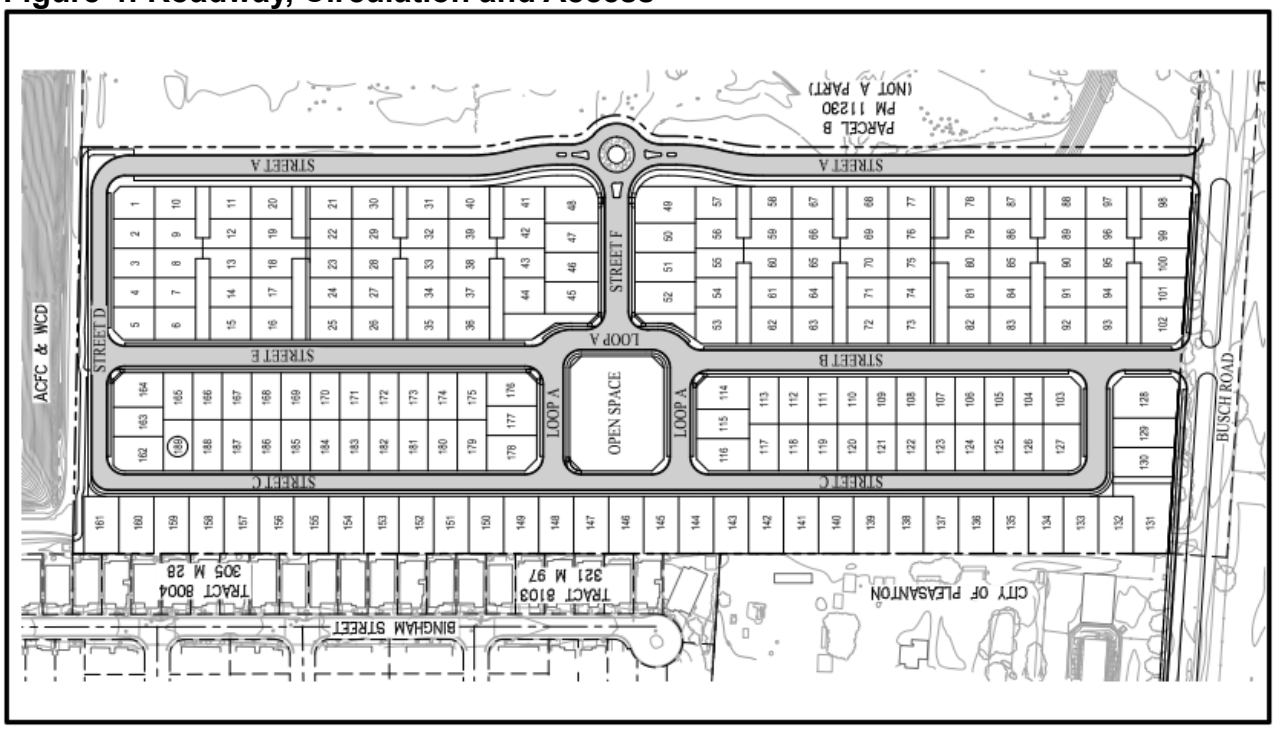
Figure 3: Sample Elevations of the Proposed Project

Roadways, Circulation and Access (Figure 4)
Busch Road is an east/west street east of Valley Avenue that abuts the southern boundary of the Project site and terminates approximately 0.67 miles east of Valley Avenue. The Project includes frontage improvements along Busch Road, including the construction of a six-foot-wide sidewalk and curb/gutter along the Project frontage. This improvement would extend west to the westerly boundary of the City Operations Services Center/Public Works facility located at 3333 Busch Road. Busch Road would be designed as a two-lane street with a landscaped median, and the intersection design would include a new roundabout at the intersection of Busch Road and Street A.

Internal circulation would be provided by a network of new public streets (Streets A-F and Loop A), private drive aisles, and a Class I trail extension from Street D to Mohr Avenue, and is designed to facilitate external and internal circulation.

The improvement plan shows Busch Road as the main arterial street, and internal streets having right-of-way widths ranging from 43 feet to 67 feet. All public streets have two travel lanes, curbside parking, and separated sidewalks, except Street C, which includes a monolithic sidewalk in front of Lots 131-161. Please see Exhibit B, Sheet C2.1.

Figure 4: Roadway, Circulation and Access



In addition, ADA curb ramps and crosswalks shall be constructed on the north, south and east legs of the roundabout at the intersection of Street A and Street F.

Zone 7 Easement
The above-described trail extension, as well as the utility connection described below, are proposed to run through property owned by the Zone 7 Water Agency (Zone 7) north of the Village at Ironwood and adjacent to the Ironwood subdivision. This requires the applicant to secure easement rights to construct improvements on land owned by Zone 7 or enter into an agreement with the City to make this work feasible, as is common under the Subdivision Map Act (Government Code §§ 66410, et seq.).

Infrastructure Improvements
Water
Water service for the Project would be provided by the City via connections to an existing 12-inch-diameter water line along Busch Road and an existing 16-inch-diameter water line on Mohr Avenue to the west, connected through the proposed Zone 7 easement. The Project plan shows a proposed 8-inch diameter water line for these connections. To determine adequate water supply flow for the Project, a Hydraulic Analysis was prepared by Akel Engineering Group, Inc. The Akel report analyzed the existing system and recommended that a 12-inch line is needed instead of the proposed 8-inch line. A condition of approval has been added to address this item.

Sanitary Sewer
Sanitary sewer conveyance for the Project would be provided by the City via connection to an existing off-site 8-inch-diameter sewer line on Mohr Avenue. The Project would construct a new 8-inch-diameter sewer line extending from the northwest corner of the project site, following the existing utility road on land owned by Zone 7 to Mohr Avenue. Connecting the sanitary sewer line requires an easement from Zone 7, which will be procured by the Applicant or may be secured by the City in accordance with the Subdivision Map Act.

Dublin San Ramon Service District (DSRSD) provides sanitary sewer services to Pleasanton. Sewage would be treated at the Dublin San Ramon Sanitary District (DSRSD) facility in Pleasanton. At DSRSD's request, the applicant is partially funding an evaluation of WWTP upgrades to address new permitting mandates, which will be used to establish project-specific impact fees for this development.

Stormwater and Bioretention
Stormwater generated by the Project would be collected via storm gutters along the proposed internal streets and conveyed through on-site 18-inch underground storm drainpipes. Stormwater would then be conveyed easterly through an approximately 45-inch-diameter underground pipe located on the adjoining land, also owned by USL, to a proposed primary bioretention area located approximately 0.45 miles east of the project site, adjacent to El Charro Road.

The primary bioretention area would include a treatment area of approximately 40,000 square feet. The bioretention area would contain two layers: an approximately 18-inch layer of bioretention soil mix and an approximately 12-inch layer of Class II permeable rock. After treatment, the stormwater would be pumped from the bioretention basin into a storm drain

force main located on El Charro Road, which would flow south to Busch Road, then west to connect with an existing City storm drainpipe in Busch Road.

Grading
Grading is proposed for both on- and off-site improvements. It is estimated that approximately 150,000 cubic yards of fill material would be imported to the project site. As the project site is currently located in unincorporated Alameda County until it is annexed to Pleasanton, the applicant has obtained a grading permit from the County to commence with surcharging of the project site via the shifting of dirt from an on-site borrow pit to another on-site location where it would be loaded upon the imported fill to accelerate soil consolidation and improve the soil's bearing capacity. Mass grading is anticipated to be completed in Summer 2027 as noted in the Addendum.

ANALYSIS

Annexation

The project site is located outside of Pleasanton city limits, but within the City's Sphere of Influence (SOI) and Urban Growth Boundary (UGB). As such, annexation of the project site by the City is required prior to development as specified in the current project applications. The annexation is consistent with applicable Alameda County LAFCo policies, which promote orderly and logical boundary adjustments.

Annexation of the project site would represent a logical extension of the City's boundaries and ensure that development occurs in a comprehensive manner consistent with the City's General Plan and the PMC. Annexation would allow the City to apply its development standards, infrastructure requirements, and environmental review processes to the Project, while LAFCo would retain authority to review and approve the boundary change to ensure consistency with regional policies.

Further, the General Plan has the following criteria in evaluating annexation proposals:

1. Public agencies should be capable of providing adequate or expandable services such as water, sewer, police, fire, transportation, solid-waste disposal, parks, and schools to the area in order to support the proposed development.
2. The proposed annexation should be a logical extension of an existing planned or developed area.
3. The land should not be under an agricultural preserve or open space contract.
4. The quality of the development proposed for the area to be annexed should enhance the existing community.

Based on the Project, staff finds that the listed criteria are met. As discussed above, the City Council discussed the merits of annexation at study sessions in August 2024 and February 2025, and concurred with the analysis provided by staff that annexation would result in improved planning, fiscal, and environmental outcomes compared to the project developing in Alameda County, and supporting the submittal of an annexation application.

General Plan Land Use and Policy Conformance

Despite its location in unincorporated Alameda County, the project site is within the City's Sphere of Influence, General Plan Planning Area, and the City's UGB.

The project site is within the East Pleasanton area, where the General Plan designates the entire East Pleasanton Area, including this site, as the East Pleasanton Specific Plan Area, with a broad range of potentially allowable land uses, including commercial, residential, public, and open space uses, but no formal land use designation for the project site. The General Plan contemplates development of a Specific Plan for the area; since this planning has yet to occur, the specific land use of a site is being evaluated through a site-specific project review.

As proposed, the project is a single-family residential community with a density of 6.3 dwelling units per acre, which falls within the Pleasanton General Plan Medium Density Residential (MDR) density range of 2 to 8 dwelling units/acre. The application proposes a General Plan amendment to designate this site as MDR.

As proposed, the Project supports/promotes the following General Plan goals, Programs, and Policies:

Land Use

- Policy 8: Preserve and enhance the character of existing residential neighborhoods.
- Policy 8.1: Enforce the provisions of the City's Zoning Ordinance and related planning ordinances to maintain the character of existing residential neighborhoods.
- Program 8.2: Use the City's development review procedures to minimize intrusions into existing neighborhoods.
- Policy 23: Maintain a permanent Urban Growth Boundary (UGB) beyond which urban development shall not be permitted.
- Program 23.2: Extend urban services only to areas within the Urban Growth Boundary, with the following possible exceptions for selected urban services: (1) areas beyond the boundary where the public health and safety present overriding considerations; (2) as to water service, areas which are within the boundaries of the former Pleasanton County Township Water District and where the service extension is consistent with the 1967 Joint Powers Agreement between the City and the District; (3) on reclaimed land which is currently designated as Sand and Gravel Harvesting in East Pleasanton when the potential future use is non-urban.
- Policy 25: Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards.

Sustainability

- Program 2.6: Require design features in new development and redevelopment areas to encourage transit, bicycle, and pedestrian access, such as connections between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible.

Community Character

- Goal 1: Preserve and enhance Pleasanton's community character.
- Policy 17: Maintain, enhance, and protect the quality, character, and distinctiveness of residential neighborhoods.

Consistent with these policies and programs in the areas of Land Use, Sustainability, and Community Character, the Project would have comparable density, grade elevations, building setbacks, and heights with the existing residential development to the immediate west. This approach aligns with the General Plan's direction to preserve and enhance the character of

existing residential neighborhoods and minimize intrusions into them. Further, the formation of the maintenance CFD would privately fund the maintenance cost, thus reducing fiscal impacts on operational costs. Hence, the Project meets relevant General Plan policies and programs.

Zoning and Use Conformance
The project site is not currently pre-zoned to a specific zoning district, given that it is outside city limits. Zoning must be consistent with the General Plan land-use designation. With the Project having a proposed General Plan land use designation of MDR, the project site will be pre-zoned to Planned Unit Development and ultimately zoned Planned Unit Development – Medium Density Residential (PUD-MDR) District.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing
Pleasanton Municipal Code (PMC) Section 17.44.040(A) provides that for all new single-family residential projects of 10 units or more, at least 15 percent of the project's dwelling units shall be affordable to very low, low-income, and/or moderate-income households, with such units provided on-site.

However, the IZO also includes provisions for alternative compliance in Section 17.44.080, as follows: "*In general, and where specified by this chapter, projects shall be required to construct inclusionary units on-site and in conjunction with market rate units within the same project in all new residential projects. However, pursuant to state law and in the interests of avoiding undue impediments to housing production, the city acknowledges that it may be beneficial to provide alternative means of compliance with this chapter."*

On this basis, the IZO permits a developer to satisfy the inclusionary requirement through alternative means. Alternatives described in the ordinance include alternative unit type, size, configuration or clustering of units; off-site development; land dedication; payment of the Affordable Housing Fee; and other alternative methods of compliance.

<u>Alternative Method of Compliance and Affordable Housing Agreement</u>
At the City Council Work Session on October 21, 2025, staff presented the applicant's proposal to provide 48 deed-restricted JADUs to satisfy the City's IZO. While not in strict alignment with the IZO, accepting deed-restricted JADUs would potentially allow the units to be counted against the City's lower-income RHNA. Staff recommended at the work session that the applicant be allowed to satisfy the IZO requirement by deed-restricting the 48 proposed Junior ADUs, to which the City Council did not object, based on this benefit and the applicant's position that providing the units on site in another way, such as deed-restricting primary units or paying the Lower-Income Housing Fee in lieu fee, would not be financially feasible. It should be noted that the JADUs will not be required to be rented; however, if they are leased to a third-party, the tenants in the restricted units must meet qualifying income standards.

In accordance with PMC Section 17.44.060, an Affordable Housing Agreement (AHA) with the applicant is required. The form of the AHA is reflected in the Pre-Annexation and Development Agreement (PADA).

Climate Action Plan (CAP2.0)
Staff completed an analysis of how the proposed Project is consistent with or implements the applicable measures outlined in the City of Pleasanton's CAP. The proposed Project is consistent with multiple goals and strategies outlined in the CAP; however, it does not comply

with all-electric residential unit requirements, nor does it incorporate a battery storage backup system for the units. Under legal rulings issued since the CAP's adoption, the City can no longer impose an all-electric residential unit requirement. With regard to the battery storage backup system, the applicant has indicated that it would prefer this be a buyer's purchase option. As this is an enforceable CAP requirement, the construction plans shall include this item. A condition of approval addresses the backup system requirement.

Planning Unit Development (PUD)
As specified in PMC Chapter 18.68, a PUD development plan allows flexibility in applying Municipal Code standards to achieve an innovative overall plan for project sites and the area. The applicant developed the current site plan, which reflects prior direction from the City Council and incorporates staff comments through numerous discussions.

The Project is similar to the residential development approved in the County, with certain changes, including modifications to the grading plan facilitated by the ability to connect to City utilities, which would be an improvement over the County project. Staff finds that the proposed siting, massing, and lot and unit sizes are appropriate for this site and would result in an attractive development for this area. The buildings would be in keeping with the scale and massing of the surrounding homes, specifically the recently approved Villages at the Quarry residential development across the street. As noted, the single-story home design and proposed grading plan would reduce impacts and improve compatibility with the adjacent Village at Ironwood development to the west. Further the PUD supports the annexation and extension of public services to the site in a logical and orderly manner, by providing flexibility in certain development standards that allow the project to remain feasible to develop.

Site Layout
The site layout provides building setbacks compatible with the nearby residential development. The proposed driveway depth of 18 feet is shorter than the more typically required 23 feet. As the intent of a PUD development is to allow flexibility in development standards, and the applicant stated this driveway depth is sufficient to accommodate parking of a regular-sized vehicle, while accommodating other site planning features such as appropriate sidewalk widths, landscaping, travel lanes, and on-street parking, staff finds the proposed setbacks to be acceptable as proposed.

The site layout shows the centrally located park, and the internal roadway network is geometrically designed with straight roadways. All streets, except for the east side of Street C, have separated sidewalks. Speed lumps have been proposed for north/south streets to serve as traffic-calming measures and to deter speeding.

Architecture and Design
The proposed residential architecture is designed to reflect a California community, featuring Farmhouse, Craftsman, Modern Ranch, and Prairie styles. Homes would feature varied architectural styles, materials, detailing, and overall elevations to create visual interest and avoid uniformity.

The scale and mass of homes have been carefully considered. Specifically, the homes along the westerly property line would be one-story with a 15-foot rear-yard setback so that the new homes would not appear to loom over the existing one-story homes to the immediate west. Additionally, the 15-foot rear yard setback would provide an adequate buffer between homes.

Accessory Structures
Given the proposed depth of the rear yard, no accessory structures, attached or detached, could be accommodated except for the 59.5 x 97 lots (Lots 131-161) located along the westerly property line. For these lots, only Class II accessory structures[1] could be allowed. This notwithstanding, staff notes that detached ADUs would have to be allowed on any lot, if consistent with State law and PMC standards.

Noise Impacts
The Project would generate negligible urban noise from sources such as traffic, vehicles starting, outside activities in yards and at the park, people talking, etc. However, given the existing noise levels produced by nearby land uses, noise levels would not change substantially from that currently experienced in the area. Construction equipment would be required to meet DMV noise standards and be equipped with muffling devices. Once constructed, the occupants of the residential units would be required to meet the City's noise ordinance; the Project cannot produce a noise level more than 60 dBA at any point outside of the property plane. The Project, based on its proposed residential use is not expected to generate any unusual sources of noise.

Noise from existing, nearby land uses may impact the proposed Project, such as the PGS Transfer Station to the immediate south, the City's Public Works Department daily operations, LPFD and Police training activities at 3333 Busch Road to the west, and other industrial uses on Busch Road and on the west side of Valley Avenue. Staff has included a condition of approval requiring a disclosure of nearby land uses and activities be recorded to inform future residents of these active noise sources.

Noise impacts were analyzed in the CEQA Addendum. The analysis included ambient noise, short-term construction noise, traffic noise, and noise from daily residential activities. The analysis concluded that noise impacts would be mitigated to a less than significant level with the incorporation of mitigation measures.

Traffic Circulation and Roadway Improvements
The proposed project would generate new vehicular traffic, which would utilize the City's roadway network. A Traffic Impact Assessment (TIA) was prepared for the project which was tiered off the Transportation Impact Study prepared for the County EIR. The TIA also analyzed three new long-term scenarios, including a General Plan buildout condition scenario that

[1] Per 18.08.454 of the Pleasanton Municipal Code, "Class II accessory structure" means a subordinate structure, the use of which is appropriate, subordinate and customarily incidental to that of the main structure or Class I accessory structure, or the main use of the land, and which is located on the same site with the main structure or use. Class II accessory structures shall include those accessory structures not designed for habitation, and include plant shelters and lathe area and tool storage sheds with a height no greater than six feet and an area no greater than 80 square feet.

includes the Kiewit and Arroyo Lago projects and assumes El Charro Road is not extended, and a scenario that assumes El Charro Road is extended between Stoneridge Drive and Busch Road.

The TIA indicates that "Under Existing and Existing Plus Project conditions, all study intersections are expected to operate acceptably at level of service (LOS) D or better, except for the Santa Rita Road at Valley Avenue intersection, which operates at LOS E during the evening peak hour. Minor signal timing adjustments, such as allocating additional green time to the eastbound left-turn movement, would improve operations at this intersection to LOS D. The 95th percentile queueing analysis indicates that while a few turn movements are projected to exceed available storage, optimizing signal timing would reduce queues to available storage lengths."

The TIA also states that "Under General Plan buildout conditions, the intersection of Santa Rita Road at Valley Avenue is forecast to operate below the city's LOS D standard across all scenarios during the morning and evening peak hours; also, 95th percentile queues are expected to exceed available storage for key movements at the intersection. With implementation of the city's planned intersection upgrades -- specifically the addition of southbound and westbound left-turn lanes and optimization of signal timing splits—overall operations would improve to LOS D or better. Queueing conditions would also improve, with 95th-percentile queues expected to remain within available storage lengths following these improvements. Consistent with the *El Charro Road Extension Assessment*, these results also confirm that extending El Charro Road would further enhance corridor performance and reduce congestion on Santa Rita Road."

The TIA confirms that the proposed Project can be accommodated within the City's circulation system with the implementation of the targeted intersections. The City Traffic Engineer reviewed the TIA and concurred with its analysis.

In addition to the improvements identified in the TIA, the Project would be required to develop all internal streets to the City's standards and to make frontage improvements along Busch Road, including sidewalk, curb/gutter, travel lane striping, etc. Specifically, the Project is required to construct a roundabout at the Busch Road/Street B intersection.

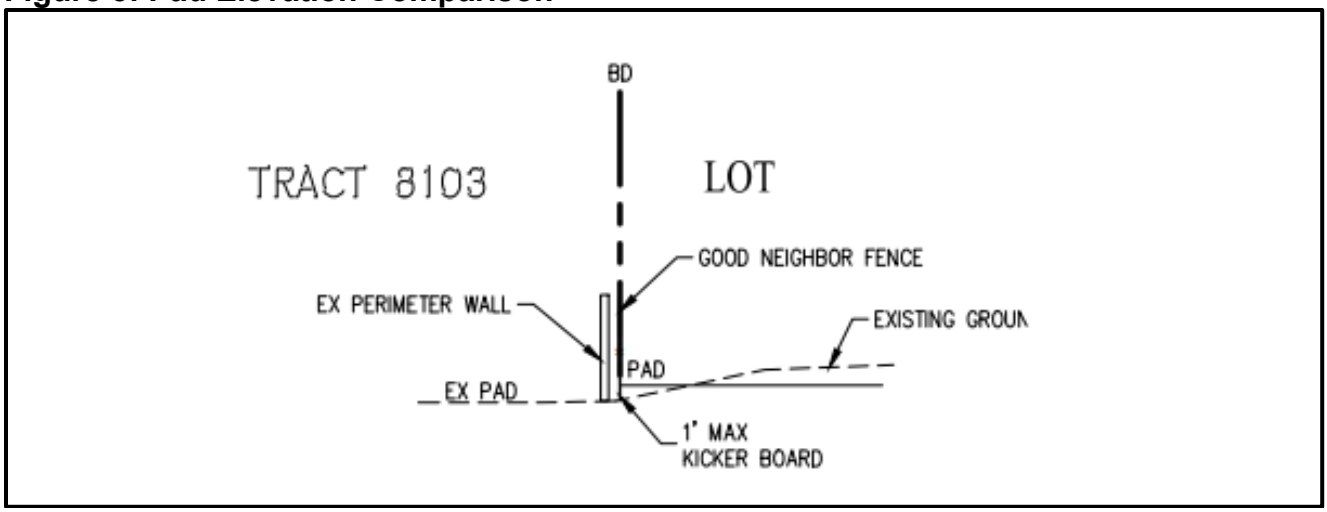
The Project is also required to construct the extension of a Class I trail with a minimum width of 10 feet along the east side of Street A from Street D to Busch Road. The trail design must meet the standards set forth in the Bicycle and Pedestrian Master Plan and the Trails Master Plan. The required improvements have been reflected in the Project's conditions of approval.

Further, as analyzed in the CEQA Addendum, the Project would result in Vehicle Miles Traveled (VMT) impacts that exceed applicable adopted regulatory thresholds. While feasible mitigation measures would be implemented to reduce VMT, including design features that support alternative modes of transportation, these impacts would remain significant and unavoidable. Additional discussion on this item is in the Environmental Assessment section of this report.

Notwithstanding the VMT findings, the proposed circulation improvements would enhance local traffic operations and safety on Busch Road and the local road network.

Grading and Drainage
In consideration of the existing residential development on the west side, the proposed Project's grading has been modified to reduce the relative elevation differences between the proposed project and adjacent homes, further reducing the potential for shadowing, light spill, and glare intrusion onto nearby residential properties. As shown on the Grading Plan (C3.1/Exhibit B), the proposed lots along the west property line would have a comparable pad elevation as the existing homes. Please refer to Figure 5.

Figure 5: Pad Elevation Comparison

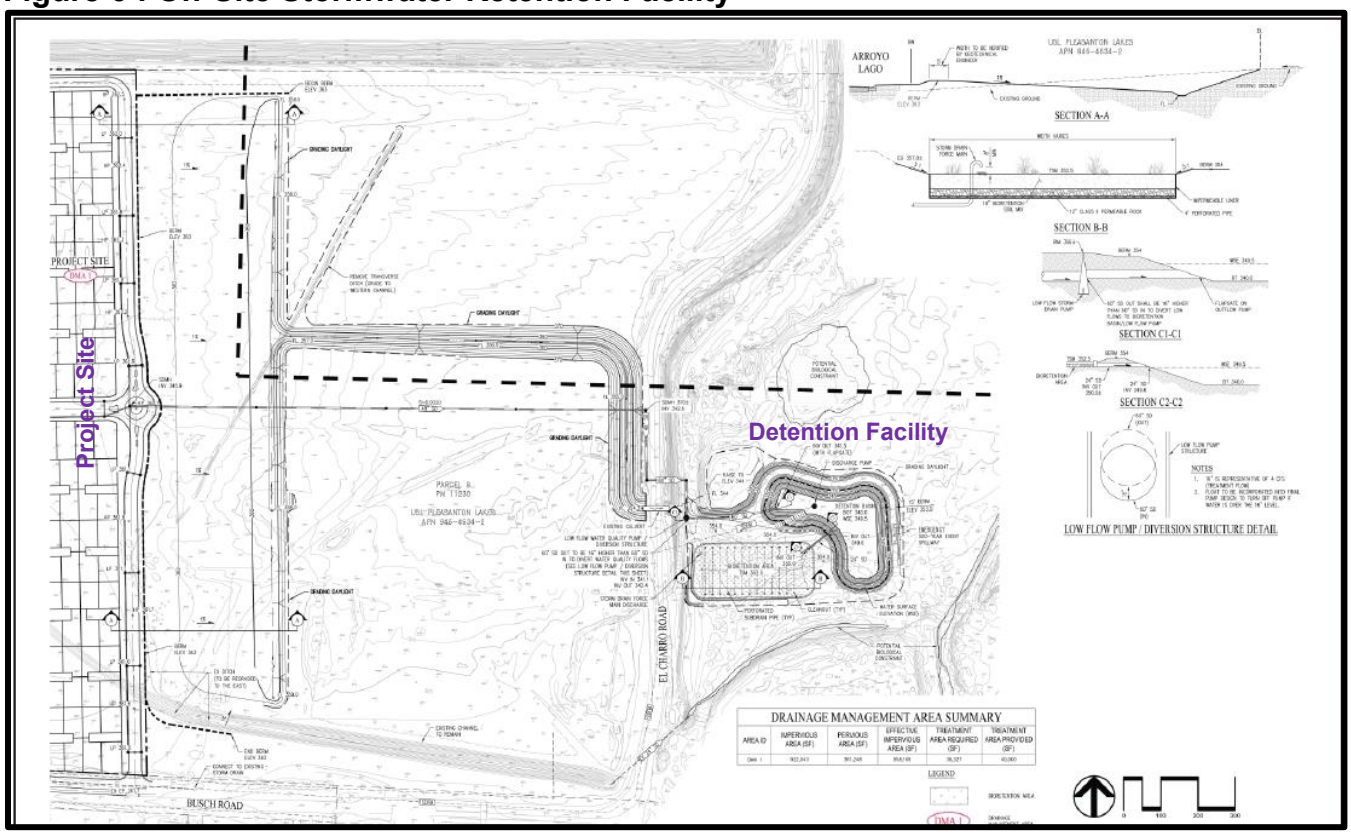


A comprehensive drainage strategy has been incorporated into the Project design to ensure that post-development runoff does not exceed pre-development conditions. Stormwater runoff would be managed through a combination of on-site detention, drainage improvements, and best management practices (BMPs) in compliance with City standards and regional requirements. The Project would be required to prepare and implement a Stormwater Control Plan, consistent with the requirements of the Alameda County Clean Water Program, to address water quality, erosion control, and long-term maintenance of drainage facilities. With implementation of these measures, grading and drainage impacts would meet all regulatory requirements, and any potential environmental impacts would be less than significant.

In larger storm events, stormwater would be temporarily stored in a detention basin just northeast of the bioretention area. The detention basin has been sized to accommodate back-to-back 100-year storm events in accordance with all applicable standards and requirements, allowing stormwater discharge to be metered to ensure that the capacity of the City's storm drain system is not exceeded.

Given that this stormwater retention area is located on an off-site piece of land owned by the applicant (Figure 6), staff has included a condition of approval requiring a storm drain easement to be granted to the City for maintenance of the stormwater retention facility.

Figure 6 : Off-Site Stormwater Retention Facility



Landscaping and Park (Figure 7)

Landscaping within the project site would include street trees except for the eastern side of Street C, which would have a monolithic sidewalk and planting in the park. Trees would also be installed along the north side of the project site boundary along Lake I, along the front yards of the proposed homes, along the Busch Road frontage, and within the Busch Road median. Proposed trees would include the crape myrtle, Chinese pistache, native oak, Indian hawthorn, little leaf linden, and Chinese elm species.

The approximately 0.7-acre park would be owned and maintained by the HOA, with an easement to allow for public access. The park would be landscaped with various drought-resistant grasses and shrubs, both native and non-native, consistent with the Model Water Efficient Landscape Ordinance (MWELO). Paving across the park, streets, and other landscaped areas would consist of concrete and decomposed granite, with accent paving used to demarcate crossings. Ornamental fencing would be used to separate residences and public spaces. Other amenities, such as benches, tables, and chairs, would be installed in the park. All Project landscaping would meet applicable standards and other requirements, including the City's Standard Specifications and Details.

Figure 7: Park and Typical Front Yard Planting

Pre-Annexation and Development Agreement (PADA)

The Pre-Annexation and Development Agreement (PADA) between the City and the applicant would establish the terms and conditions under which the Project may proceed. The key provisions of the PADA are in Exhibit C, and are summarized as follows:

- Term of 10 years, with no extensions included.
- Completion of public improvements, including the private park with public access allowed, trail to Mohr Avenue; Busch Road improvements as described, including completion of a six-foot sidewalk along Busch Road in front of the City Operations Services Center (OSC); and upstream improvements to the City water and sewer system. Certain of these improvements would be eligible for fee credits or third-party reimbursement by other benefitting projects.
- Vesting of Development Impact Fees and City Water and Sewer Connection Fees to the rates in place as of December 2024, subject to any established annual escalator.
- Formation of a CFD to address long-term maintenance of public improvements.
- Improvements to be designed and constructed per City's specifications.
- Point of Sale Designation for certain construction materials and fixtures.
- Developer public benefit contribution in the form of a $3.0 Million contribution towards design and construction of a future El Charro Road Extension.
- Affordable Housing Agreement, addressing the provision of 48 deed-restricted Junior ADUs.

As described, the City Council discussed the major terms of the PADA at an October 15, 2025 Study Session, and agreed in concept with each of them, with final approval of the PADA to be considered by the City Council as part of the overall project approvals.

Based on these terms, staff concludes that the PADA would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities. In exchange, the applicant receives certainty regarding applicable development regulations and project timing. Accordingly, staff finds that the agreement would result in a balanced exchange of benefits and recommends that the Planning Commission forward a recommendation of approval to the City Council.

It is noted that securing the proposed easement across Zone 7's property is essential to

facilitate the utilities configuration and grading plan reflected in the project plans. The draft PADA assumes this easement will be secured prior to construction of the project. In discussion with the applicant, they have indicated a preference for the PADA to include a further "backstop" provision that would recognize their ability to abandon the City project and annexation efforts should the easement not be granted. Staff do not support the addition of this language, since it could infer City support, in the agreement, for the County project that the City has previously opposed on numerous grounds.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

PMC Section 18.68.110 sets forth the purposes of the PUD District and considerations to be addressed in reviewing a PUD development plan. These purposes and considerations are set forth in the draft Resolution included as Exhibit B and include whether the plan is in conformance with the City's General Plan; is in the interest of public health, safety, and general welfare; and whether the plan would be compatible with developed properties in the vicinity. As described in Exhibit A and based on the information and analysis provided in this report, the staff recommends that the Commission make the required findings to recommend approval of the PUD development plan to the City Council.

ENVIRONMENTAL ASSESSMENT

An Addendum to the Project FEIR (SCH No.2023050339), certified by the Alameda County Board of Supervisors on February 10, 2026, was prepared for the Project to be annexed and developed within the City of Pleasanton in accordance with the CEQA Guidelines.

CEQA Guidelines Section 15164 (a) provides that the Lead Agency (here, the City) shall prepare an Addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred (CEQA Guidelines § 15164(a)).

The Addendum addresses minor revisions to the proposed project associated with the proposed annexation of the project site into the City, such as changes to the project grading, and to reflect the proposed connection to City utilities. With the annexation, the City would assume land-use jurisdiction over the proposed project and would rely on the County FEIR as the primary environmental document, with the City serving as the Lead Agency once the project was annexed into the city. Pursuant to CEQA Guidelines Section 15164, the Addendum evaluated the proposed changes and documents the basis for the conclusion that the proposed changes would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and further, that no new information of substantial importance has occurred. Therefore, concluding that preparation of a subsequent or supplemental EIR was not required. It is noted that Alternative 2 in the Project FEIR reflected the annexation and development of the project within the City of Pleasanton and was identified as the environmentally superior alternative in the FEIR.

The Addendum includes applicable mitigation measures identified and discussed in the County FEIR, as well as related implementation measures to ensure compliance therewith, which would be implemented by the proposed Project.

As required by Public Resources Code Section 21081.6 (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project in order to monitor

the implementation of the mitigation measures that have been adopted for the proposed project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented through the MMRP.

Significant and Unavoidable Impacts

The County Project's EIR identifies transportation-related vehicle miles traveled (VMT) impacts as significant and unavoidable. The County Project's EIR incorporates several Transportation Demand Management (TDM) measures, including construction of JADUs, traffic calming features and off-site sidewalk and bicycle land improvements, to reduce VMT impacts. A Statement of Overriding Considerations was used in approving the County Project, finding that the project's benefits outweighed the significant and unavoidable VMT impacts.

The Addendum identified similar Project VMT impacts as significant and unavoidable. While the thresholds used in VMT assessment are different between those of the County's and the City's, the Addendum uses the same Alameda Countywide Travel Demand (Alameda CTC) to assess mitigation measures to reduce VMT. The assessment reveals, similar to the County Project, the following TDM measures could reduce VMT impacts:

- 25 percent deed-restricted junior ADUs, contributing an approximately 0.4–1.2 percent VMT reduction.
- Traffic calming features on all project streets (1 percent reduction), which was required as MM TRANS-2.
- 1,000 feet of off-site sidewalk and bicycle lane improvements (0.5 percent reduction).

These TDMs have already been incorporated into the proposed Project and would achieve a maximum reduction of 2.7 percent.

While mitigation measures would reduce VMT, they would not achieve the level of reduction necessary to meet applicable thresholds, and no additional feasible mitigation measures or alternatives have been identified to further reduce these impacts. As such, both project-level and cumulative VMT impacts remain significant and unavoidable, which is typical for low-density residential development in areas with limited transit access.

Statement of Overriding Considerations (SOC)

A Statement of Overriding Considerations was used in certifying the County Project EIR. The proposed Project includes minor changes to the County Project and does not create any significant new impacts not already studied in the EIR. The Project itself, however, still results in similar significant and unavoidable impacts (VMT) as identified in the certified EIR. Based on the Addendum and Project's MMRP, the proposed Project has been analyzed in compliance with CEQA.

PUBLIC NOTICE

Notice of this public hearing was sent to property owners and tenants/occupants within 1,000 feet of the site as shown in Exhibit D, and staff-approved Project identification signage has been posted on the site by the applicant. At the time of this report's publication, staff had not received any public comments. Public comments received after publication will be forwarded to the Commission.

SUMMARY/CONCLUSION

The City has worked closely with the applicant on the proposed Project, from revising the proposal in response to staff's comments to collaborating on the formation of a Community Facility District to fund facility maintenance. The Project is designed to be compatible with the surrounding residential communities, including the recently approved but yet-to-be-constructed Villages at the Quarry residential development that is located across Busch Road. Staff finds the annexation, General Plan amendments, rezoning, PUD development plan, Vesting Tentative Subdivision Map, and Pre-Annexation and Development Agreement merit a favorable recommendation to the City Council from the Planning Commission, subject to the Draft Conditions of Approval.

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

Reviewed/Approved By:
Derek Farmer, Assistant Director of Community and Economic Development, Planning Manager
Ellen Clark, Director of Community and Economic Development
Katherine Wisinski, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2026-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL ADOPT THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE ARROYO LAGO RESIDENTIAL PROJECT (SCH NO. 2023050339), AS FILED UNDER CASE NO. P25-0115, P25-0116, P25-0118, PUD-154, and TRACT 8423

WHEREAS, on August 26, 2022, 330 Land Company ("Applicant"), on behalf of USL Pleasanton, LP, ("Property Owner"), submitted an application to the County of Alameda ("County") for the construction of a residential project consisting of 194 residential units and 49 junior accessory dwelling units, on and off-site utilities and related improvements ("County Project"); and

WHEREAS, per the requirements of the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000, et seq.) the County caused an Environmental Impact Report ("EIR") (SCH No. 2023050339) to be prepared for the County Project, providing the public and the decision-makers with detailed information about the County Project's environmental effects, ways to minimize the project's significant environmental effects, and reasonable alternatives to the project; and

WHEREAS, the EIR identified that most environmental impacts from development of the County Project were less than significant or could be mitigated to less than significant through incorporation of feasible and reasonable mitigation measures; and

WHEREAS, the EIR identified impacts from development of the County Project related to greenhouse gas emissions and transportation that were significant and unavoidable, even with the incorporation of feasible and reasonable mitigation measures, requiring the County to adopt Findings of Fact and a Statement of Overriding Considerations; and

WHEREAS, in accordance with CEQA Guidelines Section 15126.6, the EIR included a comparative impact assessment of reasonable alternatives to the County Project, including Alternative 2: Annexation into the City of Pleasanton Alternative, which concluded that most environmental impacts from the project would be reduced under this alternative due to access to City of Pleasanton ("City") utilities and a reduced development footprint; and

WHEREAS, the EIR determined that due to these reduced environmental impact levels, Alternative 2 was the Environmentally Superior Alternative, and

WHEREAS, on February 10, 2026, the County Board of Supervisors adopted Findings of Fact and a Statement of Overriding Considerations and certified the EIR in compliance with all applicable provisions under CEQA; and

WHEREAS, on February 25, 2026, the Applicant, on behalf of the Property Owner, submitted applications to the City for: (1) Annexation (P25-0115) of an approximately 30 acres (the Project Site) from unincorporated Alameda County to the City; (2) General Plan Amendments (P25-0116) to redesignate land uses from Community Facilities – Other Public and Institutional; High Density Residential; Business Park/Retail/Highway/Service Commercial

DRAFT

Business and Professional Office/General and Limited industrial; and Open Space – Parks and Recreation to Medium Density Residential; (3) Pre-zoning (P25-0118) said parcels in County to City PUD–MDR (Planned Unit Development - Medium Density Residential) District; (4) a rezoning and Planned Unit Development (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (5) a Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements (hereinafter "the Project"); and (6) a Pre-Annexation and Development Agreement ("PADA"); and

WHEREAS, the Project site is a vacant site located on the north side of Busch Road consisting of APN 946-4634-1and an approximately 3.4-acre portion of APN 946-4634-2; and

WHEREAS, the Project is subject to the applicable provisions of CEQA; and

WHEREAS, Section 15164 of the CEQA Guidelines provides that an addendum to a previously adopted environmental impact report may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent environmental impact report have occurred; and

WHEREAS, the City has prepared an Addendum ("Addendum") to the previously certified EIR to address minor revisions to the Project associated with the proposed annexation of the Project site to the City. With the annexation, the City would assume land use jurisdiction over the Project and would rely on the EIR as the primary environmental document, and

WHEREAS, the Addendum, labeled Attachment 1, attached hereto and made a part hereof, determined that none of the conditions described in CEQA Guidelines Section 15162 will occur as a result of implementation of the Project; and

WHEREAS, the Addendum identified and discussed environmental impacts of the Project, previously analyzed and disclosed in the EIR, that will be reduced to a less than significant level with specified mitigation measures. Approval of the Project by the City Council will therefore require adoption of a Mitigation Monitoring and Reporting Program, which is included in Attachment 2 attached hereto and made a part hereof; and

WHEREAS, in addition, the Addendum discussed significant and unavoidable environmental impacts of the Project concerning greenhouse gas emissions and transportation that cannot be mitigated to a less than significant level even with the incorporation of feasible and reasonable mitigation measures, previously analyzed and disclosed in the EIR; and

WHEREAS, the Addendum reflects the City's independent judgment and analysis on the potential for environmental impacts for the Project; and

WHEREAS, the Addendum was posted to the City's website and referenced in the public notice for the June 24, 2026, Planning Commission public hearing; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, the Planning Commission considered the Addendum along with the written agenda report, all public testimony, relevant exhibits, and staff recommendations as to the Project.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Pleasanton does resolve, declare, determine, and order the following:

A. The foregoing recitals are true and correct and made a part of this resolution.

B. The Addendum reflects the City's independent judgment and analysis on the potential environmental impacts of the Project, and provides information to the decision-makers and the public on the environmental consequences of approving the Project. Specifically, the Planning Commission does make and adopt the following findings and certifications in compliance with the requirements of CEQA:
    1. the Planning Commission has independently reviewed and considered the Addendum for the Project, along with the County EIR; and
    2. the mitigation measures from the County EIR for the Project remain applicable to the Project, and no new mitigation measures are required; and
    3. determines that, pursuant to 14 CCR § 15162, there is no substantial evidence in the record to demonstrate that one or more of the following have occurred with regard to the Project:
        a. Substantial changes are proposed in the Project which will require major revisions of the County EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
        b. Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the County EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
        c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the County EIR were adopted, shows any of the following:
            I. The Project will have one or more significant effects not discussed in the County EIR;
            II. Significant effects previously examined will be substantially more severe than shown in the County EIR;
            III. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the applicant declines to adopt the mitigation measure or alternative; or
            IV. Mitigation measures or alternatives which are considerably different from those analyzed in the County EIR would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

4. the Planning Commission finds and recommends the City Council find that the Project is consistent with the City's General Plan and existing policies, including General Plan Land Use Policy 25 (“Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards”), insomuch as the Project will annex a nearly 30-acre pocket of unincorporated Alameda County adjacent to the city limits into the City and the applicants are willing to accept City services and development standards; and
5. the Planning Commission does hereby find and recommends the City Council find and certify that the Addendum to the County EIR for the Project has been prepared and completed in compliance with CEQA;
6. the Planning Commission does hereby find and recommends the City Council find and certify that the Addendum to the County EIR for the Project reflects the City's independent judgment and analysis; and
7. to the extent required by law, the Findings of Fact and Statement of Overriding Considerations prepared by Alameda County with regard to the EIR remain accurate and are hereby incorporated by reference; and
8. the Planning Commission confirms and recommends the City Council confirm that no new or additional environmental analysis is required for the Project, as the Addendum to the County EIR for the Project adequately addresses the environmental impacts of the Project, consistent with CEQA and the CEQA Guidelines.

BE IT FURTHER RESOLVED THAT: the Planning Commission hereby recommends to the City Council of the City of Pleasanton that, prior to the approval of the Project, the City Council adopt the Addendum as complete, adequate, and in compliance with CEQA and the CEQA Guidelines.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on June 24, 2026, by the following vote:

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

ATTEST:

_____ _____

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

Alameda County EIR documents

Arroyo Lago Residential Project Final EIR available online at:

https://www.acgov.org/cda/planning/landuseprojects/documents/Arroyo-Lago/58240001-Alameda-County-Arroyo-Lago-Residential-Project-Final-EIR.pdf

Appendix A - WWTP Supporting Information available online at:

https://www.acgov.org/cda/planning/landuseprojects/documents/Arroyo-Lago/Appendix-A_WWTP-Supporting-Information-COMBINED.pdf

Appendix B - Air Quality Supplemental Information available online at :

https://www.acgov.org/cda/planning/landuseprojects/documents/Arroyo-Lago/Appendix-B-Air-Quality-Supplemental-Information-COMBINED.pdf

Appendix C - Lake Access and Easement Maintenance Agreement available online at:

https://www.acgov.org/cda/planning/landuseprojects/documents/Arroyo-Lago/Appendix-C_Lake-Access-and-Easement-Maintenance-Agreement-COMBINED.pdf

EXHIBIT A

ATTACHMENT 1

FCS
An ADEC Innovation

Arroyo Lago Residential Project

Addendum to the County of Alameda Environmental Impact Report for the Arroyo Lago Residential Project

City of Pleasanton, Alameda County, California
State Clearinghouse Number 2023050339

PREPARED FOR:

City of Pleasanton

Community and Economic Development Department
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June 3, 2026

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ACRONYMS AND ABBREVIATIONS

µg/m^3	micrograms per cubic meter
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACDEH	Alameda County Department of Environmental Health
ACE	Altamont Corridor Express
ACFD	Alameda County Fire Department
ADU	Accessory Dwelling Unit
AFY	acre-feet per year
ALUCP	Airport Land Use Compatibility Plan
AOC	Areas of Concern
APN	Assessor's Parcel Number
ARB	California Air Resources Board
ATCM	Airborne Toxics Control Measure
Ava	Community Energy
BART	Bay Area Rapid Transit
Bay Area Air District	Bay Area Air Quality Management District
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Division of Occupational Health and Safety
Caltrans	California Department of Transportation
Cal Water	California Water Service
CAP	Climate Action Plan
CBC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CHP	California Highway Patrol
CIP	Capital Improvement Program

CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
COA	Condition of Approval
CRHR	California Register of Historical Resources
dBA	A-weighted decibel
DOF	California Department of Finance
DPM	diesel particulate matter
DPR	California Department of Parks and Recreation
DSRSD	Dublin San Ramon Services District
DTSC	California Department of Toxic Substances Control
du/acre	dwelling units per gross acre
EACCS	East Alameda County Conservation Strategy
EBRPD	East Bay Regional Parks District
ECAP	East County Area Plan
EFZ	Alquist-Priolo Earthquake Fault Zone
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
FCS	FirstCarbon Solutions
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	greenhouse gas
gpd	gallons per day
GSP	Groundwater Sustainability Plan
HMBP	Hazardous Materials Business Plan
HOA	Homeowner's Association
HRA	Health Risk Assessment
kBTU	kilo-British Thermal Unit
LAFCo	Local Agency Formation Commission
LAVTA	Livermore-Amador Valley Transit Authority
L_{dn}	day/night average noise level

$L_{eq(8\text{-}hr)}$	8-hour equivalent sound level
LHMP	Local Hazard Mitigation Plan
LID	Low Impact Development
LPA	Large Parcel Agriculture
LPFD	Livermore-Pleasanton Fire Department
LRA	Local Responsibility Area
MDR	Medium Density Residential
mgd	million gallons per day
MLD	Most Likely Descendant
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
MRP	Municipal Regional Permit
MT CO_2e	metric tons carbon dioxide equivalent
MWELO	Model Water Efficient Landscape Ordinance
N_2O	nitrous oxide
NAHC	Native American Heritage Commission
ND	Negative Declaration
NO_2	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
O_3	ozone
OEHHA	California Office of Environmental Health Hazard Assessment
OSHA	Occupational Safety and Health Administration
PADA	Pre-Annexation Development Agreement
PAM	Public Access Map
PFAS	polyfluoroalkyl substances
PG&E	Pacific Gas and Electric Company
PGS	Pleasanton Garbage Service
Phase I ESA	Phase I Environmental Site Assessment
PM_{10}	particulate matter less than 10 micrometers in diameter
$PM_{2.5}$	particulate matter less than 2.5 micrometers in diameter
PPV	peak particle velocity
PUD	Planned Unit Development
PUSD	Pleasanton Unified School District
REC	Recognized Environmental Condition

RHNA	Regional Housing Needs Allocation
RPS	Renewables Portfolio Standard
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCH	State Clearinghouse
SFBAAB	San Francisco Bay Area Air Basin
SGMA	Sustainable Groundwater Management Act
SO_2	sulfur dioxide
SOI	Sphere of Influence
SR	State Route
SRA	State Responsibility Area
State Water Board	California State Water Resources Control Board
SVP	Society of Vertebrate Paleontology
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminant
TCR	Tribal Cultural Resource
TDM	Transportation Demand Management
UCMP	University of California Museum of Paleontology
UGB	Urban Growth Boundary
UPRR	Union Pacific Railroad
USDOT	United States Department of Transportation
USGS	California United States Geological Survey
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	volatile organic compound
WDR	Waste Discharge Requirement
WEAP	Worker Environmental Awareness Program
WM	Water Management
WSE	Water Supply Evaluation
WWTP	Wastewater Treatment Plant

1 - INTRODUCTION

This Addendum, checklist, and attached supporting documents have been prepared to determine whether and to what extent the Arroyo Lago Residential Project Final Environmental Impact Report (State Clearinghouse [SCH] No. 2023050339) (Prior FEIR) prepared for and certified by the County of Alameda (County Project) remains sufficient to address the potential impacts of the proposed Arroyo Lago Residential Project (proposed project) being proposed in the City of Pleasanton (City), which is serving as a responsible agency, or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000, *et seq*. and California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, §§ 15000–15387).

1.1 - Environmental Checklist

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164 (a), the attached Addendum has been prepared to evaluate the proposed project. Consistent with the thresholds used by the Lead Agency (Alameda County) in the Prior FEIR and the City's thresholds, the attached Addendum uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines but provides answer columns for evaluation consistent with the provisions of CEQA Guidelines Section 15162 (a).

1.2 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164 (a) provides that the Lead Agency or a responsible agency (in this case, the City) shall prepare an Addendum to a previously certified Environmental Impact Report (EIR) or adopted Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines § 15164 (a)).

An Addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines § 15164 (c)). The decision-making body shall consider the Addendum to the Final EIR prior to making a decision on the proposed project (CEQA Guidelines § 15164 (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162, which must be supported by substantial evidence in the record (CEQA Guidelines § 15164 (e)).

Consequently, once an EIR has been certified or a ND adopted for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; [1]

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or ND;

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND;

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162 (a); see also Public Resources Code, Section 21166).

The Prior FEIR was certified by the County's Planning Commission on January 5, 2026, in compliance with CEQA. Subsequently, the County Project was appealed by the Zone 7 Water Agency; however, the County's Board of Supervisors denied the appeal on February 10, 2026, upholding the County Planning Commission's approval of the County Project and certification of the Prior FEIR.

On February 4, 2025, the Pleasanton City Council discussed the proposed project and directed City staff to process the annexation and development applications for this project.[2] This Addendum has been prepared to address minor revisions to the proposed project associated with the proposed annexation of the project site to the City. With the annexation, the City would assume land use jurisdiction over the proposed project and would rely on the Prior FEIR as the primary environmental document, with the City serving in the role of the Lead Agency. Pursuant to CEQA Guidelines Section 15164, this Addendum evaluates the proposed changes and documents the basis for the conclusion that the proposed changes would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and further, that no new information of

[1] CEQA Guidelines Section 15382 defines "significant effect on the environment" as " . . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . ." (see also PRC § 21068).

[2] City of Pleasanton. 2026. East Pleasanton. Website: https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/east-pleasanton/. Accessed April 20, 2026.

substantial importance has occurred. Therefore, preparation of a subsequent or supplemental EIR is not required.

This Addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required.

1.2.1 - Findings

There are no substantial changes to the Prior FEIR that would be triggered by the minor revisions to the County Project that are reflected in the proposed project, nor are there circumstances in which the proposed project would be undertaken that would require major revisions of the Prior FEIR. The proposed revisions do not require preparation of a subsequent or supplemental EIR due to either (1) the involvement of new significant environmental effects, (2) a substantial increase in the severity of previously identified significant effects, or (3) new information of substantial importance. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible, nor has the Prior FEIR proponent declined to adopt any additional mitigation measures or alternatives that would substantially reduce one or more significant effects on the environment. Applicable mitigation measures from the Prior FEIR are identified and discussed in this Addendum as well as related implementation measures to ensure compliance therewith, which would be implemented by the proposed project.

As illustrated herein, the proposed project is consistent with and within the scope of the certified Prior FEIR and would involve only minor changes to the County Project comprehensively studied in the Prior FEIR; therefore, an Addendum is the appropriate CEQA document for the proposed project.

1.2.2 - Conclusions

The impacts of the proposed project remain within the impacts previously analyzed in the Prior FEIR (CEQA Guidelines § 15164), and therefore no subsequent or supplemental EIR is required.

1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6 (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project in order to monitor the implementation of the mitigation measures that have been adopted for the proposed project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented through the MMRP.

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2 - PROJECT DESCRIPTION

2.1 - Location and Setting

2.1.1 - Location

Regional Location

The City of Pleasanton (City) is located in Alameda County (County) in the eastern San Francisco Bay Area of California. The City is bordered to the north by the City of Dublin, to the east by unincorporated Alameda County and the City of Livermore, to the south by Pleasanton Ridge Regional Park and open space, and to the west by the Diablo Mountain Range (Exhibit 1). The City covers approximately 24 square miles and has historically consisted of a suburban community with a mix of residential neighborhoods and employment centers.

Local Setting

The project site consists of approximately 30 acres[3] and is located directly east of the city limits, just north of Busch Road. Lake I of the Zone 7 Chain of Lakes is located to the north of the project site, and Cope Lake is located to the east (Exhibit 2a). The project site does not currently have a street address but can be accessed from Busch Road. While the project site is within unincorporated Alameda County, it is also located within the City's Sphere of Influence (SOI) and Urban Growth Boundary (UGB). Presently, the project site is vacant and graded with no structures or existing development. An informal access road (gravel/dirt) travels along the western boundary of the project site.

The project site consists of two Assessor's Parcel Numbers (APNs): APN 946-4634-1 (the subdivision property itself) and an approximately 3.4-acre portion of APN 946-4634-2, which would support Street A. APN 946-4634-2 would also support proposed off-site utilities infrastructure, including a bioretention area, discharge pump, and detention basin (Exhibit 2b). The project site is located within the *Livermore, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map (Latitude 37° 40' 38.28" North; Longitude 121° 51' 22.68" West).

[3] This Addendum does not evaluate an expansion of the proposed project's overall size; rather, it reclassifies the construction of Street A along the project site's eastern boundary as part of the project site, whereas it was previously identified as an off-site improvement in the Prior FEIR.

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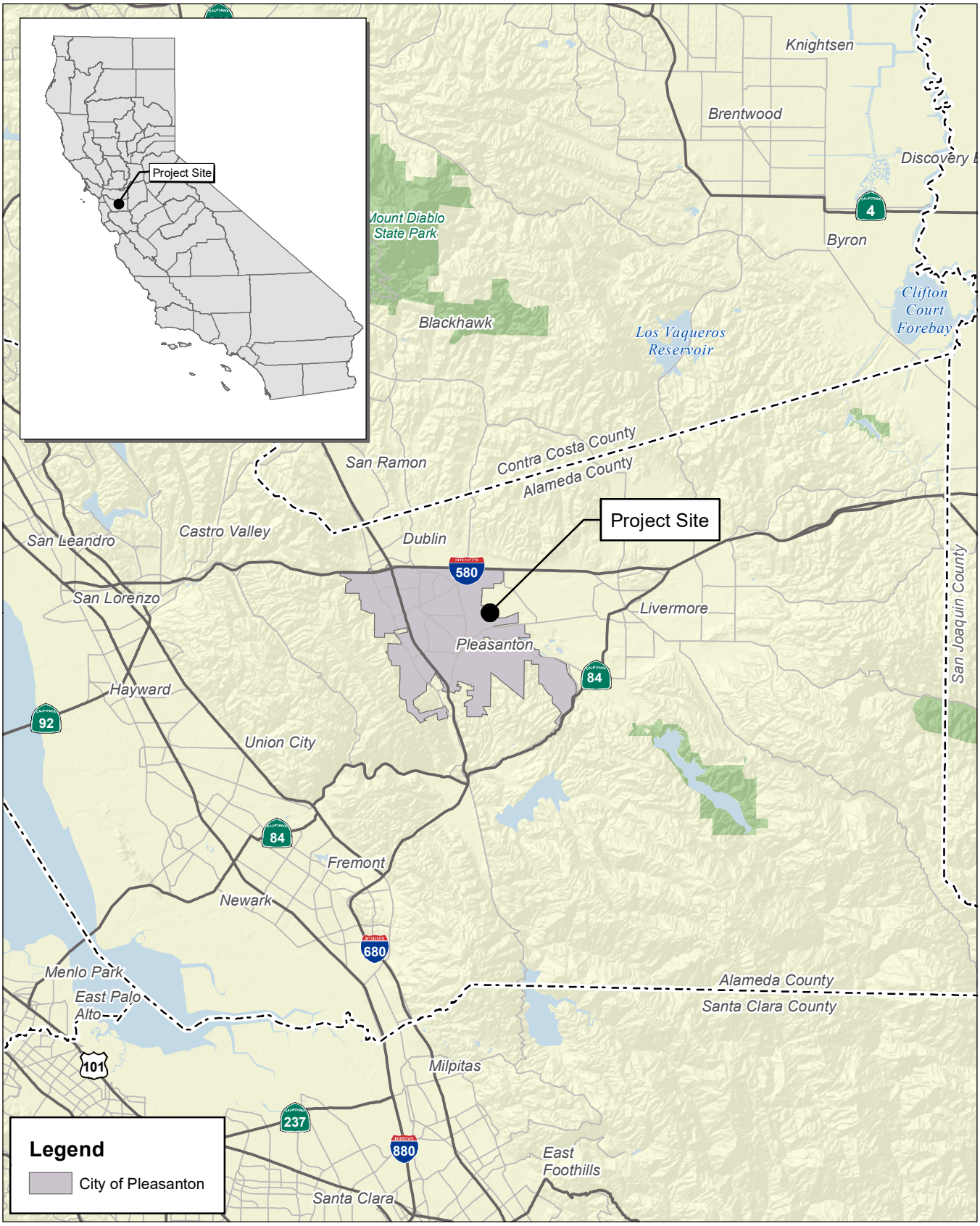

Source: Census Data, The California Spatial Information Library (CaSIL).

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

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Source: ESRI Aerial Imagery. City of Pleasanton. County of Alameda.

1,000 500 0 1,000 Feet

Exhibit 2a
Local Vicinity Map

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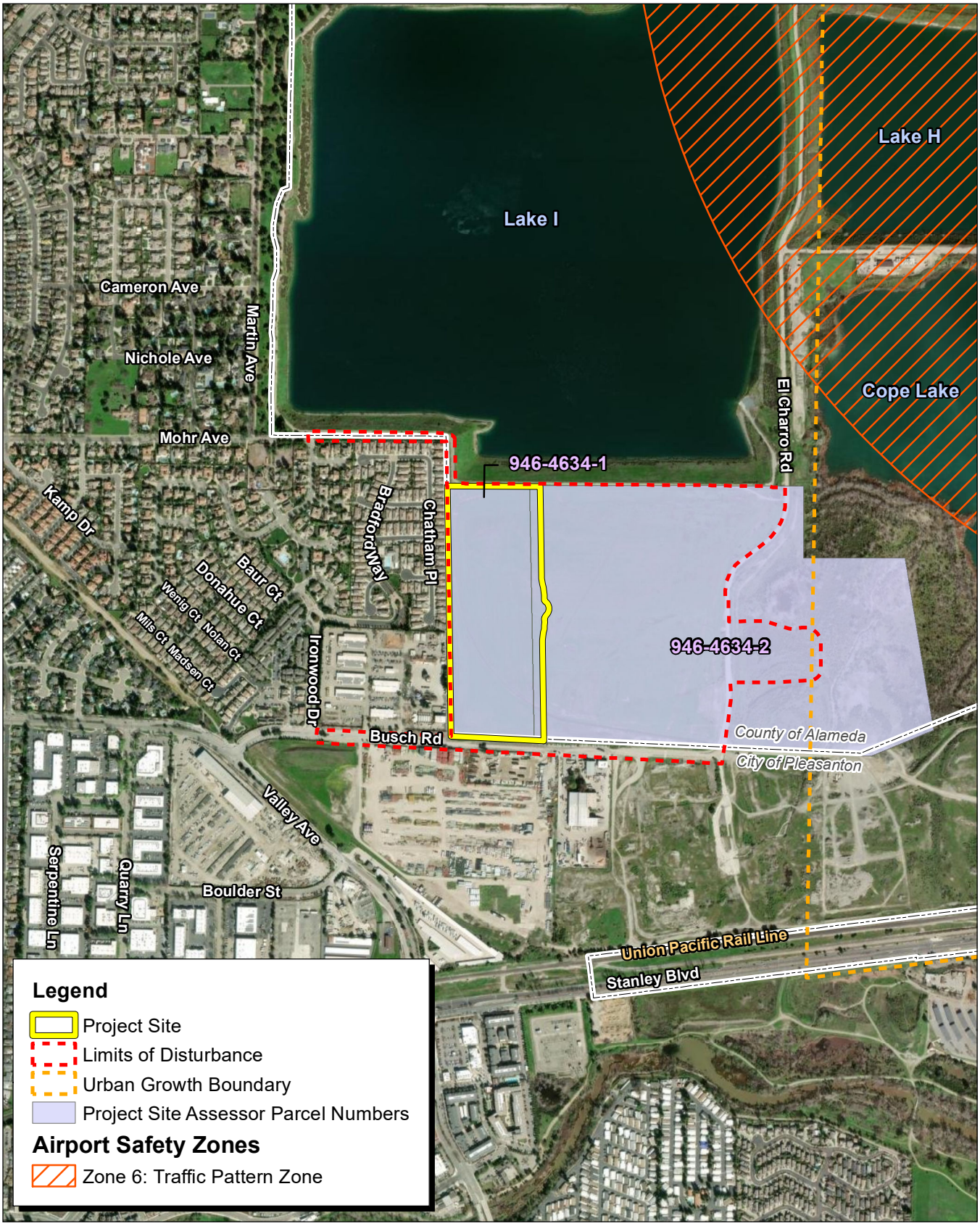

Source: ESRI Aerial Imagery. City of Pleasanton. County of Alameda.

1,000 500 0 1,000 Feet

Exhibit 2b
Project Assessor's Parcel Numbers

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Circulation and Transit

Major roadway networks, including State Route (SR) 84, Interstate 580 (I-580), and I-680, provide regional access to the City and the project site. I-580 is an east–west highway that is the main point of access connecting cities in the western portion of Alameda County to cities in the eastern portion of the County. I-680 is a north–south highway that travels through the western portion of the City. The portion of SR-84 closest to the project site begins at I-580 in the City of Livermore, passing the City along its eastern boundary.

Bus

The Livermore-Amador Valley Transit Authority (LAVTA) Tri-Valley Wheels bus service (Wheels) provides fixed route bus service in Dublin, Pleasanton, and Livermore. Wheels operates Routes 10R, 605, and 608 within 0.5 mile of the project site.[4] However, Routes 605 and 608 provide only morning and afternoon school services. The closest bus stops to the project site are located at Martin Avenue and Mohr Avenue, approximately 0.3 mile to the northwest, and Stanley Boulevard and Valley Avenue, approximately 0.45 mile southwest of the project site.[5] Project residents could bike from the project site to these transit stops and board with their bikes.

Rail

Bay Area Rapid Transit (BART) is a regional rail transit service that operates within the County and provides connections to Contra Costa, San Francisco, and San Mateo counties. The Dublin/Pleasanton BART Station is approximately 2.60 miles northwest of the project site.

Altamont Corridor Express (ACE) is a regional transit service that operates from Stockton to San José, passing through Tracy, Livermore, Pleasanton, and Fremont. The closest station, Pleasanton Station, is located approximately 2.10 miles southwest of the project site.

2.1.2 - Surrounding Land Uses

West

The northern portion of the project site is adjacent to an existing age-qualified single-family residential neighborhood to the west (the Village at Ironwood), while the southern portion of the project site is adjacent to the Pleasanton Public Works campus, which in addition to offices and maintenance facilities, houses the Livermore-Pleasanton Fire Department Training Tower, and Pleasanton Police Department (Pleasanton PD) shooting range. Further to the west of the Pleasanton Public Works campus is an existing private Montessori preschool for children ages 18 months to 6 years old

[4] Livermore-Amador Valley Transit Authority (LAVTA). 2025. Wheels System Map. Website: https://www.wheelsbus.com/wp-content/uploads/2025/10/System-Map-Brochure-2025-CIRCA-production-MC2-WEB.pdf. Accessed March 10, 2026.

[5] Although certain transit stops are located within approximately 0.5 mile of the project site when measured as a straight-line (“as-the-crow-flies”) distance, the actual pedestrian travel distance exceeds 0.5 mile due to the absence of direct walking routes and the need to follow the existing street and path network.

(located approximately 0.25 mile from the project site) and a single-family residential neighborhood (located approximately 0.25 mile from the project site).

North

Lake I of the Zone 7 Chain of Lakes is located to the north of the project site. Areas beyond Lake I consist primarily of existing residential uses. Mohr Elementary School and Amaral Park are approximately 0.72 mile to the north, while I-580 is approximately 1.38 miles to the north.

East

The project site is adjacent to vacant land designated Large Parcel Agriculture (LPA) by the County. This LPA-designated area is also within the existing UGB and the City of Pleasanton's SOI. Approximately 1,700 feet to the east of the project site is El Charro Road, a paved two-lane private road that connects Stoneridge Drive to the north, to the eastern end of Busch Road. Beyond El Charro Road are lands used for mineral extraction operations, located approximately 5,000 feet to the east. North of the mineral extraction operations and approximately 0.6 mile east of the project site is Cope Lake, which is part of the complex of water bodies that includes the Zone 7 Chain of Lakes.

South

The project site is bounded by Busch Road to the south. South of Busch Road, the project site is adjacent to a vacant site that is the subject of a recently approved, but yet to be constructed, single-family and multi-family residential development, as well as industrial uses, including truck storage and yard facilities and the Pleasanton Garbage Service (PGS) Transfer Station. The existing Union Pacific Railroad (UPRR), which supports ACE)passenger trains, and Stanley Boulevard are located further south, approximately 0.36 mile from the project site.

2.1.3 - General Plan and Zoning

Land Use Designation

The project site falls within the City's East Pleasanton Specific Plan Area although it does not currently have an identified land use designation under the City of Pleasanton General Plan 2005-2025 (General Plan).The current General Plan land use map identifies the following potential uses for the project site: Residential High Density, Other Public and Institutional, General and Limited Industrial, Business Park, Retail/Highway/Service Commercial/Business and Professional Offices, Parks and Recreation, with the exact location and distribution of these uses intended to be determined through a Specific Plan process.

According to the County's East County Area Plan (ECAP), the project site's primary parcel land use designation is Medium Density Residential (MDR).[6] APN 946-4634-2, which is located immediately

[6] County of Alameda. 2026. Unincorporated Alameda County Public Access Map (PAM). Website: https://acpwa.maps.arcgis.com/apps/View/index.html?appid=4a648cb409d744b8a4f645e6e35fe773. Accessed March 10, 2026.

east of the project site and would support the project's off-site utility facilities/infrastructure, is designated as Large Parcel Agriculture (LPA)by the ECAP.

The County MDR designation allows for densities between 4.1 and 8.0 units per acre. Land uses allowed within this designation include single-family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, limited agricultural uses, community and neighborhood commercial uses, neighborhood support uses, and similar compatible uses.[7]

The LPA designation allows for agricultural uses, along with the construction of one single-family home per parcel.[8] Existing land use designations for the project site and surrounding parcels are shown in Exhibit 3.

Zoning

The project site does not currently have City-designated zoning. The project site is zoned Agriculture (A) by Alameda County (Exhibit 3).[9] The County "A" districts are established to promote implementation of general plan land use proposals for agricultural and other nonurban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare.[10]

2.2 - Project Background

2.2.1 - Arroyo Lago Residential Project Environmental Impact Report

The County certified the Arroyo Lago Residential Project Final Environmental Impact Report (SCH No. 2023050339) (Prior FEIR[11]) on January 5, 2026. Subsequently, the County Project was appealed by the Zone 7 Water Agency; however, the County's Board of Supervisors denied the appeal on February 10, 2026, upholding the County Planning Commission's approval of the County Project and certification of the Prior FEIR. The Prior FEIR evaluated development of up to 194 dwelling units with approximately 25 percent of those units (49) being designed with junior Accessory Dwelling Units (junior ADUs), and related on- and off-site infrastructure including an approximately 1-acre Wastewater Treatment Plant (WWTP), an approximately 0.4-acre water storage and booster pump

[7] County of Alameda. 1994. East County Area Plan. May 5.

[8] County of Alameda. 1994. East County Area Plan. May 5.

[9] County of Alameda. 2026. Unincorporated Alameda County Public Access Map (PAM). Website: https://acpwa.maps.arcgis.com/apps/View/index.html?appid=4a648cb409d744b8a4f645e6e35fe773. Accessed March 10, 2026.

[10] County of Alameda. 2026. Alameda County, California, Municipal Code Chapter 17.06. Website: https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06ADI. Accessed March 10, 2026.

[11] The term "Final EIR" refers to the complete environmental review record prepared in accordance with CEQA, which includes the Draft EIR, all written responses to comments received during public review, any errata or revisions, the Findings of Fact, and all other materials that constitute the record of proceedings for the County Project.

facility, an approximately 2.5-acre recycled water storage facility with an approximately 10-to 15-foot depth, approximately 8.5 acres of agricultural irrigation fields, and two bioretention areas (collectively, the County Project).

Prior to project approval, the County Planning Commission and applicant agreed to revise the County Project to reflect a total unit count of up to 190 dwelling units with 48 junior ADUs. Other revisions included repositioning the agricultural irrigation fields to a location west of El Charro Road, and incorporating single-story homes on the western property boundary. None of these minor modifications would result in new or more severe significant impacts as detailed in the Additional Clarifying Information for the Final EIR memorandum prepared by FCS and Kimley-Horn and Associates, Inc., dated December 9, 2025.

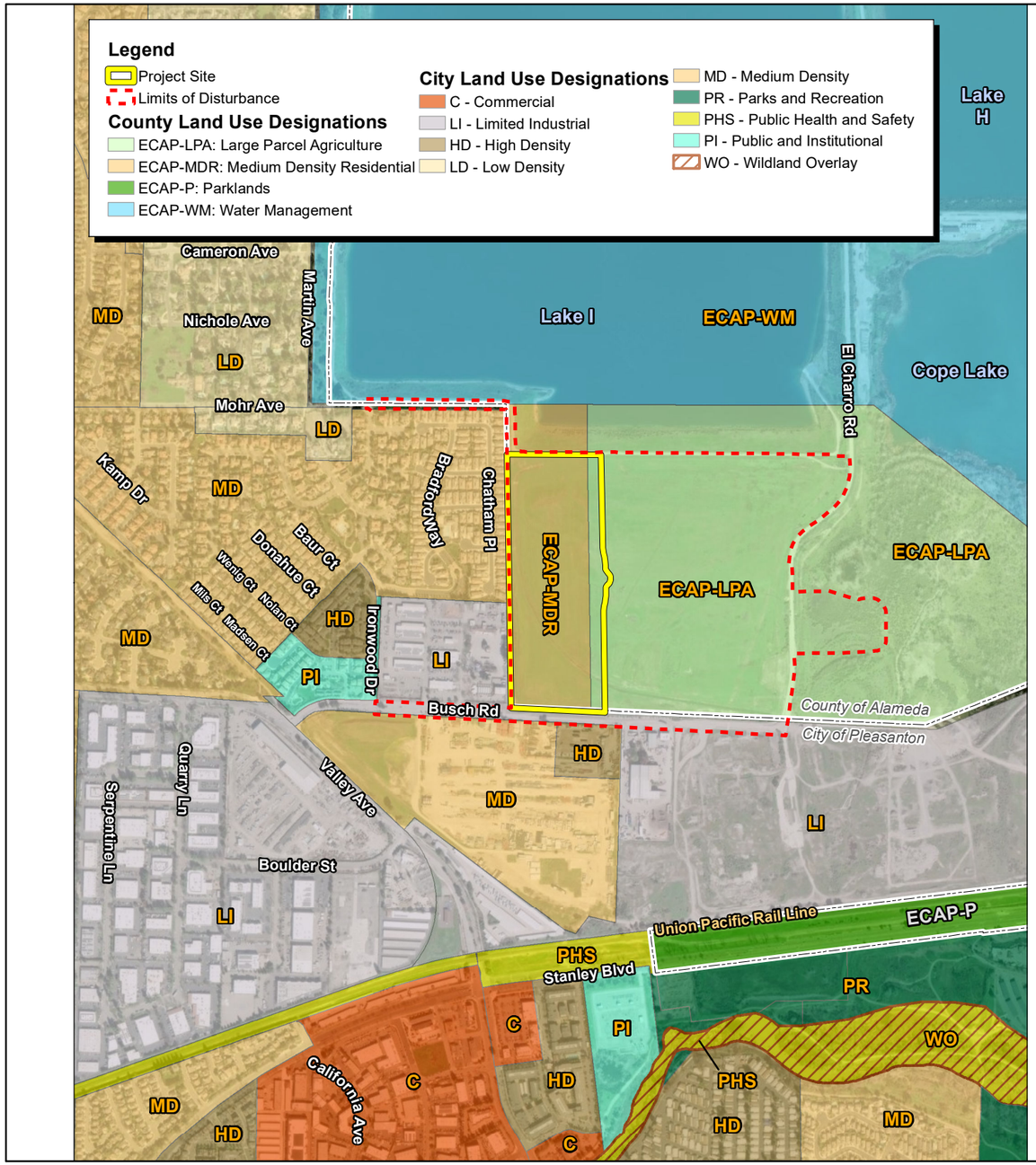
The County Project, as revised, was approved by the County's Planning Commission on January 5, 2026.

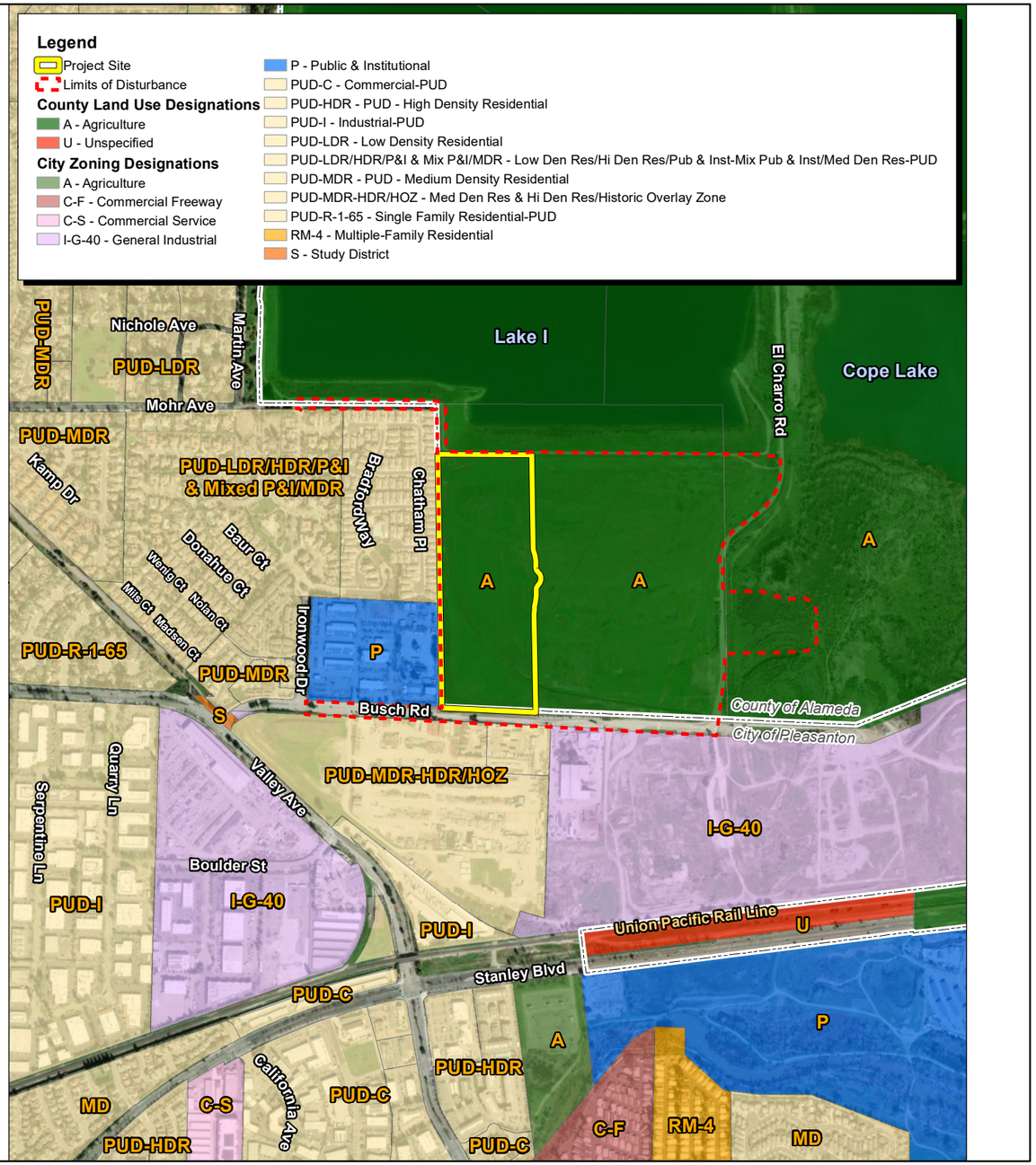
The County Project was subsequently appealed by the Zone 7 Water Agency (Zone 7), and the Alameda County Board of Supervisors denied the appeal on February 10, 2026, upholding the Planning Commission's approval of the County Project.

The Prior FEIR included the evaluation of a project alternative known as Alternative 2: Annexation into the City of Pleasanton Alternative. As detailed more fully therein, Alternative 2 considered annexation of the project site into the City, including provision of municipal water, sewer, and stormwater service. Accordingly, this Alternative would not include construction of certain off-site utility infrastructure studied as part of the County Project, including the water storage and booster pump facility, WWTP, recycled water storage facility, and agricultural irrigation fields. The County ultimately determined Alternative 2 not to be feasible because the County does not have land use jurisdiction over a project within the City; however, this Alternative was nevertheless identified in the Prior FEIR as the environmentally superior alternative, as it would have reduced impacts as a result of connection to municipal services rather than developing the off-site utility infrastructure.

2.3 - Project Characteristics

Following certification of the Prior FEIR by Alameda County, the City is now considering annexation of the project site, which would transfer land use authority from the County to the City. The project site lies within the City's SO) and UGB, making annexation a feasible option. Under City jurisdiction, the proposed project remains substantially similar to the County Project in overall use and residential development but, consistent with Alternative 2 evaluated in the Prior FEIR, would eliminate certain off-site utility infrastructure in favor of connection to existing City water and sanitary sewer systems. Minor modifications to site grading, lotting, and residential design are also proposed. These changes reduce the proposed development footprint and associated environmental impacts.





Source: ESRI Aerial Imagery. City of Pleasanton. County of Alameda.

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Exhibit 3
Existing Land Use and Zoning

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2.3.1 - Proposed Residential Development

The 330 Land Company, LLC (project applicant) proposes the construction of a maximum of 189 single-family homes, with approximately 25 percent of those homes (48) being designed with deed-restricted junior ADUs, as shown on Exhibit 4. The dwelling units would range in height from approximately 19.5 feet (single-story homes) to 30 feet (2-story homes).

The approximately 30-acre[12] project site (inclusive of a portion of APN 946-4634-2, which would support Street A) would be developed with an approximate density of 6.3 dwelling units per gross acre (du/acre).[13] The proposed project is expected to include up to approximately 588 residents.[14,15]

As part of the proposed project, the existing parcels comprising the project site would be reconfigured into 189 residential lots, ranging from approximately 3,500 square feet to 8,305 square feet, as well as an approximately 0.7-acre, centrally-located park. Furthermore, the proposed project would include construction of seven internal streets (Streets A-F and Loop A) to provide internal circulation, as well as a trail extension. All circulation, excluding private drive aisles, would be public roads maintained by the City, utilizing funding from a proposed Community Facilities District (CFD), which the City would require to be in place prior to the final map's approval through a Condition of Approval (COA) or Development Agreement. The CFD would finance and maintain essential public infrastructure and services associated with the proposed project, such as roads and sidewalks, the proposed trail extension, along with in-tract landscaping, lighting, and utilities facilities (i.e., water, sewer, and storm drainage). The proposed project's HOA would be responsible for the long-term operation and maintenance of the bioretention areas. Establishing the CFD would help ensure long-term sustainability and service delivery for the future residents of the proposed project, while also providing a structured mechanism for funding ongoing maintenance and improvements without placing undue burden on the City's General Fund or existing municipal resources.

[12] This Addendum does not evaluate an increase in the overall project size; rather, it considers certain previously identified 'off-site' improvements as part of the "project site" for environmental analysis.

[13] 189 dwelling units (not inclusive of junior ADUs which do not count toward density calculations) / 30.00 acres = 6.3 dwelling units per acre (du/acre)

[14] City of Pleasanton. 2022. Program Environmental Impact Report City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update. Website: https://files.ceqanet.lci.ca.gov/277712-3/attachment/-bwD-NIbsCtS27yQFn3dCFDFxvAATXvXAuUCWntLOWyyE9xYwOCV3-nixSHdoCaK6829Yoe_cKtAK_Xs0. Accessed March 10, 2026.

[15] 189 single-family dwelling units plus 48 junior ADUs equals 237 total dwelling units. The City's average number of persons per medium-density housing (8 to 14 du/acre) is 2.48 per the Housing Element Update EIR. 237 multiplied by 2.48 equals approximately 588 residents.

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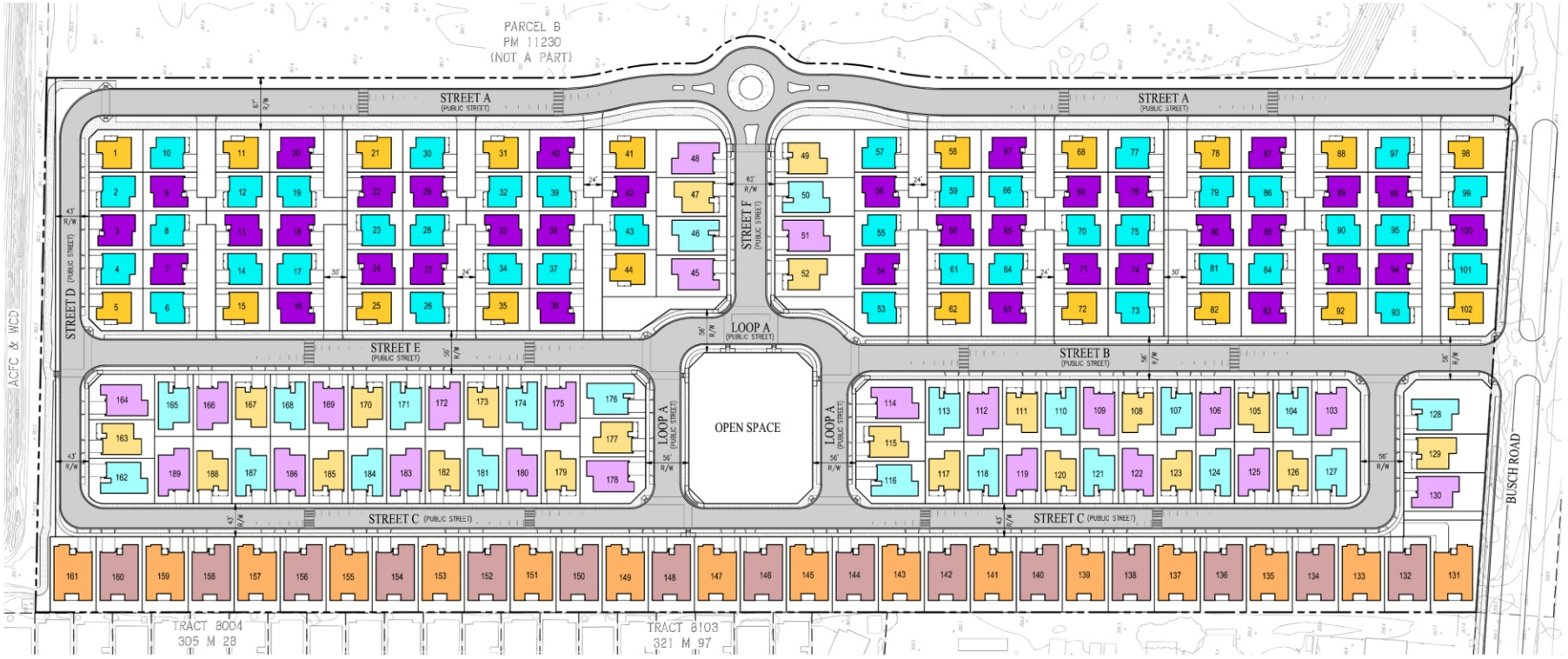
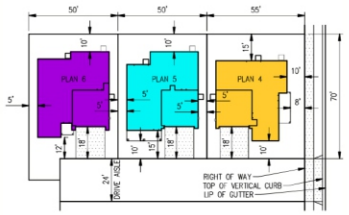
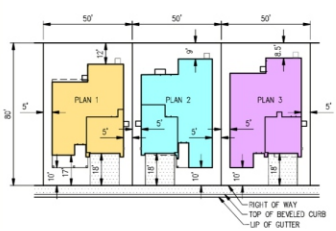




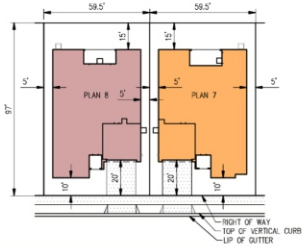
50' X 70' LOT TYPICAL
NOT TO SCALE

50'X70' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 4	2,541	20	21%	50,820
PLAN 5	2,620	39	41%	102,180
PLAN 6	2,648	35	37%	92,680
AVERAGES / TOTALS		94	100%	245,680



50' X 80' LOT TYPICAL
NOT TO SCALE

50'X80' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 1	2,991	21	33%	62,811
PLAN 2	3,306	21	33%	69,426
PLAN 3	3,398	22	34%	74,756
AVERAGES / TOTALS		64	100%	206,993



59.5' X 97' LOT TYPICAL
NOT TO SCALE

59.5'X97' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 7	2,642	16	52%	42,272
PLAN 8	2,660	15	48%	39,903
AVERAGES / TOTALS		31	100%	82,172

Source: CBG Civil Engineers, January, 2026.

Exhibit 4
Site Plan

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The project applicant proposes three single-family lot design standards, as outlined in Table 1 below and shown in Exhibit 4.

Table 1: Proposed 50x70 Lot, 50x80 Lot, and 59.5x97 Design Standards

Development Standard	Lots 1–102 50x70 Lot Standard (approx.)	Lots 103–130 Lots 162–178 50x80 Lot Standard (approx.)	Lots 131–161 59.5x97 Lot Standard (approx.)
Minimum Lot Size (square feet)	3,500	4,000	5,652.5
Minimum Front Setback to Structure (feet)	10	10	10
Minimum Front Setback to Garage (feet)	18	18	18
Minimum Rear Setback to Living (feet)	10	8	15
Minimum Rear Setback to Covered Outdoor Patio (feet)	5	5	15
Minimum Side Setback to Structure (feet)	5	5	5
Maximum Lot Coverage (percent)	60	60	60
Maximum Coverage (square feet)	2,100	2,400	3,391.5
Source: KTGY. 2026. Schematic Design. February 6.			

2.3.2 - Comparison of Proposed Project to Approved County Project

Differences between the County Project, Alternative 2 evaluated in the Prior FEIR, and the proposed project are outlined in Table 2 below.

Table 2: Comparison of County Project, Alternative 2, and Proposed Project

Development Detail	County Project as Evaluated in Prior FEIR	Alternative 2: Annexation into Pleasanton	Proposed Project
Number of Units	194 single-family 49 junior ADUs (243 total units)	Same as County Project	189 single-family 48 junior ADUs (237 total units)
Project Acres	26.6	26.6	30.0 (includes approx. 3.4 acres for Street A)
Percentage of Homes with Deed-restricted Junior ADUs	~25% (49 out of 194 homes)	Same as County Project	~25% (48 out of 189 homes)

Development Detail	County Project as Evaluated in Prior FEIR	Alternative 2: Annexation into Pleasanton	Proposed Project
Height of Units	26–30 feet	Same as County Project	19.5-30 feet
Density (du/ac)	~7.3 units per acre	Same as County Project	~6.3 units per gross acre
Total Number of Residents	~691 residents (based on County's average household size of 2.84 persons per unit)	Same as County Project	~588 residents (based on City's average household size of 2.48 persons per unit)
Off-site Improvements	Includes water storage and booster pump facility, WWTP, recycled water storage, agricultural irrigation fields, bioretention areas, stormwater conveyance to Cope Lake; Street A; Busch Road improvements	Eliminates water storage and booster pump facility, WWTP, recycled water storage, agricultural irrigation fields, bioretention areas; would include Busch Road improvements and Street A, and a new trail connection	Eliminates water storage and booster pump facility, WWTP, recycled water storage, agricultural irrigation fields; City-managed infrastructure and services (subject to stormwater conveyance option to Cope Lake if approved by Zone 7); would include bioretention area and detention basin; would include potential Busch Road improvements.

Notes:
WWTP = Wastewater Treatment Plant
Source: KTGY. 2026. Schematic Design. February 6, 2026.

2.3.3 - Proposed Land Use Designations and Zoning

The proposed project includes annexation of the approximately 30-acre project site into the City. The proposed project would include a General Plan Amendment to redesignate the project site from the County MDR land use to the City's MDR land use (Exhibit 5). According to the City's General Plan, MDR allows for 2 to 8 du/acre. Annexation would involve City approval of a resolution to initiate annexation proceedings, as well as Alameda County Local Agency Formation Commission (LAFCo) approval of the boundary change.

The proposed project would also include pre-zoning of the project site to Planned Unit Development (PUD)–MDR to be consistent with the proposed project density and General Plan land use designation (Exhibit 5). The purpose of the PUD district, as stated in the City's Municipal Code, is to allow for tailored development standards, which ensure that the goals and objectives of the City's General Plan are promoted without the discouragement of innovation by application of restrictive development standards.

2.3.4 - Proposed Off-site Improvements

The proposed project would also include off-site improvements, as described below. Additional off-site improvements are discussed in Section 2.3.7, Proposed Utilities.

Roadway, Bicycle, and Pedestrian Improvements

A separate approved and entitled project, known as the Villages at the Quarry Project, located south of Busch Road, was approved by the City of Pleasanton on April 23, 2025. The Villages at the Quarry Project is required to make various roadway, bicycle, and pedestrian improvements to Busch Road, including bike lanes, sidewalks, a Class IV multiuse path, roundabouts into both the Villages at the Quarry Project and the proposed project's entrances, and a dedicated queueing lane for the PGS facility.

If the proposed project is approved, the approval documents would include a binding provision in the Pre-Annexation Development Agreement (PADA) obligating the Arroyo Lago project applicant to implement the Busch Road improvements identified above and codified in Condition 145[16] of the Villages at the Quarry approval, in the event that the Villages at the Quarry Project does not move forward or if the proposed project develops first. In addition to project-specific on-site and off-site improvements, the project applicant would financially contribute to future planned improvements along El Charro Road.

[16] Condition 145 from the Villages at the Quarry Project reads as follows: The Project shall construct Busch Road along the entirety of the Project frontage, as a two-lane roadway, in accordance with Section 19.36.050 of the Pleasanton Municipal Code, inclusive of a single-lane roundabout which is the appropriate means of traffic control for safe and efficient operation of the intersection of Busch Road and Street D ("Busch Road Improvements"). The roundabout shall be designed to fit entirely within the existing right-of-way without requiring any dedication of additional right(s)-of-way by developer or third parties. As a condition precedent to approval of the final map, the City and the applicant shall enter into a subdivision improvement agreement, subject to the City's bonding requirements, for the completion of the Busch Road Improvements. The Busch Road Improvements shall be eligible for a fee credit in accordance with Pleasanton Municipal Code Section 3.26.070. Should the applicable fee credits exceed the required transportation development fee, the applicant shall be entitled to reimbursement pursuant to a reimbursement agreement in accordance with Pleasanton Municipal Code Section 3.26.080.

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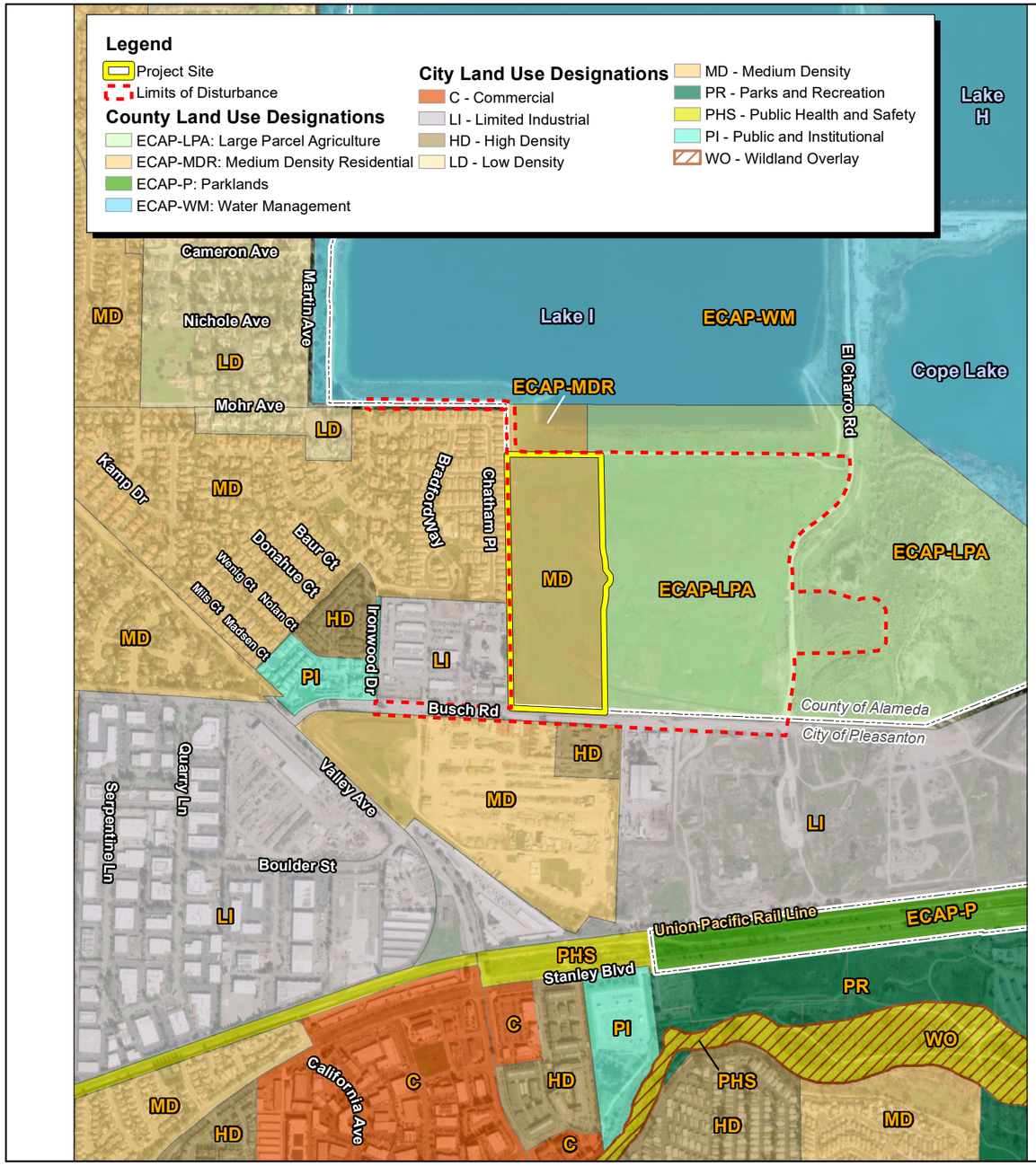

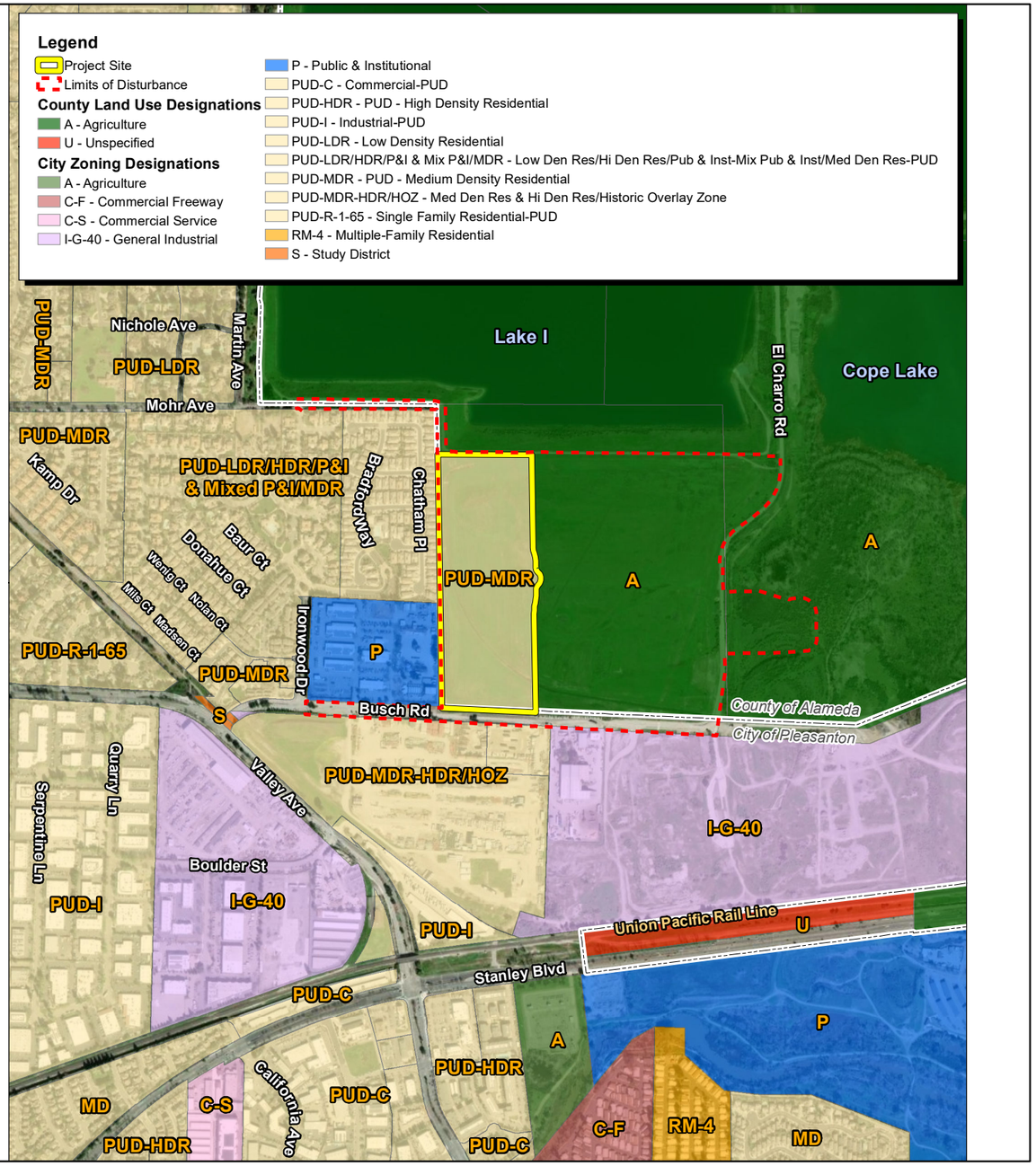

Source: ESRI Aerial Imagery. City of Pleasanton. County of Alameda.

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Exhibit 5
Proposed Land Use and Zoning

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A new trail connection is proposed along the northern project site boundary and the western side of the proposed Street A, as shown in Exhibit 4, within which project infrastructure would be installed for storm drain, sanitary sewer, and water; in addition, the trail connection would be available for restricted public access (limited to bikes, pedestrians, and authorized City maintenance equipment). The proposed trail connection would require an access easement from Zone 7 Water Agency, the property owner, to the City. These upgrades are designed to enhance flood protection and utility reliability for the proposed project, as well as provide pedestrian/bicycle connectivity for the benefit of the project residents, guests, and members of the public.

The proposed project would include the addition of a landscaped multiuse trail north of the project site, as shown in Exhibit 9c. Development of the trail would require removal or realignment of an existing chain-link fence and would provide an improved pedestrian and bicycle connection between the project site, Mohr Elementary School, and surrounding neighborhoods, thereby enhancing local circulation and neighborhood connectivity.

2.3.5 - Circulation and Access

Vehicle

The proposed project would include a 2-car garage attached to each proposed single-family home . . All applicable City off-street parking standards would be satisfied. Additional parking would be provided along the proposed project's internal streets. Primary vehicular access to the project site would be via Busch Road, as shown on Exhibit 4. Additionally, speed bumps are proposed on Streets A and B as a traffic calming measure.

During project operation, emergency access would be provided via Busch Road from Valley Avenue.

Bicycle

Currently, there are no bicycle lanes on Busch Road adjacent to the project site. The nearest existing bicycle route is a Class II bicycle path, which starts at the Ironwood Drive and Bradford Way/Cornerstone Court traffic circle and connects to the Iron Horse Trail, approximately 1,000 feet west of the project site (Exhibit 6).[17] West and north of this intersection, bicycle lanes are provided on both sides of Ironwood Drive and Busch Road. In addition, the Iron Horse Regional Trail, a paved multiuse path that stretches over 30 miles from Concord to Pleasanton, is located approximately 1,500 feet west of the project site, providing access to the Dublin/Pleasanton BART Station.

As discussed above, the Villages at the Quarry Project, or the proposed project, if necessary,[18] would be required to construct off-site bicycle lane improvements to Busch Road that would connect to the existing bicycle lanes on Busch Road and Ironwood Drive.

[17] City of Pleasanton. 2019. Trails Master Plan. Website: https://www.cityofpleasantonca.gov/assets/our-government/public-works/engineering/landscape-ordinance/trails/trails-master-plan.pdf. Accessed March 10, 2026.

[18] As previously described, the approved and entitled Villages at the Quarry Project is responsible for the implementation of this improvement. If that project does not move forward, or does not proceed in a timely manner, the Arroyo Lago project developer would be responsible for implementation.

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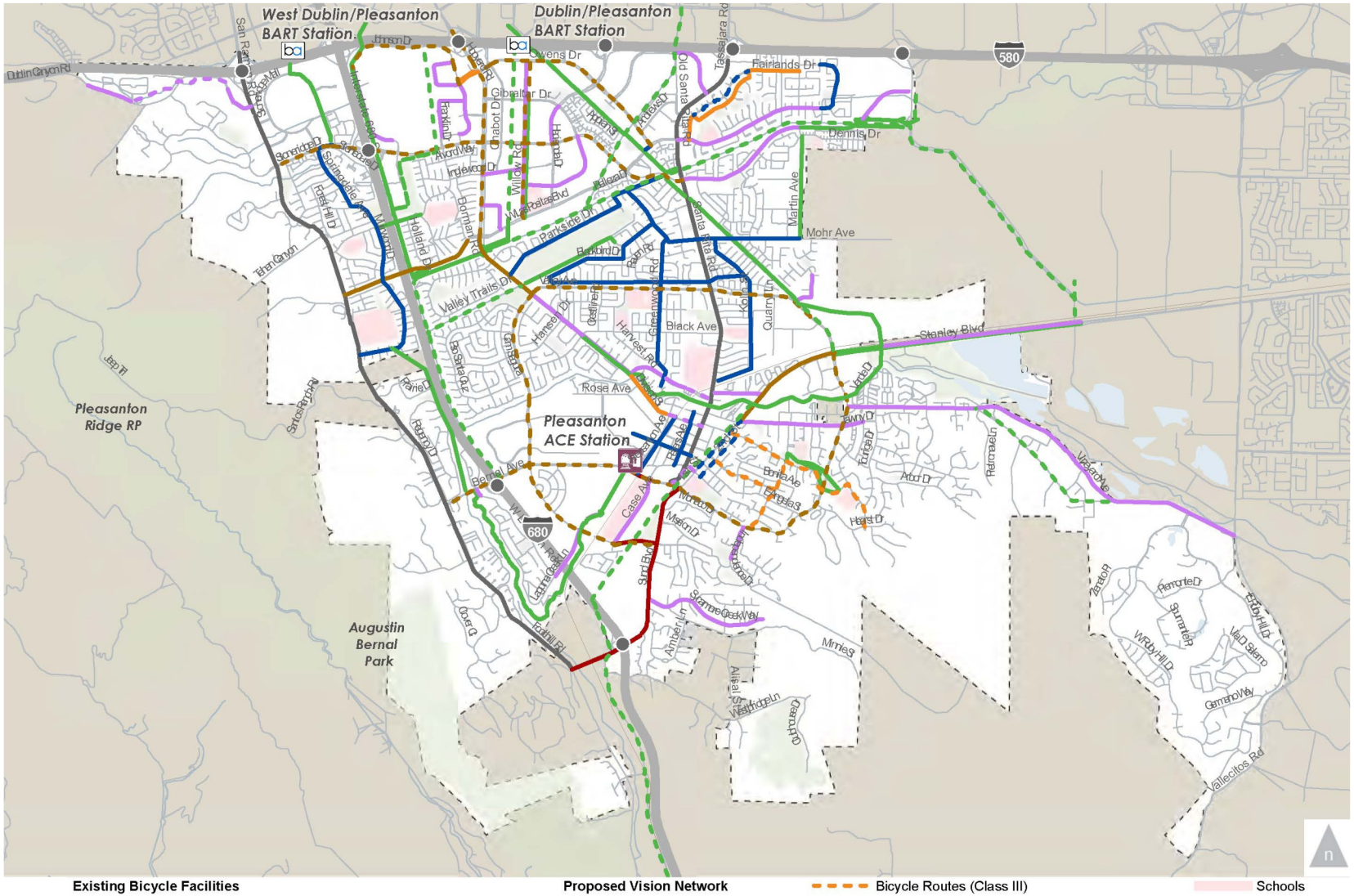

Source: Fehr & Peers, 2018.

Exhibit 6

Existing and Planned City of Pleasanton Bicycle Facilities

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Pedestrian

The proposed project would include construction of approximately 0.5 mile of multiuse trails on the northern boundary of the project site and western side of Street A. In addition, all proposed roads on the project site would contain 5-foot sidewalks on both sides (except for the eastern side of Street A) and would also provide crosswalks at all internal intersections (except for adjacent to Street A's roundabout), in accordance with the City's applicable Standard Specifications and Details.

There are no sidewalks currently in the vicinity of the project site, including on Busch Road. The traffic signal at the Busch Road and Ironwood Drive intersection includes crosswalks with pedestrian signal heads to facilitate pedestrian crossings, and sidewalks extend on Busch Road west of the intersection and on Ironwood Drive.

As discussed above, the Villages at the Quarry Project, or the proposed project if the Villages at the Quarry Project does not proceed to implement these improvements, would be required to construct off-site sidewalk improvements to Busch Road that would connect to existing sidewalks on Busch Road and Ironwood Drive.

2.3.6 - Design and Landscaping

Building Design and Height

Building heights would range from approximately 19.5 (single-story homes) to a maximum of 30 feet (2-story homes). Buildings would be set back from the proposed streets in accordance with the development standards set forth in Table 1.

In conformance with the proposed development standards, the project applicant proposes three housing unit types for the 50x70 Lot Development Standards, three housing unit types for the 50x80 Lot Development Standards, and two housing unit types for the 59.5x97 Lot Development Standards. Details about the proposed housing are provided in Table 3.

Table 3: Housing Details

Housing Unit Type	Lots 1–102 50x70 Lot Standard (approximate)	Lots 103–130 Lots 162–178 50x80 Lot Standard (approximate)	Lots 131–161 59.5x97 Lot Standard (approximate)
Home Size (square feet)	2,541 to 2,648	2,991 to 3,398	2,642 to 2,660
Height	2 story	2 story	1 story
Attached Garage	2 car	2 car	2 car
Bedrooms	4 to 5	4 to 5	3 to 4
Bathrooms	3 to 3.5	3 to 4.5	2.5 to 3.5

Housing Unit Type	Lots 1–102 50x70 Lot Standard (approximate)	Lots 103–130 Lots 162–178 50x80 Lot Standard (approximate)	Lots 131–161 59.5x97 Lot Standard (approximate)
Floor Area Ratio (FAR)	0.73 to 0.76	0.75 to 0.85	0.46
Source: KTGY. 2026. Schematic Design. February 6.			

The exterior of the homes would be constructed with Farmhouse, Craftsman, and Modern Ranch and Prairie designs. To achieve architectural variety throughout the project site, duplicate styles would not be adjacent to each other. Design features would include slate and metal roofing, lap siding with adjacent trim boards, gable siding with horizontal trim, batten board sidings with adjacent trim boards, fascia, eaves, knee braces, corbels, shutters, and painted garage and entry doors. The exterior color palette depends upon the architectural design type, with palettes ranging between whites, grays and browns, blues, grays, yellows, stone and terracotta, and brighter greens, blues, and reds.

Landscaping

The project applicant proposes to construct a private, approximately 0.7-acre park that would be owned and maintained by the Homeowner's Association (HOA) and approximately 0.5 mile of multiuse trails, as shown on Exhibit 7a and Exhibit 7b. A Public Access Easement would be provided to allow the public to use the park amenities.

The park on the project site would be landscaped with various drought-resistant grasses and shrubs of non-native and native origin, which are consistent with the Model Water Efficient Landscape Ordinance (MWELO). Paving across the park, streets, and other open space landscaped areas would consist of concrete and decomposed granite, with accent paving being used to demarcate crossings. Ornamental fencing would be used to separate residences and public spaces. Other amenities, such as benches, tables, and chairs, would be installed in the park. All project landscaping would meet applicable standards and other requirements, including the City's Standard Specifications and Details.

Internal streets on the project site would be lined with street trees, with the exception of the eastern side of Street C which would have a monolithic sidewalk, and the park would contain trees as well. Trees would also be installed along the north side of the project site boundary along Lake I, along the front yards of the proposed homes, along the Busch Road frontage, and within the Busch Road median. Proposed project trees would include the crape myrtle, Chinese pistache, native oak, Indian hawthorn, little leaf linden, and Chinese elm species.

2.3.7 - Proposed Utilities

Exhibit 8a and 8b show the proposed on-site utilities for the proposed project, and Exhibit 9a, 9b, 9c, and 9d show the proposed on- and off-site utility improvements for the proposed project.

Lagerstroemia 'Muskogee'
Crape Myrtle

Rhaphiolepis 'Majestic Beauty'
Indian Hawthorn

Cercis occidentalis
Western Redbud

Photinia fraseri
Red Tip Photinia

Pistachia chinensis
Chinese Pistache

Tilia cordata
Littleleaf Linden

Quercus spp.
Native Oak Species

Ulmus parvifolia
Chinese Elm

1. PARK ENLARGEMENT SEE NEXT PAGE
2. ORNAMENTAL FENCE AT TRAIL EDGE
3. STREET TREES/FRONT YARD TREES
4. MONUMENT SIGN
5. HYDROSEED
6. STREET TREES TO MATCH ADJACENT PROPERTY TO BUSCH RD.
7. MEDIAN TREES ON BUSCH RD.

0 30' 60' 120'

Source: Gates & Associates, Inc., February, 2026.

Exhibit 7a
Landscape Plan

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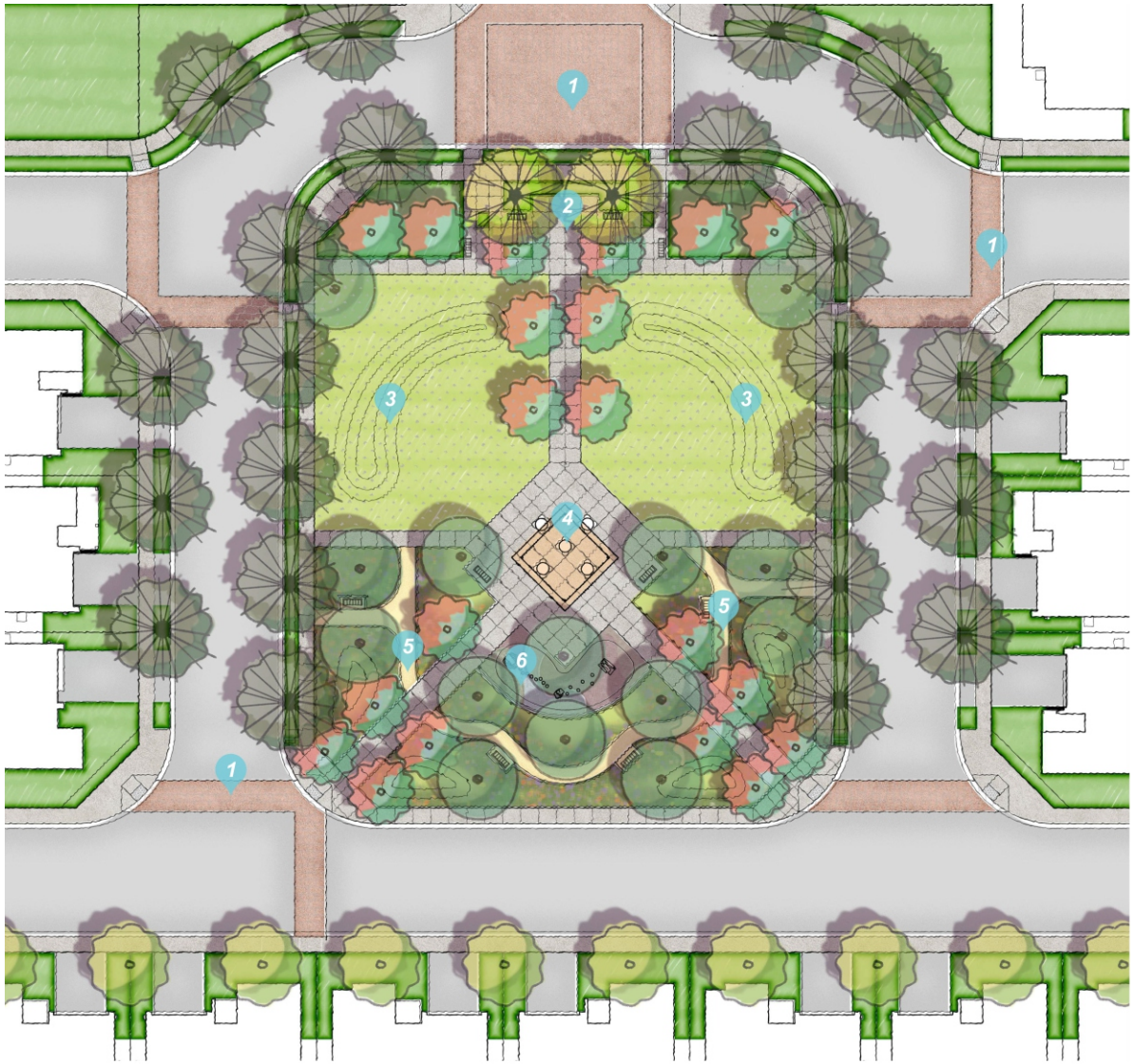

1. ACCENT PAVING
2. ENTRY PLAZA
3. BERMED LAWN
4. CENTER PICNIC PLAZA WITH SHADE STRUCTURE AND SEATING
5. GARDEN WITH DECOMPOSED GRANITE PATH AND SEATING
6. NATURAL PLAY TOT LOT

Source: Gates & Associates, Inc., February, 2026.

Exhibit 7b
Park Plan

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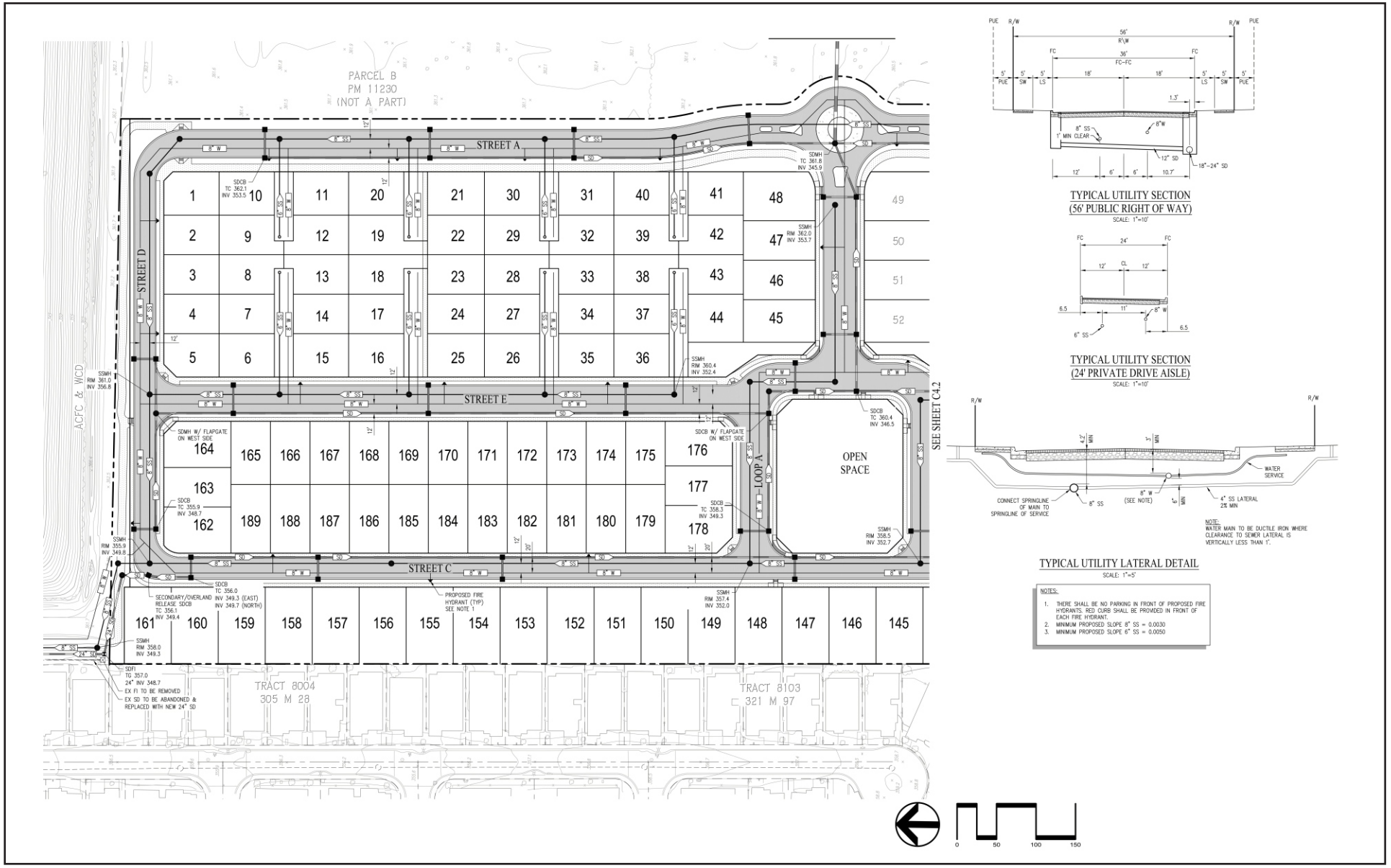

Source: CBG Civil Engineers, January, 2026.

Exhibit 8a

Utility Plan (Northern Portion)

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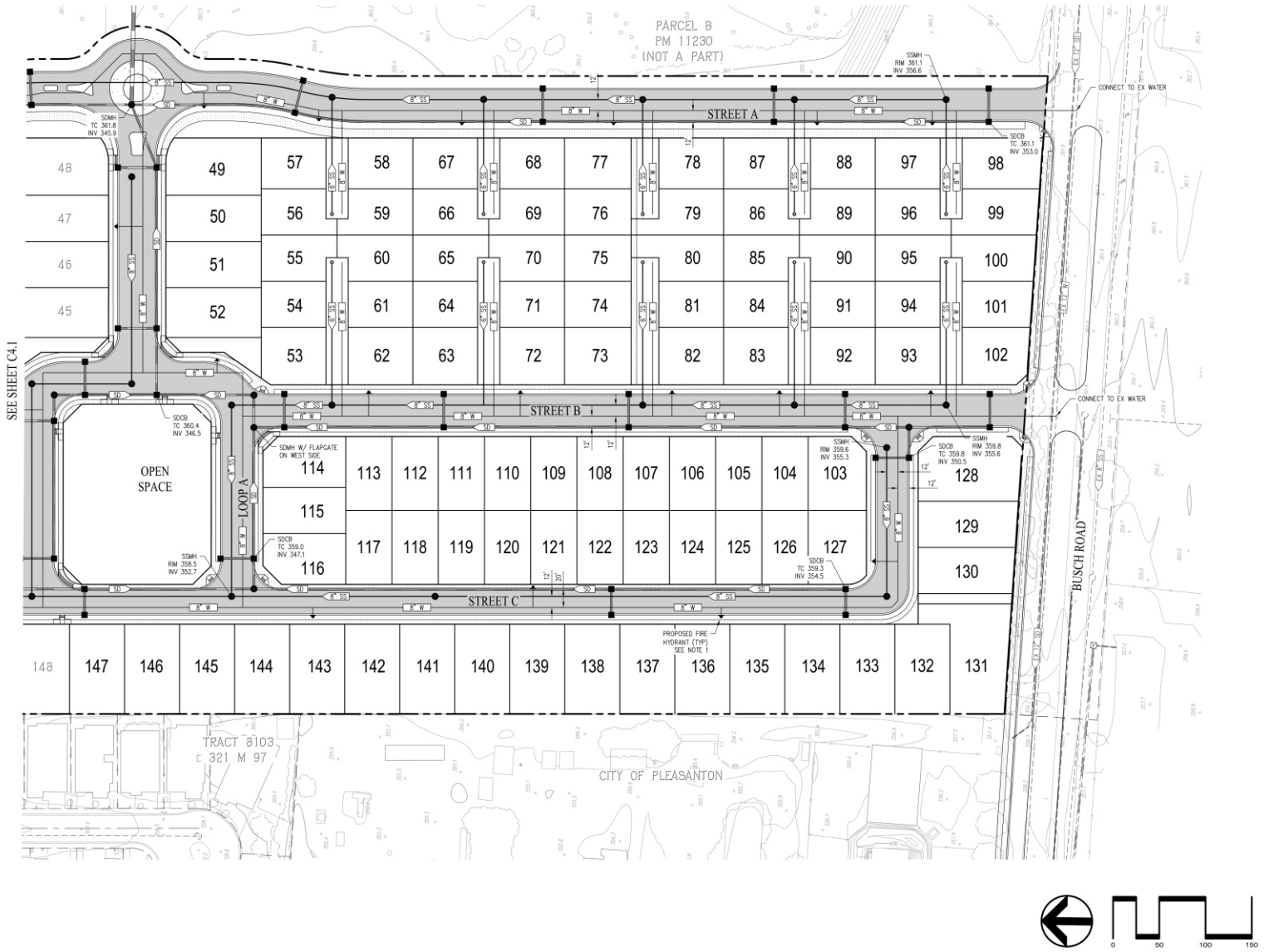

Source: CBG Civil Engineers, January, 2026.

Exhibit 8b

Utility Plan (Southern Portion)

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Source: CBG Civil Engineers, January, 2026.

Exhibit 9a
Overall Off-site Utility Plan

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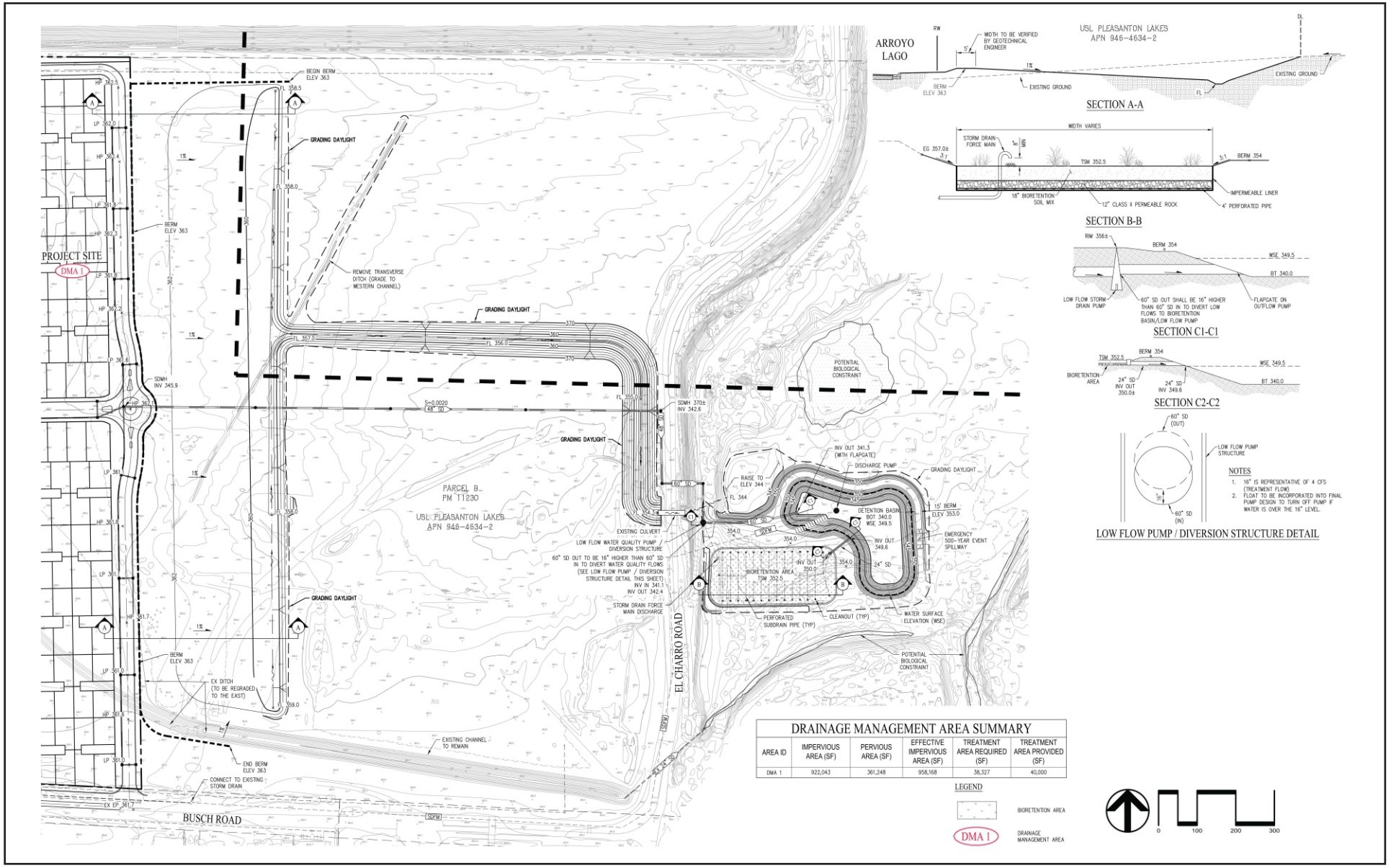

DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	922,043	361,248	958,168	38,327	40,000

Source: CBG Civil Engineers, January, 2026.

Exhibit 9b

Off-site Utility Plan - East Toward El Charro

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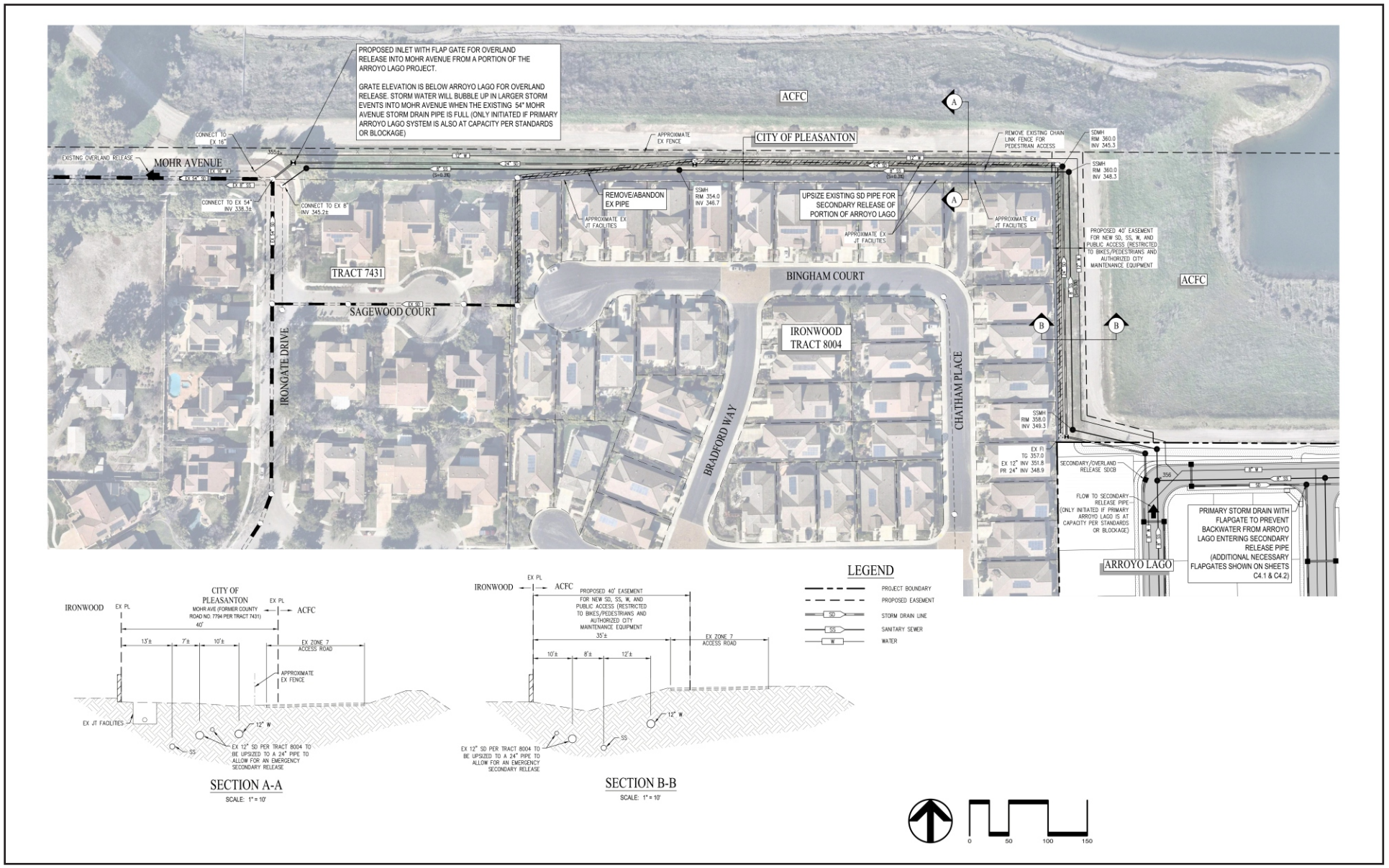

Source: CBG Civil Engineers, January, 2026.

Exhibit 9c

Off-site Utility Plan - Mohr Avenue Connection

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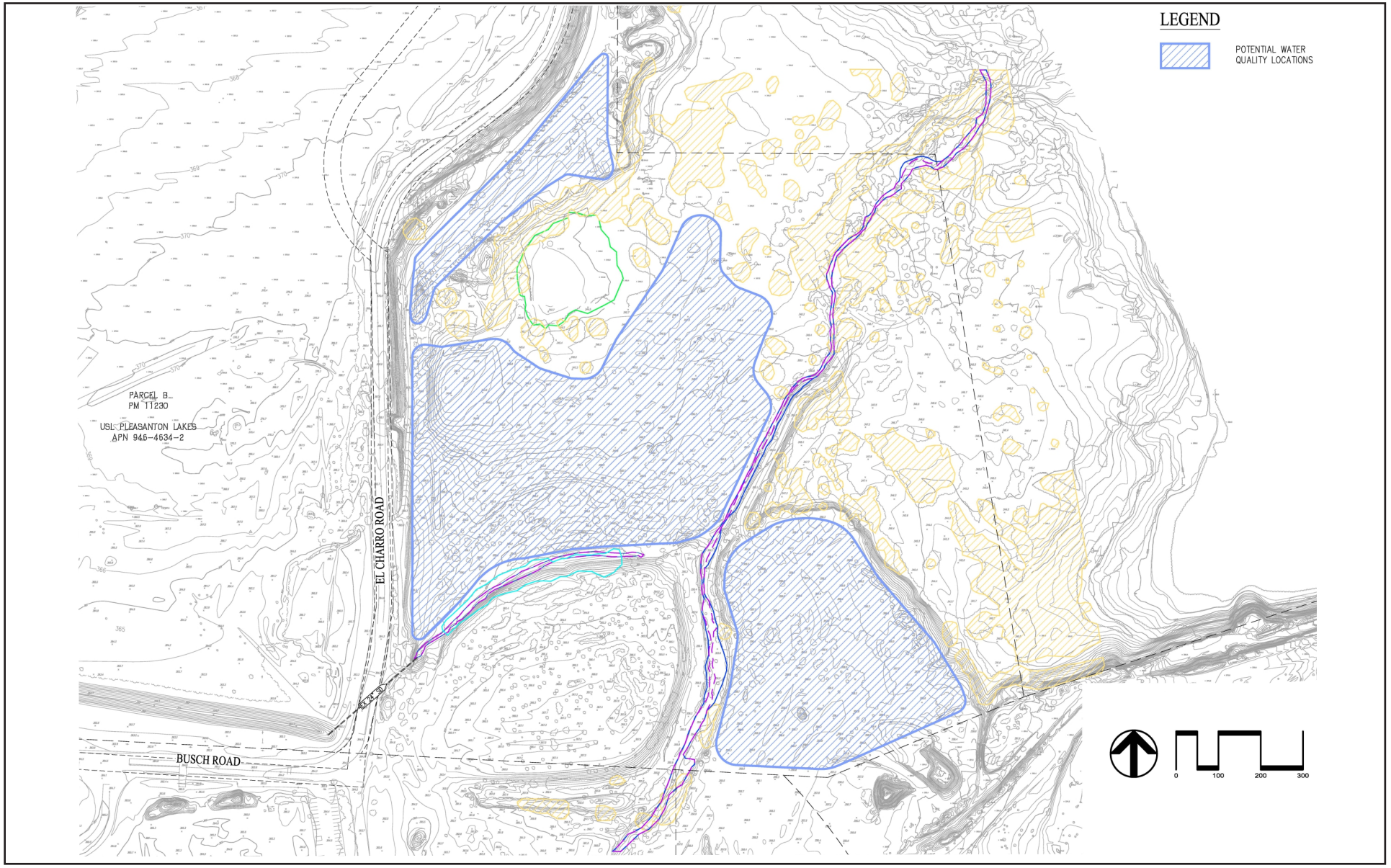

Source: CBG Civil Engineers, May, 2026.

Exhibit 9d

Potential Bioretention Locations

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Domestic Water

Water service for the proposed project would be provided by the City via connection to an existing 12-inch diameter water line along Busch Road and an off-site existing 16-inch diameter water line on Mohr Avenue. To access the existing water line in Mohr Avenue, as shown in Exhibit 9c, the proposed project would construct a new 12-inch diameter water line extending from the northwest corner of the project site, following the existing utility road, to Mohr Avenue.

Stormwater Drainage

Two options are being studied for handling the proposed project's stormwater drainage: one involving conveyance to the City's existing storm drain system (City Stormwater Option) and the second option involving the stormwater discharging into Zone 7's facilities (Zone 7 Stormwater Option). The Zone 7 Stormwater Option would be subject to Zone 7 approval. Both options are described further below.[19]

City Stormwater Option

Stormwater generated by the proposed project would be collected via 6-inch storm gutters along the proposed internal streets and conveyed through an on-site network of 18-inch underground storm drain pipes to the City's existing storm drain system. Under normal operating conditions, stormwater would be conveyed via an approximately 45-inch diameter pipe to a proposed primary bioretention area located approximately 0.45 mile east of the project site, adjacent to El Charro Road (Exhibits 9b and 9d). The applicant would be responsible for the maintenance and ongoing operations of this facility in compliance with City standards as conditioned through the Conditions of Approval or the PADA.

The primary bioretention area would include a treatment area of approximately 40,000 square feet. The bioretention area would contain two layers: an approximately 18-inch layer of bioretention soil mix and an approximately 12-inch layer of Class II permeable rock. After being treated, the stormwater would be pumped out of the bioretention basin into a storm drain force main that would be located in El Charro Road and would flow south to Busch Road where it would flow west and connect to an existing City storm drainpipe in Busch Road (Exhibit 9a).

In larger storm events, stormwater would be temporarily stored in a detention basin just northeast of the bioretention area. The detention basin has been sized to accommodate back-to-back 100-year storm events in accordance with all applicable standards and requirements, allowing stormwater discharge to be metered to ensure that the capacity of the City's storm drain system is not exceeded.

In addition to the normal stormwater system, the proposed project is also designed with overland release, which includes a path for surface floodwater to flow through the development in a manner that protects structures should the underground storm drain system be blocked or overwhelmed.

[19] The proposed project would implement one of the two stormwater options, and thus, both stormwater options are being considered in this Addendum for purposes of a conservative analysis.

In order to protect structures from flooding at the project site, the overland release would direct most of the surface flow south to Busch Road, but a portion of the project site starting from approximately Lot 118 and proceeding north has been designed to be captured in a secondary overland release inlet which would convey the stormwater into an approximately 24-inch diameter pipe that would connect with an existing storm drain line in Mohr Avenue.

All stormwater infrastructure improvements would be designed and constructed in accordance with all applicable requirements set forth in the City of Pleasanton's Standard Specifications and Details and implemented through the City's COAs for the proposed project.

Zone 7 Stormwater Option

The proposed project includes another stormwater management configuration that would be implemented only if approved by the Board of Directors of Zone 7. This option would allow treated stormwater from the proposed bioretention areas to discharge to lands located east of El Charro Road, from which flows would ultimately drain toward Cope Lake.

Under this configuration, the proposed project would continue to treat stormwater through the proposed bioretention facilities (as described above) in compliance with applicable water quality standards. However, rather than conveying treated stormwater via a detention basin, pumps, and a storm drain force main, the treated flows would be discharged from the bioretention areas and allowed to drain naturally toward Cope Lake, consistent with the historic drainage pattern that has conveyed runoff from these parcels toward Cope Lake. As a result, the detention basin, pump facilities, and storm drain force main described above would not be constructed.

While the proposed project has been designed to avoid direct stormwater discharge to Cope Lake via the City Stormwater Option, the project entitlements would also incorporate the ability of the applicant to pursue the Zone 7 Stormwater Option instead, subject to Zone 7 approval. This option is included to provide flexibility should Zone 7 determine that discharge of treated stormwater to the land east of El Charro Road is acceptable. The Zone 7 Stormwater Option is consistent with the stormwater design evaluated under the County-approved Tentative Map and considered in the Prior FEIR and, thus, would not introduce new or substantially more severe environmental impacts compared to those analyzed in the Prior FEIR, as detailed more fully in this Addendum.

Implementation of this option would remain subject to all applicable regulatory approvals and would be required to comply with City and Zone 7 stormwater requirements, including water quality treatment, erosion control, and post-construction stormwater management standards.

Sanitary Sewer

Sanitary sewer services for the proposed project would be provided by the City, via a connection to an existing off-site 8-inch diameter sewer line in Mohr Avenue, northwest of the project site. The proposed sewer connection would require that an access easement from Zone 7 Water Agency, the property owner, be granted to the City. Similar to the proposed water and stormwater lines, the proposed project would construct a new 8-inch diameter sewer line extending from the northwest

corner of the project site, following the existing utility road, to Mohr Avenue to access the existing sewer line. Sanitary sewer service throughout the project site would be provided in 8-inch diameter sanitary sewer lines under the proposed internal streets.

Solid Waste, Organics, and Recycling Collection

The proposed project would be served by the PGS, which would provide weekly solid waste, organics, and recycling services.

Power and Telecommunications

Electric and gas services for the proposed project would be provided by Pacific Gas and Electric Company (PG&E). Ava Community Energy (Ava) would provide electricity generation services, while PG&E would provide transmission and delivery services for electricity to the project site. The proposed project would be served by existing utility lines on the north side of the project site and along Busch Road. Both power lines are currently located above ground but would be moved underground as part of the proposed project. AT&T would provide phone services, and Comcast would provide phone and high-speed internet services.

2.3.8 - Phasing and Construction

For the purposes of this analysis, construction of the proposed project components and off-site improvements is anticipated to occur over a period of approximately 4 years, starting in June 2026 and ending in September 2030.[20] All site preparation and grading for the entire project site could also be completed at this time. Grading and site preparation would include the import of approximately 150,000 cubic yards fill; in connection therewith, as previously described and considered in the Prior FEIR, the project applicant intends to commence with surcharging of the project site under an approved County permit as soon as June 2026, via the shifting of dirt from an on-site borrow pit to another on-site location where it would be loaded upon the imported fill to accelerate soil consolidation and improve the soil's bearing capacity. The amount of import would be slightly less than contemplated in the Prior FEIR because the proposed project would not raise the elevation of the building pads adjacent to the existing Villages at Ironwood residential community to the same extent as the County Project, thereby reducing the need for imported fill relative to what was previously assumed. The preliminary construction schedule is provided in Table 4.

[20] If construction begins at a date later than the timeframe assumed for this analysis, the conclusions herein would continue to be conservative. This is because regulatory requirements applicable to construction equipment—such as off-road diesel engine standards, on-road vehicle emission standards, and other California Air Resources Board (ARB) or local air district rules—become more stringent over time. As a result, future construction equipment fleets generally emit fewer criteria air pollutants and greenhouse gases than those assumed in this evaluation. Therefore, delaying construction would not increase environmental impacts and would, in most cases, reduce them relative to the assumptions used in this analysis.

Table 4: Proposed Project Preliminary Construction Schedule

Construction Milestones	Expected Start/End Date
Horizontal Construction (In Tract and Off-site)	
Surcharge	June 2026-April 2027
Mass Grading	May 2027-July 2027
Underground Utilities	August–December 2027
Topside Improvements	January–April 2028
Off-site Street Improvements (Busch Road etc.)	August–December 2027
Horizontal Construction Complete	May–June 2028
Vertical Construction	
Model Home Starts	February 2028
First Production Phase Start	March 2028
Second Production Phase Start	June 2028
Third Production Phase Start	September 2028
Fourth Production Phase Start	January 2029
Fifth Production Phase Start	May 2029
Sixth Production Phase Start	September 2029
Vertical Construction Complete	September 2030
Source: 330 Land Company. 2026.	

2.4 - Required Actions and Approvals

The proposed project would require the following discretionary and ministerial permits and approvals.

2.4.1 - Discretionary Actions

Discretionary approvals and permits are required by the City for implementation of the proposed project. The proposed project would require the following discretionary approvals and actions, including:

- General Plan Amendment
- Pre-zoning and PUD Development Plan
- Approval of a PADA
- Approval of Vesting Tentative Subdivision Map

- Approval of Final Map
- Approval of Affordable Housing Agreement
- Approval of Resolution to Initiate Annexation Proceedings
- Approval of easements for storm drain, sanitary sewer, water, utilities, and restricted public access
- Approval to form project CFD(s)

2.4.2 - Ministerial Actions

Subsequent ministerial actions would be required for the implementation of the proposed project. including, but not limited to, issuance of grading and building permits and certificates of occupancy.

2.5 - Responsible and Trustee Agencies

A number of other agencies, in addition to the City, will serve as Responsible and/or Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Addendum will provide environmental information to these agencies and other public agencies, which may be required to grant approvals for aspects of the proposed project that fall within the agencies' respective jurisdictional authority, as part of project implementation. These agencies may include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW)
- California State Water Resources Control Board (State Water Board)
- Alameda County Local Agency Formation Commission (LAFCo)
- Alameda County Environmental Health Department
- Alameda County Public Works Agency
- Zone 7 Water Agency (Zone 7)
- Dublin San Ramon Services District (DSRSD)

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3 - CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) such that the prior certified environmental document would require major revisions to ensure it is adequate for purposes of the modified project (CEQA Guidelines § 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but rather that there is no change in the impact conclusion since it was analyzed and addressed in the Prior FEIR. In other words, these environmental categories might be answered with a “no” in the checklist because it has been determined that the proposed project does not introduce changes that would result in a modification to the impact conclusion of the previously approved CEQA document.

This Addendum addresses the conclusions of the Prior FEIR to confirm whether additional environmental review would be triggered for the proposed project pursuant to CEQA Guidelines Sections 15162 and 15164.

3.1 - Explanation of Checklist Evaluation Categories

(1) Conclusion in Prior FEIR

This column summarizes the conclusion of the Prior FEIR relative to the environmental issue listed under each topic. Because the County Project and Alternative 2 are substantially similar in design, scope, and environmental considerations, the summary of the Prior FEIR addresses them together for purposes of analysis in this document. Unless specifically noted, descriptions of the Prior FEIR conclusions made with respect to the County Project are also generally applicable to Alternative 2. Where the Prior FEIR reached different conclusions regarding specific environmental topics or impact levels between the County Project and Alternative 2, those distinctions are identified and discussed to ensure clarity and accuracy.

(2) Do the Proposed Changes Involve New or More Severe Impacts?

The second column asks whether the proposed project, as compared to the County Project, would involve significant new impacts or a substantial increase in severity of previously identified impacts in the Prior FEIR. Pursuant to CEQA Guidelines Section 15162 (a)(1), this column indicates whether the changes represented by the proposed project would result in new significant environmental impacts not previously identified or mitigated by the Prior FEIR

or whether the changes would result in a substantial increase in the severity of a previously identified significant impact such that major revisions to the Prior FEIR would be triggered to ensure it is adequate for purposes of the proposed project.

(3) New Circumstances Involving New or More Severe Impacts?

Pursuant to CEQA Guidelines Section 15162 (a)(2), the third column indicates whether there have been substantial changes with respect to the circumstances under which the proposed project is undertaken that would require major revisions to the Prior FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(4) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162 (a)(3)(A-D), the fourth column indicates whether there is new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Prior FEIR was certified, such that any of the following would occur:

(A) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this Addendum were to find that the impact conclusions of the Prior FEIR remain the same such that (1) no new significant impacts are identified, (2) identified impacts are not found to be substantially more severe than previously evaluated, and (3) additional mitigation is not necessary, then the question would be answered “no” and no additional supplemental or subsequent EIR would be required.

(5) Mitigation Measures

Pursuant to CEQA Guidelines Section 15162 (a)(3), the final column indicates whether the Prior FEIR provides mitigation measures to address effects in the related impact category. Any previously adopted mitigation measures will be identified. The response will also address proposed revisions to previously adopted mitigation measures (if any). These mitigation

measures would be implemented by the proposed project, as applicable. If "NA" is indicated, the Addendum has concluded that the impact either does not occur with the proposed project or is not significant, and, therefore, no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

The following sections include three components for each environmental checklist question: discussion of each checklist question and any potential impacts to the environment, any mitigation measures required, and a conclusion of the analysis. Each component is further described below:

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the proposed project relates to the issue, and the status of any mitigation that may be required.

(2) Mitigation Measures

Applicable mitigation measures from the Prior FEIR that apply to the proposed project are listed under each environmental category.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

3.3 - Environmental Topics

The following topics are evaluated in accordance with CEQA requirements:

- Aesthetics, Light, and Glare
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal 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
- Utilities and Service Systems
- Wildfire

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
I. Aesthetics, Light, and Glare *Except as provided in Public Resources Code Section 21099, would the project:*					
a) Have a substantial adverse effect on a scenic vista?	Less than significant impact	No	No	No	NA
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	No impact	No	No	No	NA
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	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
governing scenic quality?					
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact	No	No	No	NA

Discussion

a) Scenic Vista

Would the project: Have a substantial adverse effect on a scenic vista?

Prior FEIR Conclusions

The Prior FEIR concluded that the project site does not contain any designated scenic vistas as defined by the Alameda County General Plan or the ECAP. The nearest scenic resource, Lake I of the Zone 7 Chain of Lakes, is adjacent to the northern boundary of the project site; however, public access is restricted, and views are limited except from neighboring properties. Given the County Project's maximum height of approximately 30 feet and its setback of roughly 295 feet from Lake I, the Prior FEIR found that it would not obstruct views of the lake from adjacent development.

Additionally, the nearest ridgelines (Happy Valley ridgelines) lie approximately 2.44 miles south of the project site, while designated scenic roadways such as I-680 and SR-84 are over a mile away and visually disconnected due to intervening development. Temporary visibility of construction equipment was also determined to have no substantial impact on scenic views.

The project site itself lacks prominent visual features such as scenic ridges, hillsides, or rock outcroppings. Planned grading and landscaping, including a retaining wall, would maintain the area's visual character. Based on these findings, the Prior FEIR concluded that neither the County Project nor Alternative 2, Annexation into the City of Pleasanton, would result in a substantial adverse effect on scenic vistas, and therefore, impacts would be less than significant. (Draft EIR, pp. 3.1-14, 6-11).

Proposed Project Analysis and Conclusion

The proposed project would occur in the same location as the County Project. There are no scenic resources, as defined by the City's General Plan, located on the project site. Scenic resources identified by the City's General Plan include the hillsides, wildlands, and open space areas adjacent to the City's western, southern, and eastern borders, which are located between 2 and 4 miles from the project site. Views of these areas are visible from the project site intermittently and are partially obstructed by existing development and vegetation. The project site is bounded to the north by Lake I of the Zone 7 Chain of Lakes and to the east by vacant land. As such, there are no sensitive viewpoints located adjacent to the project site from which views of the scenic hillsides, wildlands, and open space areas adjacent to the City's western, southern, and eastern borders would be obstructed. Additionally, the maximum height of the proposed project would be 30 feet, and the proposed project would comply with the setback requirements of the PUD-MDR zone. As such, views of these areas from neighboring properties would not be obstructed.

Construction equipment would be present on the project site intermittently throughout the construction period and could be visible from public viewpoints located within nearby scenic resources, such as the hillsides, wildlands, and open space areas adjacent to the City's western, southern, and eastern borders, although since its presence would be temporary, it would not result in a substantial impact on public views from any scenic resources. The project site, which is relatively flat in elevation, vacant, and graded, does not contain any scenic ridges, hillsides, rock outcroppings, or other designated scenic resources, which would be damaged or affected by the proposed development. As such, consistent with the conclusions in the Prior FEIR, implementation of the proposed project would not result in a substantial adverse effect on a scenic vista. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) State Scenic Highways

Would the project: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

Prior FEIR Conclusions

As stated above, the Prior FEIR found that the project site does not contain any officially designated scenic resources as defined by the Alameda County General Plan and ECAP, including significant trees, rock outcroppings, or historic buildings within or adjacent to a State Scenic Highway. The project site is relatively flat in elevation and is vacant and graded. The nearest designated State Scenic Highway is I-680, approximately 3 miles away, while the nearest highway eligible for State Scenic Highway designation is I-580, approximately 1.4 miles away; neither of which are visible from the project site due to distance and intervening development. The Prior FEIR determined that the County Project would not result in substantial damage to scenic resources in a State Scenic Highway. Therefore, the Prior FEIR concluded that impacts would be less than significant for the County Project and under Alternative 2, Annexation to City of Pleasanton. (Draft EIR, pp. 3.1-15, 6-11).

Proposed Project Analysis and Conclusion

There are no officially designated State Scenic Highways or City scenic roadways in or adjacent to the project site. As discussed in the Prior FEIR, the nearest officially designated State Scenic Highway is I-680, located approximately 3 miles west of the project site. The nearest highway eligible for State Scenic Highway designation is I-580, located approximately 1.4 miles north of the project site. Given the distance of the project site to these resources and the intervening development, the proposed project would not be visible from either highway. Given the absence of scenic highways proximate to the project site, the lack of designated scenic resources (i.e., ridgelines, hillsides, rock outcroppings) on the project site, and the presence of intervening development between the project site and the nearest scenic highways, the proposed project would not substantially damage scenic resources in a State Scenic Highway. Thus, consistent with the Prior FEIR's conclusions, there would be less than significant impacts in this regard. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Visual Character

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is currently vacant and surrounded by residential, industrial, and public facility uses. Because the County does not have quantitative thresholds for the evaluation of aesthetics, the Prior FEIR addressed both consistency with zoning and other regulations governing scenic quality, as well as changes to the existing visual character and quality. The County Project would introduce new residential development consistent with the ECAP's MDR designation. The County Project would include single-family homes, junior ADUs, internal streets, and landscaped open space. The Prior FEIR found that the design, materials, and color palette of the homes would be compatible with surrounding development. The County Project would also include a retaining wall and an approximately 8-foot "good neighbor" fence along the western boundary to address grade differences and provide privacy. While the County Project would alter the visual character of the project site, these changes would be consistent with the planned land use and would not degrade the visual quality of the area. Therefore, the Prior FEIR concluded that impacts would be less than significant with respect to the County Project and Alternative 2. (Draft EIR, pp. 3.1-17, 6-11).

Proposed Project Analysis and Conclusion

Although the project site is located in an urbanized area, for which this checklist question limits the analysis to conflict with applicable zoning and other regulations governing scenic quality, this analysis of operational impacts addresses both consistency with zoning and other regulations governing

scenic quality, and also provides analysis of changes to the existing visual character and quality for informational purposes only.

Construction-related impacts related to degradation of existing visual character, quality, or natural topography of the project site and area would be temporary and less than significant. The proposed project includes annexation of the approximately 30-acre project site into the City. The proposed project would include a General Plan Amendment to redesignate the project site from the County MDR land use to the City's MDR land use. According to the City's General Plan, MDR allows for 2 to 8 du/acre. The proposed project would have a density of 6.3 du/acre, consistent with the MDR designation.

The proposed project would also include pre-zoning of the project site to PUD-MDR to be consistent with the proposed project density and General Plan land use designation. The purpose of the PUD district, as stated in the Municipal Code, is to allow for tailored zoning, which helps to ensure that the goals and objectives of the City's General Plan are promoted without discouraging innovation by application of restrictive developmental standards. As the proposed project would be subject to the design/development standards of the MDR designation and the related PUD development plan, the proposed project would be consistent (and would not conflict with) applicable zoning and regulations governing scenic quality.

Additionally, the City's General Plan Community Character Element establishes a comprehensive framework to preserve and enhance the City's visual identity and sense of place. Goal 1 (Preserve and enhance Pleasanton's community character) provides overarching direction to maintain visual harmony through high-quality design, while Policy 17 (Maintain, enhance, and protect the quality, character, and distinctiveness of residential neighborhoods) requires new development to respect established patterns of scale, massing, orientation, setbacks, and landscaping. The proposed project would adhere to these goals and policies through residential building forms, site layout, and streetscape design that reflect surrounding neighborhood patterns and maintain compatible visual transitions. Consistent with Policy 15, which encourages attractive architectural and site-design features, the proposed project would incorporate articulated pedestrian-oriented frontage, and coordinated landscaping. Streetscape improvements and on-site frontage design would further support Goal 5 and Policy 9 by incorporating street trees, landscaped setbacks, and screening elements that soften the visual presence of development and enhance the public realm. In addition, the proposed project's design would be consistent with Goal 4 and Policy 7, which emphasize high-quality design near City entryways, by providing a cohesive architectural vocabulary and landscaped edges that reinforce the City's visual identity, while maintaining appropriate visual separation in accordance with Policy 8 where applicable. Adherence to these General Plan goals and policies support the proposed project's integration with the existing visual character of the area and would not result in a substantial adverse change to the City's visual quality or community character.

For informational purposes, it is also noted that the proposed project has been designed such that it would have visual characteristics compatible with adjoining residential development. In addition, the design of the proposed residences provides for a harmonious composition of mass, scale, color, and

texture. Furthermore, the units that are adjacent to the existing Ironwood neighborhood would be single-story, which would also help to ensure visual compatibility with adjacent uses.

The proposed project also includes implementation of a landscaping plan that would adhere to all applicable requirements, including the planting of trees, shrubs, vines, and groundcover to replace trees proposed for removal, in accordance with Chapter 17.16, Tree Preservation, of the Municipal Code and Policy 2 of the General Plan's Open Space and Conservation Element.[21] Furthermore, the proposed project would include construction of an approximately 0.7-acre central park to provide visual character, recreational uses, and park space for both residents of the proposed project and the wider local community. Therefore, consistent with the conclusions in the Prior FEIR, impacts related to consistency with applicable scenic quality regulations and visual quality and character would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Light or Glare

Would the project: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Prior FEIR Conclusions

The Prior FEIR found that the County Project would introduce new sources of light and glare typical of residential development, including street lighting, exterior home lighting, and vehicle headlights. All exterior lighting would be designed, located, and shielded to confine direct rays of light to the project site, consistent with ECAP Policy 115 and the California Building Standards Code (CBC). Building materials would be similar to those used in surrounding residential areas and would not create substantial daytime glare, and windows would not produce excessive glare as residential glass typically has a low reflectivity rate. Based on the foregoing, the County Project would not introduce excessive nighttime lighting or glare that would adversely affect day or nighttime views in the area, including adjacent properties or public views. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.1-20, 6-11).

Proposed Project Analysis and Conclusion

The project site is currently undeveloped and does not contain existing sources of light and glare. The proposed project would result in slightly fewer overall residential units as compared to the County Project evaluated in the Prior FEIR (189 single-family homes and 48 junior ADUs with associated windows), as well as exterior lighting similar to, albeit slightly less than, the County Project. In addition, the proposed project incorporates refined grading plans that would reduce grade differences

[21] City of Pleasanton. 2009. Pleasanton General Plan 2005–2025, Open Space and Conservation Element. July 21.

between the project site and adjacent residential properties, thereby lowering the relative elevation of proposed improvements.

The project site is surrounded by residential uses, industrial uses, public services and utilities facilities, and open space. The existing residential and industrial uses contribute to the existing daytime glare and nighttime lighting of the area. Exterior lighting would be located around and within the project site. Consistent with the Prior FEIR's assessment, potential sources of light associated with the proposed project would consist of typical sources of lighting associated with residential development and from vehicles traveling to and from the project site. Lampposts would be evenly dispersed within the project site, with safety lighting as needed throughout the project site. All exterior lighting would be designed, located, and shielded to confine direct rays of light to the project site and would adhere to all applicable standards and requirements.

Furthermore, in accordance with Section 20.36.160 of the City Municipal Code, the proposed project would also comply with all applicable State regulations relating light and glare, including regulations in Title 24 of the California Code of Regulations Building Energy Efficiency Standards California Building Code (CCR Title 24), including Title 24, Part 6, and Section 132 of the Building Energy Efficiency Standards, which regulates lighting characteristics, such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. The proposed project would also include single-story homes along the western property line, compared to the 2-story homes evaluated in the Prior FEIR for the County Project, which would reduce impacts related to the proposed project's effects on light availability in the backyards of adjacent homes. In addition, the proposed project's grading would reduce relative elevation differences between the proposed project and adjacent homes, further reducing the potential for shadowing, light spill, and glare intrusion onto nearby residential properties. Glare resulting from the proposed residences' windows would be minimal and would be partially obscured by landscaping, depending on the time of day and the location of the reflecting light source. Furthermore, residential glass typically has a low reflectivity rate. Glare may also occur from on-site vehicles; however, such glare would be transient, depending upon the time of day and location of the vehicle. Therefore, consistent with the conclusions in the Prior FEIR, lighting and glare impacts from the proposed project would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe aesthetic impacts compared to those previously analyzed. Under this option, which was considered in the Prior FEIR, treated stormwater would be discharged from the proposed bioretention facilities and allowed to drain naturally toward Cope Lake, eliminating the need for the detention basin, pump facilities, and storm drain force main. Consistent with the analysis in the Prior FEIR, this option would not introduce new visible structures or substantially alter the visual character of the project site or the surrounding area, and it would reduce the amount of above-grade infrastructure. Accordingly, the Zone 7 Stormwater

Option would not adversely affect scenic vistas, conflict with zoning, or impact public views, nor would it introduce new sources of light or glare, and aesthetic impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to aesthetics, light, and glare. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
II. Agriculture and Forestry Resources *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*					
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 nonagricultural use?	No impact	No	No	No	NA
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	No impact	No	No	No	NA
c) Conflict with existing zoning for, or cause rezoning of, forest land (as	No impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	No impact	No	No	No	NA
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?	No impact	No	No	No	NA

Discussion

a-e) Conversion of Important Farmland; Agricultural Zoning and Williamson Act Contracts; Forest Zoning; Conversion of Forest Land; and Pressures to Convert Farmland or Forest Land

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

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

c) Conflict with existing zoning for 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 nonagricultural use or conversion of forest land to non-forest use?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is mapped as "Other Land" by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), which is considered a nonagricultural soil classification. The Prior FEIR determined that the soil on the proposed project site is Class IIIs5, which is not suitable for a Prime or Unique Farmland designation. Additionally, the project site is not under a Williamson Act Contract.

While the project site is zoned for Agriculture (A) under the County's zoning ordinance, the County's MDR General Plan land use designation supersedes the primary uses allowed by the zoning. Therefore, the Prior FEIR determined that the County Project would be consistent with the applicable Alameda County General Plan regulations and would not conflict with the project site's zoning. As such, construction and operation of the County Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses, or result in the loss or conversion of forestland to non-forest uses.

Neither the County Project nor Alternative 2 would conflict with any zoning for agricultural use or a Williamson Act Contract, or any zoning for forestland, timberland, or timberland zoned for Timberland Production. Finally, the Prior FEIR determined that the County Project would not involve other changes that could result in the conversion of Important Farmland to nonagricultural uses or convert

forest land to non-forest use. Therefore, the Prior FEIR concluded that no impact related to agriculture or forestry resources would occur. (Draft EIR, p. 4-1).

Proposed Project Analysis and Conclusion

The project site involves the same land evaluated in the Prior FEIR and, therefore, consistent with the determinations made in the Prior FEIR, the proposed project would have no impacts related to agriculture and forestry resources. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and is not encumbered by a Williamson Act Contract or zoned for Timberland Production.

While the project site is currently zoned A by the County's zoning ordinance, the project site would be rezoned to PUD-MDR as part of the proposed project. Therefore, the proposed project would not conflict with the project site's agricultural zoning. Further, the proposed project site is mapped as "Other Land," confirming that there would be no impact to land classified as Farmland or Forestland. The project site has a nonagricultural soil classification and is not under a Williamson Act Contract. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

Consistent with the analysis in the Prior FEIR, the Zone 7 Stormwater Option would not result in any new or more severe agricultural impacts. It would not convert FMMP-designated farmland, conflict with agricultural zoning, or result in the loss or indirect conversion of agricultural land; therefore, impacts would remain less than significant and consistent with the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to agriculture and forestry resources. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
III. Air Quality *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant impact with mitigation incorporated	No	No	No	MM AIR-1
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	Less than significant impact with mitigation incorporated	No	No	No	MM AIR-1
c) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact with mitigation incorporated	No	No	No	MM AIR-3
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than significant impact	No	No	No	NA

Discussion

a) Air Quality Plan Conflict

Would the project: Conflict with or obstruct implementation of the applicable air quality plan?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is located within the San Francisco Bay Area Air Basin (SFBAAB), which is regulated by the Bay Area Air Quality Management District (Bay Area Air District). The 2017 Clean Air Plan includes control measures aimed at reducing regional air pollutants and GHGs. Under the Bay Area Air District's CEQA Air Quality Guidelines, a project's consistency with the Clean Air Plan is evaluated in part by determining its consistency with the regional significance thresholds. Although the County Project's construction emissions would be below these thresholds and therefore would not result in substantial new regional emissions not already accounted for in regional air quality planning, the Bay Area Air District also requires implementation of its recommended Best Management Practices (BMPs) for construction dust as a qualitative criterion for determining CEQA significance.

Importantly, the Bay Area Air District's construction dust guidance is based not on the level of modeled emissions, but on whether the project incorporates the recommended BMPs. Because projects that do not implement dust-control BMPs are considered potentially significant regardless of calculated reductions, the Prior FEIR required implementation of Mitigation Measure (MM) AIR-1[22] to ensure consistency with Bay Area Air District guidance.

With MM AIR-1 incorporated, the County Project would implement the Bay Area Air District's recommended BMPs and therefore would not conflict with the control measures in the 2017 Clean Air Plan. Alternative 2 would result in similar construction activities, and MM AIR-1 would also be required to ensure consistency with the guidance. Therefore, the Prior FEIR concluded that neither the County Project's nor Alternative 2's impacts would conflict with the applicable air quality plan, and impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.2-44, 6-11, 6-12).

Proposed Project Analysis and Conclusion

The Bay Area Air District is responsible for reducing emissions from area, stationary, and mobile sources in the SFBAAB to achieve National and California Ambient Air Quality Standards (AAQS). The Bay Area Air District 2017 Clean Air Plan is a regional and multiagency effort to reduce air pollution in the Air Basin. A consistency determination with the 2017 Clean Air Plan plays an important role in local agency project review by linking local planning and individual projects to the 2017 Clean Air Plan. It fulfills the CEQA goal of informing decision-makers of the proposed project's environmental effects under consideration early enough to ensure that air quality concerns are fully

[22] Note: MM AIR-1 includes minor modifications to update the abbreviation for the Bay Area Air Quality Management District, which has changed since the publication of the Prior FEIR. These edits reflect minor typographical corrections.

addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the 2017 Clean Air Plan.

The proposed project would result in the construction of 189 single-family houses, 48 junior ADU's, and related improvements on approximately 30 acres. Demographics trends such as employment and population growth were estimated in the Association of Bay Area Government (ABAG) Plan Bay Area 2040 based on local general plan land use patterns, which the Bay Area Air District utilized in part to inform the emissions inventory and projections contained in the 2017 Clean Air Plan. Currently, the project site has a County land use designation of MDR, which serves as the land use basis for the Bay Area Air District's emissions inventory and projections in the 2017 Clean Air Plan. The proposed project would be consistent with the Bay Area Air District's projections. The 2017 Clean Air Plan also contains control measures required by the Bay Area Air District to reduce emissions for a wide range of stationary and mobile sources. As described above, the Prior FEIR determined that the County Project would be consistent with the applicable control measures in the 2017 Clean Air Plan, including those related to stationary source emissions, transportation, energy and climate, buildings, natural working lands, waste management, water, and GHG emissions after incorporation of MM AIR-1. The proposed project would be largely the same as the County Project, only with fewer proposed dwelling units and the elimination of a substantial amount of off-site utility improvements. As such, the proposed project would also be consistent with the applicable control measures with implementation of MM AIR-1, including those related to waste management, water control, and energy, if not to a greater extent.

Given the slightly reduced unit count and the elimination of substantial off-site utility improvements, the proposed project emissions would result in similar or fewer emissions than what were analyzed in the Prior FEIR, which were already below the Bay Area Air District's significance thresholds. Therefore, potential impacts would be considered less than significant, consistent with the analysis in the Prior FEIR. Regarding impacts related to construction fugitive dust, the Bay Area Air District requires that a project implement construction BMPs, which would ensure that impacts would be less than significant. Therefore, similar to the County Project and Alternative 2, MM AIR-1 would still be required to ensure implementation of construction BMPs recommended by the Bay Area Air District.

Because of reduced unit count and elimination of substantial off-site utility infrastructure, combined with adherence to applicable control measures in the 2017 Clean Air Plan and the implementation of MM AIR-1, the proposed project would not result in any new or more severe significant impacts related to conflicts with implementation of the 2017 Clean Air Plan beyond what was analyzed in the Previous FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Cumulative Criteria Pollutant Emissions Impacts

Would the project: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?

Prior FEIR Conclusions

The Prior FEIR found that the SFBAAB is in nonattainment for ozone (O_3), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and particulate matter less than 10 microns in diameter (PM_{10}). The County Project would generate emissions during construction and operation, including criteria pollutants such as nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), and particulate matter. Emissions modeling was conducted using the California Emissions Estimator Model (CalEEMod) and assumed implementation of MM AIR-1, which includes dust control, equipment maintenance, and idling restrictions. With respect to construction-related impacts, the Prior FEIR determined that MM AIR-1 would be required to reduce construction-related criteria pollutant impacts to less than significant levels because the Bay Area Air District requires implementation of its BMPs for construction dust as a qualitative criterion for determining CEQA significance. Operational emissions were also evaluated and found to be below the Bay Area Air District thresholds, and therefore, mitigation was not triggered. Therefore, the Prior FEIR concluded, with respect to criteria air pollutants, that construction-related impacts would be less than significant with mitigation incorporated, and operational-related impacts would be less than significant. (Draft EIR, pp. 3.2-50, 6-12, 6-13).

Proposed Project Analysis and Conclusion

This impact is related to the cumulative effect of a project's regional criteria pollutant emissions. By its nature, air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. The nonattainment status of regional pollutants results from past and present development within the Air Basin, and this regional impact is a cumulative impact. Therefore, new development projects (such as the proposed project) within the Air Basin would contribute to this impact only on a cumulative basis. No single project would be sufficient in size, by itself, to result in nonattainment of regional air quality standards. Instead, a project's emissions may be individually limited, but cumulatively considerable when evaluated in combination with past, present, and future development projects.

The HRA conducted in the Prior FEIR conservatively assumed that construction would occur seven days per week. A more realistic scenario involves a 5-day workweek while maintaining the same total number of construction days, thereby extending the overall schedule in calendar time.

Under Office of Environmental Health Hazard Assessment (OEHHA) guidance, chronic risk estimates (cancer risk and hazard quotients) are based on total cumulative exposure over time. Because the total number of construction days—and thus total emissions—would remain unchanged, chronic risk results are not expected to differ materially.

However, limiting construction to five days per week introduces non-operational periods, reducing the frequency of short-term exposures. As such, the original 7-day assumption is conservative, and refining it improves realism without increasing long-term risk estimates.

With respect to significance thresholds established by the Bay Area Air District, construction-related emissions are typically evaluated on a daily basis (e.g., pounds per day). Under a 5-day schedule, daily emission rates during active construction would remain unchanged, and therefore maximum daily emissions—and associated threshold comparisons—would not be affected.

The proposed project would be substantially similar to the County Project, though with fewer proposed dwelling units. The proposed project would also reflect an elimination of a substantial amount of off-site utility improvements from the County Project, including the removal of the proposed water storage and booster pump facility, WWTP, recycled water storage, and agricultural irrigation fields. The County Project was found to result in operational and construction-related criteria air pollutants or ozone precursors below the Bay Area Air District's thresholds of significance for all criteria pollutants. The proposed project is also substantially similar to Alternative 2, which, because it anticipated annexation to the City, did not consider a water storage and booster pump facility, WWTP, recycled water storage facility, and agricultural irrigation fields. Alternative 2 was also determined to result in a less than significant impact in this regard for both construction and operation. Therefore, given the reduced scope of the proposed project, it would result in fewer total emissions and would also result in operational and construction-related criteria air pollutants or ozone precursors below the Bay Area Air District's thresholds of significance for all criteria pollutants.

The Bay Area Air District does not have a quantitative emissions threshold for determining potentially significant impacts related to construction fugitive dust. Instead, consistent with the approach taken in the Prior FEIR, this analysis identified a potentially significant impact related to construction fugitive dust given that the Bay Area Air District considers a project to result in a potentially significant impact if that project were not to implement construction BMPs to minimize the extent of fugitive dust emissions, such as soil erosion, sediment migration, roadway dust re-entrainment, and soil trackout, during project construction. For purposes of a conservative analysis, this assessment (consistent with the approach taken in the Prior FEIR) incorporated the implementation of construction BMPs into mitigation to minimize fugitive dust emissions. Therefore, MM AIR-1, discussed above, would still be required to ensure implementation of construction BMPs recommended by the Bay Area Air District, irrespective of the emissions reductions achieved by those BMPs. Consequently, consistent with the analysis in the Prior FEIR, given the reduced nature and scope of the proposed project, combined with the adherence to applicable control measures, other applicable laws and regulations, and the implementation of MM AIR-1, project construction emissions would be less than significant.

The proposed project would not result in any new or more severe significant impacts related to cumulative criteria pollutant emissions beyond what was analyzed in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Sensitive Receptors

Would the project: Expose sensitive receptors to substantial pollutant concentrations?

Prior FEIR Conclusions

Sensitive receptors near the project site include residential neighborhoods directly adjacent to the west, less than 50 feet from the project site. The Prior FEIR evaluated potential exposure to toxic air contaminants (TACs), particularly diesel particulate matter (DPM) during construction. A construction-related Health Risk Assessment (HRA) was conducted, which determined that impacts could be potentially significant because cancer risk resulting from the construction of the County Project would exceed the Bay Area Air District's project-level significance thresholds. As such, the County Project would be required to implement MM AIR-3, which includes the use of Tier 4 interim engines and preparation of a construction operations plan. These measures would reduce construction-related exposure to TACs for nearby sensitive receptors to a less than significant level. Construction and operational air emissions would be reduced under Alternative 2 because off-site utility improvements would not be built, resulting in a smaller total impact area and less disturbance. However, the same identified mitigation would still be required.

In terms of operational impacts, the Prior FEIR determined that the County Project would not be a significant source of TAC, DPM, or carbon monoxide (CO). Additionally, the First Production Phase (in the northwest part of the project site) was assumed to start in October 2025 and be completed in late May 2026, when the first group of occupants would be expected to move into the completed houses; the surrounding vertical construction would continue until late August 2027.

The Prior FEIR determined that the first group of occupants' exposure to criteria pollutants would not exceed the Bay Area Air District health risk threshold from DPM generated during the subsequent 15 months of vertical construction; therefore, the DPM health risk impact for the first group of occupants would be less than significant, and operational impacts were also found to be less than significant. Criteria pollutant emissions would remain below significance thresholds, and required mitigation for fugitive dust and construction health risks would still apply. (Draft EIR, pp. 6-12–6-13). Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.2-25, 6-12).

Proposed Project Analysis and Conclusion

The closest sensitive receptors to the project site include single-family residences located immediately to the west, less than 50 feet from the project site.

Unlike regional emissions, localized emissions are typically evaluated in terms of air concentration rather than mass, so they can be more readily correlated to potential health effects. As described in the Prior FEIR, the cancer risk resulting from the construction of the County Project would exceed the Bay Area Air District's project-level significance thresholds. The proposed project would be substantially similar to the County Project, though with fewer proposed dwelling units, in addition to a substantial reduction in off-site improvements, including the removal of the proposed water storage and booster pump facility, WWTP, recycled water storage, and agricultural irrigation fields from the

County Project. As such, the proposed project would result in similar impacts to construction-related cancer risk, albeit slightly less given its reduced scope. Therefore, the proposed project would still be required to implement MM AIR-3 to reduce this impact to less than significant levels. MM AIR-3 requires all applicable construction equipment utilized in mass grading, paving, and building construction phases to be Tier 4 or Tier 4 Equivalent.

The Prior FEIR determined that construction of the County Project would not exceed the Bay Area Air District's community health risk, DPM, or TAC emissions significance thresholds with implementation of MM AIR-3. This includes thresholds for the first group of residents, who would be present during a portion of the construction phase.[23] In addition, the Prior FEIR determined that the operation of the County Project would not generate sufficient vehicle traffic during project operation to substantiate creating a CO hotspot, and thus, no significant operational impacts would occur. Because of the fact that the proposed project would be substantially similar to the County Project, only with less development, the proposed project's operations would also not exceed the Bay Area Air District's significance thresholds for community health risk, DPM, or TAC, or generate sufficient vehicle traffic during project operation to substantiate creating a CO hotspot.

With implementation of MM AIR-3 for construction-related impacts, the proposed project would not result in any new or more severe significant impacts related to exposure of sensitive receptors to substantial pollutant concentrations beyond what was analyzed in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Odors

Would the project: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Prior FEIR Conclusions

Residential projects are not typically considered an operational source of odor; therefore, the Prior FEIR focused its analysis of potential odor impacts on the County Project's construction activities and the proposed WWTP.

In terms of construction-related impacts, the Prior FEIR found that any construction-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. It was anticipated that by the time such emissions reach any sensitive receptor sites, they would be diluted to well below any air quality or odor concern level. Therefore, construction odor impacts would be less than significant.

[23] The first production phase is expected to start in March 2028, with some residents moving into homes after the first homes are constructed (June 2028). Construction is expected to continue until September 2030.

Bay Area Air District Regulation 1, Rule 301 and Regulation 7 govern odorous emissions and public nuisance thresholds. Although the County Project's WWTP could be a potential source of odors, the Prior FEIR determined that it would include odor control systems. The Bay Area Air District's odor screening thresholds were applied, and the County Project was found to be outside the screening-level distances for odor-generating facilities. The Prior FEIR determined that the County Project was not expected to generate odors that would affect a substantial number of people, and no mitigation was deemed necessary. Any potential odor impacts would be further reduced under Alternative 2 because the WWTP and related facilities would not be built. (Draft EIR, pp. 6-12–6-13). Therefore, the Prior FEIR concluded that construction- and operation-related impacts would be less than significant. (Draft EIR, pp. 3.2-56, 6-12, 6-13).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, during construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Additionally, any such noxious odors would be confined to the immediate vicinity of the construction equipment. It is anticipated that by the time such emissions reach any sensitive receptor sites, they would be diluted to well below any air quality or odor concern level. Therefore, consistent with the Prior FEIR's impact conclusions, construction odor impacts would be less than significant.

Land uses typically associated with objectionable odors include WWTPs, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities, as shown in the 2022 Bay Area Air District CEQA Guidelines. The proposed project would involve the development of residences whose operations could lead to typical odors from associated laundry cleaning, vehicle exhaust, outdoor cooking, and waste disposal. However, such odors generated by project operation would be small in quantity and duration and would not pose an objectionable odor impact to future and existing receptors. The Prior FEIR identified the WWTP included under the County Project as an additional potential odor source, although it confirmed that this would not result in a significant impact. The Prior FEIR also evaluated Alternative 2, which would not include the off-site utility improvements. Similar to Alternative 2, the proposed project would not include the WWTP, removing it as a potential odor source.

The proposed project is located approximately 160 feet northwest of Pleasanton Garbage Services Inc., which is a transfer station. CEQA does not require analysis of the environment's impact on a proposed project (i.e., whether the existing transfer station would subject the new residents to odor or other effects). However, public records from the Bay Area Air District indicate that no confirmed odor complaints have been filed against the facility in the past five years, suggesting a low likelihood of nuisance-level emissions. Additionally, meteorological data from the nearest Bay Area Air District monitoring station in Livermore shows that prevailing winds in the area typically blow from west to east. Given that the project site is located northwest of the transfer station, prevailing wind patterns would generally carry odors away from the proposed development.

Additionally, the Prior FEIR identified Vulcan Materials Company (501 El Charro Road, Pleasanton, 94588), located approximately 1.5 miles east of the project site, as a potential odor producer. Public records retrieved from the Bay Area Air District show that one odor complaint was made in August 2025, and the Bay Area Air District reporting inspector subsequently informed Vulcan Materials Company of this complaint. However, an updated public records request conducted in April 2026 (the latest available at the time of writing) indicates that no additional odor complaints had been filed for Vulcan Materials Company since then. Based on the odor guidelines by the Bay Area Air District, odor impacts would be significant if more than five confirmed odor complaints are received for a facility or location per year, averaged over the past three years. Therefore, Vulcan Materials Company currently does not present a significant odor impact to nearby sensitive receptors. Should Vulcan Materials Company cause any nuisance for future residents, Vulcan Materials Company would be required to comply with the Bay Area Air District Regulation 1 Rule 301 (odorous emissions) and implement applicable control measures to reduce the odor impacts. Based on the absence of documented complaints and the regional wind conditions, substantial odor impacts on future residents are not anticipated, and impacts would be less than significant.

In summary, consistent with the Prior FEIR's conclusions, construction and operation of the proposed project would not result in emissions adversely affecting a substantial number of people; impacts would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe air quality impacts since it was previously considered in the Prior FEIR. The configuration would eliminate the need for construction and operation of the detention basin, pump facilities, and storm drain force main, thereby incrementally reducing construction-related equipment use and associated emissions; however, all mitigation measures would remain applicable to the proposed project. Consistent with the evaluation in the Prior FEIR, operation of the Zone 7 Stormwater Option would not generate new stationary or mobile sources of air emissions. Accordingly, air quality impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

MM AIR-1 Implement Bay Area Air District Best Management Practices to Control Dust During Construction

The following dust control measures, as recommended by the Bay Area Air Quality Management District (Bay Area Air District), shall be included in the design of the proposed project and implemented during construction:

- All exposed nonpaved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed nonpaved surfaces.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- All visible mud or dirt tracked 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- 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.
- 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 (ATCM) Title 13, Section 2485 of California Code of Regulations. Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The construction contractor shall take corrective action within 48 hours. The Bay Area Air District's and the County's phone numbers shall also be visible to ensure compliance with applicable regulations.

Implementing Measure for MM AIR-1

Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall update the publicly visible sign required by MM AIR-1 to display the City's phone number in place of the County's phone number. The sign shall include the contact person for dust complaints and the Bay Area Air District's phone number, as required. The applicant shall ensure that all Bay Area Air District Best Management Practices (BMPs) for dust control listed in MM AIR-1 are incorporated into the construction plans and implemented during construction and shall submit these plans to the City for approval prior to construction.

MM AIR-3 The following measure shall be implemented during mass grading, paving, and building construction phases of construction to reduce potential exposure of diesel particulate matter (DPM) and particulate matter less than 2.5 micrometers in diameter ($PM_{2.5}$) emissions to nearby sensitive receptors:

- Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet particulate matter emissions standards for Tier 4 interim engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the County.

Implementing Measure for MM AIR-3

Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall submit the construction operations plan required by MM AIR-3 to the City for review and approval prior to issuance of any demolition, grading, or building permits (whichever occurs earliest). The plan shall include documentation demonstrating that all off-road equipment with engines greater than 50 horsepower meets the particulate matter emissions standards for Tier 4 interim engines (or equivalent), consistent with MM AIR-3, and shall include the equipment lists and records described in MM AIR-3. All submittals, notifications, and approvals previously directed to the County shall instead be directed to the City.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to air quality. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IV. Biological Resources *Would the project:*					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-1a and MM BIO-1b
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 United States Fish	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-2a and MM BIO-2b

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	Less than significant impact	No	No	No	NA
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-1a and MM BIO-1b
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-1a, MM BIO-1b, MM BIO-2a, and MM BIO-2b

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-1a, MM BIO-1b, MM BIO-2a, and MM BIO-2b

Discussion

a) Special-status Species

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 United States Fish and Wildlife Service?**

Prior FEIR Conclusions

The Prior FEIR found that the project site supports habitat for special-status species, including burrowing owls and nesting birds, but does not support special-status plant species. To avoid potential impacts, MM BIO-1a and MM BIO-1b require protocol-level surveys for burrowing owls per CDFW guidelines and establishment of no-activity zones during nesting seasons. For nesting birds, pre-construction surveys are required if vegetation removal occurs between February 1 and August 31. If active nests are found, appropriate buffers must be established and monitored. These measures are designed to prevent nest abandonment and help to ensure reproductive success.

With no off-site utility improvements, Alternative 2 would avoid development in areas east of El Charro Road where sensitive biological resources are present, reducing the potential for impacts on wildlife and habitats. For this reason, biological impacts for Alternative 2 would be slightly lower than the County Project, though mitigation for the residential component would still be required. (Draft EIR, p. 6-13). Therefore, with respect to both the County Project and Alternative 2, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.3-26, 6-13).

Proposed Project Analysis and Conclusion

The proposed project would be constructed in the same location as the land studied in the Prior FEIR, which determined that special-status plant species were absent from the project site and, accordingly, found there were no impacts on special-status or rare plant species. The proposed project would have slightly fewer units than the County Project and would not involve the construction and operation of the substantial off-site utility infrastructure contemplated by the County Project, other than the bioretention area and detention basin. Therefore, the proposed project would result in less overall soil disturbance due to the updated project design. As such, impacts related to habitats of special-status plant and animal species would be slightly less than those of the County Project.

With respect to special-status wildlife, even though the proposed project would result in a reduced amount of ground disturbance due to the reduction of proposed dwelling units and off-site infrastructure, the proposed project would still be located in an area that supports habitat for special-status nesting birds and burrowing owls. As such, the proposed project would be required to implement MM BIO-1a and MM BIO-1b, which require protocol-level burrowing owl surveys, pre-construction nesting bird surveys, and avoidance of direct and indirect impacts on nests. With the implementation of these mitigation measures, impacts on special-status species would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Riparian Habitat and Sensitive Natural Communities

Would the project: 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 United States Fish and Wildlife Service?

Prior FEIR Conclusions

The Prior FEIR found that the eastern portion of the Study Area, east of El Charro Road, contains approximately 5.87 acres of Fremont poplar and mixed willow stands, as well as a drainage swale, which contains riparian habitat.[24] The Prior FEIR considered the location of an approximately 0.9-acre bioretention area under two design options. Design Option A would cluster the bioretention area directly east of the WWTP and south of the recycled water storage facility. Design Option B would locate the bioretention area southwest of the agricultural irrigation fields, adjacent to the east side of El Charro Road. The Prior FEIR determined that neither Design Option A nor Design Option B is expected to have direct or indirect impacts on the potential depressional wetland feature. However, under Design Option B, the proposed project may result in indirect impacts to the adjacent drainage swale and associated riparian vegetation due to the location of the proposed bioretention area.

[24] The Study Area is generally located south of Lakes I and H, and west of Cope Lake (part of the Zone 7 Water Agency Chain of Lakes), although there is a portion of the Study Area that bisects Lake I and Cope Lake. The Study Area consists of three Assessor's Parcel Numbers (APNs)—APN 946-4634-1, 946-4634-2, and 946-1350-3-10.

Therefore, under Design Option B, the County Project would be required to implement MM BIO-2a[25] and MM BIO-2b, which include obtaining a Construction General Permit from the RWQCB, preparing a Storm Water Pollution Prevention Plan (SWPPP), and implementing BMPs. Additional measures require installation of silt fencing and straw wattles, monitored by a qualified Biologist, and post-construction stormwater management to prevent pollution and hydromodification. Therefore, the Prior FEIR concluded that impacts with respect to any riparian habitat or other sensitive natural community would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.3-28, 6-13).

Proposed Project Analysis and Conclusion

Similar to the County Project, 5.87 acres of Fremont poplar and mixed willow stands, as well as a drainage swale, which contains riparian habitat, are located east of the project site. The proposed bioretention area and detention basin, to be located off-site east of the proposed residential development portion of the project site, would be in close proximity to the existing drainage swale and associated riparian vegetation. As such, the proposed project could result in pollutant loading, increased erosion and sedimentation, and trash or debris dispersal in the adjacent drainage swale. As such, MM BIO-2a and MM BIO-2b would still be required to reduce potentially significant impacts to sensitive riparian areas and water quality in the drainage swale. With the implementation of these mitigation measures, impacts on riparian habitats or other sensitive natural communities would be reduced to a less than significant level. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Federally Protected Wetlands

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR found that the County Project would avoid any direct or indirect impacts to State or federally protected waters and/or wetlands because the County Project would not impact the water quality of the potential depressional wetland within the eastern portion of the Study Area, which is the only potential jurisdictional feature within the project site. The closest proposed project component, a storm drain outfall, would be located more than 120 feet from the potential depressional wetland feature and would not result in direct or indirect impacts. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.3-35, 6-13).

[25] Note: The National Pollutant Discharge Elimination System (NPDES) was inadvertently misidentified as the "National Pollutant Discharge Effluent Standards" in MM BIO-2a of the Prior FEIR. MM BIO-2a, as detailed below, has been revised to correct this minor typographical error.

Proposed Project Analysis and Conclusion

Similar to the County Project, the proposed project is designed to avoid any direct and indirect impacts to State or federally protected waters and/or wetlands and would not significantly impact the water quality of the potential depressional wetland east of the project site. The proposed bioretention area and detention basin would be constructed at an adequate distance from the potential depressional wetland to avoid any significant adverse impacts. As such, impacts to State or federally protected wetlands would be less than significant, consistent with the impact conclusions set forth in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Fish or Wildlife Movement

Would the project: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?

Prior FEIR Conclusions

The Prior FEIR found that the project site does not function as a critical wildlife movement corridor because the Study Area is surrounded by urban and industrial developments, man-made lakes with limited habitat value, and active roadways, which limit the potential for wildlife movement through the site, and no substantial wildlife nursery sites are present on-site.

Individual nesting birds have the potential to be present within disturbance distances seasonally, and construction activities, vegetation removal, and site disturbance could disrupt wildlife movement and nesting behavior. To address these concerns, MM BIO-1a and MM BIO-1b require pre-construction surveys for burrowing owls and nesting birds, establishment of appropriate buffer zones, and biological monitoring during construction. These measures are designed to prevent nest abandonment and ensure that wildlife movement and nursery functions are not impeded. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.3-35, 6-13).

Proposed Project Analysis and Conclusion

Similar to the analysis in the Prior FEIR, individual nesting birds have the potential of being present within disturbance distances seasonally. As such, implementation of MM BIO-1a and MM BIO-1b would be required to reduce impacts on nesting birds to less than significant levels. As such, the proposed project's impacts on wildlife movement and nursery sites would be less than significant with mitigation incorporated, consistent with the impact conclusions set forth in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Conflict with Local Policies or Ordinances

Would the project: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Prior FEIR Conclusions

Local policies or ordinances protecting biological resources applicable to the County Project include the ECAP and the Alameda County Ordinance Code Chapter 12.11. The Prior FEIR determined that the County Project would be consistent with the ECAP through the implementation of MM BIO-1a and MM BIO-1b, as well as MM BIO-2a and MM BIO-2b, if Design Option B is selected, which would protect and preserve sensitive habitat and special-status species with the potential to occur within the Study Area. Additionally, the requirements set forth in Alameda County Ordinance Code Chapter 12.11, which details the County's Tree Preservation Guidelines, would be met as no trees stipulated as protected under the Chapter would be affected by the County Project. Therefore, with adherence to the Alameda County Ordinance Code, the ECAP, and implementation of MM BIO-1a and MM BIO-1b, as well as MM BIO-2a and MM BIO-2b, if Design Option B is selected, the County Project would not conflict with the County's local policies or ordinances. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, p. 3.3-36, 6-13).

Proposed Project Analysis and Conclusion

Given the proposed annexation, this Addendum considered local City policies or ordinances applicable to the proposed project, which include Goal 2, Policy 1 of the Conservation and Open Space Element of the City's General Plan, which serves to "preserve and enhance natural wildlife habitats and wildlife corridors"; the City's Urban Forest Master Plan; and Chapter 17.16 of the Municipal Code, which intends to preserve as many trees as possible throughout the City through staff review and the development review process.

The proposed project would meet the requirements of the General Plan through the implementation of MM BIO-1a and MM BIO-1b, as well as MM BIO-2a and MM BIO-2b, which would protect and preserve sensitive habitat and special-status species with the potential to occur within the Study Area. Additionally, Chapter 17.16 of the Municipal Code and the City's Urban Forest Master Plan, which set forth the City's Tree Preservation Guidelines, would be met as no trees stipulated as protected under the Chapter would be affected by the proposed project. By following the City's Tree Preservation Guidelines; complying with Goal 2, Policy 1 of the City's General Plan Conservation and Open Space Element; and the Urban Forest Master Plan; and implementing MM BIO-1a, MM BIO-1b, MM BIO-2a, and MM BIO-2b, the proposed project would not conflict with local policies or ordinances. Thus, impacts would be less than significant with mitigation, consistent with conclusions from the Prior FEIR.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

f) Habitat Conservation Plan/Natural Community Conservation Plan

Would the project: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is located within the boundaries of the East Alameda County Conservation Strategy (EACCS).[26] The EACCS is a framework for guidance by regulatory agencies and does not include incidental take permits for threatened or endangered species, similar to those provided by a Habitat Conservation Plan. In addition to the mitigation measures outlined above, the Prior FEIR recommended that the County Project adhere to general avoidance and minimization measures identified in the EACCS with some modifications to reflect project-specific circumstances. Implementation of the avoidance measures and MM BIO-1a and MM BIO-1b, as well as MM BIO-2a and MM BIO-2b if Design Option B is selected, would mitigate all potentially significant biological impacts to a less than significant level and ensure that the County Project would ensure there is no conflict with the EACCS. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.3-37, 6-13).

Proposed Project Analysis and Conclusion

Similar to the County Project, the proposed project would be required to implement MM BIO-1a and MM BIO-1b, as well as MM BIO-2a and MM BIO-2b. The proposed project would also be required to adhere to the general avoidance and minimization measures identified in the EACCS, such as EACCS Measure GEN-05, which requires that vehicles and equipment be parked on pavement, existing roads, and previously disturbed areas to the extent practicable. Implementation of applicable avoidance and minimization measures, and MM BIO-1a, MM BIO-1b, MM BIO-2a, and MM BIO-2b, would mitigate all potentially significant biological impacts to a less than significant level and ensure that the proposed project would not be in conflict with the EACCS, consistent with the impact conclusions set forth in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe impacts to biological resources compared to those previously analyzed since it was considered in the Prior FEIR. Under this option, ground disturbance would be reduced as compared to the City Stormwater Option because the detention basin, pump facilities, and storm drain force main would not be constructed. Accordingly, potential impacts associated with ground disturbance would be incrementally reduced. Treated stormwater would continue to be managed through the proposed bioretention facilities and would be discharged to naturally drain toward Cope Lake, subject to Zone 7's approval. This option

[26] Although the project site is not within the boundaries of a Habitat Conservation Plan, the EACCS was treated as one for the purposes of this analysis.

would not introduce a new mechanism for direct disturbance to aquatic habitat, shoreline vegetation, or aquatic species. Therefore, consistent with the impact conclusions in the Prior FEIR, this option would not increase the potential for impacts to sensitive habitats or special-status species and would remain subject to all applicable water quality treatment and regulatory requirements as well as all mitigation identified in the Prior FEIR. Accordingly, biological resource impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

MM BIO-1a Burrowing Owl

- To avoid potential impacts to active burrowing owl nests and adult owls, a qualified Biologist shall conduct protocol-level burrowing owl surveys in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report.
- If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season (March 15 to September 1), a no-activity zone will be established by a qualified Biologist. The no-activity zone shall be large enough to avoid nest abandonment and shall, at a minimum, be a 250-feet radius from the nest.
- If the burrowing owls are present at the site during the nonbreeding period, a qualified Biologist shall establish a no-activity zone of at least 150 feet.
- If an effective no-activity zone cannot be established in either case, an experienced burrowing owl Biologist shall develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitive and habituation of the owls, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls.

MM BIO-1b Protection of Active Bird Nests (includes pre-construction survey and implementation of avoidance buffer, if found).

1. Removal of trees shall be limited to only those necessary to construct the proposed project as reflected in the relevant project approval documents.
2. If the proposed project requires vegetation to be removed during the nesting season (February 1 to August 31), pre-construction surveys shall be conducted no more than 7 days prior to the start of ground or vegetation disturbance (including tree removal) to determine whether or not active nests are present.
3. If an active nest is located during pre-construction surveys, a qualified Biologist shall determine an appropriately sized avoidance buffer based on the species and anticipated disturbance level. (The California Department of Fish and Wildlife [CDFW] recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors.) A qualified Biologist shall delineate the avoidance buffer using Environmentally Sensitive Area fencing, pin flags, and/or

yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s).

4. The qualified Biologist shall monitor the active nest during construction activities and modify the protection zone accordingly to prevent project-related nest disturbance, until the young have fledged.

MM BIO-2a Avoidance and Minimization of Indirect Temporary Impacts to Water Quality and Riparian Vegetation (Design Option B)

The project applicant shall obtain a Construction General Permit from the Regional Water Quality Control Board (RWQCB) if Design Option B is selected. The applicant shall ensure that the project Civil Engineer prepares all required stormwater planning documents consistent with the requirements of the RWQCB (e.g., a Storm Water Pollution Prevention Plan [SWPPP] that complies with current National Pollutant Discharge Elimination System [NPDES]; Best Management Practices [BMPs] to control the pollutants in stormwater runoff; and/or a Storm Water Management Plan [SWMP]) shall be developed and integrated into the project plan.

MM BIO-2b Avoidance and Minimization of Indirect Permanent Impacts to Water Quality and Riparian Vegetation (Design Option B)

Prior to construction the applicant shall install silt fencing including the placement of straw wattles between all construction areas and the adjacent drainage swales to avoid impacts to water quality by grading and construction if Design Option B is selected. A qualified Biologist shall be on-site to monitor the installation of fencing. Fencing shall be in place and regularly maintained during project implementation.

The project applicant shall install post-construction stormwater management measures and establish a long-term maintenance plan. This requirement is intended to ensure that the post-construction conditions at the Study Area do not cause or contribute to direct or indirect water quality impacts (i.e., pollution and/or hydromodification) upstream and downstream. Specifically, the discharger shall demonstrate compliance with the post-construction standards set forth in the General Permit.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to biological resources. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
V. Cultural and Tribal Cultural Resources *Would the project:*					
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?	No impact	No	No	No	NA
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact with mitigation incorporated	No	No	No	MM CUL-2a, MM CUL-2b
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact with mitigation incorporated	No	No	No	MM CUL-3
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:					
d) 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), or	Less than significant impact with mitigation incorporated	No	No	No	MM CUL-2a, MM CUL-2b, MM CUL-3

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
e) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	Less than significant impact with mitigation incorporated	No	No	No	MM CUL-2a, MM CUL-2b, MM CUL-3

Discussion

a) Historical Resources

Would the project: Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?

Prior FEIR Conclusions

The Prior FEIR determined that no historical resources listed or eligible for listing in the California Register of Historical Resources (CRHR) or local registers were present within the project site. A records search and field survey did not identify any built environment features or structures of

historical significance. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.4-24; 6-14).

Proposed Project Analysis and Conclusion

As described in the Prior FEIR, records search results conducted at the Northwest Information Center (NWIC) identified three historic resources (P-01-000193, P-01-001783, and P 01-002190) located within the 0.5-mile records search radius around the project site. However, similar to the County Project, these resources are not located within the project site or the limit of disturbance areas, nor would they be adversely impacted by the proposed project. Additionally, no historic resources were encountered during the pedestrian field survey conducted as part of the Prior FEIR. As such, because the proposed project would be constructed in the same location as the County Project albeit with less overall ground disturbance, the results of the record searches and community survey conducted under the Prior FEIR would still apply to the proposed project. Therefore, the proposed project would not have a significant adverse impact on historic era built environment resources. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Archaeological Resources

Would the project: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Prior FEIR Conclusions

As described in the Prior FEIR, record search results from the NWIC did not identify any prehistoric archaeological resources located within the project site or within the 0.5-mile search radius around the project site. Additionally, the Sacred Lands File search conducted by the Native American Heritage Commission (NAHC) was negative for Tribal Cultural Resources (TCRs) within the project site. However, the Prior FEIR found that the project site has the potential to contain buried archaeological resources because the project site and limit of disturbance areas are situated on undivided Holocene and/or earlier Pleistocene deposits that have the potential to contain archaeological resources.

Although no archaeological resources were encountered during the field survey, MM CUL-2a and MM CUL-2b require a Worker Environmental Awareness Program (WEAP) training for construction personnel and outline procedures for halting work near the find and consulting a qualified Archaeologist if resources are discovered during ground disturbance. These measures would ensure that any inadvertently encountered significant archaeological resources are properly identified and treated. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.4-24, 6-14).

Proposed Project Analysis and Conclusion

The proposed project would be constructed in the same location as the County Project; therefore, the results of the record searches and the pedestrian field survey conducted under the Prior FEIR would

still apply. However, because the proposed project would reduce the overall scope and nature of off-site improvements compared to the County Project, the area where archaeological resources could be affected would be reduced compared to the County Project. While mitigation for inadvertent discovery would still be required, the overall potential for impact would be lower than the County Project although the impact conclusion (less than significant with mitigation) would be the same. As such, the proposed project would require the implementation of MM CUL-2a and MM CUL-2b to reduce potential impacts to archaeological resources that may be discovered during project construction. Fulfillment of these mitigation measures would likewise comply with Program 5.3 of the City's General Plan Conservation and Open Space Element, which requires imposition of a COA to require cessation of all construction and grading activities within the vicinity of any discovered prehistoric or historic artifacts, or other indications of cultural resources, until any such find is evaluated by a qualified professional Archaeologist, and appropriate mitigation is approved by the City. With the implementation of MM CUL-2a and MM CUL-2b, impacts related to archaeological resources would be less than significant, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Human Remains

Would the project: Disturb any human remains, including those interred outside of formal cemeteries?

Prior FEIR Conclusions

The Prior FEIR acknowledged that, while no formal cemeteries or areas containing human remains are known to be in the project vicinity, the possibility always exists that construction-related ground disturbance may uncover previously undiscovered human remains. In the unlikely event such a discovery is made, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 must be followed. MM CUL-3 outlines procedures in accordance with Public Resources Code Section 5097.98, including contacting the County Coroner and, if remains are determined to be Native American, notifying the NAHC. The Most Likely Descendant (MLD) would be consulted regarding appropriate treatment pursuant to the identified mitigation and applicable State law. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.4-26, 6-14).

Proposed Project Analysis and Conclusion

Similar to the analysis of the County Project, no formal cemeteries or areas containing human remains are known to be in the project vicinity. However, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 would still be followed under the proposed project. In addition to compliance with applicable laws and regulations, implementation of MM CUL-3 would still be required and would reduce potential impacts to previously undiscovered human remains to a less than significant level, consistent with the impact conclusion in the Prior FEIR. Therefore, the proposed project would not introduce new significant

impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Listed or Eligible 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 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)?**

Prior FEIR Conclusions

The Prior FEIR detailed that records search results from the NWIC indicate that three historic resources are located within 0.5 mile of the project site and the limit of disturbance areas, and a review of the NAHC Sacred Lands File search was negative for recorded TCRs within the project site. Consistent with requirements under CEQA, a letter containing project information requesting any additional information and consultation regarding TCRs was sent to each Tribal representative on February 27, 2023. No responses were received. As of the writing of the Prior FEIR, no TCRs listed or eligible for listing were identified within the project site. Nevertheless, inadvertent discovery of TCRs is always possible. Should TCRs be discovered during ground disturbance activities, implementation of MM CUL-2a, MM CUL-2b, and MM CUL-3 would reduce potential impacts on TCRs to a less than significant level. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.4-28, 6-14).

Proposed Project Analysis and Conclusion

Because the proposed project would be constructed in the same location as the County Project, the results of the record searches and the pedestrian field survey conducted under the Prior FEIR would still apply. However, the proposed project would reduce the overall scope and nature of off-site improvements compared to the County Project, reducing the area where TCRs could be affected.

On February 18, 2026, the City sent out Tribal consultation letters pursuant to Senate Bill (SB) 18, which requires Tribal consultation for projects proposing a General Plan Amendment, to identify additional significant TCRs meeting the criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1.[27] Tribes have 90 days to respond and request consultation, (i.e., until May 18,

[27] Assembly Bill (AB) 52 consultation requirements under Public Resources Code §21080.3.1 apply to projects subject to CEQA that may affect Tribal Cultural Resources (TCRs); however, Section 21080.3.1(a) applies only to negative declarations, mitigated negative declarations and environmental impact reports and is not applicable to this addendum. Therefore, AB 52 consultation is not required for this addendum. In contrast, SB 18 consultation requirements under Government Code Section 65352.3 apply to adoption or amendment of a general plan. Because the proposed General

2026). A response was received from Wilton Rancheria on March 17, 2026, stating that the Tribe did not have any comments and did not wish to open consultation at this time. The Lisjan Nation responded on March 17, 2026, requesting additional information related to the proposed project. The City provided additional information in response to their request, and the Tribe did not request any further consultation. No other responses were received pursuant to SB 18 consultation requirements.

The proposed project would still require the implementation of MM CUL-2a, MM CUL-2b, and MM CUL-3 to reduce potential impacts on TCRs to a less than significant level. As such, the proposed project's impacts related to TCRs would be less than significant with mitigation, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Lead Agency Determined 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 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?**

Prior FEIR Conclusions

The Prior FEIR found that no TCRs were identified during Tribal consultation or field investigations. Nonetheless, given that inadvertent discovery of TCRs during construction activities is always possible, the Prior FEIR identified MM CUL-2a, MM CUL-2b, and MM CUL-3, which would apply to ensure appropriate evaluation and treatment if such resources are discovered during construction. With respect to Alternative 2, ground disturbance would be less than that of the County Project, reducing the area where archaeological or TCRs could be affected. While mitigation for inadvertent discovery would still be required, the overall potential for impact would be lower than the County Project. (Draft EIR, p. 6-14). Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.4-28, 6-14).

Proposed Project Analysis and Conclusion

Because the proposed project would be constructed in the same location as the County Project, the findings of the Tribal consultation and field investigations conducted under the Prior FEIR would still apply. Additionally, as described above, the City completed Tribal consultation pursuant to SB 18. A response was received from Wilton Rancheria on March 17, 2026, stating that the Tribe did not have any comments and did not wish to open consultation at this time. The Lisjan Nation responded on

Plan Amendment was not previously triggered by the County Project, SB 18 consultation with California Native American Tribes is required prior to its adoption by the City.

March 17, 2026, requesting additional information related to the proposed project. The City provided additional information in response to their request, and the Tribe did not request any further consultation. No other responses were received pursuant to SB 18 consultation requirements.

The proposed project would still require the implementation of MM CUL-2a, MM CUL-2b, and MM CUL-3 to reduce potential impacts on any previously undiscovered TCRs to a less than significant level. As such, the proposed project's potential to cause a substantial adverse change in the significance of a Lead Agency-determined TCR would be less than significant with mitigation, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe impacts to cultural resources compared to those previously analyzed since it was considered in the Prior FEIR. Under this option, ground disturbance, and related potential impacts, would be incrementally reduced as compared to the City Stormwater Option because the detention basin, pump facilities, and storm drain force main would not be constructed. This option would not involve new areas of grading or excavation beyond the approved project footprint and would not affect known or unknown archaeological resources, historic resources, or TCRs. All previously adopted cultural resource avoidance and inadvertent discovery measures would continue to apply. Accordingly, impacts to cultural resources would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

MM CUL-2a Prior to the initiation of construction activities, all construction personnel directly involved with project-related ground disturbance within the residential project site and off-site improvement areas, both west and east of El Charro Road, attend a "tailgate" Worker Environmental Awareness Program (WEAP) training for archaeological resources. The training should include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the limit of disturbance areas, and procedures to be followed in the event such resources are encountered. The training should be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. FirstCarbon Solutions (FCS) recommends that a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology be present to monitor during the clearing and grubbing phases of ground disturbance within the limit of disturbance areas east of El Charro Road to check for the inadvertent exposure of cultural materials. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time.

Implementing Measure for MM CUL-2a

In addition to the WEAP training prescribed in MM CUL-2a, upon annexation of the proposed project into the City of Pleasanton (City), a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology shall be present to monitor during the clearing and grubbing phases of ground disturbance within the limit of disturbance areas east of El Charro Road to check for the inadvertent exposure of cultural materials. In the event exposed soils indicate cultural materials may be present, the qualified Archaeologist shall determine if regular or periodic archaeological monitoring is required and shall monitor as determined necessary.

MM CUL-2b In the event that buried cultural resources are discovered during construction, operations shall stop within a 100-foot radius of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

MM CUL-3 In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine

whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project area in a location not subject to further subsurface disturbance:
   - The NAHC is unable to identify an MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
   - The descendant identified fails to make a recommendation; or
   - The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to cultural resources and TCRs. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VI. Energy *Would the project:*					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant impact	No	No	No	NA
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Less than significant impact	No	No	No	NA

Discussion

a) Energy Use

Would the project: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Prior FEIR Conclusions

Construction

According to the Prior FEIR, the County Project would result in the consumption of approximately 208,890 gallons of diesel fuel over the entire construction duration and a combined approximately 153,833 gallons of gasoline and diesel for vehicle travel during construction. However, compliance with California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which limit idling from both on-road and off-road diesel-powered equipment, would result in fuel savings. Additionally,

construction of the County Project would involve the use of construction lighting, field services (office trailers), and electrically driven equipment such as pumps and other tools. According to the Prior FEIR, the use of such equipment would not be wasteful with adherence to Section 6.60.070 of the Alameda County Municipal Code, which limits construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure outside of the County's standard permissible hours for construction (7:00 a.m. to 7:00 p.m. on any day except Saturday or Sunday and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday).

Operation

According to the Prior FEIR, the County Project's operation would consume an estimated 1,729,121 kWh of electricity and an estimated 8,967,053 kilo-British Thermal Unit (kBTU) of natural gas on an annual basis. For comparison, the County's total electricity consumption in 2022 was approximately 10,395,384,395 kWh. Therefore, the County Project's electrical consumption represents approximately 0.017 percent of the County's total 2022 electric consumption. The Prior FEIR found that the County's total natural gas consumption in 2022 was approximately 37,730,978,800 kBTU. Therefore, the County Project's natural gas consumption represents approximately 0.023 percent of the County's total 2022 natural gas consumption. Thus, the Prior FEIR determined that the County Project would represent a nominal percentage of the County's total electrical and natural gas consumption during operation.

The County Project would also be required to include solar in compliance with Alameda County Municipal Code Title 15, Buildings and Construction; Alameda County Municipal Code Chapter 15.08.010 indicates the County adopted California Code of Regulations Title 24, Part 6 (Energy Code) standards for residential buildings. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards, widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Compliance with these policies would ensure that building energy consumption would not result in the use of energy in a wasteful, inefficient, or unnecessary manner.

According to the Prior FEIR, based on energy use estimations contained within the CalEEMod output files used to estimate the County Project's generation of GHG emissions, County Project-related vehicle trips would result in approximately 6 million Vehicle Miles Traveled (VMT) and consume an estimated 226,453 gallons of gasoline and diesel combined, annually.

The Prior FEIR determined that the County Project would not result in wasteful or inefficient energy use as detailed more fully therein and summarized as follows. During construction, energy would be consumed primarily through fuel use in construction equipment and vehicles. The County Project would comply with applicable energy efficiency regulations, including California Building Code Title 24 and California Green Building Standards Code (CALGreen) standards. Operational energy use would include electricity and natural gas for residential units, lighting, and water infrastructure. The project

design incorporates energy-efficient appliances, lighting, and building materials. Additionally, the County Project would include pre-wiring for future conversion to all-electric systems. Further, alternative transit options in the project vicinity would encourage the reduction of personal vehicle fuel consumption. With respect to Alternative 2, energy use associated with construction and operation would be reduced due to the elimination of off-site utility improvements, though the residential component would remain unchanged. Direct energy impacts of Alternative 2 would be slightly less than those of the County Project. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.5-13, 6-14).

Proposed Project Analysis and Conclusion

Construction

The proposed project would involve a similar construction duration and would result in similar, if not slightly reduced, construction intensity as compared to the County Project, as it would reduce the amount of proposed dwelling units and the scope and nature of off-site improvements. The proposed project would also require substantially the same construction equipment and practices as the County Project. It is reasonable to assume that the overall construction schedule and process would be designed to be as efficient as commercially practicable to avoid excess monetary costs. This assumption is consistent with established principles in construction and project management, which emphasize schedule optimization and cost control through techniques such as critical path method and resource allocation.[28] For example, private development considerations such as coordination for the use of equipment and fuel take into account efficiency opportunities due to the added expense associated with inefficient, duplicative, and/or wasteful renting, maintaining, and fueling equipment. Therefore, the opportunities for further future efficiency gains during construction are limited. Accordingly, consistent with the impact conclusions of the Prior FEIR, it is anticipated that the construction activities associated with the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy.

Similar to the County Project, the proposed project would involve the use of construction lighting, field services (office trailers), and electrically driven equipment such as pumps and other tools during construction. However, similar to the conclusions of the Prior FEIR, the proposed project's use of such equipment would not be wasteful, as construction of the proposed project would be limited to the permitted City hours of 8:00 a.m. to 5:00 p.m. Monday through Friday per the City's Standard Specifications and Details.[29] Therefore, similar to the County Project and the impact conclusions of the Prior FEIR, the proposed project would result in less than significant energy impacts related to construction.

Operation

The proposed project would be substantially similar to the County Project, though with fewer proposed dwelling units and a substantial reduction in the nature and scope of off-site improvements. As such, it is likely that the proposed project would result in substantially similar, if not slightly less,

[28] Daniel W. Halpin., & Bolivar A. Senior. (2010). Construction Management (4th edition). John Wiley & Sons.

[29] This construction schedule is consistent with the air quality modeling.

electricity and natural gas consumption as compared to the County Project. According to the Energy Element of the General Plan, the City's estimated energy demand for 2025 is 854.8 million kWh, while estimated natural gas demand for 2025 is 25.8 million therms, or 2.6 billion kBTU. As described above, the County Project was projected to generate approximately 1,729,121 kWh of electricity and 8,967,053 kBTU of natural gas. As such, the energy consumption calculated for the County Project would constitute approximately 0.2 percent of the City's estimated energy demand in 2025, and the natural gas consumption calculated for the County Project would constitute approximately 0.3 percent of the City's estimated natural gas demand for 2025. As such, the County Project's projected energy and natural gas consumption would represent a negligible contribution to overall City demand and is not expected to result in a substantial or adverse impact on regional energy or natural gas supplies.

In addition, City Municipal Code Chapter 20.08 adopts by reference the then-current edition of the California Code of Regulations Title 24 Parts 1 through 12, which includes Part 6 (Energy Code) standards for residential buildings and Part 11 (CALGreen Standards). Similar to the County Project, the proposed project would be required to comply with applicable Title 24 standards, which would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Compliance with these State and local laws and regulations would ensure that building energy consumption under the proposed project would not result in the use of energy in a wasteful, inefficient, or unnecessary manner. Operational energy would also be consumed during vehicle trips associated with the proposed project. Fuel consumption would be primarily related to vehicle use by residents and visitors associated with the proposed project. Given the reduced scope of development contemplated by the proposed project, it is reasonable to conclude that it would result in substantially similar, if not slightly reduced, VMT and gasoline and diesel consumption as compared to the County Project.

The proposed project is located in an urbanized area that is well supported by public transit. Regional and local access to the project site is provided via Busch Road, which is adjacent to the south of the project site. Furthermore, LAVTA provides bus transit services through the Wheels bus service. Wheels operates Routes 10R, 605, and 608 within 0.5 mile of the project site.[30,31] However, Routes 605 and 608 provide only morning and afternoon school services._ The closest bus stops to the project site are Martin Avenue and Mohr Avenue, and Stanley Boulevard and Valley Avenue, approximately 0.3 mile northwest and 0.45 mile southwest of the project site, respectively. The ACE Rail is a regional rail transit service that runs approximately 0.33 mile south of the project site and provides connections throughout the County from San José to Stockton.[32] The Pleasanton ACE Rail station is located approximately 2.10 miles southwest of the project site at 4950 Pleasanton Avenue. Finally, BART is a regional rail transit service that operates within the County and provides

[30] Livermore-Amador Valley Transit Authority (LAVTA). 2025. Wheels System Map. Website: https://www.wheelsbus.com/wp-content/uploads/2025/10/System-Map-Brochure-2025-CIRCA-production-MC2-WEB.pdf. Accessed March 10, 2026.

[31] Although certain transit stops are located within approximately 0.5 mile of the project site when measured as a straight-line ("as-the-crow-flies") distance, the actual pedestrian travel distance exceeds 0.5 mile due to the absence of direct walking routes and the need to follow the existing street and path network.

[32] ACE Rail. 2026. Schedules. Website: https://acerail.com/schedules/. Accessed March 10, 2026.

connections to Contra Costa, San Francisco, and San Mateo counties. The Dublin/Pleasanton BART Station is approximately 2.60 miles northwest of the project site. These available and readily accessible alternative transit options would further encourage the reduction of VMT and the related personal vehicle fuel consumption. Thus, transportation fuel consumption would not be wasteful, inefficient, or unnecessary. Consistent with the impact conclusions in the Prior FEIR, impacts would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Energy Efficiency and Renewable Energy Standards Consistency

Would the project: Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Prior FEIR Conclusions

The Prior FEIR found that the County Project would not conflict with any State or local energy plans. The County Project would be required to comply with the applicable Title 24 Energy Efficiency Standards and CALGreen requirements as adopted under Alameda County Municipal Code Title 15. The County Project would incorporate energy conservation features and comply with applicable energy efficiency standards, and the electricity provider, PG&E, meets the State's current objectives for renewable energy sources. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.5-17, 6-14).

Proposed Project Analysis and Conclusion

The proposed project would be substantially similar to the County Project, though with fewer proposed dwelling units and a substantial reduction in the scope and nature of off-site improvements. Similar to the County Project, the proposed project would be required to comply with the applicable Title 24 Energy Efficiency Standards and CALGreen requirements—for example, and among others, EV charging infrastructure and solar requirements as adopted by Municipal Code Chapter 20.08.

Ava Community Energy (Ava) would provide electricity generation services for the proposed project, while PG&E would provide transmission and delivery services. In 2024, Ava obtained 62 percent of its electricity from renewable energy sources, while the remaining electricity was sourced from large hydroelectric (34 percent), and fossil fuels (4 percent).[33] Ava also offers a Renewable 100 option that sources 100 percent of its power mix from eligible renewable energy sources.

The proposed project's electricity provider is required to meet the State's mandate that electricity retail sellers procure a minimum of 33 percent of their retail electricity sales from eligible renewable energy resources, as required by the Renewables Portfolio Standard (RPS) provisioned in SB 350, as

[33] California Energy Commission (CEC). 2024. Power Content Label. Website: https://www.energy.ca.gov/filebrowser/download/9427. Accessed April 14, 2026.

discussed in the Regulatory Framework of the Prior FEIR.[34] The proposed project's electricity provider would also be required to meet the State's future objective of 60 percent of in-State electricity sales being generated from renewable energy sources by 2030. As such, the proposed project would not conflict with or obstruct the applicable plan for renewable energy or energy efficiency. Impacts would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe impacts related to energy use compared to those previously analyzed since it was previously considered in the Prior FEIR. Under this option, construction of the detention basin, pump facilities, and storm drain force main would be eliminated (as compared to the City Stormwater Option), thereby reducing construction-related energy consumption associated with grading, equipment operation, and material transport. In addition, the option would avoid the ongoing energy demand associated with the operation of pump facilities. Accordingly, consistent with the impact conclusions in the Prior FEIR, the Zone 7 Stormwater Option would not increase energy consumption or conflict with applicable energy conservation plans, and energy impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to energy. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

[34] Note that the percentages above do not reflect compliance with the Renewables Portfolio Standard (RPS), which measures the use of tracking instruments called Renewable Energy Credits over the course of multi-year compliance periods. Renewable Energy Credits that are purchased separately from the renewable energy can be used for RPS compliance, but they do not factor into the power mixes or GHG emissions intensities above.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VII. Geology, Seismicity, and Soils *Would the project:*					
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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1
ii) Strong seismic ground shaking?	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1
iii) Seismic-related ground failure,	Less than significant impact with	No	No	No	MM GEO-1

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
including liquefaction?	mitigation incorporated				
iv) Landslides?	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact	No	No	No	NA
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?	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	Less than significant impact	No	No	No	NA
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-6

Discussion

a-d) Earthquake Hazards; Erosion; Unstable Soils or Geologic Units; Expansive Soils

Would the project:

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 or based on other substantial evidence of a known fault; (ii) Strong Seismic Ground Shaking; (iii) Seismic-related ground failure, including liquefaction; or (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 landsliding, lateral spreading, subsidence, liquefaction, or collapse?

d) Be located on expansive soil, creating substantial direct or indirect risks to life or property?

Prior FEIR Conclusions

Earthquake Hazards (Threshold (a)(i-iv))

The Prior FEIR found that the project site is not located within an Alquist-Priolo Earthquake Fault Zone (EFZ), and no evidence of active or historic faulting was observed on or near the project site. The nearest active fault is the Calaveras Fault, approximately 4.4 miles to the southwest. While the project site is in a seismically active region, the preliminary geotechnical reports concluded that the project site is suitable for development with appropriate design measures. Liquefaction potential is considered negligible due to soil type and groundwater depth (at least 45 feet below ground surface), although Association of Bay Area Governments (ABAG) mapping identifies moderate susceptibility. Landslide risk is low, with no mapped landslides or landslide zones on or near the project site.

MM GEO-1 requires a design-level geotechnical study to address site-specific hazards and incorporate recommendations into project design and construction. With respect to Alternative 2, the Prior FEIR determined that soil disturbance and grading would be reduced by approximately 38 acres compared to the County Project, lowering the potential for geotechnical impacts. Required mitigation for geotechnical hazards would still apply, but overall impacts would be less. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.6-17, 6-14).

Erosion (Threshold (b))

The Prior FEIR determined that while construction activities could disturb soils and potentially lead to erosion, the County Project would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements. A SWPPP would be implemented, including BMPs

to control erosion and sedimentation during construction. Compliance with the County's grading and erosion control ordinance would further reduce potential impacts. Therefore, based on compliance with applicable laws and regulations, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, p. 3.6-19).

Unstable Soils or Geologic Units (Threshold (c))

The Prior FEIR found that the project site includes deep fill materials from past quarry operations, with depths ranging from 22 to 162 feet depending on location. These materials vary in stiffness and density, and some areas contain loose or soft soils. However, the preliminary geotechnical reports concluded that the potential for liquefaction and other ground failures is low. MM GEO-1 would ensure that site-specific engineering recommendations are incorporated into project design and construction to address any instability risk. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, p. 3.6-20).

Expansive Soils (Threshold (d))

The Prior FEIR identified that the lean clay fill on the project site has moderate to high expansion potential. Expansive soils can cause damage to foundations and infrastructure due to volume changes with moisture fluctuations. MM GEO-1 would require design-level recommendations to address expansive soils, including foundation design and ground improvement techniques, to be incorporated into the project design and construction. Implementation of this mitigation measure would also ensure that development associated with the County Project would be designed in compliance with the recommendations provided in a Design-level Geotechnical Report, to appropriately address any potentially significant impacts related to expansive soil. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, p. 3.6-21).

Proposed Project Analysis and Conclusion

The project site location and boundaries of the proposed project would be consistent with the project site and off-site areas evaluated in the Prior FEIR. Therefore, the geologic and soil features in the Prior FEIR for the County Project would be the same for the proposed project. For purposes of potential erosion impacts under Threshold (b), consistent with the analysis in the Prior FEIR, the proposed project would be required to adhere to all applicable laws and regulations, including without limitation, those relating to compliance with NPDES permitting and preparation and implementation of an approved SWPPP, including BMPs to control erosion and sedimentation during construction. Compliance with the County's grading and erosion control ordinance would further reduce potential impacts. Therefore, based on compliance with applicable laws and regulations, and consistent with the Prior FEIR's impact conclusions, impacts in this regard would be less than significant.

With respect to the items under Thresholds (a), (c), and (d), consistent with the analysis and conclusions set forth in the Prior FEIR for the County Project, the proposed project would be required to implement MM GEO-1, which would ensure that the proposed structures adhere to the implementation of site-specific engineering measures recommended by a Design-level Geotechnical Report, reducing potential impacts to less than significant. The Design-level Geotechnical Report

prepared for the proposed project by ENGEO Incorporated can be found in Appendix A; it contains site-specific recommendations for project design and construction that the proposed project would be required to implement. Additionally, ENGEO Incorporated prepared a response to geotechnical peer review comments provided by the City (Appendix A). No new geologic hazards were identified as a result of the peer review process. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Septic Tanks

Would the project: Have soils incapable of supporting the use of septic tanks or other alternative wastewater disposal systems where sewers are not available?

Prior FEIR Conclusions

The Prior FEIR confirmed that the County Project would include the development of a WWTP on approximately 1 acre. The WWTP would be a package membrane bioreactor WWTP that would treat approximately 50,000 gallons per day (gpd) of wastewater. The WWTP would include an influent pump station, a headworks facility, odor control, a membrane bioreactor facility, ultraviolet disinfection, an effluent and recycled water pump station and pipelines, solids handling, a chemical facility, administration, laboratory, operations, and maintenance. The proposed WWTP would not rely on subsurface disposal and would produce disinfected tertiary recycled water as defined in California Code of Regulations, Title 22, Section 60301.230. All recycled water discharged from the WWTP would be treated pursuant to applicable State laws and regulations, and the project applicant would be required to file a Notice of Intent under the Statewide General Recycled Water Order. With respect to Alternative 2, the Prior FEIR determined that construction of the WWTP would not occur because Alternative 2 would connect to the City's sanitary sewer system, reducing any potential impacts related to alternative wastewater disposal systems. Therefore, the Prior FEIR concluded that impacts associated with the County Project and Alternative 2 would be less than significant. (Draft EIR, pp. 3.6-22, 6-14).

Proposed Project Analysis and Conclusion

In contrast to the County Project, sanitary sewer services for the proposed project would be provided by the City, and the off-site WWTP and associated improvements would not be constructed. As such, the proposed project would have no impact related to the use of septic tanks or alternative wastewater disposal systems. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those analyzed in the Prior FEIR. No additional analysis is required.

f) Destruction of Paleontological Resource or Unique Geologic Feature

Would the project: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Prior FEIR Conclusions

The Prior FEIR found that the project site is underlain by Holocene- and Pleistocene-age deposits. While Holocene deposits have low potential for paleontological resources, deeper Pleistocene layers have high potential. The University of California Museum of Paleontology (UCMP) database identified five vertebrate fossil localities within 3 miles of the project site. Therefore, given the foregoing, and the possibility of inadvertent discovery during construction, the Prior FEIR concluded there would be a potentially significant impact and identified MM GEO-6, which requires a qualified Paleontologist to conduct WEAP training, monitor excavations deeper than 6 feet, and implement fossil salvage procedures if resources are encountered. The Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.6-22, 6-14).

Proposed Project Analysis and Conclusion

Consistent with the impact conclusions set forth in the Prior FEIR for the County Project, the proposed project would have a potentially significant impact in this regard due to potential inadvertent discovery and, thus, would be required to implement MM GEO-6, which would ensure that potential impacts related to any unique paleontological resources and unique geologic features would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe impacts related to geology, seismicity, or soils because it was described and considered in the Prior FEIR. By eliminating construction of the detention basin, pump facilities, and storm drain force main (as contemplated in the City Stormwater Option), this option would incrementally reduce grading and soil disturbance and would not increase exposure to seismic hazards, erosion, liquefaction, expansive soils, or other geologic risks. In addition, reduced subsurface disturbance would lessen the potential to encounter paleontological resources, and all previously adopted inadvertent discovery procedures would continue to apply; therefore, impacts would remain less than significant and consistent with the Prior FEIR.

Mitigation Measures

MM GEO-1 Design-Level Geotechnical Study

Prior to issuance of building and grading permits, an updated design-level geotechnical exploration and assessment shall be performed by a qualified

Geotechnical Engineer. The design-level exploration and reporting shall include (but would not be limited to) the following items:

- Hollow-stem auger borings, including matched-pair borings.
- Soil sample collection at depths relevant to building-specific foundation design.
- Laboratory testing, including (but not limited to) moisture content, unit weight, gradation, Atterberg Limits, strength, consolidation, and corrosivity testing.
- Design-level assessment of geologic and geotechnical hazards, including (but not limited to) the following:
  - Characterization of subsurface conditions.
  - Consolidation of compressible soil based on in situ structural loading.
- Design recommendations for foundation system design.
- Design-level subexcavation, ground improvement, and/or surcharging recommendations.
- Foundation constructability recommendations.
- Design-level earthwork and improvement design and construction recommendations.
- Design-level features required for landslides.

The recommendations included in the Design-level Geotechnical Report shall be implemented during construction activities, including grading and excavation.

MM GEO-1 has been partially satisfied via the preparation of a Design-level Geotechnical Report prepared by ENGEO and included herein. In accordance with the analysis, and to demonstrate full compliance with MM GEO-1, prior to the issuance of building and grading permits, the applicant shall incorporate the recommendations included in the Design-level Geotechnical Report in all application materials and plan check submittals and shall thereafter implement the same during project construction.

MM GEO-6 Prior to the start of any ground-disturbing activity, a qualified Paleontologist meeting Society of Vertebrate Paleontology (SVP) standards and best practices shall be retained to prepare and conduct a project-wide Worker Environmental Awareness Program (WEAP) training. The WEAP shall contain unanticipated discovery measures to be followed in the event that paleontological resources are encountered while the qualified Paleontologist or qualified Paleontological Monitor is not present (i.e., during excavations within the first 6 feet below the existing grade). The WEAP shall be conducted by a qualified environmental trainer, under the supervision of a qualified Paleontologist. In the event construction crews are phased in, additional training shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the proposed project site and the procedures to be followed if they are found.

Paleontological monitoring shall be conducted by a qualified Paleontological Monitor meeting SVP standards and best practices, under the supervision of the qualified Paleontologist. Monitoring would be required for excavations at the project site that exceed 6 feet below the existing grade east of El Charro Road, in previously undisturbed deposits. Full-time monitoring shall be required for all excavation into previously undisturbed Pleistocene-age deposits. If earth-disturbing construction-related activities uncover any paleontological resources (i.e., bones or teeth), those activities shall be diverted at least 15 feet away from the discovery until a qualified Paleontologist is brought on-site to assess the find for possible salvage, consistent with the standards and best practices set by the SVP. Construction workers shall not attempt to remove such finds. Depending on the conditions encountered, full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified Paleontologist.

In the event that paleontological resources are encountered while monitoring is not occurring (i.e., during excavations within the first 6 feet below the existing grade), excavations within 50 feet of the find shall be temporarily halted or diverted until the qualified Paleontologist can assess the find and determine its significance. Depending on the conditions encountered, monitoring activities may be increased at the discretion of the qualified Paleontologist if he or she deems it appropriate. The qualified Paleontologist may spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring should be revised based on his/her observations.

The qualified Paleontologist shall document the discovery as needed and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Salvaged fossils should be deposited in an appropriate repository (i.e., University of California Museum of Paleontology [UCMP]), where they will be properly curated and made available for future research. The qualified Paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the discovery. If the applicant determines that avoidance is not feasible, the qualified Paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery.

The plan shall be submitted to the appropriate repository and to the County for review and approval prior to implementation. The applicant shall adhere to the recommendations in the approved plan.

Implementing Measure for MM GEO-6

Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall submit all documents, plans, and materials required under MM GEO-6 to the City for review and approval, in lieu of the County.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to geology and soils. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VIII. Greenhouse Gas Emissions *Would the project:*					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and unavoidable impact	No	No	No	MM GHG-1, MM GHG-2
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Significant and unavoidable impact	No	No	No	MM GHG-2

Discussion

a-b) Greenhouse Gas Emissions; Greenhouse Gas Emissions Reduction Plan Conflict

Would the project:

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

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

Prior FEIR Conclusions

The Prior FEIR found that the County Project would result in both construction and operational GHG emissions. These emissions include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O) from sources such as vehicle trips, energy use, and infrastructure development. The Bay Area Air District thresholds require projects to demonstrate consistency with either Criterion A (e.g., all-electric design, will not result in any wasteful, inefficient, or unnecessary energy use, and 15 percent VMT reduction) or Criterion B (compliance with a qualified GHG reduction plan).

According to the GHG analysis prepared for the County Project, although it would not result in any wasteful, inefficient, or unnecessary energy use, the County Project would not fully meet Criterion A due to its reliance on natural gas and inability to achieve the required VMT reduction. It also would not meet Criterion B, as it would not be consistent with a qualified Climate Action Plan (CAP) because the County's CAP would not apply for streamlining due to its use of the 2020 GHG targets instead of the 2030 GHG targets.

As detailed more fully therein, the Prior FEIR evaluated consistency with the California Air Resources Board (ARB) Scoping Plan, Plan Bay Area 2050, and the Bay Area Air District 2017 Clean Air Plan. Although the County Project includes some measures to reduce emissions to the extent feasible (e.g., traffic calming and bicycle infrastructure under MM TRANS-2), it does not fully align with the design elements required under the Bay Area Air District's CEQA Guidelines, as described above. Therefore, the Prior FEIR concluded there would be a significant impact in this regard.

MM GHG-1 and MM GHG-2 require pre-wiring for future all-electric retrofits and the purchase of carbon offsets to mitigate emissions from natural gas use. However, even with these measures, the Prior FEIR determined that the County Project would still exceed the Bay Area Air District thresholds because it would not demonstrate a 15 percent VMT reduction. Under Alternative 2, GHG emissions would be slightly reduced due to the smaller development footprint, but the residential component would still involve the use of natural gas and exceed the City's per capita GHG threshold, resulting in a significant and unavoidable impact. The reduction in GHG emissions under Alternative 2 would not be sufficient to avoid a significant impact. (Draft EIR, pp. 6-15–6-16). Therefore, the Prior FEIR concluded that impacts would be significant and unavoidable. (Draft EIR, pp. 3.7-22, 6-15–6-16).

Proposed Project Analysis and Conclusion

Similar to the County Project, the proposed project would be required to comply with the applicable Title 24 Energy Efficiency Standards and CALGreen requirements—for example, and among others, EV charging infrastructure and solar requirements as adopted by Municipal Code Chapter 20.08.

The City's CAP 2.0 is considered a qualified GHG reduction strategy pursuant to CEQA Guidelines Section 15183.5(b). Therefore, for purposes of this Addendum, the proposed project is analyzed pursuant to the Bay Area Air District's current GHG significance thresholds under Criterion B: consistency with a local GHG reduction strategy that meets the criteria under CEQA Guidelines Section 15183.5(b).

GHG emissions associated with the development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, energy and water usage, and solid waste disposal. The proposed project would be largely the same as the County Project, only with fewer proposed dwelling units and a substantial reduction in the nature and scope of off-site improvements. As such, the proposed project would result in a similar, if not lower, amount of GHG emissions during construction and operation.

To assess whether the proposed project's emissions would result in a significant impact, the proposed project is evaluated for consistency with the City's CAP 2.0. As shown in the proposed project's CAP 2.0 checklist (Appendix B), the proposed project would incorporate most applicable measures required under CAP 2.0; however, the proposed project would not include two listed features: (1) an all-electric building design and (2) a battery-storage system to support on-site solar generation. Because the proposed project does not comply with all applicable listed CAP 2.0 measures, it is considered inconsistent with CAP 2.0. Accordingly, the proposed project would result in a significant and unavoidable GHG impact, consistent with the impact conclusions set forth in the Prior FEIR.

The proposed project would nevertheless be required to comply with the applicable 2022 CALGreen Code and Title 24 Building Energy Efficiency Standards, which, among other things, mandate high-efficiency plumbing fixtures, water-efficient irrigation systems, and compliance with current energy efficiency performance standards. Compliance with these State-level codes ensures consistency with applicable State and federal plans, policies, and regulations that govern GHG emissions.

Despite compliance with these Statewide requirements and the proposed project's compliance with most of the City's CAP 2.0 applicable measures, because the proposed project does not include two of the above-referenced measures, it would be treated as inconsistent with the City's CAP 2.0 for purposes of this GHG assessment. Therefore, its GHG emissions impact would continue to be significant and unavoidable. Consistent with the Prior FEIR's analysis of the County Project, the proposed project would implement MM GHG-1 and MM GHG-2 to reduce GHG emissions to the extent feasible.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe greenhouse gas emissions since it was previously considered in the Prior FEIR. Moreover, because it would eliminate construction and operation of the detention basin, pump facilities, and storm drain force main (as contemplated by the City Stormwater Option), this would reduce construction-related emissions as compared to the City Stormwater Option without altering the project's long-term operational GHG profile.

Mitigation Measures

MM GHG-1 Prior to issuance of building permits, the project applicant shall provide documentation (e.g., site plan) to the County to demonstrate that the proposed residential units would include pre-wiring so that each building is ready for a future retrofit to all-electric (e.g., such that electric space heating, water heating, drying, and cooking appliances) could be installed.

Implementing Measure for MM GHG-1

Prior to issuance of building permits, the applicant shall provide documentation (e.g., site plan) to the City of Pleasanton (City) demonstrating that all proposed residential units include pre-wiring to allow future retrofit to all-electric appliances (e.g., electric space heating, water heating, drying, and cooking).

MM GHG-2 Prior to issuance of building permits, the applicant shall provide documentation to the County to demonstrate purchase of carbon offsets that reduce the project's greenhouse gas (GHG) emissions due to natural gas use, which is estimated to be 478 metric tons carbon dioxide equivalent (MT CO_2e), if no other on-site measures are implemented to further reduce emissions. Based on estimated project life of 30 years, total credits needed to offset emissions below the applicable thresholds would be 14,341 MT CO_2e for the life of the proposed project (or a reduced amount estimated based on implementation of other measures or preparation of refined emission modeling).

The project developer or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the operational GHG emissions from natural gas use. For an offset to be considered viable, it must exhibit "permanence." To adequately reduce emissions of GHGs, carbon offsets must be able to demonstrate the ability to counterbalance GHG emissions over the lifespan of a project or "in perpetuity."

The purchase of GHG credits through voluntary participation in an approved registry must meet the following criteria:

- **Real**—represent reductions actually achieved (not based on maximum permit levels),
- **Additional/Surplus**—not already planned or required by regulation or policy (i.e., not double counted),
- **Quantifiable**—readily accounted for through process information and other reliable data,
- **Enforceable**—acquired through legally-binding commitments/agreements,
- **Validated**—verified through accurate means by a reliable third party, and
- **Permanent**—will remain as GHG reductions in perpetuity.

Implementing Measure for MM GHG-2

Prior to issuance of building permits, the applicant shall provide documentation to the City of Pleasanton (City) demonstrating purchase and retirement of carbon offsets from a recognized and reputable, accredited carbon registry in a quantity sufficient to offset the proposed project's greenhouse gas (GHG) emissions from natural gas use, as specified in MM GHG-2. Documentation

shall confirm that offsets meet the required criteria (real, additional, quantifiable, enforceable, validated, and permanent).

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to GHG emissions. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IX. Hazards and Hazardous Materials *Would the project:*					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact	No	No	No	NA
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact	No	No	No	NA
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant impact	No	No	No	NA
d) Be located on a site which is included on a list of	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	Less than significant impact	No	No	No	NA
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Less than significant impact	No	No	No	NA

Discussion

a) Routine Transport, Use, or Disposal of Hazardous Materials

Would the project: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Prior FEIR Conclusions

The Prior FEIR found that the construction and operation of the County Project would involve the use of common hazardous materials such as fuels, lubricants, paints, and cleaning agents, which could generate small amounts of hazardous waste. However, all activities would be subject to mandatory compliance with applicable federal, State, and local laws and regulations administered by agencies including the United States Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), United States Department of Transportation (USDOT), California Department of Toxic Substances Control (DTSC), California Department of Transportation (Caltrans), California Highway Patrol (CHP), Alameda County Department of Environmental Health (ACDEH), and the Bay Area Air District. The Alameda County Fire Department (ACFD) and Building Department would review building permits to ensure compliance with hazardous materials requirements. Businesses storing hazardous materials above threshold quantities would be required to submit Hazardous Materials Business Plans (HMBPs), including contingency plans for accidental releases. Disposal would be regulated by ACDEH, ACFD, California Division of Occupational Health and Safety (Cal/OSHA), and DTSC. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-17, 6-16).

Proposed Project Analysis and Conclusion

Consistent with the County Project, the proposed project may utilize typical hazardous materials, such as fuels or solvents, during the construction phase of the proposed project. During the operations phase, residents may also routinely use commonly available hazardous substances, such

as fuels, lubricants, and household cleaners. Consistent with the analysis in the Prior FEIR, compliance with applicable federal, State, and local laws and regulations regarding hazardous materials, including the Hazardous Materials Transportation Act, California Public Resources Code, and the City's General Plan (including Public Safety Element Policy 17, which seeks to "ensure that hazardous materials are not released as a result of construction activities and that any existing hazardous materials and potential contamination are remediated prior to development"), would reduce and limit any such potential associated risks, and impacts in this regard would be less than significant, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Risk of Upset

Would the project: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Prior FEIR Conclusions

Phase I Environmental Site Assessments (Phase I ESAs) were conducted for both the residential site and off-site improvement areas, and no Recognized Environmental Conditions (RECs) were identified. The Former Hanson Aggregate Radum Facility is classified as a Controlled REC (CREC), but nearby sites were evaluated and found not to pose a concern to the project site. The Prior FEIR found that, because the project site remains under active regulatory oversight with long-term management requirements, there is potential for exposure to impacted soil or groundwater if such materials are not properly handled. However, the County Project would be required to comply with the ACDEH-approved Soil Management Plan and Soil Import Management Plan, which establishes procedures for identifying, segregating, testing, and properly managing any impacted materials encountered during construction, which would ensure potential hazards to the project site and to the public are minimized. Additionally, vapor migration was also assessed and determined to be unlikely. Areas of Concern (AOCs) 6 and 7 were evaluated through historical investigations and subsequent sampling; results indicated that subsurface conditions in both areas do not pose a risk to human health or the environment. None of the County Project's on-site or off-site improvements would be constructed within these AOCs.

The County Project would comply with applicable health and safety laws and regulations to prevent accidental releases. As discussed above, construction activities would require the use of commercially available typical hazardous materials and may generate small amounts of hazardous waste.

The Prior FEIR disclosed that the use, storage, transportation, and disposal of hazardous materials at the project site could result in the accidental release of hazardous materials into the environment. However, the County Project would be required to comply with applicable mandatory federal, State, and local laws and regulations, which would reduce the potential for an accidental release of hazardous materials. In the event of an accidental release, the ACFD and ACDEH would be notified

to address the release. Compliance with applicable mandatory laws and regulations would ensure that all potential construction-related impacts are less than significant. The Prior FEIR determined that operation may require the use and/or storage of common household hazardous materials, but compliance with applicable laws and regulations would ensure that operational impacts would be less than significant. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-19, 6-16).

Proposed Project Analysis and Conclusion

The project site location and boundaries of the proposed project would be consistent with the project site and off-site areas evaluated in the Prior FEIR; therefore, the hazardous materials conditions of the project site and related analysis identified in the Prior FEIR would apply to the proposed project.

As determined in the Prior FEIR, no RECs have been identified for the project site. Consistent with the findings in the Prior FEIR, the proposed project would comply with all applicable federal, State, and local laws and regulations, including the General Plan, Titles 8 and 17 of the California Code of Regulations, and Cal/OSHA requirements. This would include, but not be limited to, requiring compliance with Pleasanton General Plan Public Safety Element Goal 5, which looks to "minimize the risks to lives and property due to potential exposure to hazardous materials." If accidental release of hazardous materials did occur, the appropriate regulatory agencies would be notified to address the release. Accordingly, the proposed project's impact in this regard would be less than significant, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Exposure of Schools to Hazardous Materials or Emissions

Would the project: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Prior FEIR Conclusions

The Prior FEIR found that the Montessori School of Pleasanton is located approximately 0.25 mile from the project site. However, as detailed above, the County Project would adhere to applicable federal, State, and local laws and regulations while utilizing typical commercial hazardous materials for construction. Given the foregoing, the County Project would not handle or emit hazardous materials that could result in a significant impact on the school within proximity to the project site. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-21, 6-16).

Proposed Project Analysis and Conclusion

Similar to the conclusions of the Prior FEIR, while there is a school located within 0.25 mile of the project site, the proposed project would not handle or emit hazardous materials that could result in a significant impact to any schools because the proposed project, which would be reduced in scope to a certain degree and thus the amount of hazardous materials involved in construction and operation

would be reduced accordingly, would adhere to all applicable federal, State, and local laws and regulations while utilizing hazardous materials for construction. This would include, but not be limited to, requiring compliance with Pleasanton General Plan Public Safety Element Policy 16 ("Regulate the transportation, delivery, use, and storage of hazardous materials within the city limits") and Policy 17 ("Ensure that hazardous materials are not released as a result of construction activities and that any existing hazardous materials and potential contamination are remediated prior to development"). Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Hazardous Materials Sites

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is located on a list of hazardous materials sites (the Cortese List). The Cleanup Program Site at the project site is currently open and is undergoing long-term management as of 2026. Long-term management refers to ACDEH's continued oversight of the project site until it verifies that all soil import, restoration, and reporting requirements are fully satisfied and the case can be formally closed. The ACDEH has concluded that potential environmental impacts from former mining operations have been adequately investigated and delineated and found not to present an adverse risk to human health or the environment.

The Prior FEIR found that construction activities associated with the County Project could expose contaminants to workers, the public, or the environment if not properly managed. Compliance with COA HAZ-4a through COA HAZ-4e established by ACDEH and all applicable laws and regulations associated with development on hazardous materials sites would reduce any potential impact associated with the project site being located on a site included on the Cortese List. Additionally, the County Project would be subject to ongoing regulatory requirements. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-21, 6-16).

Proposed Project Analysis and Conclusion

The hazardous materials conditions of the project site and related analysis identified in the Prior FEIR for the County Project would apply to the proposed project as well. Because the project site is located on the Cortese List, the proposed project would be required to comply with COA HAZ-4a through COA HAZ-4e from ACDEH, which include coordinating with ACDEH prior to and during site development by submitting the soil management protocols, project schedule, soil import documentation, stockpile information, and soil excavation report. With the implementation of these COAs, as well as applicable provisions of the Pleasanton General Plan, as noted above, the proposed project would have less than significant impacts, consistent with the analysis and impact conclusions in the Prior FEIR. Therefore, the proposed project would not introduce new significant

impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Airports

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR found that the Livermore Municipal Airport is located approximately 1.6 miles northeast of the project site. The project site is within the Airport Influence Area, however the project site is not within any established noise contours or airport safety zones as indicated by the Livermore Municipal Airport Land Use Compatibility Plan (ALUCP). As such, the County Project would not result in airport-related safety hazards or excessive noise, and the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-23, 6-16).

Proposed Project Analysis and Conclusion

Similar to the conclusions of the Prior FEIR, the project site is not located within any established noise contours or airport safety zones. Accordingly, the proposed project would not result in airport-related hazards, and impacts would be less than significant, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

f) Emergency Response and Evacuation

Would the project: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Prior FEIR Conclusions

The County has developed an Emergency Operations Plan (EOP) that establishes policies and procedures and assigns responsibilities to ensure the effective management of emergency operations within the County. The County's EOP does not list any specific evacuation routes throughout the County because these routes would be determined based on the location and nature of the emergency by the Alameda County Sheriff's Office. Major roadway networks, including SR-84, I-580, and I-680, provide regional access to the project site and would likely be used as evacuation routes in the event of an emergency. Any road blockages during the construction phase would not interfere with these routes and would be temporary. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-23, 6-16).

Proposed Project Analysis and Conclusion

Similar to the conclusions of the Prior FEIR, the proposed project would have adequate vehicle circulation, including adequate circulation for large vehicles such as fire trucks, all of which would be confirmed and implemented during the building permit process. The proposed internal roadways and access points would meet the applicable regulations for emergency vehicle widths.

The proposed project would also be required to comply with applicable goals and policies from the Public Safety Element of the General Plan. In addition, the proposed project would not interfere with guidelines set forth in the Pleasanton Comprehensive Emergency Management Plan and the Alameda County Disaster Plan, because the proposed project would provide adequate emergency access to the project site and would not obstruct major roadways in the City which may serve as evacuation routes, including Stanley Boulevard and I-680. The proposed project would also undergo review by Livermore-Pleasanton Fire Department (LPFD) to ensure its proposed emergency access adheres to all applicable standards and requirements. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

g) Wildland Fires

Would the project: Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

Prior FEIR Conclusions

The Prior FEIR found that the project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) and not in or near a State Responsibility Area (SRA). However, it acknowledged that wildfire risk exists due to regional conditions such as wind and vegetation. Compliance with fire safety regulations, including the use of fire-resistant building materials and landscaping, would reduce risks. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.8-25, 6-16).

Similar to the conclusions of the Prior FEIR, the project site is not located in a VHFHSZ and is not located in or near an SRA. Although construction of the proposed project would not occur within a Fire Hazard Severity Zone (FHSZ), the proposed project would be required to comply with applicable fire protection measures included in the policies and programs within the General Plan and the Municipal Code, such as General Plan Program 13.1, which requires the installation of building and fire code compliant fire-detection and alarm equipment in residential structures. Further, continued implementation of the Tri-Valley Local Hazard Mitigation Plan (LHMP) and review of architectural and development plans by LPFD would assist in protecting life and property in the event of a wildfire, further reducing risk in this regard. Accordingly, consistent with the impact conclusions in the Prior FEIR, the proposed project would have a less than significant impact with respect to wildfire. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

Under the Zone 7 Stormwater Option, as considered in the Prior FEIR, construction and operation of the detention basin, pump facilities, and storm drain force main (as contemplated under the City Stormwater Option) would be eliminated, thereby reducing the use, handling, and potential accidental release of fuels, lubricants, and other hazardous materials associated with construction equipment and mechanical infrastructure. Consistent with the impact conclusions in the Prior FEIR, this option would not introduce new hazardous materials uses or expose people or structures to additional risk. Accordingly, impacts related to hazards and hazardous materials would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

The Prior FEIR determined that no mitigation measures are required. However, the following Conditions of Approval established by ACDEH were identified for implementation in the Prior FEIR and would be applicable to the proposed project.

Conditions of Approval

COA HAZ-4a During site redevelopment, the Applicant shall implement corrective actions and soil management protocols identified in the Final Soil Report submitted to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

COA HAZ-4b Prior to the start of site grading, the Applicant shall submit the project schedule to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

COA HAZ-4c Prior to the import of soil to the project site, the Applicant shall submit soil import documentation to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

COA HAZ-4d Prior to the reuse of excavated stockpile material on the project site, the Applicant shall submit a Stockpile Characterization Sampling, Evaluation, and Reuse Plan to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

COA HAZ-4e Prior to the beginning of construction, the Applicant shall submit a soil excavation report to the Alameda County Department of Environmental Health (ACDEH) for review and approval.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to hazards and hazardous materials. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
X. Hydrology and Water Quality *Would the project:*					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than significant impact	No	No	No	NA
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant impact	No	No	No	NA
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	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
manner which would:					
(i) result in substantial erosion or siltation on- or off-site;	Less than significant impact	No	No	No	NA
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Less than significant impact	No	No	No	NA
(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	Less than significant impact	No	No	No	NA
(iv) impede or redirect flood flows?	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant impact	No	No	No	NA
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant impact	No	No	No	NA

Discussion

a) Water Quality

Would the project: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Prior FEIR Conclusions

The Prior FEIR found that construction activities such as grading and excavation could introduce pollutants (e.g., sediment, fuel, concrete, litter) into stormwater runoff. However, the County Project would be subject to the California State Water Resources Control Board's (State Water Board's) NPDES General Permit for Construction Activities, requiring a SWPPP with site-specific BMPs. These measures would minimize erosion and control pollutant discharge. During operations, increased impervious surfaces could elevate urban runoff pollutants, but the County Project would comply with the County's Municipal Regional Permit (MRP), which includes Low Impact Development (LID) standards and post-construction monitoring.

With respect to Alternative 2, the Prior FEIR determined that development would be located west of El Charro Road in the Federal Emergency Management Agency (FEMA) Flood Hazard Zone X, avoiding flood hazard areas and reducing potential impacts related to flooding and water quality. As such, impacts under Alternative 2 would be lower than those under the County Project, although the impact conclusions remained the same under both the County Project and Alternative 2. (Draft EIR, p. 6-16).

Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.9-24, 6-16).

The Prior FEIR addressed comments from the City and other agencies regarding potential per- and polyfluoroalkyl substances (PFAS) concerns associated with wastewater treatment, effluent management, and water quality. As documented in the Prior FEIR's Master Responses addressing wastewater treatment plant operation, effluent quality, and regulatory compliance, the County concluded that the County Project would comply with applicable State and federal PFAS regulations and would not result in significant impacts to groundwater or surface water quality (Final EIR, pp. 2-34–2-35).

Proposed Project Analysis and Conclusion

Similar to the County Project, construction associated with the proposed project would include grading, excavation, and removal of vegetative cover that has the potential to result in runoff that contains sediment and other pollutants, such as fuel, grease, oil, and other fluids, that could degrade surface and groundwater quality, if not properly controlled. As construction of the proposed project would disturb more than 1 acre of land, compliance with the NPDES General Permit would be required, similar to the County Project. The General Permit would require the development and implementation of a SWPPP. The SWPPP would include site-specific BMPs, such as strategically placed silt fences and straw wattles to minimize erosion on-site and reduce or otherwise prevent conditions of erosion and stormwater runoff during construction. The proposed project would also be subject to the San Francisco Bay MRP, which includes LID standards and post-construction monitoring to encourage stormwater infiltration and retention.

The proposed project does not include the water storage and booster pump facility, WWTP, recycled water storage, and agricultural irrigation fields included under the County Project, removing potential water quality impacts associated with these types of development that were identified and evaluated in the Prior FEIR, such as PFAS. Furthermore, the proposed project includes stormwater drainage facilities as described in the Project Description, which would ensure that stormwater is treated, detained, and conveyed to the appropriate facilities to prevent potential impacts related to stormwater drainage on the nearby lakes. As such, impacts related to surface and groundwater quality would be less than those disclosed in the Prior FEIR, although the less than significant impact conclusion would be the same for the proposed project and the County Project. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Groundwater

Would the project: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Prior FEIR Conclusions

The Prior FEIR determined that the project site is located within the Livermore Valley Groundwater Basin, managed under Zone 7's Alternative Groundwater Sustainability Plan. The County Project would be served by the California Water Service (Cal Water) and would comply with all applicable groundwater management actions. No significant extraction or interference with recharge was identified, and the proposed WWTP would not adversely affect groundwater quality.

The Prior FEIR concluded that the County Project would not result in groundwater depletion or degradation. The County Project would not involve on-site groundwater extraction and would be served by municipal water supplies consistent with the Zone 7 Alternative Groundwater Sustainability Plan. Recycled water would be applied at agronomic rates and treated using membrane bioreactor technology that removes nitrogen, thereby avoiding nitrate loading to groundwater. Project-related salt contributions would be *de minimis* and would be managed through Zone 7's basin-wide salt and nutrient management programs. Accordingly, the Prior FEIR determined that the County Project would not contribute to chronic lowering of groundwater levels, degradation of groundwater quality, land subsidence, or adverse effects on interconnected surface waters. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.9-27, 6-16; Final EIR, pp. 2-37–2-51).

Proposed Project Analysis and Conclusion

During construction, similar to the County Project, the proposed project would comply with applicable stormwater requirements, including those found in Pleasanton Municipal Code Chapter 9.14 (Stormwater Management and Discharge Control) and would incorporate BMPs to address water quality and control runoff from the project site; therefore, construction runoff would not be absorbed into the groundwater supplies. While dewatering is not expected to be required during project construction, such actions, if required, would be temporary and would not substantially interfere with groundwater supplies, recharge, or management.

Water services for the proposed project would be provided by the City, which receives its water supply from Zone 7. Similar to the County Project, the proposed project could lead to an increased demand for water, which could lead to an increase in demand for groundwater production. However, the water demand for the proposed project would be slightly reduced compared to the County Project due to the reduction in dwelling unit count. The City receives 100 percent of its water from Zone 7.[35,36]

[35] City of Pleasanton. 2026. About our Water. Website: https://www.cityofpleasantonca.gov/our-government/pleasanton-water/about-our-water/. Accessed March 10, 2026.

[36] While the City previously obtained a portion of its supply from City-owned groundwater wells, those wells are no longer in

Approximately 20 percent of Zone 7's water supplies come from groundwater, with the rest coming from surface water sources.[37] Groundwater supply is pumped from the Livermore Valley Groundwater Basin. The basin is not adjudicated and is not considered to be critically overdrafted; it is instead considered a medium-priority groundwater basin. As such, the basin is regulated under the Sustainable Groundwater Management Act (SGMA), and the preparation and implementation of a Groundwater Sustainability Plan (GSP) is required. Zone 7 has an approved GSP for the Livermore Valley Groundwater Basin, which identifies projects, practices, and goals related to management of groundwater supplies.[38] Adherence to the applicable objectives and sustainability goals provided in the GSP would reduce impacts to groundwater quality within the City. Further, the proposed project would not include any on-site wells that would draw groundwater for proposed project operations. Therefore, impacts related to groundwater recharge and supply would be less than significant, consistent with the analysis and impact conclusions in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Drainage

Would the project: 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 off-site;

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.

Prior FEIR Conclusions

The Prior FEIR found that construction activities within the project site could result in substantial erosion or siltation, leading to drainage pattern alteration and the increased potential for polluted runoff to enter nearby water bodies. However, the County Project would be required to comply with the regulations of its NPDES permit. Additionally, the County Project would be required to comply with construction-phase BMPs and requirements for erosion and sedimentation control plans. The County Project would be required to design and implement a SWPPP to ensure that erosion, siltation, and

operation. The City is actively evaluating future supply alternatives, including potential joint groundwater wells in coordination with Zone 7; however, at present, all water supplies are purchased from Zone 7.

[37] Zone 7 Water Agency (Zone 7). 2021. 2020 Urban Water Management Plan. June.

[38] Zone 7 Water Agency (Zone 7). 2021. Alternative Groundwater Sustainability Plan for the Livermore Valley Groundwater Basin. December.

flooding are prevented or minimized to the maximum extent feasible during construction. Therefore, the Prior FEIR concluded that impacts would be less than significant.

From an operational standpoint, stormwater on the project site would be captured in two bioretention areas designed in accordance with all applicable standards with adequate capacity to accommodate stormwater flows at the project site. Because stormwater would be treated through bioretention areas to ensure that there would be no net increase in off-site stormwater flow, the County Project would not result in an exceedance of storm drain capacity. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.9-28, 6-16).

Proposed Project Analysis and Conclusion

Similar to the County Project, the proposed project could result in erosion or siltation, as well as increased risk of flooding and additional sources of polluted runoff during construction. However, the proposed project would be required to comply with the regulations of its NPDES permit. Additionally, the proposed project would be required to comply with construction-phase BMPs and requirements for erosion and sedimentation control plans. The proposed project would be required to design and implement a SWPPP to ensure that erosion, siltation, and flooding are prevented or minimized to the maximum extent feasible during construction.

Similar to the County Project, stormwater runoff from the project site during operation would be drained by storm gutters located on the sides of the proposed internal streets. Stormwater would flow into 18-inch to 24-inch pipes located under the streets and then be drained off the project site using two proposed pipes. The first pipe would be a 24-inch diameter pipe that would be constructed to connect to an existing City-owned 54-inch diameter storm drainpipe in Mohr Avenue. The proposed 24-inch storm drainpipe would follow the same alignment as the proposed water line, extending from the northwest corner of the project site, following the existing utility road, to Mohr Avenue (Exhibit 9c). The second pipe would be constructed to extend from the intersection of Street A and Loop A, across the adjacent vacant land to the east of the project site, to a proposed bioretention area and detention basin approximately 0.45 mile east of the project site, adjacent to El Charro Road (Exhibit 9b). The bioretention area would meet all applicable regulatory requirements and would include a treatment area of approximately 1 acre, a discharge pump, and a detention basin, with layers of bioretention soil mix and permeable rock, protected by an approximately 8-foot berm. The stormwater improvements would be designed and constructed to applicable City of Pleasanton Standard Specifications and Details. As discussed in the Prior FEIR, the proposed bioretention area and detention basin would have sufficient capacity to serve the project site pursuant to applicable regulatory standards, which would further ensure that the proposed project would not result in a net increase of off-site stormwater flow, or a significant impact related to flooding or exceedance of the capacity of the City's existing stormwater infrastructure. As such, impacts related to erosion or siltation, flooding, and runoff would be less than significant, consistent with the impact conclusions in the Prior FEIR.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

iv) impede or redirect flood flows?

Prior FEIR Conclusions

The proposed residential development area is located within a Flood Hazard Zone X, an area of minimal flood hazard, which is outside of the 0.2 percent Annual Chance Flood Hazard Area. The Prior FEIR determined that the County Project's design would not impede or redirect flood flows because stormwater would be captured in bioretention areas off-site, which would be designed in accordance with all applicable standards with adequate capacity to accommodate the County Project during storm events to ensure no net increase in off-site flow of stormwaters.

Some of the off-site improvements would be located in a FEMA Flood Hazard Zone A, which is an area with a 1 percent annual chance of flooding. The Prior FEIR determined that it would be unlikely that 100-year flood levels would inundate the County Project's off-site utilities, and the County Project would be required to comply with FEMA guidelines for development within a flood zone. Furthermore, as part of the County's deliberations and approval, the agricultural irrigation fields were moved west of El Charro Road, into an area designated by Flood Hazard Zone X, which would reduce potential impacts. Therefore, the Prior FEIR concluded that impacts would be less than significant.

Proposed Project Analysis and Conclusion

The proposed residential development area would remain in an area of minimal flood hazard, as designated by FEMA.

Similar to the County Project, the proposed project has been designed to ensure it would not impede or redirect flood flows. Stormwater would be captured in bioretention areas off-site, which would be designed in accordance with all applicable standards to ensure there is adequate capacity to accommodate the project site during storm events to ensure no net increase in off-site flow of stormwater. In addition, for extreme storm events that exceed the capacity of the bioretention system, an overland release in the form of an emergency spillway would safely convey flows in accordance with Zone 7 Flood Control standards and historic drainage patterns as described in the Project Description. As such, impacts would be less than significant, consistent with the conclusions in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Risk of Pollutant Release Due to Inundation

Would the project: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Prior FEIR Conclusions

The Prior FEIR evaluated flood hazard risks using the FEMA's Flood Insurance Rate Maps (FIRMs) and found that the proposed residential development area would be located within Flood Hazard Zone X, an area of minimal flood hazard. Portions of the off-site utility infrastructure (i.e., water storage and booster pump facility and a bioretention area) required for the County Project would be

located within a Flood Hazard Zone A, which represents an area with a 1 percent annual chance flood hazard. Additionally, the Prior FEIR noted that these facilities would be designed in accordance with applicable flood control and drainage standards, including provisions for safe conveyance of storm flows during extreme events through controlled overland release features that follow historic drainage patterns.

The Arroyo Lago Off-site Utility Flood Study, prepared by Schaaf and Wheeler, dated March 13, 2024, indicates that the off-site improvements would not be inundated during a 100-year storm event because it is unlikely that the 100-year water surface elevation would be above ground at the location for the off-site improvements and that any spills that occur from the nearby lakes would be contained into the quarry ponds. Additionally, the water storage and booster pump facility would be designed in accordance with FEMA-published guidelines for development occurring within a 100-year Flood Hazard Zone.

The WWTP and other infrastructure would be constructed above inundation zone elevations. Compliance with applicable FEMA standards and RWQCB Basin Plan requirements would ensure protection from flood-related pollutant release.

The project site is located immediately south of Lake I of the Zone 7 Chain of Lakes, which could be susceptible to a seiche. However, the County Project would comply with all applicable regulations and requirements from the ECAP, Municipal Code, and NPDES to ensure protection from flood-related pollutant release. Additionally, the project site is approximately 16.4 miles east of the San Francisco Bay and 35.7 miles east of the Pacific Ocean. The project site would not be at risk of inundation from a tsunami. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.9-32, 6-16).

Proposed Project Analysis and Conclusion

Similar to the conclusions of the Prior FEIR, the project site is approximately 16.4 miles east of the San Francisco Bay and 35.7 miles east of the Pacific Ocean. Given this distance from the ocean, the project site would not be at risk of inundation from a tsunami.

As discussed in the Prior FEIR, the project site is located immediately south of Lake I of the Zone 7 Chain of Lakes, which could be susceptible to a seiche. However, the proposed project would comply with all applicable regulations and requirements from the City’s General Plan, Municipal Code, and NPDES, which would allow for the adequate sizing of storm drainage systems, preserve areas with percolation abilities, and minimize sedimentation and erosion. Therefore, consistent with the impact conclusions in the Prior FEIR, impacts related to a tsunami and inundation from a seiche would be less than significant.

As also evaluated at length in the Prior FEIR, potential pollutants stored on-site during construction would be stored in a manner consistent with the proposed project’s NPDES-mandated SWPPP, as well as applicable regulations including, without limitation, those by OSHA, Department of Hazardous Substances and Materials, which help to prevent pollutant release.

The proposed project stormwater drainage system, including the bioretention area and detention basin, would have sufficient capacity to serve the proposed project. The stormwater system would be designed in accordance with all applicable standards, including those set out in Pleasanton Municipal Code Chapter 9.14 ("Stormwater Management and Discharge Control") with adequate capacity to accommodate the project site during storm events and ensure no net increase in off-site flow of stormwater. Consistent with Pleasanton General Plan Public Safety Policy 15, residential development would be located outside of the 100-year flood hazard area, while limited off-site utility infrastructure proposed within Flood Hazard Zone A would be designed to meet applicable FEMA and local flood control standards. In addition, the proposed project includes a controlled overland release in the form of an emergency spillway to safely convey extreme storm flows in accordance with Zone 7 Flood Control standards and historic drainage patterns.

Moreover, the proposed project includes residential land uses, which do not represent the type of use that would otherwise degrade water quality (e.g., industrial land uses that utilize hazardous materials that could adversely affect water quality). Anticipated and potential pollutants generated by the proposed project would be limited to household items and normal and expected materials for the proposed land uses and include sediment, nutrients, pesticides, metals, pathogens, oil, and grease. These materials would be limited to personal use quantities. Thus, impacts would be less than significant, consistent with the impact conclusions of the Prior FEIR.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Water Quality Control or Sustainable Groundwater Management Plans Consistency

Would the project: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Prior FEIR Conclusions

Particularly given the project site's location and the scope of off-site utility improvements, the Prior FEIR conducted a robust analysis to consider whether the County Project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As detailed more fully therein, the Prior FEIR confirmed that the County Project would comply with the RWQCB Basin Plan and Zone 7's Alternative GSP. During construction, the County Project would be required to comply with the terms of the Construction General Permit, which requires the preparation and implementation of a SWPPP that includes BMPs to ensure reduction of pollutants from construction activities potentially entering surface waters.

During operation, the County Project would be served by Cal Water Livermore District, which derives its water supply from a combination of groundwater and surface water purchased from Zone 7. The County Project complies with the Zone 7 Alternative GSP by demonstrating that its groundwater use would have an insignificant impact on basin conditions and would not interfere with Zone 7's ability to maintain the Livermore Valley Groundwater Basin within its sustainable yield. The Prior FEIR

explained that Zone 7—designated by the California Department of Water Resources as the Groundwater Sustainability Agency for this medium-priority basin—has an Alternative GSP approved by the State, showing the basin has operated within sustainable yield for more than a decade. The County Project's groundwater demands and on-site well plans fall within the parameters evaluated in the Alternative GSP, meaning no undesirable results (such as significant depletion or degradation) are anticipated, and therefore the County Project was considered consistent with the sustainability objectives established under SGMA.

Furthermore, the WWTP would be designed and required to produce disinfected tertiary recycled water per Title 22 standards and be regulated during operations under Water Reclamation Requirements (Order WQ 2016-0068-DDW). A Notice of Intent would be filed with the RWQCB for Waste Discharge Requirements (WDRs), further ensuring consistency with applicable water quality plans. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.9-34, 6-16).

Proposed Project Analysis and Conclusion

As described in the Prior FEIR, the RWQCB has established regulatory standards and objectives for water quality in its Basin Plan. Consistent with the analysis of the Prior FEIR, the proposed project would not conflict with the Basin Plan or the County's NPDES program. Given that proposed construction would disturb more than 1 acre of land, the proposed project would be required to comply with the terms of the Construction General Permit, which require the preparation and implementation of a SWPPP that includes BMPs to ensure reduction of pollutants from construction activities potentially entering surface waters. Therefore, consistent with the impact conclusions in the Prior FEIR, construction impacts related to a water quality control plan or groundwater management plan consistency would be less than significant.

As described above, any groundwater used by the City to serve the proposed project comes from the Livermore Valley Groundwater Basin through contracts with Zone 7, which is considered a medium-priority groundwater basin. While the City previously obtained a portion of its supply from City-owned groundwater wells, those wells are no longer in operation. The City is actively evaluating future supply alternatives, including potential joint groundwater wells in coordination with Zone 7; however, at present, all water supplies are purchased from Zone 7. The Basin is regulated under SGMA, and the preparation and implementation of a GSP is required. Adherence to the objectives and sustainability goals provided in the GSP would reduce impacts to groundwater quality within the City. Thus, the proposed project would not interfere substantially with groundwater supply. Furthermore, the proposed project would not include the construction of the WWTP included under the County Project, further reducing the potential for any significant impacts. Therefore, impacts related to sustainable groundwater management would be less than significant.

Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe hydrology or water quality impacts since it was considered in the Prior FEIR. Stormwater would continue to be treated through the proposed bioretention facilities in full compliance with applicable water quality standards and regulatory requirements, and the alternative would not introduce new pollutant sources or violate WDRs. Regarding groundwater, the option would not increase groundwater extraction or interfere with groundwater recharge, as stormwater management would remain consistent with the approved project design and applicable groundwater management plans. In terms of drainage patterns and runoff, this option would allow treated stormwater to discharge and drain naturally toward Cope Lake, rather than being conveyed through a detention basin, pump facilities, and storm drain force main; however, this change would not increase runoff volumes, alter drainage patterns in a manner that would cause erosion or flooding, or exceed the capacity of downstream drainage systems. This option would not increase flood risk or impede flood flows, as stormwater flows would remain within the hydrologic conditions evaluated in the Prior FEIR and would be subject to applicable erosion control and post-construction stormwater requirements. Finally, this option would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as it would remain subject to all applicable City, RWQCB, and Zone 7 requirements, as discussed in the Prior FEIR. Accordingly, hydrology and water quality impacts associated with the Zone 7 Stormwater Option would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to hydrology and water quality. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XI. Land Use and Planning *Would the project:*					
a) Physically divide an established community?	No impact	No	No	No	NA
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?	Less than significant impact	No	No	No	NA

Discussion

a) Division of an Established Community

Would the project: Physically divide an established community?

Prior FEIR Conclusions

As stated in the Prior FEIR, the physical division of an already established community typically refers to construction of a linear feature, such as an interstate highway, railroad tracks, or the removal of a means of access that would impact mobility within an existing community and an outlying area. The County Project would include the development of market-rate single-family homes, junior ADUs, and certain off-site improvements, including a WWTP, a recycled water storage facility, a water storage and booster pump facility, agricultural irrigation fields, and two bioretention areas. For the reasons detailed in the Prior FEIR, the County Project is consistent with the surrounding land uses and would not physically divide an established community since it would not involve the construction of a linear feature or the removal of a means of access that would impact mobility within the County. Similarly, as discussed under Alternative 2, the residential development would be consistent with City land use plans and would not divide an established community. Impacts would be similar to the County Project.

(Draft EIR, p. 6-16). Therefore, the Prior FEIR concluded that there would be no impact. (Draft EIR, p. 3.10-8, 6-16).

Proposed Project Analysis and Conclusion

The proposed project includes the construction of 189 single-family homes and 48 junior ADUs on an approximately 30-acre project site, in addition to related improvements including a bioretention area and stormwater detention basin to be located approximately 0.45 mile east of the project site, adjacent to El Charro Road. The project site and associated off-site improvement areas are currently vacant with no structures or existing development.

The development of the proposed project would not involve the construction of any type of linear feature that would impair mobility within an existing community, nor would it remove a means of access in a manner that would impede travel or otherwise constitute division of an established community. Rather, the proposed project would be designed in accordance with the relevant City General Plan's policies that encourage a cohesive, integrated site and circulation plan. As such, consistent with the impact conclusion of the Prior FEIR, the proposed project would have no impact related to dividing an established community. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Conflict with Applicable Land Use Plans, Policies, or Regulations

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR determined that the proposed residential project is consistent with the MDR land use designation in the ECAP, which allows for 4.1 to 8.0 du/acre. Although the project site is currently zoned A, the zoning is inconsistent with the ECAP designation. Under Government Code Sections 65589.5(j)(4) and 65905.5(c)(2), the County Project does not require rezoning if it complies with objective general plan standards. The proposed density of 7.3 du/acre aligns with the applicable MDR standards set forth in the ECAP and supports County housing goals and Regional Housing Needs Allocation (RHNA) targets. The Prior FEIR also found that the County Project's off-site improvements would be consistent with the applicable Water Management (WM) and LPA General Plan land use designations. Therefore, the Prior FEIR concluded that impact would be less than significant. (Draft EIR, p. 3.10-9, 6-16).

Proposed Project Analysis and Conclusion

The proposed project includes annexation of the approximately 30-acre project site into the City, and includes a General Plan Amendment to redesignate the project site from the County MDR land use to the City's MDR land use. According to the City's General Plan, the proposed project would be consistent with the City's MDR land use designation, which allows for 2 to 8 du/acre and supports any housing type (detached and attached single-family homes, duplexes, townhouses, condominiums,

and apartments) in addition to religious facilities, schools, daycare facilities, and other community facilities. The proposed project would also include pre-zoning of the project site to PUD-MDR to be consistent with the proposed project's density and General Plan land use designation. The purpose of the PUD district, as stated in the Municipal Code, is to ensure that the goals and objectives of the City's General Plan are promoted without discouraging innovation by application of restrictive developmental standards.

The proposed project would be designed in accordance with the City General Plan and Zoning Ordinance and would be consistent with the development standards and allowed uses of the MDR designation and the PUD-MDR zone. Consistent with the impact conclusion of the Prior FEIR, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would comply with applicable provisions of the CBC and General Plan policies designed to protect the environment. Additionally, please refer to Appendix C for a consistency analysis of applicable policies from the General Plan.

The City has also established noise land use compatibility standards for new land use development. For new single-family residential development, the City's "normally acceptable" standard is 60 A-weighted decibel (dBA) L_{dn} for exterior noise in private or shared outdoor use areas excluding front yards. This means that the specified land use would be considered satisfactory for that noise environment, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements. As noted in the noise analysis prepared for this project, the measured existing ambient noise levels are 59 dBA CNEL next to roadway segments adjacent to the project site.[39] Furthermore, the project site is located well outside the 55, 60, and 65 dBA CNEL noise contours shown in the ALUCP. Therefore, the existing ambient noise environment meets the City's "normally acceptable" standard noise land use compatibility standard of 60 dBA L_{dn} for single-family residential development as measured at any point on the project site and no additional noise insulation would be required beyond compliance with standard CBC requirements to meet the interior noise standard of 45 dBA L_{dn}. As such, consistent with the conclusion in the Prior FEIR, impacts would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe land use impacts because it would not change approved land uses, land use designations, or zoning, nor introduce new development or intensify existing uses, and was considered in the Prior FEIR. Discharging treated stormwater to land east of El Charro Road would not physically divide an established community or

[39] CNEL is the Community Noise Equivalent Level, which is a weighted average that applies a 5 dBA penalty to noise between 7:00 p.m. and 10:00 p.m. and a 10 dBA penalty between 10:00 p.m. and 7:00 a.m. L_{dn} is the day/night equivalent noise level average that only applies a 10 dBA penalty to noise between 10:00 p.m. and 7:00 a.m. CNEL and L_{dn} are within one dBA of each other and are normally interchangeable.

conflict with applicable land use plans or policies, and land use impacts would remain less than significant and consistent with the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to land use and planning. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XII. Mineral Resources *Would the project:*					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	Less than significant impact	No	No	No	NA
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?	Less than significant impact	No	No	No	NA

Discussion

a-b) Loss of Minerals Resources of Statewide or Local Importance

Would the project: **a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?**

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?

Prior FEIR Conclusions

The Prior FEIR determined that although the project site and proposed off-site improvement areas are located in an MRZ-2 zone, indicating potential for significant aggregate materials, the associated mining permit (SMP-31) is inactive, and the project site has already been graded and filled. No known

mineral resources of Statewide, regional, or local importance are present, and the project site and off-site improvement areas are not designated for mineral resource recovery in the County's General Plan, ECAP, or other applicable land use plans. The County Project would not interfere with existing or planned mineral extraction activities, nor would it preclude access to or extraction from adjacent parcels. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.11-11, 3.11-12, 6-17).

Proposed Project Analysis and Conclusion

Mineral resource conditions at the proposed project site remain the same as previously evaluated in the Prior FEIR. As previously determined, the proposed project would not result in the loss of availability of a known mineral resource that would be of regional, Statewide, or local value. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would have no impact with respect to mineral resources.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to mineral resources. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIII. Noise *Would the project:*					
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?	Less than significant impact with mitigation incorporated	No	No	No	MM NOI-1
b) Generation of excessive groundborne vibration or groundborne noise levels?	Less than significant impact	No	No	No	NA
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?	Less than significant impact	No	No	No	NA

Discussion

a) Noise Levels in Excess of Adopted Standards

Would the project result in: 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?

Prior FEIR Conclusions

The Prior FEIR found that construction activities, particularly grading and site preparation, would generate temporary noise levels up to 78 dBA 8-hour equivalent sound level ($L_{eq(8\text{-}hr)}$) at the nearest sensitive receptor, located approximately 35 feet from the construction zone. These levels would be intermittent and would decrease as equipment moves across the project site. These reasonable worst-case construction noise levels are below the adopted Federal Transit Administration (FTA) daytime 8-hour average threshold for receiving residential land uses of 80 dBA $L_{eq(8\text{-}hr)}$ but would exceed the nighttime threshold of 70 dBA $L_{eq(8\text{-}hr)}$. Therefore, MM NOI-1 was imposed, which requires restricting construction to daytime hours and implementing BMPs, such as mufflers, equipment maintenance, and strategic placement of staging areas. Therefore, the Prior FEIR concluded that construction noise impacts would be less than significant with mitigation incorporated.

The Prior FEIR also determined that operational impacts would be less than significant because project operational noise levels would not result in a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of established standards, which consisted of compliance with General Plan Policy EC-1.2. This policy identifies that a significant noise impact would occur if a project would result in an increase by 5 dBA L_{dn} or more where noise levels would remain “Normally Acceptable”; or result in an increase by 3 dBA L_{dn} or more where noise levels would equal or exceed the “Normally Acceptable” level. Stationary source noise impacts would also occur if they exceeded daytime or nighttime noise performance standards of 50 dBA and 45 dBA L_{eq}, respectively. The analysis identified that mobile noise source increases would be below the applicable 5 dBA increase threshold and the stationary noise sources would range up to 44 dBA L_{eq} outside of the nearest receiving residential land uses, which is less than the noise performance thresholds. Therefore, the Prior FEIR concluded that operational noise impacts would be less than significant without mitigation. (Draft EIR, pp. 3.12-19, 6-17).

Proposed Project Analysis and Conclusion

Construction Noise Impacts

The project site is proposed to be annexed into the City. According to Section 9.04.100 of the Municipal Code, construction noise is exempt from the noise performance standards of the Noise Ordinance between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sunday and holidays, when the exemption shall apply between 10:00 a.m. and 6:00 p.m., provided the construction activity meets at least one of the following noise limitations:

A. No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to 25 feet from the equipment as possible; or

B. The noise level at any point outside of the property plane of the project shall not exceed 86 dBA.

However, the Prior FEIR utilized the FTA thresholds for evaluating construction noise impacts. Therefore, the FTA thresholds used in the Prior FEIR remain appropriate for evaluating construction noise impacts for the proposed project, and the City has determined, in its discretion, to utilize both the City's standards and the FTA threshold here; thus, the analysis remains consistent with the methodology used in the Prior FEIR.

For residential uses, which are the only noise-sensitive land use types within 1,000 feet of the proposed project, the FTA's criteria are an 80 dBA $L_{eq(8\text{-}hr)}$ daytime limit, a 70 dBA $L_{eq(8\text{-}hr)}$ nighttime limit, and a 75 dBA L_{dn} 30-day average. The closest sensitive receptor is located approximately 35 feet from the acoustical center of construction activity. Because construction would not occur during nighttime hours pursuant to implementation of MM NOI-1, the analysis in the Prior FEIR focused on the 80 dBA $L_{eq(8\text{-}hr)}$ daytime limit to evaluate the significance of the proposed project's construction-related noise impacts at nearby residential uses.

The City's construction noise standards are outlined in Section 9.04.100 of the Municipal Code, which identifies that construction noise is exempt from the noise performance standards of the Noise Ordinance between the hours of 8:00 a.m. and 8:00 p.m. daily, except Sunday and holidays, when the exemption shall apply between 10:00 a.m. and 6:00 p.m., provided the construction activity meets at least one of the following noise limitations:

A. No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to 25 feet from the equipment as possible; or

B. The noise level at any point outside of the property plane of the project shall not exceed 86 dBA.

Construction activities under the proposed project would be similar to those under the County Project, albeit reduced in intensity to a certain degree due to the reduced project footprint. Construction noise impacts were found to be intermittent and variable under the Prior FEIR, reaching a maximum 8-hour average of 78 dBA $L_{eq(8\text{-}hr)}$. Given the substantial similarities between the proposed project and the County Project, it is reasonable to conclude that the proposed project would result in substantially the same levels of noise, if not slightly reduced. As such, estimated maximum construction noise levels would not exceed the City's construction noise standard of 86 dBA L_{eq} as measured at the property plane. Additionally, MM NOI-1 would still be implemented to ensure adherence to the permissible construction hours and to ensure implementation of best management noise reduction techniques

and practices. Implementation of MM NOI-1 would ensure that construction noise levels would not result in a substantial temporary increase in ambient noise levels in excess of the FTA's thresholds for construction noise impacts. Therefore, with implementation of MM NOI-1, consistent with the impact conclusions of the Prior FEIR, temporary construction noise impacts would be reduced to less than significant.

Operational Stationary Noise Impacts

Operational Traffic Noise Impacts

A significant impact would occur if operational noise levels generated by mobile noise sources at the project site would result in a substantial permanent increase in ambient noise levels in excess of the applicable noise standards established in the City's General Plan. The City's General Plan Noise Element Program 1.3 states that a significant noise impact would occur if exterior noise increased by more than 4 dBA over ambient levels. Therefore, for the purpose of this analysis, an increase of more than 4 dBA above ambient noise levels that would exist without the proposed project would be considered a substantial permanent increase in ambient noise.

According to the Prior FEIR, implementation of the County Project would result in traffic noise levels of up to 59.1 dBA CNEL under existing plus project conditions. However, the measured existing ambient noise levels adjacent to this roadway segment are 59 dBA CNEL.[40] Accordingly, project traffic noise levels would result in a 0.1 dBA increase over existing ambient noise levels. The analysis also showed that future plus project traffic noise levels would only result in a 0.6 dBA increase over future traffic noise levels that would exist without the project. Therefore, the proposed project would not result in a substantial increase in traffic noise levels above the City's adopted threshold.

The proposed project would be located on the same site and would include substantially the same residential uses (with slightly fewer units as well as a substantial reduction in off-site utility infrastructure) as compared with the County Project. Further, the proposed project anticipates a slight reduction in traffic noise from what was previously analyzed due to the nominally lower trip generation from the reduction in proposed residential units. As such, consistent with the impact conclusions in the Prior FEIR, the proposed project would not result in a substantial increase in traffic noise levels compared with traffic noise levels existing without the project, and this impact would be less than significant.

Mechanical Equipment Operations

A significant impact would occur if operational noise levels generated by stationary noise sources at the project site would result in a substantial permanent increase in ambient noise levels in excess of the applicable noise standards established in the City's General Plan. Program 1.3 of the City's

[40] The 59.5 dBA noise level presented is in a Community Noise Equivalent Level (CNEL), which is weighted by applying a 5 dBA penalty to noise between 7:00 p.m. and 10:00 p.m. and a 10 dBA penalty between 10:00 p.m. and 7:00 a.m. The day/night equivalent noise level only applies a 10 dBA penalty to noise between 10:00 p.m. and 7:00 a.m. Because of this weighting, a noise level that is weighted in a CNEL would always remain higher than the same noise level weighted over a day/night equivalent noise level.

General Plan Noise Element identifies that an increase of 4 dBA over existing ambient conditions is considered a threshold for significance.

The proposed project would result in substantially the same mechanical ventilation equipment compared to the County Project albeit with a nominal decrease given the slight reduction in units. Based on noise measurements, ambient noise levels are documented as being 59 dBA CNEL near the southwest portion of the project site, with daytime short-term ambient noise measurements ranging from 45.2 dBA to 57.1 dBA L_{eq} across the site. Based on the proposed site plan, none of the mechanical systems would be located closer to off-site receptors than what was previously analyzed as the reasonable worst-case scenario. The modeled noise level for mechanical equipment was 44 dBA L_{eq} as measured at the exterior of the nearest sensitive receptor. This reasonable worst-case stationary source operational noise level would not result in an increase of more than 4 dBA over documented existing ambient noise conditions identified above and is therefore consistent with the noise performance standard of Program 1.3. Therefore, consistent with the impact conclusions of the Prior FEIR, the proposed project's mechanical ventilation equipment operational noise impacts would be less than significant.

The proposed project's construction and operational noise impact would continue to be less than significant, and the proposed project would not introduce any new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Groundborne Vibration

Would the project result in: Generation of excessive groundborne vibration or groundborne noise levels?

Prior FEIR Conclusions

The Prior FEIR evaluated vibration impacts using FTA criteria because the County does not have any quantitative applicable standards for construction or operational vibration thresholds. As detailed more fully therein, the nearest residences are not expected to experience vibration levels exceeding the thresholds for structural damage or annoyance. Construction equipment such as graders and trucks would operate at distances sufficient to avoid excessive vibration. Therefore, the Prior FEIR concluded that groundborne vibration impacts would be less than significant. (Draft EIR, pp. 3.12-24, 6-17).

Proposed Project Analysis and Conclusion

Construction Vibration Impacts

Pleasanton General Plan Noise Element Program 1.6 requires preparation of a vibration study by a qualified vibration consultant, with a site-specific engineering assessment for any proposed construction project that would require pile driving or similar vibration causing impacts. The assessment would minimize potential vibration impacts through such measures as pre-drilling pile hoses, driving piles hydraulically or enclosing sheet piles with rubber aprons. The City Engineer would review and approve all vibration studies. However, the proposed project would not include use

of pile driving or similar vibration causing construction methods, and therefore this requirement would not apply to the proposed project under its current application.

The City does not establish numeric thresholds for other types of construction-related groundborne vibration impacts; therefore, for purposes of this analysis, the City, in its discretion, has elected to apply FTA construction vibration criteria, consistent with the Prior FEIR. A peak particle velocity (PPV) of 0.2 in/sec at the nearest structure is used as the threshold for potential building damage.

The proposed project would involve substantially the same construction period, equipment, and processes as the County Project, with a reduced footprint and slightly reduced unit count. The nearest existing residential structures are approximately 25 feet west of the construction footprint where the heaviest vibration generating equipment could operate. At this distance, vibration from bulldozers would be approximately 0.089 in/sec PPV, well below the 0.2 in/sec threshold. Vibratory rollers, used for internal streets, would operate approximately 100 feet away, generating up to 0.013 in/sec PPV as measured at the nearest receiving structure, also well below the threshold. Given that equipment types and distances from construction footprints to receptors remain comparable, construction vibration would not exceed the applicable criteria, and the impact would remain less than significant consistent with the Prior FEIR's impact conclusion.

Operational Vibration Impacts

Similar to the County Project, implementation of the proposed project would not include any permanent sources of vibration that would expose persons in the project vicinity to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the vicinity of the project site. Therefore, the proposed project would not generate groundborne vibration or groundborne noise levels in excess of established standards and, similar to the conclusions of the Prior FEIR, would result in a similar less than significant impact related to operational groundborne vibration. Given these considerations, the proposed project's groundborne vibration impact from operations would be less than significant.

Therefore, the project construction and operational groundborne vibration impact would continue to be less than significant consistent with the impact conclusions of the Prior FEIR, and the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Airport or Private Airstrip Noise

Would the project result in: 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?

Prior FEIR Conclusions

The Prior FEIR determined that a significant impact would occur if the County Project were located in the vicinity of a private airstrip or within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport and exposed people residing or working in the vicinity to excessive noise levels. The project site is approximately 1.6 miles southwest of Livermore Municipal Airport and is subject to the ALUCP. The project site is located outside the 55, 60, and 65 dBA CNEL noise contours shown in the ALUCP (Figure 3-2, Noise Compatibility Zones). Therefore, the Prior FEIR concluded that implementation of the County Project would not expose residents to airport-related noise levels that exceed normally acceptable standards for residential development. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.12-25, 6-17).

Proposed Project Analysis and Conclusion

As discussed in the Prior FEIR, a significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels for a project located in the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

The proposed project would occupy the same site as the County Project evaluated in the Prior FEIR and would remain approximately 1.6 miles southwest of Livermore Municipal Airport, within the area subject to the Livermore ALUCP. The project site continues to be located well outside the 55, 60, and 65 dBA CNEL noise contours shown in the ALUCP. Exposure to aircraft-related noise would therefore be the same as previously evaluated in the Prior FEIR (although there would be a slight reduction of people exposed, given the nominal reduction in unit count). As such, consistent with the impact conclusions of the Prior FEIR, implementation of the proposed project would not expose persons residing or working in the vicinity to noise levels from airport activity that would be in excess of normally acceptable standards, and impacts would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not result in any new or more severe noise impacts compared to those previously analyzed since it was considered in the Prior FEIR. By eliminating construction and operation of the detention basin, pump facilities, and storm drain force main (as contemplated in the City Stormwater Option), this option would incrementally reduce construction-related equipment

noise and would avoid operational noise associated with mechanical pumping infrastructure. Consistent with the impact conclusions in the Prior FEIR, this option would not introduce new stationary noise sources or increase traffic noise levels, and all applicable noise-related mitigation measures from the Prior FEIR would continue to apply. Accordingly, noise impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

MM NOI-1 Prior to issuance of construction permits, the following language shall be included, verbatim, in the general notes section of all the civil plan construction documents.

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
- The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
- The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the hours of 7:00 a.m. to 7:00 p.m. on any day except Saturday or Sunday, or 8:00 a.m. to 5:00 p.m. on Saturday or Sunday.

Implementing Measure for MM NOI-1

Upon annexation of the proposed project into the City of Pleasanton (City) and prior to issuance of construction permits, the language identified in MM NOI-1 shall be included in the general notes section of all civil plan construction documents, except that the last bullet point shall be replaced with the following, to reflect the City’s allowed construction hours:

- “The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the hours of 8:00 a.m. and 8:00 p.m. daily, and between 10:00 a.m. and 6:00 p.m. on Sunday and holidays” to reflect the City’s allowed construction hours.”

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to noise. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIV. Population and Housing *Would the project:*					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant impact	No	No	No	NA
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No impact	No	No	No	NA

Discussion

a) Growth Inducement

Would the project: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Prior FEIR Conclusions

The Prior FEIR determined that the County Project would result in direct population growth by constructing 194 single-family homes, including 49 deed-restricted junior ADUs, totaling 243 dwelling

units.[41] Based on the County's average household size of 2.84 persons, the County Project is expected to generate approximately 691 new residents. However, this growth is consistent with the County's Housing Element and the Sixth Cycle RHNA targets and represents an increase of less than 1 percent relative to the County's 2023 population. The project site is designated for MDR in the ECAP, and the County Project's density of 7.3 du/acre falls within the MDR range of 4.1 to 8.0 du/acre. The County Project would not require rezoning due to consistency with the Alameda County General Plan land use designation, and it would not extend roads or other infrastructure in a way that induces unplanned growth. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-11, 6-18).

Proposed Project Analysis and Conclusion

The proposed project would result in an estimated population increase of approximately 588 residents using the City's average household size of 2.48 persons per household. Although the project site would be annexed into the City and would therefore sustain growth not accounted for in the General Plan, the proposed project would be within the density range allowed by the City's General Plan (2 to 8 du/acre). Furthermore, the estimated 588 residents would account for less than 1 percent of the City's 2024 population of approximately 75,664 persons.[42,43]

The proposed project would include slightly fewer units than what was evaluated in the Prior FEIR: 189 homes and 48 junior ADUs versus 194 homes and 49 junior ADUs. The proposed project does not include new commercial or employment-generating uses that would attract additional population, nor does it propose substantial off-site infrastructure improvements that could facilitate further unplanned growth beyond the project site.

Subject to annexation approval (reflecting a logical extension of the City's municipal boundaries), all utility connections (water, sewer, stormwater) would be tied into existing City systems, and roadway improvements would be limited to those necessary for project access and connectivity, rather than opening up undeveloped areas for future growth. As such, the proposed project would not induce substantial population growth in the area, either directly through new homes or businesses, or indirectly through extension of infrastructure, and would not result in growth beyond what is already anticipated in local plans and policies. In addition, in the event of annexation, the installation of a WWTP would be unnecessary, thereby avoiding any growth inducement that may be associated therewith. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

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[41] As detailed in Section 2.2.1, Arroyo Lago Residential Project Environmental Impact Report, the Prior FEIR evaluated development of up to 194 dwelling units and 49 junior ADUs. However, prior to project approval, the Planning Commission and applicant agreed to revise the County Project to include up to 190 dwelling units with 48 junior ADUs. This analysis evaluates the proposed project in comparison to the County Project as evaluated in the Prior FEIR.

[42] United States Census Bureau. 2024. QuickFacts: Pleasanton City, California. July 1. Website: https://www.census.gov/quickfacts/fact/table/pleasantoncitycalifornia/PST045224. Accessed March 3, 2026.

[43] (588 residents / 75,664 persons) * 100 = approximately 0.78 percent

b) Displacement of Persons or Housing

Would the project: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Prior FEIR Conclusions

The Prior FEIR found that the project site is currently vacant, and there are no existing housing units or permanent residents on the project site. As such, development of the County Project would not result in the displacement of existing residents or housing or necessitate the construction of replacement housing elsewhere. Therefore, the Prior FEIR concluded that there would be no impact. (Draft EIR, pp. 3.13-12, 6-18).

Proposed Project Analysis and Conclusion

As the project site for the proposed project remains the same project site as the County Project, the project site does not contain existing housing or residents. As such, consistent with the Prior FEIR's impact conclusion, the proposed project would not displace existing residents or housing, necessitating the construction of replacement housing, and no impact would occur. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

Because the Zone 7 Stormwater Option is limited to a modification in stormwater management infrastructure and does not alter the proposed project's residential development program, it would have no impact with respect to population or housing.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to population and housing. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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:*					
a) Fire protection?	Less than significant impact	No	No	No	NA
b) Police protection?	Less than significant impact	No	No	No	NA
c) Schools?	Less than significant impact	No	No	No	NA
d) Parks?	Less than significant impact	No	No	No	NA
e) Other public facilities?	Less than significant impact	No	No	No	NA

Discussion

a) Fire Protection and Emergency Response 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: Fire protection?**

Prior FEIR Conclusions

The Prior FEIR found that, through current automatic aid agreements with ACFD, the County Project would be served primarily by the LPFD, which has five fire stations and a daily staffing level of 18 personnel. The County Project would provide initial emergency response from LPFD's Fire Station 1, located approximately 0.64 mile south of the project site. Further, the County Project would be required to comply with applicable provisions of the CBC and the California Fire Code. In compliance with the California Fire Code, Part 9 of the CBC, during construction, the County Project would be required to follow fire safety standards related to the provision of fire apparatus access as part of the acquisition of building permits. This would include LPFD's review and approval of proposed fire apparatus access, fire lanes, security gates, and fire hydrant systems to ensure compliance with applicable standards. The County Project would also pay required fees charged by the County and ACFD, which would contribute funding for increased staffing and fire protection resources. The County Project would not include or otherwise trigger the construction of new or physically altered governmental facilities with respect to fire protection and emergency medical services.

In evaluating annexation of the project site to the City, the Prior FEIR, in Alternative 2, determined that demand for public services, including fire protection and emergency medical services, would be the same as the County Project based on an equivalent number of residences and junior ADUs, and impacts would remain less than significant. (Draft EIR, pp. 6-18, 6-19). Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-11, 6-18, 6-19).

Proposed Project Analysis and Conclusion

Even with the annexation of the project site into the City, the proposed project would be served by LPFD for fire protection and emergency medical services, and the proposed project would be substantially the same as the County Project with respect to residential uses, albeit with a slightly fewer number and a corresponding nominal decrease in new residents.

As with the County Project, the proposed project would be required to comply with applicable provisions of the CBC and California Fire Code regulations during construction, as well as undergo review by LPFD to confirm compliance with same. The proposed project would also be required to pay applicable capital facilities fees as outlined in Municipal Code Chapter 3.22. Through the capital facilities fee, the project applicant would be making its pro rata fair share payment toward planned future fire protection/emergency response services/facilities. Similar to the County Project, the proposed project would not include or otherwise trigger the construction of new or physically altered governmental facilities with respect to fire protection and emergency medical services. Based on the foregoing and consistent with the impact conclusions of the Prior FEIR, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Police Protection

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: Police protection?**

Prior FEIR Conclusions

The Prior FEIR determined that the Alameda County Sheriff's Office would provide law enforcement services from its Eden Township Substation. Although the substation has limited staffing and response times exceed the County's performance objective, the Sheriff's Office did not identify a need for new or expanded physical facilities to serve the County Project. While the County Project would incrementally increase demand for police services, CEQA does not consider staffing deficiencies alone to be a physical environmental impact; rather, it is only when the subject project demand would trigger the need for new or physically altered facilities in order to maintain acceptable response times, the construction of which could cause significant impacts, which is not the case with respect to the County Project.

In evaluating annexation of the project site to the City, the Prior FEIR, in Alternative 2, determined that demand for public services would be the same as the County Project, but some service providers would change to those of the City, and impacts would remain less than significant. (Draft EIR, pp. 6-18, 6-19). Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-13, 6-18, 6-19).

Proposed Project Analysis and Conclusion

The proposed project would be served by the Pleasanton PD. While the proposed project could result in an increased demand for police protection services to a certain degree as compared to existing conditions, as was previously evaluated in the Prior FEIR, the proposed project would be required to comply with the applicable policies and programs of the General Plan that would ensure that police protection services keep pace with new development. For example, Program 2.1 of Policy 2 under Goal 3 in Chapter 6 (Public Facilities and Community Programs Element) and Program 26.2 of Policy 26 under Goal 8 in Chapter 5 (Public Safety Element) require new development to pay its fair share of costs associated with site acquisition and facility improvements for municipal services, as well as police safety improvements. The proposed project would also be required to pay the capital facilities fee outlined in Chapter 3.22 of the Municipal Code, which would ensure that the proposed project contributes its pro rata fair share toward future planned police services/facilities.

The addition of approximately 588 residents would not, by itself, necessitate the construction of new police stations or substantial expansion of existing police facilities. Police service demands associated with population growth in the City are generally addressed at this new level of demand through long-range planning, staffing adjustments, and incremental facility upgrades funded

through citywide development fees and General Plan-mandated financing mechanisms, rather than through project-specific construction of new police facilities. As a result, the proposed project would not directly induce new police facility construction that could result in significant environmental impacts.

Furthermore, all development requiring a discretionary use permit, such as the proposed project, would be submitted and reviewed by Pleasanton PD, which allows Pleasanton PD an opportunity to provide recommendations that would reduce impacts on police services (Program 29.2). As such, potential impacts would be less than significant, consistent with the impact conclusions of the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Schools

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: Schools?

Prior FEIR Conclusions

The project site is located within the jurisdiction of the Pleasanton Unified School District (PUSD) and would be served by Alisal Elementary School, Harvest Park Middle School, and Amador Valley High School. As discussed in the Prior FEIR, the County Project would increase the number of residential units as compared to existing conditions, thereby increasing the need for school services for the County Project and its residents. Although Alisal Elementary may be impacted as it is nearing capacity (the other schools were found to have available capacity), the County Project would pay applicable school impact fees pursuant to Government Code Section 65996, which constitutes full and complete mitigation under CEQA. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-14, 6-18, 6-19).

Proposed Project Analysis and Conclusion

The proposed project would still be served by PUSD, but it would slightly reduce the number of units and corresponding number of students generated compared to that evaluated in the Prior FEIR. The Prior FEIR's analysis remains applicable to the proposed project, which would generate approximately 145 students, nominally less than the 148 students estimated for the County Project.[44] Based on current available data regarding school capacity and communications with PUSD, the proposed project would have the potential to impact Alisal Elementary School. However, the proposed

[44] Sheikholeslami, Ahmad. Assistant Superintendent of Business Services. Pleasanton Unified School District. Personal communication: email. May 16, 2023.

project would still be required to pay applicable school impact fees pursuant to Government Code Section 65996, which constitutes full and complete mitigation under CEQA. Therefore, consistent with the impact conclusions of the Prior FEIR, the proposed project's impacts would be less than significant and would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Parks

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: Parks?

Prior FEIR Conclusions

As detailed in the Prior FEIR, the County Project includes the development of an approximately 0.7-acre private park that would be open to the public, and approximately 0.5 mile of multiuse trails. Although the County Project would increase demand for park facilities due to population growth as compared to existing conditions, the County Project would either dedicate parkland or pay applicable development fees to offset this demand pursuant to applicable County and State law requirements.

The County currently exceeds its goal of 5 acres of parkland per 1,000 residents, and the County Project would not decrease that ratio below the threshold. Except for the proposed on-site park, no new or expanded park facilities would be required by the County Project, and the impacts of that park development were contemplated in the relevant environmental topic areas throughout the Prior FEIR.

Because of the project site's location relative to the City, the Prior FEIR determined that residents of the proposed project would also likely utilize City park facilities; accordingly, the Prior FEIR included an evaluation of City park land and standards. The City's park standard is 5 acres of parkland per 1,000 residents. (Draft EIR, p. 3.14-15). According to the City's 2023-2031 (6th Cycle) Housing Element Update Program EIR, the City maintains 46 developed park sites that total 385 acres of parkland;[45] this acreage translates to approximately 5.09 acres per 1,000 residents.[46,47] Therefore, because the City maintains a park service standard over its 5 acres of park and recreational uses per

[45] City of Pleasanton. 2022. Program Environmental Impact Report City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update. Website: https://files.ceqanet.lci.ca.gov/277712-3/attachment/-bwD-NIbsCtS27yQFn3dCFDFxvAATXvXAuUCWntLOWyyE9xYwOCV3-nixSHdoCaK6829Yoe_cKtAK_Xs0. Accessed March 10, 2026.

[46] United States Census Bureau. 2026. QuickFacts: Pleasanton City, California. Website: https://www.census.gov/quickfacts/fact/table/pleasantoncitycalifornia/PST045224. Accessed April 20, 2026.

[47] Based on a population of 75,664 persons as of July 1, 2024.

1,000 residents, the additional use by project residents would not cause the ratio to lower such that it would be inconsistent with Program 10.18 of the City's General Plan.

Additionally, the proposed project would be required to comply with the County's Park Dedication Ordinance (Chapter 12.20 of the County Code of Ordinance), the purpose of which is to assure that each new residential unit in the unincorporated area bears the burden of its individual, incremental share of improvements needed to accommodate the cumulative demand for park and recreation facilities caused by all new residential development, and to ensure that the current level of park and recreation facilities is maintained (County Code Section 12.20.030). The proposed project would be required to comply with the Ordinance through a combination of on-site park dedications and a payment of an in lieu fee, as set forth in an enforceable COA. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-15, 6-18, 6-19).

Proposed Project Analysis and Conclusion

As previously stated, the City maintains approximately 385 acres of parks, translating to approximately 5.09 acres per 1,000 residents, above its park service standard of 5 acres of park and recreational uses per 1,000 residents.

Consistent with the County Project, the proposed project would still provide an approximately 0.7-acre private park and approximately 0.5 mile of multiuse trails. Additionally, the proposed project would provide a Public Access Easement to allow the public to use its on-site park amenities. With the proposed project's anticipated increase of approximately 588 residents[48] (slightly lower than the County Project) and the inclusion of an approximately 0.7-acre private park, the ratio of parklands per 1,000 residents for the City would be approximately 5.06 acres per 1,000 residents.

However, as evaluated in the Prior FEIR, improvements identified in the City's Parks and Recreation Master Plan and General Plan were planned independent of the proposed project. The proposed project would not necessitate these planned park improvements, which have already been identified, planned, and analyzed at a program level. The impacts associated with the proposed on-site park facilities were thoroughly evaluated in the Prior FEIR in the appropriate environmental topic areas. Furthermore, the proposed project would be required to pay applicable capital facilities fees as outlined in Chapter 3.22 of the Municipal Code, which would further contribute to the City's planned park facilities. Finally, the applicant would be responsible for satisfaction of the City's parkland dedication requirements. Therefore, consistent with the Prior FEIR's impact conclusion, the proposed project would have a less than significant impact in this regard and, as such, would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

[48] (189 dwelling units + 48 junior ADUs) * 2.48 (City's average persons per household) = approximately 588 persons

e) Other 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: Other public services?**

Prior FEIR Conclusions

The Prior FEIR determined that the County Project would increase demand for library services as compared to existing conditions. Consultation with the Alameda County Library and Pleasanton Public Library indicated that the additional demand would be minimal and could be accommodated without the need for new or expanded facilities. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.13-16, 6-18, 6-19).

Proposed Project Analysis and Conclusion

Consistent with the County Project, the proposed project could result in an increased demand for library services as compared to existing conditions. However, the proposed project would slightly reduce the number of units from that proposed by the County Project and would result in a corresponding nominal decrease in new residents generated.

As stated in the Prior FEIR, the Pleasanton Public Library was consulted in a letter dated May 19, 2023 and confirmed that the proposed project would not have a substantial impact on the library and that the library would be able to accommodate the proposed project as part of the existing facilities. The City identified the need for expansion of the Pleasanton Library. However, the City's General Plan and Library Master Plan indicate a planned expansion of the Pleasanton Public Library. Pleasanton Public Library is supported by the City's General Fund and grant funding at approximately $4 million annually. Thus, the need for an expansion of the library facilities is not necessitated by the proposed project and is an existing deficiency. The need for additional library services have already been analyzed in the General Plan EIR and the Housing Element Update Program EIR. Therefore, consistent with the Prior FEIR's impact conclusion, the proposed project's impact in this regard would be less than significant and, as such, would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

Because the Zone 7 Stormwater Option is limited to a modification in stormwater management infrastructure and does not alter the proposed project's residential development program or the scale or nature of development, impacts would remain less than significant with respect to public services.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to public services. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVI. Recreation *Would the project:*					
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?	Less than significant impact	No	No	No	NA
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?	Less than significant impact	No	No	No	NA

Discussion

a-b) Existing Neighborhood and Regional Parks and Recreational Facilities

Would the project:

a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

Prior FEIR Conclusions

The Prior FEIR evaluated the addition of up to approximately 691 new residents,[49] potentially increasing demand for recreational facilities as compared to existing conditions. However, the County Project would include a centrally located approximately 0.7-acre private park and approximately 0.5 mile of multiuse trails, designed to serve both new residents and the surrounding community, thereby reducing pressure on existing public parks. These amenities are integrated into the project design and would be constructed on-site, eliminating the need for new or expanded off-site recreational facilities, the impacts of which were fully evaluated in the relevant environmental topic areas throughout the Prior FEIR.

The County Project would be subject to applicable development impact fees per Alameda County requirements, which would further support maintenance and improvements to existing and planned facilities. Additionally, the Prior FEIR determined that both the County and the City currently exceed their park service standards of 5 acres of parkland per 1,000 residents. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.15-7 -3.15-9, 6-20).

Proposed Project Analysis and Conclusion

Residents of the proposed project during operation would have access to local parkland operated by the City, as well as nearby regional parkland operated by the East Bay Regional Parks District (EBRPD). As described in the Prior FEIR, the EBRPD and the City each have a target park service standard of at least 5 acres of parkland per 1,000 residents. The EBRPD currently provides approximately 109 acres of parkland per 1,000 residents, while the City provides approximately 5.09 acres per 1,000 residents.[50,51,52] As the EBRPD and the City both currently exceed their target park service standards, the estimated 588 new residents[53] that would result from the proposed project would not be enough to trigger an increase in use of these existing facilities such that substantial physical deterioration of such facilities would occur or be accelerated.

Additionally, consistent with the County Project, the proposed project would include an approximately 0.7-acre private park with a Public Access Easement, as well as approximately 0.5 acre of multiuse trails, the construction of which would be subject to relevant local policies and regulations; as discussed above, the potential environmental impacts of these recreational amenities were fully evaluated in the relevant environmental topic areas throughout the Prior FEIR.

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[49] (194 units + 49 junior ADUs) * 2.84 (County's average persons per household) = approximately 691 persons

[50] East Bay Regional Park District (EBRPD). 2026. About Us. Website: https://www.ebparks.org/about-us. Accessed March 10, 2026.

[51] California Department of Finance (DOF). 2025. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https://dof.ca.gov/Forecasting/Demographics/Estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed March 10, 2026.

[52] City of Pleasanton. 2022. Program Environmental Impact Report City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update. Website: https://files.ceqanet.lci.ca.gov/277712-3/attachment/-bwD-NIbsCtS27yQFn3dCFDFxvAATXvXAuUCWntLOWyyE9xYwOCV3-nixSHdoCaK6829Yoe_cKtAK_Xs0. Accessed March 10, 2026.

[53] (189 units + 48 junior ADUs) * 2.48 (City's average persons per household) = approximately 588 persons

As the proposed project involves annexation into the City, the project applicant would be required to pay the City's applicable capital facilities fee, which would further support the City's planned recreational facilities through this pro rata fair share contribution. Consistent with the Prior FEIR's impact conclusions, the proposed project would have a less than significant impact related to existing recreational facilities and the construction of new or expanded recreational facilities. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

Because the Zone 7 Stormwater Option is limited to a modification in stormwater management infrastructure and does not alter the proposed project's residential development program or the scale or nature of development, impacts would remain less than significant with respect to recreation.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to recreation. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVII. Transportation *Would the project:*					
a) Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than significant impact	No	No	No	NA
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Significant and unavoidable impact	No	No	No	MM TRANS-2
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Significant and unavoidable impact	No	No	No	NA
d) Result in inadequate emergency access?	Less than significant impact	No	No	No	NA

Discussion

a) Conflict with Circulation System Plan, Ordinance, or Policy

Would the project: Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Prior FEIR Conclusions

The Prior FEIR found that the County Project would generate bicycle, pedestrian, and transit trips and includes infrastructure to support these modes. The County Project proposes a sidewalk along Busch Road connecting to Ironwood Drive, internal pedestrian pathways, and bicycle storage at a central park. Although the project site is more than 0.5-mile walking distance from the nearest transit stop,[54] residents could access Wheels Route 10R and the Dublin/Pleasanton BART station via the Iron Horse Regional Trail. These features align with ECAP Policy 189, which promotes transit, bicycle, and pedestrian systems in major projects. Therefore, the County Project would not conflict with applicable circulation system policies. The Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.16-19, 6-20, 6-21).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, the proposed project would generate bicycle, pedestrian, and transit trips and includes infrastructure to support these modes of transportation. Currently, there are no pedestrian or bicycle facilities that provide access to the project site. However, a separate approved and entitled project (the Villages at the Quarry Project) is required to make various roadway, bicycle, and pedestrian improvements to Busch Road, including bike lanes, sidewalks, a Class IV multiuse path, a roundabout that provides access to both the Villages at the Quarry Project and the proposed project's entrances, and a dedicated queueing lane for the PGS, all of which would be available for the benefit of the proposed project's residents as well. If the Villages at the Quarry Project does not proceed, the proposed project would be required to implement the applicable Busch Road bicycle and pedestrian improvements to ensure adequate multimodal access to the project site as addressed in the proposed project's PADA, as described in Section 2.3.4, above.

The proposed project would include the construction of approximately 0.5 mile of multiuse trails on the northern boundary of the project site and the western side of Street A in accordance with applicable City standards, including the design guidelines outlined in the City's Trails Master Plan. The Trails Master Plan envisions a new Class I Trail along El Charro Road connecting Busch Road and the existing Arroyo Mocho Trail to the north of the project site across the Chain of Lakes.[55]

[54] Although certain transit stops are located within approximately 0.5 mile of the project site when measured as a straight-line ("as-the-crow-flies") distance, the actual pedestrian travel distance exceeds 0.5 mile due to the absence of direct walking routes and the need to follow the existing street and path network.

[55] City of Pleasanton. 2019. Trails Master Plan. Website: https://www.cityofpleasantonca.gov/assets/our-government/public-works/engineering/landscape-ordinance/trails/trails-master-plan.pdf. Accessed March 10, 2026.

Development of the proposed project would not interfere with the construction of this trail and would provide additional trails to enhance connectivity in the project vicinity.

All proposed roads on the project site would contain 5-foot sidewalks on both sides, except for the eastern side of Street A, and would also provide crosswalks at all internal intersections except for adjacent to Street A's roundabout, in accordance with the City's Standard Specifications and Details. The proposed pedestrian facilities would comply with the applicable pedestrian pathway and crosswalk design guidelines of the City's Bicycle and Pedestrian Master Plan, which are intended to help ensure pedestrian safety.

The City's Bicycle and Pedestrian Master Plan also envisions future expansions to the City's pedestrian and bicycle facility network, such as a Class I Shared Use Path along El Charro Road, as outlined above.[56] The proposed project would not interfere with the City's implementation of its Bicycle and Pedestrian Master Plan, or the development of facilities envisioned under the plan. Therefore, the proposed project would have adequate on-site and off-site pedestrian and bicycle facilities, and impacts related to pedestrian and bicycle facilities would be less than significant, consistent with the Prior FEIR's impact conclusions.

As discussed in the Prior FEIR, the LAVTA Tri-Valley Wheels bus service provides fixed route bus service in Dublin, Pleasanton, and Livermore. The closest bus stops to the project site are Martin Avenue and Mohr Avenue, and Stanley Boulevard and Valley Avenue, approximately 0.3 mile northwest and 0.45 mile southwest of the project site, respectively.[57] The Dublin/Pleasanton BART station is approximately 2.6 miles from the project site. BART is a regional rail transit service that operates within the County and provides connections to Contra Costa, San Francisco, and San Mateo counties. ACE is a regional transit service that operates from Stockton to San José, passing through Tracy, Livermore, Pleasanton, and Fremont. The closest station, Pleasanton Station, is located approximately 2.10 miles southwest of the project site. While some amount of transit ridership would be generated by the proposed project, it would not include a degree of demand or any design features that would significantly impact the operation of these transit systems.

The proposed project would increase pedestrian and bicycle connectivity to the surrounding area via the off-site improvements described above, and future residents could bike from the project site to these transit stops and board with their bikes. Possible routes include the Class I Iron Horse Regional Trail, which would offer residents a low-stress bicycle route from the nearby intersection of Valley Avenue/Busch Road to the Dublin/Pleasanton BART station.

[56] City of Pleasanton. 2018. City of Pleasanton Bicycle & Pedestrian Master Plan. Website: https://www.cityofpleasantonca.gov/assets/your-community/getting-around/pleasanton-bicycle-pedestrian-master-plan.pdf. Accessed March 10, 2026.

[57] Although certain transit stops are located within approximately 0.5 mile of the project site when measured as a straight-line ("as-the-crow-flies") distance, the actual pedestrian travel distance exceeds 0.5 mile due to the absence of direct walking routes and the need to follow the existing street and path network.

In summary, consistent with the Prior FEIR's impact conclusions, the proposed project would not conflict with any plans or policies for transportation facilities and would provide adequate on-site pedestrian and bicycle facilities. Therefore, impacts would be less than significant. Thus, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)

Would the project: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Prior FEIR Conclusions

The Prior FEIR determined that the average daily VMT for residents of the East Planning Area of Alameda County is 30.5 miles per capita. The associated VMT threshold is 15 percent below the County average, i.e., 25.9 VMT. The Prior FEIR determined that the County Project would generate 29.9 VMT per capita, exceeding the threshold of 25.9 VMT per capita for the East Planning Area of Alameda County. The Prior FEIR determined that a 13.4 percent reduction in VMT would be required for the County Project to achieve compliance with the County's VMT threshold.

The County Project incorporates several Transportation Demand Management (TDM) measures, including:

- 25 percent deed-restricted junior ADUs, contributing an approximately 0.4–1.2 percent VMT reduction.
- Traffic calming features on all project streets (1 percent reduction), which was required as MM TRANS-2.
- 1,000 feet of off-site sidewalk and bicycle lane improvements (0.5 percent reduction).

These reduction values are derived from the County's TDM/VMT Reduction program and together would provide a maximum reduction of 2.7 percent, which would be insufficient to meet the required 13.4 percent reduction. The project site's distance from transit and lack of full-time employment limits the applicability of other TDMs.

Similarly, for Alternative 2, the Prior FEIR determined that VMT per resident would remain above the City's significance threshold of 25.9, resulting in a significant and unavoidable impact. Therefore, the Prior FEIR concluded that impacts would be significant and unavoidable. (Draft EIR, pp. 3.16-22, 6-20–6-21; FEIR, p. 5-1).

Proposed Project Analysis and Conclusion

Fehr & Peers prepared a VMT Assessment for the proposed project (Appendix D), dated March 9, 2026. The VMT Assessment uses a Countywide average VMT (19.4 miles per capita) as its baseline rather than the Prior FEIR's use of average VMT for the East Planning Area of Alameda County (30.5

miles per capita). Accordingly, the VMT Assessment prepared for the proposed project identifies a VMT threshold of 16.5, which is 15 percent below the Countywide average VMT of 19.4 percent.

The proposed project's total baseline Home-based VMT per resident is 33.7, which is well above the identified threshold of 16.5; therefore, consistent with the Prior FEIR's analysis, the proposed project's effects on VMT are considered a significant impact.

Similar to the County Project, the proposed project incorporates several project design features that would reduce VMT, such as sidewalks throughout the subdivision and along the Busch Road frontage, as well as pedestrian trails, and traffic calming measures on internal streets, as required by the Prior FEIR's MM TRANS-2. These measures are derived from the County's TDM/VMT Reduction program, consistent with the City's certified Housing Element Update EIR's MM TRANS-2, and would reduce VMT to the greatest extent feasible; however, according to Fehr & Peers, sufficient VMT reduction strategies do not exist to reduce the proposed project's daily VMT per resident from 33.7 to 16.5 as required to mitigate the impact.

Even with implementation of MM TRANS-2, and the incorporation of the project design features described above, the proposed project would result in a significant and unavoidable impact, consistent with the impact conclusions in the Prior FEIR. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Roadway Safety Hazards

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

Prior FEIR Conclusions

The potential for the County Project to impact safety was evaluated in the Prior FEIR in terms of the adequacy of sight distance and need for turn lanes at the project access points, as well as the adequacy of stacking space in dedicated turn lanes at the study intersections to accommodate additional queueing from project-generated trips and the need for additional right-of-way controls.

Sightlines throughout the project site have been measured in each direction and satisfy the minimum corner sight distance recommendations. Additionally, any new landscaping, signage, or other structures placed near the project entrances would be positioned outside of the driver's vision triangle. Further, under both Existing and Future conditions, left-turn lanes are warranted at both proposed street connections to Busch Road upon the addition of project traffic, as well as traffic associated with the planned future extension of El Charro Road. The County Project would include channelized left-turn lanes to accommodate the eastbound drivers turning left into the western project street and eastern project street out of the way of through traffic as design features. This represents a beneficial impact to safety, as left-turn lanes would enable turning vehicles to wait out of the way of through traffic, reducing congestion and the likelihood of rear-end collisions. Additionally, traffic signal

calculations found that the estimated AM and PM peak traffic would not warrant a traffic signal installation.

The Prior FEIR found that while some hazard areas (sight distance, left-turn lanes, and traffic signals) would not constitute significant hazards, there would be a significant impact in regard to queueing. Specifically, the Prior FEIR found that the County Project would result in queueing impacts at several intersections, including Santa Rita Road/Valley Avenue and Stanley Boulevard/Valley Avenue–Bernal Avenue. These impacts could be mitigated by retiming traffic signals; however, because the intersections are under the jurisdiction of the City and the City was not the lead agency for purposes of that analysis, the mitigation was deemed unenforceable with respect to the County Project.

In discussing Alternative 2, the Prior FEIR determined that, as the City would be the agency responsible for implementation of the development under Alternative 2, it could implement the identified mitigation (retiming signals) to reduce geometric design hazards to less than significant and determined that queueing impacts could be mitigated. Nonetheless, the Prior FEIR concluded that queueing impacts related to the County Project would be significant and unavoidable. (Draft EIR, pp. 3.16-25, 6-20, 6-21).

Proposed Project Analysis and Conclusion

The proposed project is anticipated to generate traffic volumes comparable to those of the County Project, with a marginal decrease resulting from the slight reduction in the number of housing units proposed, while maintaining substantially the same street design and circulation plan. As such, impacts related to sight distance, left-turn lanes, and traffic signals would be similarly less than significant under the proposed project.

Additionally, it is expected that impacts related to queueing in the westbound right-turn lane at Santa Rita Road/Valley Avenue and the northbound right-turn lane at Stanley Boulevard/Valley Avenue–Bernal Avenue would be substantially the same as the impacts identified in the Prior FEIR for the County Project. However, as discussed in the Project Description, the Villages at the Quarry Project, which was separately approved and entitled, is anticipated to implement roadway improvements that would reduce potential impacts at these intersections. If the Villages at the Quarry Project does not proceed, the proposed project would be required to implement the applicable improvements to ensure impacts would be less than significant as addressed in the proposed project's PADA as discussed in Section 2.3.4, above. As such, impacts under the proposed project were fully evaluated in the Prior FEIR and would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Inadequate Emergency Access

Would the project: Result in inadequate emergency access?

Prior FEIR Conclusions

The Prior FEIR evaluated emergency access and found that the County Project includes adequate internal circulation and access points. Emergency access routes are incorporated into the design, and

sight distance and turning movements at intersections were evaluated and found to meet Caltrans standards. No deficiencies were identified that would impede emergency response. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.16-29, 6-20, 6-21).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, emergency access to the project site would be provided via two different access routes via Busch Road from Valley Avenue, and emergency vehicles would enter the project site through the western project driveway along Busch Road. The proposed project does not propose any permanent lane closures or obstructions that could impede emergency response to or from the project site from the surrounding streets.

The proposed project provides adequate internal circulation and emergency access, with all proposed roadways and access points designed to meet applicable City and fire department standards for emergency vehicles. Emergency response to and from the project site would also be supported by the surrounding arterial roadway network, including El Charro Road. The applicant would financially contribute to any identified improvements to El Charro Road to ensure it operates in accordance with emergency access standards. The proposed project would not obstruct or alter any major roadways that may serve as evacuation routes, such as Stanley Boulevard or I-680, and any temporary construction-related road closures would be minor and short-term. Furthermore, the proposed project would be reviewed by the LPFD to ensure compliance with all emergency access requirements.

As the proposed circulation network and street design would be substantially the same as the County Project, sight distance and turning movements at intersections would meet applicable City standards under the proposed project. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option is limited to a modification of stormwater management infrastructure and would not change the number of residential units, trip generation, roadway access points, or circulation patterns evaluated for the proposed project. By eliminating construction of the detention basin, pump facilities, and storm drain force main (as contemplated by the City Stormwater Option), this option would incrementally reduce construction-related vehicle trips and equipment hauling, while long-term operational traffic conditions would remain unchanged. Accordingly, consistent with the impact conclusions in the Prior FEIR, traffic impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

MM TRANS-2 Prior to project operation, the proposed project would implement traffic calming elements on all of the street improvements included in the proposed project.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to transportation. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVIII. Utilities and Service Systems *Would the project:*					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant impact	No	No	No	NA
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant impact	No	No	No	NA
c) Result in a determination by the wastewater treatment provider which serves or may serve the	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	Less than significant impact	No	No	No	NA
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	Less than significant impact	No	No	No	NA

Discussion

a) Water, Wastewater, Stormwater, Electric, Natural Gas, or Telecommunications Facilities

Would the project: **Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Prior FEIR Conclusions

The Prior FEIR considered that the County Project includes construction of new utility infrastructure, including a 1-acre WWTP, a 0.4-acre water storage and booster pump facility, a 2.5-acre recycled water storage facility, and related agricultural irrigation fields. These facilities are designed to serve the County Project and would not require expansion of existing municipal systems. The County Project also includes stormwater drainage improvements, such as bioretention areas and new storm drainpipes, which would adhere to all applicable standards and requirements.

Potable water and wastewater distribution lines would be installed and connected to existing infrastructure. Electricity services would be provided by PG&E, and existing overhead lines would be placed underground. Further, phone and internet services would be provided through AT&T and Comcast, respectively. The foregoing services and utilities would be sufficient to serve the County Project and would not require the construction or expansion of new or relocated facilities as the project site is located by existing urban development, which already houses these facilities. As such, no new or expanded facilities would be required. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.17-1–3.17-16, 6-22–6.24).

Proposed Project Analysis and Conclusion

Water

Water service for the proposed project would be provided by the City via a connection to an existing 12-inch diameter water line along Busch Road and an off-site existing 16-inch diameter water line on Mohr Avenue. To access the existing water line on Mohr Avenue, the proposed project would construct a new 12-inch diameter water line extending from the northwest corner of the project site, following the existing utility road, to Mohr Avenue (Exhibit 9c). Water service throughout the project site would be provided in water lines under the proposed internal streets. A Hydraulic Analysis prepared by Akel Engineering Group dated November 2025 evaluated the proposed water network using the City's calibrated domestic water system hydraulic model to assess system performance under maximum day demand, peak-hour demand, and maximum day demand plus fire flow conditions (Appendix E). The hydraulic analysis concluded that the proposed water distribution network, including the recommended 12-inch pipeline connection between Mohr Avenue and Busch Road, would provide adequate service pressures and fire flow to serve the proposed subdivision, consistent with the City's adopted performance criteria. Specifically, the analysis demonstrated that

service pressures would remain above the City's minimum standards and that required fire flows could be met while maintaining acceptable pressures and pipeline velocities. Additionally, the proposed improvements would not result in pump station impacts and would not require additional off-site water system improvements beyond those identified as part of the proposed project and the shared East Pleasanton pipeline connection. These findings are consistent with the City's Water Distribution System Capacity Master Plan which establishes systemwide criteria for water supply, distribution, and fire flow performance. Accordingly, the City has adequate water distribution capacity to serve the proposed project, and the proposed project would not require construction of new or expanded water supply, storage, or distribution facilities beyond those already planned and evaluated. Thus, as described in Impact UTIL-b, the City would have adequate water supplies available to accommodate the proposed project.

Wastewater

Wastewater services would be provided to the proposed project by the City. The City owns and operates sanitary sewer lines and conveys wastewater throughout the City to the DSRSD regional WWTP. Through a contract agreement with the City, DSRSD provides wastewater treatment services to the City.

The proposed project would include a connection to an existing off-site 8-inch diameter sewer line on Mohr Avenue, northwest of the project site. Similar to the proposed water and stormwater lines contemplated in the County Project, the proposed project would construct a new 8-inch diameter sewer line extending from the northwest corner of the project site, following the existing utility road, to Mohr Avenue to access the existing sewer line (Exhibit 9c). Sanitary sewer service throughout the project site would be provided in 8-inch diameter sanitary sewer lines under the proposed internal streets.

With respect to wastewater conveyance capacity, the City commissioned a Technical Memorandum by Woodard & Curran (dated November 12, 2025, included as Appendix E), to evaluate the existing network under several scenarios, including the addition of four future planned projects, and to identify improvements that could be funded by future development thus ensuring adequate capacity of downstream sewer lines exist to accommodate planned growth. The four projects evaluated in the Technical Memorandum include: Villages at the Quarry (Kiewit); Arroyo Lago; East Lakes; and Amazon.

The Technical Memorandum identifies several Capital Improvement Program (CIP) strategies and associated pro rata costs to be assumed by the proposed project and future development to ensure adequacy of the system to accommodate future flows under dry and wet weather scenarios. The proposed project would include construction of needed downstream sewer improvements according to the Technical Memorandum and would seek reimbursement as appropriate from future development according to the pro rata share methodology. The proposed project would also contribute funding for future water and wastewater infrastructure through payment of applicable City development impact fees, which are intended to support planned facilities operated by DSRSD.

Stormwater

Stormwater generated by the proposed project would be collected via storm gutters along the proposed internal streets and conveyed through an on-site network of 18-inch underground storm drainpipes. Under normal operating conditions, stormwater would be conveyed east from the project site using an approximately 45-inch diameter pipe that would be constructed east of Street F. The stormwater would be conveyed to a proposed primary bioretention area located approximately 0.45 mile east of the project site, adjacent to El Charro Road (Exhibit 9b).

The proposed project would include a primary bioretention area, which would include a treatment area of approximately 40,000 square feet. The bioretention area would contain two layers: an approximately 18-inch layer of bioretention soil mix and an approximately 12-inch layer of Class II permeable rock. After being treated, the stormwater would be pumped out of the bioretention basin into a storm drain force main that would be located in El Charro Road that would flow south until turning west and following Busch Road to a connection to an existing City storm drainpipe in Busch Road. In larger storm events, stormwater would be temporarily stored in a detention basin just northeast of the bioretention area. The detention basin has been sized to hold back-to-back 100-year storm events before providing metered outflow into the City's storm drain system to ensure that the capacity of the City's system is not exceeded.

In addition to the normal stormwater system, the proposed project is also designed with overland release, which includes a path for surface floodwater to flow through a development in a manner that protects structures should the underground storm drain system be blocked or overwhelmed.

In order to protect structures from flooding at the project site, the overland release would direct most of the surface flow south to Busch Road, but a portion of the project site starting from approximately Lot 118 and proceeding north has been designed to be captured in a secondary overland release inlet which would convey the stormwater into an approximately 24-inch diameter pipe that would connect with an existing storm drain line in Mohr Avenue.

All stormwater infrastructure improvements would be designed and constructed in accordance with the City of Pleasanton's Standard Specifications and Details and implemented through the City's COAs for the proposed project.

Based on the foregoing, the proposed project would not require relocation or construction of new or expanded stormwater facilities beyond what is proposed under the proposed project, and the proposed bioretention area, stormwater detention basin, and other City stormwater facilities would have adequate capacity to serve the proposed project. The proposed project would also be subject to the San Francisco Bay MRP, which includes LID standards and post-construction monitoring to encourage stormwater infiltration and retention.

Electricity, Natural Gas, and Telecommunications

Electric and gas services for the proposed project would be provided by PG&E, while AT&T would provide phone services, and Comcast would provide phone and high-speed internet services. The

proposed project would be served by existing utility lines on the north side of the project site and along Busch Road. Both power lines are currently located above ground but would be moved underground as part of the proposed project. As such, the proposed project would not require relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities beyond what is proposed under the proposed project.

Conclusion

In summary, consistent with the impact conclusions in the Prior FEIR, impacts related to the need for relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Water Supply

Would the project: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Prior FEIR Conclusions

The Prior FEIR found that the County Project would receive water supply from Cal Water through its Livermore District. Approximately 70 percent of the Livermore District's water is purchased from Zone 7, with the remaining 30 percent coming from groundwater. The Livermore District 2020 UWMP concluded that Zone 7 could meet all its obligations to provide adequate water supplies for the Livermore District on average in normal year, single dry year, and multiple dry years.[58] The County Project would construct approximately 400,000 gallons of water storage, including 360,000 gallons intended for fire use and 20,046 gallons intended for emergency water storage. Further, based on the Livermore District UWMP, it was found that it would be able to fully serve its service area (existing and future users), including the County Project, in normal, single dry, and all multi-year drought scenarios. The project-specific Water Supply Evaluation (WSE) determined that there would be adequate water supplies to meet the demands of the County Project in normal, single dry, and multiple dry years through 2045. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.17-1, 6-22–6.24).

Proposed Project Analysis and Conclusion

Rather than being served potable water by Cal Water through its Livermore District, water supply would be provided to the project site by the City. The City receives 100 percent of its water from Zone 7.[59] While the City previously obtained a portion of its supply from City-owned groundwater wells, those wells are no longer in operation. The City is actively evaluating future supply alternatives,

[58] California Water Service (Cal Water). 2021. 2020 Urban Water Management Plan. June.

[59] City of Pleasanton. 2026. About our Water. Website: https://www.cityofpleasantonca.gov/our-government/pleasanton-water/about-our-water/. Accessed March 10, 2026.

including potential joint groundwater wells in coordination with Zone 7; however, at present, all water supplies are purchased from Zone 7.The Zone 7 2020 UWMP indicates that the district can meet retailer demands through normal, single dry, and multiple dry years.[60] The proposed project would include construction of 189 single-family residential units and 48 junior ADUs, which would trigger substantially the same demand to that evaluated in the WSE, which analyzed 194 single-family residential units and 49 junior ADUs. The proposed project would have an estimated water demand of approximately 43 acre-feet per year (AFY), which is consistent with and slightly reduced from the water demand evaluated and disclosed in the County Project's WSE (See Table 1 of the WSE).[61]

According to the City's 2020 Urban Water Management Plan (UWMP), the City's projected water demand during normal years is expected to increase from 18,240 AFY in 2025, to 20,036 AFY in 2045.[62] Based on the projected water demand evaluated in the Prior FEIR for the County Project, this would equate to approximately 0.23 percent of the projected City water supply totals forecasted for the year 2045, with the proposed project likely constituting substantially the same, albeit a nominally lower, percentage. Consistent with the Housing Element Update Program EIR and subsequent water supply evaluations, this level of demand would be accommodated within the City's diversified water supply portfolio, including Zone 7 contractual supplies, even under conditions where certain local groundwater sources remain unavailable. Furthermore, based on the City's 2020 UWMP, the City would be able to fully serve its service area (existing and future users), as well as the proposed project, in normal, single dry and all multi-year drought scenarios, including the highest water demand scenario (5-year drought in 2045), which would result in an expected water demand of 20,036 AFY for the full service area of the City.[63]

As discussed above, the proposed project would produce a demand similar to, if not less than, the County Project, which estimates a total demand of 47 AFY. The 2020 UWMP projects that its total supply would meet the demand of the normal year scenario and that the purchased water and groundwater supply derived from the Zone 7 is expected to be able to meet the projected demands through 2045, even if there is a 5-year drought.[64] Therefore, consistent with the Prior FEIR's impact conclusions, impacts related to sufficient water supply availability would be less than significant. Thus, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

[60] Zone 7 Water Agency (Zone 7). 2021. 2020 Urban Water Management Plan. June.

[61] The proposed project's estimated water demand includes three components: residential water use, landscaping, and distribution system losses. The residential water demand calculation uses a factor of 52.3 gallons per capita per day (gpcd), multiplied by 588 residents, totaling approximately 30,752.4 gpd, or approximately 34.4 AFY. The proposed project's estimated total water use from landscaping is approximately 5.89 AFY for the 3.7 acres of landscaped areas. This analysis also uses the same additional demand of 2.8 AFY for distribution system losses as the County Project's WSE. Therefore, the proposed project would have a total annual water demand of approximately 43.09 AFY.

[62] City of Pleasanton. 2021. 2020 Urban Water Management Plan. June.

[63] Ibid.

[64] Ibid.

c) Wastewater Treatment Capacity

Would the project: **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?**

Prior FEIR Conclusions

The Prior FEIR found that the County Project would construct its own on-site WWTP with a capacity to treat approximately 50,000 gpd. The Prior FEIR determined that this treatment capacity would have enough capacity to serve the proposed project's expected wastewater generation, and no new or expanded wastewater treatment or conveyance facilities would be required beyond those provided in the County Project. The WWTP would be a membrane bioreactor treatment plant capable of producing disinfected tertiary recycled water as defined in California Code of Regulation, Title 22, Section 60301.230. Disinfected tertiary recycled water produced by the wastewater treatment facility would be stored in lined storage ponds and would be disposed of through irrigation of agricultural irrigation fields. The WWTP would be sized to meet the County Project's needs and would not rely on external wastewater providers. Regulatory compliance with the RWQCB would be required. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.17-17, 6-22–6.24).

Proposed Project Analysis and Conclusion

Wastewater treatment and conveyance services for the proposed project would be provided by the City. As discussed above, the City owns and operates sanitary sewer lines throughout the City, and conveys wastewater to the DSRSD regional WWTP. Through a contract agreement with the City, DSRSD provides wastewater treatment services to the City.

The proposed project would be expected to generate 27,677 gpd, which is less wastewater than the County Project's estimated 32,667 gpd, given the nominal reduction in units.[65] The DSRSD's current WWTP has a maximum treatment capacity of 17 million gallons per day (mgd), with an average dry weather flow of 9.7 mgd. As such, consistent with the analysis in the Prior FEIR, it is anticipated that the wastewater generation rate for the proposed project would equate to only approximately 0.19 percent (or perhaps a bit less given the slight reduction in unit count) of the maximum treatment capacity of the WWTP.

The DSRSD has observed that as water conservation measures have become more widely adopted, flow rates have not increased; however, the reduced flow has resulted in an increase in nutrient content loading that will be addressed through refinements to DSRSD's treatment process. As part of its ongoing master planning process, DSRSD will identify actions that will need to be implemented to accommodate the increased loading generated by customers within its service area through the future planning horizon year (2050). Any identified changes to the DSRSD treatment process will be

[65] Assumes wastewater generation is equivalent to 90 percent of water demand.

funded through increases in customer service rates and through connection fees imposed upon future projects.

Nutrient loading refers to the mass of nutrients (primarily nitrogen and phosphorus) that is discharged in treated effluent and is regulated through NPDES permits and regional water quality control programs. Regional wastewater treatment facilities serving the City operate under permits issued by the San Francisco Bay RWQCB that require ongoing monitoring, reporting, and compliance with nutrient management requirements. These programs address cumulative nutrient contributions on a regional scale and are not dependent on individualized CEQA analysis for each incremental development project. The proposed project would not alter wastewater treatment processes, effluent discharge points, or permit conditions, nor would it interfere with regional nutrient management programs.

The proposed project would be required to pay applicable fees to reflect its fair share contribution to the DSRSD in support of maintenance of its existing facilities and any planned equipment or process refinements identified as part of its master planning. Since Section 15.16.010 of the City's Municipal Code requires sewer connections, all residential uses under the proposed project would be required to connect to the City's wastewater disposal system prior to issuance of building permits. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

d) Solid Waste Reduction Goals Consistency

Would the project: 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?

Prior FEIR Conclusions

The Prior FEIR estimated that the County Project would generate approximately 3,700 tons of solid waste during construction and 378 tons annually during operation. These amounts are within the capacity of the PGS, which serves the area. The County Project would comply with Alameda County's Integrated Waste Management Plan and implement recycling and waste diversion measures consistent with State mandates, including SB 1383. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.17-18–3.17-19, 6-22–6.24).

Proposed Project Analysis and Conclusion

The proposed project would result in substantially the same levels of solid waste generation compared to the waste generation rates identified for the County Project in the Prior FEIR, although slightly reduced due to the nominal unit count and substantial reduction in off-site utility improvements. Using a standard operational waste generation rate of 3.0 pounds per capita per day as analyzed in the Prior FEIR, the proposed project would generate approximately 1,764 pounds of waste per day or approximately 322 tons of operational waste per year, reduced compared to that of the County Project. The proposed project would be served by the Vasco Road Sanitary Landfill, which

has a remaining capacity of 11.56 million tons and an estimated closure date of December 31, 2051.[66] Because the estimated waste generation for the proposed project would constitute substantially the same percentage as compared to the County Project—approximately 0.03 percent of the remaining capacity of the Vasco Road Sanitary Landfill for construction debris and approximately 0.004 percent for operational debris—impacts related to solid waste generation would be less than significant, consistent with the Prior FEIR's impact conclusions. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

e) Solid Waste Regulations Consistency

Would the project: Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Prior FEIR Conclusions

The Prior FEIR confirmed that the County Project would comply with all applicable regulations, including the California Integrated Waste Management Act, SB 1383, which mandates organic waste diversion and recycling, and local ordinances. Waste sorting, recycling, and disposal practices would be implemented during construction and operation. Therefore, the Prior FEIR concluded that impacts would be less than significant. (Draft EIR, pp. 3.17-19, 6-22–6.24).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, the proposed project would generate solid waste during construction and operation. Common construction waste may include metals, masonry, plastic pipes, rocks, dirt, cardboard, or green waste related to land development. During construction, the proposed project would be required to comply with applicable provisions of the City's Municipal Code Chapter 9.21 relating to construction debris, which outlines construction waste diversion requirements and aims to achieve a 75 percent reduction of waste going to landfills. These measures would ensure compliance with the Integrated Waste Management Act by ensuring project construction waste is appropriately handled and transferred to facilities that can adequately recycle solid waste.

Additionally, local and Statewide laws and regulations, including Assembly Bill (AB) 341, AB 939, and SB 1016, require waste reduction, recycling, and diversion, with which the proposed project would be required to comply, including those set forth in the California Health and Safety Code, California Code of Regulations, California Public Resources Code, and Pleasanton Municipal Code. Thus, consistent with the impact conclusions in the Prior FEIR, the impact would be less than significant. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

[66] California Department of Resources Recycling and Recovery (CalRecycle). SWIS Facility/Site Activity Details: Vasco Road Sanitary Landfill (01-AA-0010). Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/9?siteID=8. Accessed March 10, 2026.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not increase demand for water supply, wastewater treatment, solid waste, energy, or other utility services, and would not require expansion or modification of existing utility infrastructure, because it was considered in the Prior FEIR. Stormwater would continue to be collected and treated through the proposed bioretention facilities in compliance with applicable City, RWQCB and Zone 7 requirements, and would be subject to Zone 7 approval, eliminating the detention basin, pump facilities, and storm drain force main (as contemplated by the City Stormwater Option), which would reduce reliance on mechanical infrastructure without increasing maintenance demands or system capacity requirements, thereby maintaining the same level of utility service and regulatory compliance. Eliminating the detention basin, pump facilities, and storm drain force main (as contemplated by the City Stormwater Option) would reduce reliance on mechanical stormwater infrastructure, avoiding the need for electrical power, pump operations, and long-term mechanical maintenance, without shifting service demands to other utility systems. Consistent with the impact conclusions in the Prior FEIR, this option would not require expansion of existing stormwater infrastructure, upgrades to downstream facilities, or new utility connections. Accordingly, this option would not conflict with applicable utility plans or policies, and utility impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to utilities and service systems. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIX. Wildfire *If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:*					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than significant impact	No	No	No	NA
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?	Less than significant impact	No	No	No	NA
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	Less than significant impact	No	No	No	NA

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	Less than significant impact with mitigation incorporated	No	No	No	MM GEO-1

Discussion

a-d) Emergency Response/Evacuation Plan Consistency; Expose Project Occupants to Pollutant Concentrations from Wildfire; Infrastructure that Exacerbates Fire Risk; Flooding and Landslide Hazards Due To Post-fire Slope Instability/Drainage Changes

Would the project:

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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?

Prior FEIR Conclusions

The Prior FEIR explained that the project site and the off-site improvement areas are not located in an SRA or a Local Responsibility Area (LRA) FHSZ. The Prior FEIR found that the nearest FHSZ is approximately 1.55 miles north of the project site, north of I-580, and is designated as a Moderate FHSZ in an SRA. The nearest VHFHSZ is located in an LRA approximately 3.06 miles southwest of the project site. Therefore, impacts related to wildfire would be less than significant. The following analysis is provided for informational purposes only.

Emergency Response/Evacuation Plan Consistency

The Prior FEIR found that during construction, equipment and vehicles may impede evacuation or emergency vehicle access. However, these blockages would be temporary and would not hinder access to and from the major roads surrounding the project site. The Prior FEIR determined that the County Project would not impair or interfere with any adopted emergency response or evacuation plans. The County Project includes adequate emergency access routes and internal circulation, and it would be reviewed by the appropriate fire and emergency service providers to ensure compliance with applicable safety standards. Therefore, the Prior FEIR concluded that impacts would be less than significant.

Expose Project Occupants to Pollutant Concentrations from Wildfire

The project site is located in an unincorporated area of the County, between the Cities of Livermore and Pleasanton, adjacent to the Zone 7 Chain of Lakes. The project site is relatively flat and is surrounded by urbanized uses to the west and south, as well as lakes and open grassland to the east and north. These areas are lacking in woodlands or vegetation that could provide fuel load for wildfire, or steep slopes that could cause fire to spread more rapidly. Furthermore, features such as the Zone 7 Chain of Lakes and Busch Road serve as fuel breaks in the event of a fire. The open space adjacent to the east of the project site contains a similarly flat slope, lack of fuel load for wildfire, and has the same adjacent features to serve as fuel breaks in the event of a fire. Further, according to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is not located in or near a VHFHSZ or a SRA. Therefore, the Prior FEIR concluded that impacts would be less than significant.

Infrastructure that Exacerbates Fire Risk

The Prior FEIR found that the County Project would include emergency access routes on Busch Road and via the private El Charro Road. The project site is in an urban area with existing roadways to the south and west and is adjacent to a lake and vegetation open space area with minimal fuel loading to the west and north. The County Project would not require the installation of firebreaks because it is in an urban area surrounded by existing developments with little natural vegetation.

Furthermore, the vegetated open space east of the project site would be maintained with fuel reduction projects, such as pruning, utility management, removal of understory, and biomass removal. While the County Project would include new infrastructure such as roads and utility lines, these improvements are not located in areas of elevated fire risk and would not exacerbate wildfire hazards. The infrastructure is designed to meet fire safety standards and would be reviewed by the appropriate agencies. Therefore, the Prior FEIR concluded that impacts would be less than significant.

Flooding and Landslide Hazards Due To Post-fire Slope Instability/Drainage Changes

The Prior FEIR found that the project site is generally flat and not located in a landslide-prone area. However, to address potential geotechnical risks, MM GEO-1 requires a design-level geotechnical study to ensure slope stability and proper drainage design, which would reduce the risk of post-fire flooding or slope instability. Therefore, the Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, pp. 3.18-14–3.18-15, 6-24).

Proposed Project Analysis and Conclusion

Because the project site location and boundaries of the proposed project would be consistent with the project site and off-site areas evaluated in the Prior FEIR, and because the project site is not within or near an SRA or VHFHSZ, impacts in this regard would be less than significant. For informational purposes, the following is noted.

As previously determined, the proposed project would not be located in or near an SRA or lands classified as VHFHSZ, nor would it substantially impair an adopted emergency response plan or emergency evacuation plan, including the City's EOP. As described above, the proposed project provides adequate internal circulation and emergency access, with all proposed roadways and access points designed to meet applicable City and fire department standards for emergency vehicles.

The proposed project would not obstruct or alter any major roadways that may serve as evacuation routes, such as Stanley Boulevard or I-680, and any temporary construction-related road closures would be minor and short-term. Furthermore, the proposed project would be reviewed by the LPFD to ensure compliance with all emergency access requirements. Therefore, the proposed project would not conflict with or impede the City's EOP or evacuation procedures, and impacts in this regard would be less than significant.

As previously discussed, the project site is generally flat and not located in a landslide-prone area. Therefore, consistent with the Prior FEIR's impact conclusions, the proposed project's impacts in this regard would be less than significant, and as such, it would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

Zone 7 Stormwater Option

The Zone 7 Stormwater Option would not increase the proposed project's population, building intensity, or access constraints, nor would it introduce new ignition sources or interfere with

emergency access or evacuation routes because it was considered in the Prior FEIR. Eliminating the detention basin, pump facilities, and associated mechanical equipment (as contemplated by the City Stormwater Option) would reduce the presence of utility infrastructure that could otherwise require power supply or maintenance activities, without altering fire hazard conditions. Accordingly, consistent with the impact conclusions in the Prior FEIR, wildfire impacts would remain less than significant and consistent with the conclusions of the Prior FEIR.

Mitigation Measures

None.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to wildfire. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XX. Mandatory Findings of Significance					
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?	Less than significant impact with mitigation incorporated	No	No	No	MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, and MM CUL-3
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable"	Significant and unavoidable impact	No	No	No	MM AIR-1, MM AIR-3, MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, MM CUL-3,

Environmental Issue Area	Conclusion in Prior FEIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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)?					MM GEO 1, MM GEO-6, MM GHG-1, MM GHG-2, MM NOI-1, and MM TRANS-2
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	Less than significant impact with mitigation incorporated	No	No	No	MM AIR-1, MM AIR-3, MM GEO 1, and MM NOI-1.

Discussion

a) Potential Degradation to Environment and Examples of California History or Prehistory

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?**

Prior FEIR Conclusions

The Prior FEIR found that the County Project could result in potentially significant impacts to special-status species and sensitive habitats, including burrowing owls and riparian vegetation. MMs BIO-1a through BIO-2b would reduce these impacts to less than significant. The County Project would also include mitigation for potentially significant impacts to cultural resources and TCRs through MMs CUL-2a through CUL-3. These measures include pre-construction surveys, buffer zones, and procedures for unanticipated discoveries, as detailed more fully in the MMRP. The Prior FEIR concluded that impacts would be less than significant with mitigation incorporated. (Draft EIR, p. 5-6).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, the proposed project could result in potentially significant impacts to special-status species and sensitive habitats, including burrowing owls and riparian vegetation, and would require the implementation of MMs BIO-1a through BIO-2b to reduce these impacts to less than significant. The proposed project would also include mitigation for potentially significant impacts to cultural resources and TCRs through MMs CUL-2a through CUL-3, which would help reduce impacts on examples of the major periods of California history or prehistory to less than significant. As such and as detailed more fully herein and in the Prior FEIR, the proposed project would not substantially degrade the quality of the environment, reduce fish or wildlife habitat, reduce fish or wildlife populations below self-sustaining levels, eliminate a plant or animal community, reduce the number or range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with the incorporation of MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, and MM CUL-3. Therefore, the proposed project would not introduce new significant impacts or create substantially more severe impacts than those previously identified in the Prior FEIR. No additional analysis is required.

b) Cumulatively Considerable Impacts

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)?

Prior FEIR Conclusions

The Prior FEIR's cumulative impacts analysis was based on a list of past, present, and probable future projects within an appropriate geographic scope (including projects in the vicinity of the project site and within the City), and included the adjacent Senior East County Lakes Project, located directly east of the project site. Accordingly, the cumulative analyses for each topical section considered not only broader regional development (where relevant), but also nearby cumulative development within the local Study Area, including the adjacent East Lakes/Senior East County Lakes development, to the extent it fell within the applicable geographic scope for the impact being analyzed.

Potentially significant cumulative impacts related to air quality, biological resources, cultural resources and TCRs, geology and soils, and noise would be mitigated to less than significant levels with the implementation of MM AIR-1, MM AIR-3, MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, MM CUL-3, MM GEO- 1, MM GEO-6, and MM NOI-1. Significant and unavoidable impacts would occur related to GHG emissions and transportation. While implementation of MM GHG-1, MM GHG-2, and MM TRANS-2 would reduce impacts to these topical sections, there is no feasible mitigation available that would fully bring these impacts to less than significant levels. Therefore, the Prior FEIR concluded that the County Project would have some impacts that are individually limited, but cumulatively considerable. (Draft EIR, p. 5-6).

Proposed Project Analysis and Conclusion

Accordingly, consistent with the Prior FEIR's analysis, potentially significant cumulative impacts related to air quality, biological resources, cultural resources and TCRs, geology and soils, and noise would be mitigated to less than significant levels with the implementation of MM AIR-1, MM AIR-3, MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, MM CUL-3, MM GEO-1, MM GEO-6, and MM NOI-1. The implementation of other projects in the City would be required to demonstrate regulatory compliance and implement similar mitigation measures, as applicable. However, significant and unavoidable impacts would occur related to GHG emissions and transportation. While implementation of MM GHG-1, MM GHG-2, and MM TRANS-2 would reduce impacts to these topical sections, there is no feasible mitigation available that would fully bring these impacts to less than significant levels. Overall, with implementation of the mitigation measures outlined above, impacts associated with the proposed project would remain significant and unavoidable for GHG emissions and transportation. Therefore, the proposed project would have some impacts that are individually limited, but cumulatively considerable, consistent with the evaluation of the Prior FEIR. Therefore, the proposed project's cumulative impacts would be consistent with the impact conclusions of the Prior FEIR, and as such, it would not introduce new significant impacts or create substantially more severe significant impacts than those previously identified in the Prior FEIR. No additional analysis is required.

c) Adverse Effects on Human Beings?

Does the project: Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Prior FEIR Conclusions

The Prior FEIR found that compliance with and implementation of the mitigation measures, adherence to the robust set of applicable regulatory requirements, and adherence to the County's standard permit conditions, would ensure that the County Project would not result in substantial adverse effects on human beings, including effects related to air pollution, seismic and geologic hazards, hazardous materials, flooding and natural disasters, or noise and vibration. Therefore, it was determined that impacts would be less than significant. (Draft EIR, p. 5-7).

Proposed Project Analysis and Conclusion

Consistent with the analysis in the Prior FEIR, compliance with and implementation of the mitigation measures listed above, adherence to the robust set of applicable regulatory requirements, and adherence with the City's applicable General Plan and Municipal Code provisions, as well as standard permit conditions, would ensure that the proposed project would not result in substantial adverse effects on human beings, including effects related to air pollution, seismic and geologic hazards, hazardous materials, flooding and natural disasters, or noise and vibration. Therefore, consistent with the Prior FEIR's impact conclusions, impacts associated with the proposed project would be less than significant.

Mitigation Measures

Implement MM AIR-1, MM AIR-3, MM BIO-1a, MM BIO-1b, MM BIO-2a, MM BIO-2b, MM CUL-2a, MM CUL-2b, MM CUL-3, MM GEO-1, MM GEO-6, MM GHG-1, MM GHG-2, MM NOI-1, and MM TRANS-2.

Conclusion

There is no new information of substantial importance, changes in the project, or changes in circumstances under which it will be undertaken, identifying new significant effects, nor is there a substantial increase in the severity of previously identified significant impacts related to any mandatory findings of significance. The conclusions from the Prior FEIR remain unchanged when considering the implementation of the proposed project. No further environmental review is required.

Appendix A:

Geology and Soils Supporting Information

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ARROYO LAGO

UNINCORPORATED ALAMEDA COUNTY, CALIFORNIA

DESIGN-LEVEL GEOTECHNICAL REPORT

SUBMITTED TO
Mr. Steve Reilly
330 Land Company, LLC
16381 Scientific Way
Irvine, CA 92618

PREPARED BY
ENGEO Incorporated

April 16, 2024
Latest Revision October 31, 2025

PROJECT NO.
9785.004.001

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ENGEO
Expect Excellence

Project No.
9785.004.001

April 16, 2024
Latest Revision October 31, 2025

Mr. Steve Reilly
330 Land Company, LLC
16381 Scientific Way
Irvine, CA 92618

Subject: Arroyo Lago
Unincorporated Alameda County, California

DESIGN-LEVEL GEOTECHNICAL REPORT

Dear Mr. Reilly:

As requested, we completed this design-level geotechnical exploration for the proposed Arroyo Lago development along Busch Road in Unincorporated Alameda County, adjacent to the City of Pleasanton's eastern city limits. The proposed project will include a residential community comprising of 194 lots with associated paved roads, open park spaces, improvements, and retaining walls. We have characterized the subsurface conditions at the site to provide the enclosed geotechnical report presenting our conclusions and design-level geotechnical recommendations for the proposed development at the site.

It is our opinion from a geotechnical engineering viewpoint, that the site is suitable for the planned development provided that the recommendations contained in this report are incorporated into project design and implemented during construction. The main geotechnical concerns for the planned site development include areas underlain by existing undocumented fill, expansive soil, and seismic shaking.

Our findings indicate that the site is suitable for the proposed development provided the recommendations and guidelines provided in this report are implemented during project planning, design, and construction. We are pleased to have been of service to you on this project and are prepared to consult further with you and your design team as the project progresses.

Sincerely,

ENGEO Incorporated

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

We prepared this design geotechnical report for the proposed Arroyo Lago residential development project located in Unincorporated Alameda County, adjacent to the City of Pleasanton's eastern city limits. This study was undertaken to characterize subsurface conditions at the site to present our design-level conclusions and recommendations to support grading and utility construction. ENGEO previously prepared a preliminary geotechnical report for the project in 2023. We prepared this report as outlined in our agreement dated September 12, 2022, revised May 15, 2023. We are authorized to conduct the following scope of services.

- Review of relevant background information, including available literature, geologic maps, and reports pertinent to the site
- Subsurface exploration, including up to four additional borings to a depth of up to 100 feet below the existing ground surface and laboratory testing of select samples
- Assessment of geological and geotechnical hazards at the site
- Assessment of existing fill material and conclusions regarding ground improvement treatment
- Refinement of our preliminary surcharge recommendations, including a surcharge plan that will include the extent of the surcharge program with recommended height, instrument locations, details, and monitoring
- Site preparation and grading recommendations
- Foundation design recommendations for the proposed residences
- Retaining wall recommendations
- Flexible and rigid pavement design recommendations based on the anticipated subgrade

For our use, we received the following pertinent documents.

- CBG Civil Engineers. 2025. Arroyo Lago, Planned Unit Development & Vesting Tentative Map, Tract 8423, City of Pleasanton, Alameda County, California. July 11, 2025. Job No. 3435-010.
- Haley & Aldrich. 2013. Geotechnical Services During Construction, Filling of Busch Pit, Pleasanton Lakes Development, Pleasanton, California. December 18, 2013. File No. 130540-002.
- Haley & Aldrich. 2017. Report on Preliminary Geotechnical Investigation, Unincorporated Alameda County, California. June 1, 2017. File No. 130540-002.
- Haley & Aldrich. 2019. Final Grading Summary – Geotechnical Services During Construction, Filling of Busch Pit, Pleasanton Lakes Development, Pleasanton, California. December 12, 2019. File No. 130540.
- Haley & Aldrich. 2021. Report on Preliminary Subsurface Conditions Report, Unincorporated Alameda County, California. December 15, 2021. File No. 130540-002.
- Haley & Aldrich. 2023. Report on ASTM Phase I Environmental Site Assessment. Arroyo Lago Residential Community, Pleasanton, California. June 22, 2023. File No. 0207936-001.

- Treadwell & Rollo. 2007. Due Diligence Investigation – Parcel 2 and Parcels D through G, Hanson Radum Site, Pleasanton, California. May 25, 2007. Project No. 4490.01
- Treadwell & Rollo. 2009. Geotechnical Investigation Pleasanton Land Development Project, Pleasanton, California. September 8, 2009. Project No. 4490.02.

Additionally, we previously prepared the following geotechnical report for the property and the greater East Pleasanton Specific Plan (EPSP) area.

- ENGEO. 2020. Ground Improvement Summary, East Pleasanton Specific Plan, Pleasanton, California. October 21, 2020. Project No. 9785.001.001.
- ENGEO. 2023. Preliminary Geotechnical Report, Arroyo Lago, Pleasanton, California. May 18, 2023. Project No. 9785.004.001.
- ENGEO. 2024. Geotechnical Feasibility Report, Arroyo Lago – Infrastructure Area, Pleasanton, California. February 12, 2024, Revised March 12, 2024. Project No. 9785.004.003.

This report was prepared for the exclusive use of 330 Land Company, LLC and their consultants for the planning and preliminary design of this project. In the event that any changes are made in the character, design, or layout of the development, we must be contacted to review the conclusions and recommendations contained in this report to evaluate whether modifications are recommended. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without our express written consent.

1.2 PROJECT LOCATION

The project site is generally located northwest of the intersection of Busch Road and El Charro Road in Unincorporated Alameda County, California (Figure 1). The approximately 26.6-acre site is a portion of the parcel identified by Assessor's Parcel Number (APN) 946-1250-6-4. The site is bounded by Busch Road to the south, existing residential properties to the west, an Alameda County Flood Control easement to the north, Lake I further north, and vacant open space to the east.

The site is currently occupied by light seasonal vegetation. A PG&E easement extends east-west on the northern side of the site, and a dirt road runs north-south through the center of the site. According to the grading plans prepared by CBG dated July 2025 and a recent site visit, the site gently slopes inwards towards the central-eastern portion of the property, with the high point in the northwest at approximately Elevation 362 feet (NAVD88) and the low point in the central-eastern portion of the site at approximately Elevation 357 feet. An emergency drainage swale was constructed in 2023 that runs from the northwestern corner of the site at approximately Elevation 357½ feet to an earthen channel outfall located at the south-eastern site boundary at Elevation 355½ feet. The swale has a base width of approximately 4 feet and 4:1 (horizontal:vertical) slope.

1.3 PROJECT DESCRIPTION

We understand the development of the 26.6-acre site will comprise 194 market-rate single-family homes. Forty nine of the homes will be designed with affordable junior Accessory Dwelling Units. The development will also include paved drive-lanes and parking areas spanning the community footprint, an approximately 0.7-acre park located in the community center, 0.5 mile of public walking trails, concrete flatwork, underground utilities, retaining walls, and landscaping features.

The vesting tentative map prepared by CBG dated July 2025, shows anticipated earthwork of up to 7 feet of fill and 4 feet of cut to achieve proposed pad elevations, with an average of 1 to 3 feet of fill across the site.

We anticipate structures will be of wood-frame construction and one to two stories in height. Structural loads are yet to be determined; however, we assume that structural loads will be representative for this type of construction.

2.0 FINDINGS

2.1 SITE HISTORY

Based on review of historical aerials, topographic maps, and provided geotechnical reports, we understand the site was historically part of a mining quarry. Open pit excavation operations within site limits began between 1979 and 1982, in which the site was divided into a larger northern pit and a smaller southern pit (also known as the Busch Pit) at the southwestern end of the site. The remaining area to the east of Busch Pit was quarried and sloped to accommodate vehicular dirt roads along the boundary of the northern pit and Busch Pit. The approximate limits of Busch Pit are shown in Figure 2A; a historical aerial from 1984 depicting the approximate extents of the northern pit and Busch Pit are shown in Figure 2B.

The northern pit appears to have been quarried to at least 160 feet below ground surface (bgs). We understand backfill operations of the northern pit were completed by 1993. The work was reportedly performed in accordance with the County of Alameda Surface Mining Permit Reclamation Plan (SMP-31), which indicated that the backfill was to be placed in the northern pit in a compacted manner; however, we are unaware of documentation detailing the fill specifications or operations. It is unknown whether the fill was placed in a manner that would be considered to be in conformance with the standard of practice at that time. Therefore, we consider the fill placed in the northern pit to be undocumented and potentially non-engineered.

Busch Pit appears to have been quarried to at least 50 to 70 feet bgs at the same time as the northern pit. Busch Pit was utilized as a stormwater retention pond after the northern pit was filled under SMP-31. According to the testing and observation report provided by Haley & Aldrich dated December 18, 2013, Busch Pit was backfilled to match adjacent site grades in 2013. The fill was placed at a minimum of 90 percent relative compaction in accordance with ASTM D1557.

A historical on-site stockpile was used as backfill material for Busch Pit, and generally consisted of sandy clay to clayey sand. The historical fill stockpile appears to vary from 5 to 15 feet in height. The stockpile was placed sometime between 1993 and 2002. The October 2003 photo shows a cut in the southwestern corner of the stockpile, presumably used as material to grade the residential lots to the northwest of the site. The stockpile resided in its October 2003 configuration

until it was used to backfill Busch Pit in 2013. The approximate extent of the stockpile is shown in Figures 2A, 2B, and 2C.

From November 2018 to November 2019, rough grading of the overall site occurred under the testing and observation of Haley & Aldrich, encompassing both the Busch Pit and northern pit areas according to the final testing and observation report provided by Haley & Aldrich dated December 12, 2019. Up to approximately 2½ feet of fill was placed and 2 feet of cut was excavated to achieve current grades. The extent of the rough grading activities is shown in Figures 2A, 2B, and 2C.

In 2023, an emergency drainage swale was constructed on the project site. The swale begins in the northwestern corner of the site and ties into an existing drainage swale at the southeastern project boundary. The swale has a base width of approximately 4 feet and at a 4:1 slope.

2.2 EXISTING AND NEARBY GEOTECHNICAL DATA

In 2006 and 2009, Treadwell & Rollo performed a geotechnical investigation throughout the greater EPSP site. The explorations within the site boundary included one hollow-stem auger boring drilled to a depth of 100 feet bgs and four cone penetration tests (CPTs) advanced to depths ranging from approximately 45 feet to 99 feet bgs. The logs and associated laboratory test results from the Treadwell & Rollo investigation are presented in Appendix E. The approximate locations of the previous explorations are shown in Figures 2A, 2B, and 2C.

In 2013, Haley & Aldrich tested and observed the placement and compaction of backfill for Busch Pit reportedly in accordance with SMP-31. A subsequent preliminary geotechnical report was prepared by Haley & Aldrich in 2017, providing preliminary discussion on subsurface conditions and seismic hazards. No additional subsurface investigation was included as a part of their scope.

Between November 2018 and November 2019, Haley & Aldrich tested and observed the rough grading activities for the overall site in general conformance with rough grading plans prepared by Kier and Wright. Up to 2½ feet of fill was placed and 2 feet of cut was performed. A drainage swale was also constructed to facilitate drainage from the northern portion of the site to an off-site culvert to the east of the site.

ENGEO performed field explorations at the site as part of our preliminary geotechnical study in 2023. We retained a CPT rig in November 2022 to advance five CPTs to a maximum depth of 162½ feet bgs. The CPT contractor performed pore pressure dissipation (PPD) tests to measure piezometric water pressure in each CPT at various depths and collected seismic shear-wave velocity (V_S) measurements in one of the CPT using the downhole seismic method specified in ASTM D7400.

As part of our 2023 preliminary geotechnical study, we also retained the services of a contractor to excavate test pits from 10 to 10½ feet bgs. We observed the test pit excavation and logged the subsurface conditions at each location. The location of the CPTs and test pits are shown in Figure 2, with logs from both explorations presented in Appendix D.

2.3 FIELD EXPLORATION

We observed drilling of four borings at the locations shown in the Site Plan, Figure 2. The locations of the explorations were selected to supplement previous exploration data.
We retained the services of a drilling subcontractor who provided a crew operating a truck-mounted drill rig to advance the borings using 6-inch-diameter solid-flight and mud-rotary auger methods. We advanced the borings to depths ranging from approximately 50½ feet to 101½ feet below existing grade. An engineer observed the drilling and logged the subsurface conditions at each location.

The borings were logged in the field and soil samples were collected using either a 2½-inch inside diameter (I.D.) California-type split-spoon sampler fitted with 6-inch-long brass liners, a 2-inch outside diameter (O.D.) standard penetration test split-spoon sampler, or a 3-inch O.D. Shelby Tube sampler. The penetration of the samplers was recorded as the number of blows needed to drive the sampler 18 inches in 6-inch increments. The boring logs record blow count results as the actual number of blows required for the last 1 foot of penetration; no conversion factors have been applied. We drove the samplers with a 140-pound hammer falling a distance of 30 inches employing an automatic trip system on the track-mounted rig.

The locations of our explorations are approximately located, and we estimated their locations using cellular global positioning system and their proximity to existing site features; therefore, the locations shown should be considered accurate only to the degree implied by the method used. We permitted and backfilled our explorations in accordance with Zone 7 Water Agency requirements.

We used the field logs to develop the report logs in Appendix A. The logs depict subsurface conditions at the exploration locations for the date of exploration; however, subsurface conditions may vary with time.

2.4 GEOLOGY AND SEISMICITY

2.4.1 Regional Geology

The site is located in the California Coast Ranges geomorphic province, which is dominated by a series of northwest-trending mountain ranges that have been folded and faulted in a tectonic regime that involves both translational and compressional deformations. Bedrock in the Coast Ranges consists of igneous, metamorphic, and sedimentary rocks that range in age from Jurassic to Pleistocene. The site is located in the tri-valley basin located near the intersection of Livermore Valley, Amador Valley, and San Ramon Valley. The tri-valley basin is generally regarded as a trough of sediments within the Diablo Range. The basin is filled with Quaternary-age sediments derived from erosion of the surrounding highlands. The sediments have been divided into the Plio-Pleistocene Livermore Gravels and younger Pleistocene to Holocene alluvium.

2.4.2 Local Geology

Geologic mapping prepared by Dibblee (2005) indicates the site is underlain by alluvial gravel, sand, and clay (Qa), while adjacent EPSP areas were mapped as Gravel Pits (GP) (Figure 3). In the site vicinity, Holocene flood deposits are mapped. In addition, general bedrock mapped in the adjacent hills consists of late-Pliocene to early-Pliocene-age Livermore gravel.

2.4.3 Seismicity

The San Francisco Bay Area contains numerous active faults. Figure 4 shows the approximate location of active and potentially active faults and significant historic earthquakes mapped within the San Francisco Bay Region. An active fault is defined by the state as one that has had surface displacement within Holocene time, about the last 11,700 years (CGS, 2018).

To identify nearby active faults that are capable of generating strong seismic ground shaking at the site, we utilized the United States Geological Survey (USGS) Unified Hazard Tool and disaggregated the hazard at peak ground acceleration for a return period of 2,475 years. The nearest active fault with a significant contribution (greater than 1 percent) to the overall seismic hazard at the site is the Northern trace of the Calaveras fault, approximately 5 miles to the southwest. Other nearby faults capable of producing significant ground shaking at the site are shown in Table 2.4.3-1.

TABLE 2.4.3-1: Active Faults Capable of Producing Significant Ground Shaking at the Site, Latitude: 37.6786 Longitude: -121.8563

SOURCE	R_{RUP}		MOMENT MAGNITUDE M_W
	(km)	(miles)	
Calaveras (No) [4]	8.1	5.0	7.1
Las Positas [1]	8.7	5.4	5.6
Mount Diablo Thrust [0]	11.5	7.1	7.1
Greenville (No) [4]	14.6	9.1	7.0
Hayward (So) [4]	15.6	9.7	7.1

Notes: a. Fault System (Fault Section) [Fault Subsection assigned by UCERF3]
b. R_{RUP} = nearest fault-to-site rupture distance
c. Fault-to-site distances and maximum moment magnitude based on USGS Unified Hazard Tool Edition: Dynamic Conterminous U.S. 2018

These results represent sources contributing at least 1 percent to the seismic hazard at the site for the peak ground acceleration and for the given return period. Gridded or areal sources are not presented; however, these sources did not contribute more than 1 percent to the seismic hazard for the peak ground acceleration and for the given return period.

2.5 SUBSURFACE CONDITIONS

At the time of our field explorations, the site was occupied by vacant, lightly vegetated land. As previously discussed, the ground surface elevation of the site ranges from approximately Elevation 357 to 362 feet (NAVD88).

The subsurface conditions in previous and current explorations generally encountered existing fill across the site up to 162½ feet bgs in the northern pit and up to 70 feet bgs in Busch Pit. Subsurface conditions encountered underlying the existing fill were generally interpreted as floodplain deposits.

Further description of subsurface conditions of existing fill materials and native alluvium deposits are provided in the below sections. The Site Plan and exploration logs can be reviewed for specific subsurface conditions at each exploratory location. We include our boring exploration logs in Appendix A, and select previous exploration logs in Appendices D and E. The boring logs contain the soil type, color, consistency, and visual classification in general accordance with the Unified

Soil Classification System. The logs graphically depict the subsurface conditions encountered at the time of the exploration.

2.5.1 Existing Fill

Existing fill was encountered up to at least 101½ feet bgs in our current exploration, and up to 162½ feet bgs in our prior explorations. Three of the four borings of our current explorations terminated in the fill layer prior to encountering native material.

The fill material encountered in our borings generally consisted of stiff to hard sandy lean clay with varying amounts of fine gravel and sand, with interbedded silty and clayey sand layers with varying amounts of gravel.

According to the SMP-31 application, the quarry slopes were graded to ¾:1 (horizontal:vertical) on the northern side of the pit and 1:1 on the western and southern sides of the pit prior to fill placement. The excavation depth ranged between 128 and 130 feet below existing grade. We are unaware of documentation detailing the fill specifications or operations that could verify that the fill was placed in conformance with the SMP-31 application.

The clayey fill generally has a low to high plasticity, with plasticity indexes between 9 and 32. Debris was not observed in our current or previous explorations; however, debris may be encountered in locations not sampled given the site history and variability in fill placement.

Moisture content tests from previous and current explorations within the site range between 7.9 to 18.6 percent, which is generally lower than the typical range of moisture contents encountered in the larger EPSP site and similar to a typical moisture content range for native soil or engineered fill. Similarly, dry unit weight tests from our current explorations range between 111.6 and 130.8 pounds per cubic foot (pcf), similar to a typical unit weight range for engineered fill.

2.5.2 Engineered Fill (Busch Pit)

As described in Section 2.2, fill was placed and compacted under the observation of Haley & Aldrich up to approximately 70 feet bgs. According to documented fill placement and compaction records, the fill generally consists of brown sandy lean clay from site and import sources compacted to at least 90 percent relative compaction. No moisture content specification was recommended for soil placement.

2.5.3 Floodplain Deposits

Floodplain deposits were interpreted as directly underlying the existing fill in both areas, and generally consist of dense to very dense clayey sand and gravel and stiff to very stiff lean clay. Boring 1-B3 encountered a dense to very dense clayey gravel layer from 88 feet bgs to termination depth at 101½ feet bgs.

2.6 GROUNDWATER CONDITIONS

Static groundwater was estimated at approximately 45 feet bgs in 1-CPT2 according to pore pressure dissipation tests. Groundwater was not recorded in prior subsurface explorations. Plate 1.2 of the Seismic Hazard Zone Report for the Livermore Quadrangle (2008) maps the highest historical groundwater within the site vicinity to be approximately between 60 to 70 feet bgs.

A groundwater study was prepared in March 2023 by the Zone 7 Water Agency for the Livermore Valley Groundwater Basin, whose extents include the site within its boundary. According to the groundwater gradient map prepared as a part of this study, the groundwater of the upper aquifer is approximately sloping from Elevation 290 feet (NAVD88) at the southern end of the site to approximately Elevation 272 feet (NAVD88) at the northern area of the site.

For analysis purposes, we have considered a design groundwater depth of 50 feet based on current explorations and historical data. Fluctuations in groundwater levels should be expected during seasonal changes or over a period of years because of precipitation changes, perched zones, and changes in irrigation and drainage patterns.

2.7 LABORATORY TESTING

We performed geotechnical laboratory testing on select soil samples recovered during our field exploration to evaluate their physical index properties and strength characteristics. The laboratory tests that were performed, the associated ASTM procedures, and location of the results in this report are shown in Appendix A.

TABLE 2.7-1: Laboratory Testing

SOIL CHARACTERISTIC	TESTING METHOD	LABORATORY TEST RESULT LOCATION
Natural Unit Weight	ASTM D7263	Appendices A and B
Natural Moisture Content	ASTM D2216	Appendices A and B
Atterberg Limits	ASTM D4318	Appendices A and B
Grain Size Distribution	ASTM D1140	Appendices A and B
Unconsolidated-Undrained Isotropic Triaxial Compression	ASTM D2850	Appendix B
Unconfined Compression	ASTM D2166	Appendices A and B
Swell Test B	ASTM D4546	Appendix B
Consolidation – Incremental Loading	ASTM D2435	Appendix B

In addition to the tests listed in Table 2.7-1, corrosivity testing of a sample collected during our exploration was performed by CERCO Analytical. The results are presented in Appendix C.

3.0 CONCLUSIONS

Based on the exploration and laboratory test results, the site is suitable for the proposed residential development provided the geotechnical recommendations in this report are confirmed by further explorations/evaluations and properly incorporated into the design plans and specifications.

The primary geotechnical concerns for the proposed site redevelopment include the following.

- Presence of existing undocumented fill
- Presence of moderately to highly expansive soil
- Settlement of potentially compressible layers due to building loads and fill placement
- Strong ground motions

These and other pertinent design issues are discussed in the following sections.

3.1 EXISTING FILL

Based on review of current and previous subsurface explorations, as well as review of historical aerial photographs, the site is predominately underlain by existing fill reportedly used to backfill the historical quarry excavations. With exception of the fill placed within Busch Pit and the surficial fill placed under the observation of Haley & Aldrich in 2018 and 2019, the underlying fill should be considered undocumented due to the lack of placement records. The undocumented fill materials may be highly variable, potentially compressible, and potentially susceptible to seismically induced settlements. Given prior site history, decomposable debris may also be present within undocumented fill materials that can contribute to settlement. We summarize the assumed depth of undocumented fill of select explorations in the table below.

TABLE 3.1-1: Depth of Fill Observations During Current and Prior Exploration

EXPLORATION ID	INTERPRETED BOTTOM OF FILL	
	DEPTH (feet, bgs)	ELEVATION (feet NAVD88)
1-B1	-	-
1-B2	-	-
1-B3	88	271½
1-B4	-	-
1-CPT1	38½	320½
1-CPT2	162½	198
1-CPT3	-	-
1-SCPT4	-	-
1-CPT5	80½	280

Undocumented fill can undergo excessive settlement, especially under new fill or building loads. Since the existing fill is heterogeneous in its makeup, the predicted differential settlements due to existing fill may be similar, or only slightly less than predicted total settlements.

We discuss undocumented fill mitigation in Section 5.2 of this report.

3.2 EXPANSIVE SOIL

The existing undocumented fill encountered consists primarily of lean clay and fat clay with varying amounts of granular soil. Based on our field exploration and laboratory testing on the fill material, the existing clayey fill should be considered to have a moderate to high expansive potential.

Expansive soil changes in volume with changes in moisture. It can shrink or swell and cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Building damage due to volume changes associated with expansive soil can be reduced by: (1) using a rigid mat foundation that is designed to resist the settlement and heave of expansive soil, (2) deepening the foundations to below the zone of moisture fluctuation, i.e., by using deep footings or drilled piers, and/or (3) using footings at normal shallow depths but bottomed on a layer of select fill having a low expansion potential.

Successful performance of structures on expansive soil requires special attention during construction. It is imperative that exposed soil be kept moist prior to placement of concrete for foundation construction. It can be difficult to remoisturize clayey soil without excavation, moisture conditioning, and recompaction.

3.3 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, also called surface faulting. The common secondary seismic hazards include ground shaking, liquefaction, and lateral spreading. The following sections present a discussion of these hazards as they apply to the site. Based on topographic and lithologic data, the risk of regional subsidence or uplift is considered low to negligible at the site.

3.3.1 Ground Rupture

Since there are no known active faults crossing the property and the site is not located within an Earthquake Fault Special Study Zone, it is our opinion that ground rupture is unlikely at the subject property.

3.3.2 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, structures should be designed using sound engineering judgment and the current California Building Code (CBC) requirements, as a minimum. Structures under the CBC 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 and non-structural damage. Conformance to the current building code 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).

3.3.3 Liquefaction

The site is not located within a potentially liquefiable zone based on the Seismic Hazards Zone map for the Livermore Quadrangle by the California Geological Survey (CGS, 2008); however, according to mapping prepared by the Association of Bay Area Governments (ABAG, 2001), the site is identified as moderately susceptible to liquefaction.

We assessed liquefaction potential at the site by reviewing data from our field exploration logs. As previously discussed, the subsurface soil consists of stiff to hard lean clay to the end of the borings. Historically high groundwater resides at roughly 60 feet bgs.

We analyzed the liquefaction susceptibility of the subsurface material based on the borings using the methods proposed by Youd and Idriss in 2001, Seed et al. in 2003, and Idriss and Boulanger in 2008. We considered a maximum considered earthquake (MCE_G) peak ground acceleration (PGA_M) value of 0.67 g based on the 2025 California Building Code with an earthquake magnitude of 7.0 based on a 2-percent in 50 years disaggregation and a groundwater level of 50 feet below existing grade.

Based on the soil type, boring analysis, and the depth to hydrostatic groundwater, the material is not susceptible to liquefaction triggering. Therefore, we consider the potential for liquefaction of the site soil to be low.

3.3.4 Lateral Spreading

Lateral spreading is a failure within weak soil, typically due to liquefaction, which causes a soil mass to move along a free face, such as an open channel or down a gentle slope. The site borders Lake I on the northern side of the property line to the north of the Alameda County Flood Control easement. Lake I generally slopes down from the easement at a 3:1 (horizontal:vertical) slope. The Alameda County Flood Control easement acts as a berm between Lake I and the site. Due to the proximity of Lake I, we evaluated the potential for lateral spreading.

Based on the low risk of liquefaction of the native deposits on site and the depth of hydrostatic groundwater, we consider the potential for lateral spreading at the site to be low.

3.4 COMPRESSIBLE SOIL

Compressible soil is subject to settlement when a new loading scenario is introduced by structures, earthwork, and/or equipment. The amount of settlement is dependent on the magnitude and duration of the applied load, the shape and size of the applied area, and the depth, thickness, and the stress history of the compressible soil. The time required for settlement due to compressible soil is highly dependent on the permeability of the deposit. Consequently, sandy soil will settle almost immediately, whereas clayey soil will settle much more slowly.

During our exploration, we encountered predominantly lean clay fill outside of the Busch Pit Area. Based on our review of historical aerial photographs and documents, the existing fill was placed at least 30 years ago in potentially a mechanically compacted manner. Therefore, we anticipate that settlement due to existing fill loads is essentially complete.

Based on the civil plans prepared by CBG Civil Engineers dated July 2025, we understand that anticipated earthwork of up to 7 feet of fill will be needed to achieve proposed pad elevations. The added fill to be placed above existing grades will result in increased long-term loads. Additionally, the structural loads of the building supported on shallow foundations will impose increased loads. The added grading combined with building structural loads are estimated to result in compression of the fill materials and potentially excessive settlements. We estimate the following total settlement may occur in the area outside of Busch Pit if the fill is left unmitigated:

TABLE 3.4-1: Total Estimated Settlement in Areas outside of Busch Pit

ADDITIONAL CIVIL FILL (feet)	ESTIMATED SETTLEMENT (inches)	
	LOWER BOUND	UPPER BOUND
0	1½	2
1	2	2¾
2	2¾	3½
3	3½	4½
4	4¼	5½
5	4¾	6¼
6	5½	7
7	6	8
8	6¾	8¾

The former fill stockpile as described in Section 2.1 resided for approximately 10 years or more and appeared to range from 5 to 15 feet in height according to historical topography. The former fill stockpile acted as a surcharge according to our analysis, resulting in the following settlements if civil fill were to be placed in those areas:

TABLE 3.4-2: Total Estimated Settlement in Areas outside of Busch Pit – Former Fill Stockpile Area

ADDITIONAL CIVIL FILL (feet)	ESTIMATED SETTLEMENT (inches)
0	½
1	½
2	½
3	1
4	1
5	1
6	1
7	1
8	1

Much of the settlement from Tables 3.4-1 and 3.4-2 will likely occur in the first 5 years after placement, but may continue for up to 50 years or more. The total amount of settlement across the site is expected to vary based on the heterogeneous conditions of the subsurface soil and expected proposed grades.

To mitigate long-term total and differential settlement from compressible soil, “pre-compression” of the compressible layers prior to site development can be used to reduce the future long-term settlement. In general, pre-compression of compressible soil can be achieved through a surcharge loading program, as described in Section 4.1.

3.5 DIFFERENTIAL FILL

In addition to settlement due to compressible soil, differential building movements may result from conditions where building pads have significant differentials in underlying engineered fill thickness. We provide discussion for lots potentially affected by differential fill thickness in the following sections.

3.5.1 Busch Pit

According to SMP-31 and historical topography, the northern pit typically comprised side slopes of approximately ¾:1 to 1:1 (horizontal:vertical) and Busch Pit comprised side slopes of approximately 1.1:1 to 2:1. Both the northern pit and Busch Pit were supposedly backfilled to present day conditions without keying into native material, creating a potential differential fill slope condition that may induce differential settlement under new loading scenarios.

Residential lots that span the former side slopes of the northern pit and Busch Pit can potentially settle differentially when a new loading scenario is introduced. We estimate the following differential settlement may occur if the differential fill condition is left unmitigated. The differential settlement for the lots in the northern pit should be added to the estimated settlement for compressible soil presented in Section 3.4. We present lots potentially affected by differential fill conditions in Figure 2C.

TABLE 3.5-1: Total Estimated Differential Settlement in Fill Slope Areas

ADDITIONAL CIVIL FILL (feet)	ESTIMATED SETTLEMENT (inches)	
	LOWER BOUND	UPPER BOUND
0	¾	1
1	1	1½
2	1½	1¾
3	1¾	2¼
4	2	2¾
5	2½	3
6	2¾	3½
7	3	4
8	3½	4½

Much of this differential settlement will likely occur in the first 5 years after placement, but may continue for up to 50 years or more. The total amount of settlement across the site is expected to vary based on the heterogeneous conditions of the subsurface soil and expected proposed grades. We discuss options to mitigate differential fill in Section 5.3.1.

3.5.2 Emergency Swale

As described in Section 1.2, an emergency drainage swale was constructed for drainage purposes that will be backfilled as a part of grading operations. Up to 7 feet will be placed to fill the emergency drainage swale to pad grade, with fill ranging from 3 to 7 feet across building pads. We discuss options to mitigate differential fill in Section 5.3.2.

3.6 SOIL CORROSION POTENTIAL

As part of this study, we obtained a representative soil sample that we submitted to a qualified analytical lab for determination of pH, resistivity, sulfate, and chloride. The results are summarized in the table below.

TABLE 3.6-1: Corrosivity Test Results

SAMPLE LOCATION	REDOX (mV)	pH	RESISTIVITY (OHMS-CM)	SULFIDE (MG/KG)	CHLORIDE (MG/KG)	SULFATE (MG/KG)
1-B2 at 3.5 feet	280	7.91	2400	-	40	41

The 2025 CBC references the 2019 American Concrete Institute Manual, ACI 318-19, Section 19.3.1 for concrete durability requirements. Based on the test results and ACI criteria, the tested soil would classify as ‘Not Applicable – S0’ for sulfate exposure; there is no requirement for cement type or water-cement ratio for this category. It should be noted, however, that the structural engineering design requirements for concrete may result in more stringent concrete specifications.

According to CERCO Analytical, the soil is moderately corrosive to buried metal piping based on the resistivity measurements. The reported values of chloride and pH concentration do not pose a significant impact to metal or concrete. The laboratory test results by CERCO Analytical are included in Appendix C.

The recommendations provided are for general reference. If it is desired to investigate this further, we recommend a corrosion consultant be retained to evaluate whether specific corrosion recommendations are advised for the project.

4.0 CONSTRUCTION MONITORING

Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to:

1. Review the final grading and foundation plans and specifications prior to construction to evaluate whether our recommendations have been implemented, and to provide additional or modified recommendations, as needed. This also allows us to check if any changes have occurred in the nature, design, or location of the proposed improvements and provides the opportunity to prepare a written response with updated recommendations.
2. Perform construction monitoring to check the validity of the assumptions we made to prepare this report. Earthwork operations should be performed under the observation of our representative to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fill has been performed in accordance with our recommendations and the project specifications. Sufficient notification to us prior to earthwork is important.

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).

5.0 EARTHWORK RECOMMENDATIONS

As used in this report, relative compaction refers to the in-place dry unit weight of material expressed as a percentage of the maximum dry unit weight of the same material, as determined by the ASTM D1557 laboratory compaction test procedure, latest edition. Compacted material is not acceptable if it is unstable; it should exhibit only minimal flexing or pumping, as observed by a representative of our firm.

The term "moisture condition" refers to adjusting the moisture content of the material by either drying if too wet or adding water if too dry.

We define "structural areas" as any area sensitive to settlement of compacted material. These areas include, but are not limited to, building pads, sidewalks, pavement areas, and retaining walls.

5.1 GENERAL DEMOLITION AND SITE CLEARING

Areas containing surface vegetation or organic-laden topsoil within the areas to be improved should be stripped to an appropriate depth to remove these materials. The amount of actual stripping should be determined in the field by our authorized representative at the time of construction. Subject to approval by the landscape architect, stripping's and organically contaminated soil can be used in landscape areas. Otherwise, such soil should be removed from the project site. Any topsoil that will be retained for future use in landscape areas should be stockpiled in areas where it will not interfere with grading operations.

Excavations resulting from demolition and stripping which extend below final grades, should be cleaned to firm undisturbed soil, as determined by our representative. Once the surface of areas to be graded are prepared as discussed above, the surface should then be scarified, moisture conditioned, and backfilled with suitable material compacted to the recommendations presented in Section 5.6.

5.2 SURCHARGE PROGRAM

To minimize post-construction total and differential settlements to allow for shallow foundations, we recommend performing a surcharge program over the site, excluding Busch Pit. Tables 5.2-1 and 5.2-2 below presents our estimated surcharge heights per planned civil fill, considering the location of residential lots relative to the former fill stockpile area and different time horizons of surcharge placement. The estimated surcharge heights consider a surcharge fill mass (unit weight of 120 pcf) of approximately 120 percent of the anticipated service loads of the project.

TABLE 5.2-1: Estimated Surcharge Height (Case 1: Residential Lots Not within Former Fill Stockpile Area)

CIVIL FILL (feet)	SURCHARGE HEIGHT ABOVE PROPOSED CIVIL FILL (feet)		
	4 MONTHS	6 TO 9 MONTHS	12 MONTHS
0	6	4½	3½
1	6	5	4½
2	7	6	5½
3	8½	7½	7
4	9½	8½	8
5	10½	9½	9
6	12	11	10
7	13	12	11
8	14½	13½	12½

TABLE 5.2-2: Estimated Surcharge Height (Case 2: Residential Lots within Former Fill Stockpile Area)

ADDITIONAL CIVIL FILL (feet)	SURCHARGE HEIGHT ABOVE PROPOSED CIVIL FILL (feet)		
	4 MONTHS	6 TO 9 MONTHS	12 MONTHS
0	1½	0	0
1	3	1½	0
2	4½	2½	0
3	6	4	1
4	7½	5	2
5	9	6	3½
6	10½	7½	4½
7	12	8½	5½
8	13½	10	7

Lots entirely within the former fill stockpile area, as shown in Figure 2, may use Table 5.2-2 to determine surcharge heights; otherwise, Table 5.2-1 should be used to determine surcharge heights. Surcharge heights should be selected based on the average height of civil fill placed within structural areas, rounded up. Surcharge heights should be stepped, non-structural improvements for Cases 1 and 2 (such as streets and parks) and should be surcharged with a minimum height of 4 feet.

The duration required to achieve the desired degree of settlement based on future loads could vary across the site based on the variability of subsurface conditions. The surcharge should be monitored with settlement plates and surface settlement markers, as further discussed in Section 5.2.1. The surcharge can be removed once sufficient settlement has been achieved, as evaluated by the geotechnical engineer.

Surcharge loads should extend a lateral distance of at least 5 feet beyond improvement limits (such as streets and utility corridors) and at least 10 feet beyond building pad limits. Surcharge fills should be sloped no steeper than 1:1 (horizontal:vertical); where this is not feasible, a vertical surcharge can be constructed using the Tensar temporary retaining wall system or a similar wrapped-face, geosynthetic-reinforced wall system. If the surcharge is planned to remain as civil fill after the surcharge program, the fill should be compacted to the specifications described in Section 5.6.

5.2.1 Surcharge Settlement Monitoring Program

The surcharge should be monitored with settlement plates and surface settlement markers, at the least. The surcharge can be removed once sufficient settlement has been achieved, as evaluated by the geotechnical engineer. The settlement-monitoring plates should be installed prior to surcharge placement to monitor compression. The number and location of the settlement-monitoring plates should be determined by us once the surcharge staging has been determined.

The settlement-monitoring plates should be surveyed to determine elevations at least weekly for the first month and then bi-weekly for the next 5 months, or if we have determined that the desired degree of surcharge-driven pre-compression has been achieved. All readings of settlement shall be tied to benchmarks established well beyond the zone of surcharge influence. Traditional survey techniques should be used to survey the target affixed to the top of each monitoring point.

A piezometer may be installed in conjunction with settlement plates to evaluate the pore pressure dissipation of the compressible material and better inform the estimated duration of the program.

5.3 DIFFERENTIAL FILL SLOPE MITIGATION

5.3.1 Busch Pit

Lots affected by differential fill slope conditions in Busch Pit are shown in Figure 2C. We present two potential options to mitigate the differential fill slope condition for the site.

5.3.1.1 Option 1: Subexcavation and Recompaction

The existing cut-to-fill transition material may be partially subexcavated to minimize the potential for differential movement below building footprints. We recommend that building pads be underlain with a minimum of 5 feet of uniformly graded engineered fill subgrade. This can be accomplished by reworking the upper 4 feet below finished pad grade and processing the fifth foot in place. The fill should be compacted to the specifications described in Section 5.6. The subexcavation should extend at least 5 feet beyond building pad limits.

Following subexcavation and recompaction, we estimate differential fill settlement to be less than ½ inch over a span of 50 feet.

5.3.1.2 Option 2: Thickened Mat or Deep Foundations

As an alternative to overexcavation of fill, buildings within fill slope areas may be founded on either a thickened structural mat designed to tolerate the differential settlements, or a deep foundation system consisting of cast-in-drilled-hole (CIDH) piers. We understand this is not the preferred option. Thickened mat and deep foundation recommendations can be provided under separate cover if requested.

5.3.2 Emergency Swale

We recommend that the differential fill thickness across any lot be no greater than 10 feet. Local subexcavation of soil material and replacement with compacted fill may be needed to achieve this recommendation.

5.4 ACCEPTABLE FILL

5.4.1 On-Site Existing Fill

On-site soil material may be suitable as fill material provided it is processed to remove concentrations of organic material, debris, and particles greater than 8 inches in maximum dimension. On-site soil material should be placed in a manner that prevents nesting of larger particles, potentially generating voids.

5.4.2 Import Fill

Ideally, imported fill materials should be environmentally clean, free of debris, and have a plasticity index less than 20 and have at least 20 percent passing the No. 200 sieve. Due to the residential nature of the proposed project, environmental testing should also be performed on imported fill. We should be allowed to sample and test the proposed imported fill materials at least 72 hours prior to delivery to the site.

If desirable, ENGEO should be contacted to evaluate the appropriateness of import material that does not meet the above criteria.

5.5 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. Wet soil can make proper compaction difficult. 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 a representative of our firm prior to implementation.

5.6 FILL PLACEMENT

After subexcavation and recompaction of undocumented fill in cut-to-fill transition material, where applicable, the exposed non-yielding surface of areas to receive fill or to be left at grade should be scarified to a depth of 12 inches, moisture conditioned, and recompacted to provide adequate bonding with the initial lift of fill. The loose lift thickness should not exceed 12 inches or the depth of penetration of the compaction equipment used, whichever is less. The following compaction control requirements should be applied to all fill, including backfill, except for landscape areas.

TABLE 5.6-1: Compaction Control Requirements

FILL LOCATION	MATERIAL TYPE	REQUIRED RELATIVE COMPACTION** (%)	MINIMUM MOISTURE CONTENT (percentage points above optimum)
General Fill	Expansive*	87 to 92	4
	Low-Expansive*	90	2
Pavement and Flatwork Subgrade*	Expansive*	90	4
	Low-Expansive*	95	1
Pavement and Flatwork Aggregate Base	Class 2 Aggregate Base	95	0

* Expansive: PI greater than 20
Low-Expansive: PI less than 20

** Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material.

5.7 UNDERGROUND UTILITY BACKFILL

The contractor is responsible for conducting trenching and shoring in accordance with Cal/OSHA requirements. Project consultants involved in utility design should specify pipe-bedding materials. Exercise care where utility trenches are located beside foundation areas. Locate utility trenches constructed parallel to foundations entirely above a plane extending down from the lower edge of the footing at an angle of 45 degrees. Provide utility companies and landscape architects with this information.

Where utility trenches cross underneath buildings or cross perimeter building foundations, we recommend that a plug be placed within the trench backfill to prevent the normally granular bedding materials from acting as a conduit for water to enter beneath the building. The plug should be constructed using sand-cement slurry (minimum 28-day compressive strength of 500 psi) or relatively impermeable native soil for pipe bedding and backfill. We recommend that the plug extend for a distance of at least 3 feet in each direction from the point where the utility enters the building perimeter.

Use well-graded import less than ¾ inch in maximum dimension for pipe zone backfill (i.e., material beneath and immediately surrounding the pipe). Use fine- to medium-grained sand or a well-graded mixture of sand and gravel for pipe zone backfill import material. Avoid using this material within 2 feet of finish grades. In general, avoid using uniformly graded gravel for pipe or trench zone backfill due to the potential for migration of: (1) soil into the relatively large void spaces present in this type of material; and (2) water along trenches backfilled with this type of material. Native soil for trench zone backfills (i.e., material placed between the pipe zone backfill and the ground surface) should be compacted in accordance with recommendations in Section 5.6.

Jetting of backfill is not an acceptable means of compaction. We may allow thicker loose lift thicknesses, based on acceptable density test results, where increased effort is applied to rocky fill or for the first lift of fill over pipe bedding.

5.8 GRADED SLOPES

In general, cut slopes less than 4 feet high and graded slopes less than 10 feet high should be no steeper than 2:1 (horizontal:vertical). All fill slopes should be adequately keyed into firm materials unaffected by shrinkage cracks. Fill slopes should be over-built and then trimmed back to finished grades. If a cut or cut-fill transition occurs within a graded slope, we recommend the slope be overexcavated and reconstructed as an engineered fill slope.

The contractor is responsible for constructing temporary construction slopes in accordance with Cal/OSHA requirements.

5.9 SURFACE DRAINAGE

The project civil engineer is responsible for designing surface drainage improvements. With regard to geotechnical engineering issues, we recommend that finish grades be sloped away from buildings and pavements to the maximum extent practical to reduce the potentially damaging effects of soil shrink and swell. The latest California Building Code Section 1804.4 specifies minimum slopes of 5 percent away from foundations within 10 feet for unpaved conditions. Where lot lines or surface improvements restrict meeting this slope requirement, we recommend that specific drainage requirements be developed.

As a minimum, we recommend the following.

1. Roof downspouts should discharge into closed conduits and direct away from foundations to appropriate drainage devices.
2. Water should not be allowed to pond near foundations, pavements, or exterior flatwork.

5.10 STORMWATER BIOTREATMENT AND INFILTRATION

We encountered moderately to highly expansive clay near the ground surface. Thus, the existing site soil is not expected to have adequate permeability for stormwater infiltration, unless subdrains are installed. We recommend assuming little stormwater infiltration will occur through the existing site soil.

If bioretention areas are implemented, we recommend that, when practical, they be planned a minimum of 5 feet away from structural site improvements, such as buildings, streets, retaining walls, and sidewalks/driveways. When this is not practical, bioretention areas located within 5 feet of structural site improvements can either:

1. Be constructed with structural side walls capable of withstanding the loads from the adjacent improvements, or
2. Incorporate filter material compacted to between 85 and 90 percent relative compaction (ASTM D1557, latest edition) and a waterproofing system designed to reduce the potential for moisture transmission into the subgrade soil beneath the adjacent improvement.

In addition, one of the following options should be followed.

1. We recommend that bioretention design incorporate a waterproofing system lining the bioswale excavation and a subdrain, or other storm drain system, to collect and convey water to an approved outlet. The waterproofing system should cover the bioretention area excavation in such a manner as to reduce the potential for moisture transmission beneath the adjacent improvements.
2. Alternatively, and with some risk of movement of adjacent improvements, if infiltration is desired, we recommend the perimeter of the bioretention areas be lined with an HDPE tree root barrier that extends at least 1 foot below the bottom of the bioretention areas/infiltration trenches.

Site improvements located adjacent to bioretention areas that are underlain by baserock, sand, or other imported granular materials, should be designed with a deepened edge that extends to the bottom of the imported material underlying the improvement.

Where adjacent site improvements include buildings greater than three stories, streets steeper than 3 percent, or design elements subject to lateral loads (such as from impact or traffic patterns), additional design considerations may be recommended. If the surface of the bioretention area is depressed, the slope gradient should follow the slope guidelines described in Section 5.8. In addition, although not recommended, if trees are to be planted within bioretention areas, HDPE tree boxes that extend below the bottom of the bioretention system should be installed to reduce potential impact to subdrain systems that may be part of the bioretention area design. For this condition, the waterproofing system should be connected to the HPDE tree box with a waterproof seal.
Given the nature of bioretention systems and possible proximity to improvements, we recommend ENGEO be retained to review design plans and provide testing and observation services during the installation of linings, compaction of the filter material, and connection of designed drains.

It should be noted that the contractor is responsible for conducting all excavation and shoring in a manner that does not cause damage to adjacent improvements during construction and future maintenance of the bioretention areas. As with any excavation adjacent to improvements, the contractor should reduce the exposure time such that the improvements are not detrimentally impacted.

5.11 LANDSCAPING CONSIDERATION

We recommend restricting the amount of surface water infiltration near structures, pavements, flatwork, and slabs-on-grade. This may be accomplished by:

- selecting landscaping that requires little or no watering within 3 feet of structures, slabs-on-grade, or pavements.
- using low precipitation sprinkler heads.
- regulating the amount of water distributed to lawn or planter areas by installing timers on the sprinkler system.
- providing surface grades to drain rainfall or landscape watering to appropriate collection systems and away from structures, slabs-on-grade, or pavements.

- preventing water from draining toward or ponding near building foundations, slabs-on-grade, or pavements.
- avoiding open planting areas within 3 feet of the building perimeter.

We recommend that these items be incorporated into the landscaping plans.

6.0 FOUNDATION RECOMMENDATIONS

6.1 POST-TENSIONED MAT FOUNDATIONS

After completion of a surcharge program, the proposed lightly to moderately loaded residential structures may be supported on post-tensioned (PT) mat foundations bearing on prepared engineered fill. PT mats may be designed for an average allowable bearing pressure of up to 1,500 pounds per square foot (psf) for dead-plus-live loads with maximum localized bearing pressures of 2,000 psf at column or wall loads. The allowable bearing pressures can be increased by one-third for wind or seismic loads. PT mats should be designed using the criteria presented in Table 6.1-1 below.

TABLE 6.1-1: Post-Tensioned Mat Design Recommendations

CONDITION	CENTER LIFT	EDGE LIFT
Edge Moisture Variation Distance, e_m (feet)	8.9	4.9
Differential Soil Movement, y_m (inches)	1.1	1.7

The above values are based on the procedure presented by the Post-Tensioning Institute “Design of Post-Tensioned Slabs-on-Ground” Third Edition, including appropriate addenda (2013). PT mats should be underlain with a moisture reduction system, as recommended in Section 6.2. In addition, moisture conditioning of the building foundation subgrade should be to a moisture content at least 4 percentage points above optimum immediately prior to foundation construction. The subgrade should not be allowed to dry prior to concrete placement. We also recommend that we be retained to observe the pre-pour moisture conditions to check that our report recommendations have been followed.

6.2 FOUNDATION SUBGRADE MOISTURE VAPOR REDUCTION

When buildings are constructed with concrete slab-on-grade floors, including PT mats, 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. A moisture retarder system should be constructed directly beneath the slab-on-grade or PT mat that consists of the following.
    a. Vapor retarder membrane sealed at all seams and pipe penetrations and connected to all footings. Vapor retarders should conform to Class A vapor retarder in accordance with ASTM E 1745, latest edition, “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 to act as a capillary break. Crushed rock should have 100 percent passing the ¾-inch sieve and less than 5 percent passing the No. 4 sieve. If a PT mat is used, this capillary break may be omitted.

2. Concrete should have a concrete water-cement ratio of no more than 0.50.
3. Inspection and testing should be performed during concrete placement to check that the proper concrete and water-cement ratio are used.
4. The slab should be moist cured for a minimum of 3 days or use of other equivalent curing specified by the structural engineer should be implemented.

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. If sand or pea gravel is used above the vapor retarder membrane along with a PT mat, the edge of the mat should be thickened to cut off water getting in between the slab and the membrane. The thickened edge should be as thick as the sand or pea gravel layer and at least 12 inches wide.

6.3 2025 CBC SEISMIC DESIGN PARAMETERS

The 2025 California Building Code (CBC) references the seismic design criteria established in the ASCE/SEI Standard ”Minimum Design Loads and Associated Criteria for Buildings and Other Structures,” (ASCE 7-22). Based on the site conditions encountered and shear-wave velocity measurements, we characterize the site as Site Class D based on ASCE 7-22. We provide the ASCE 7-22 multi-period response spectra at the Risk-Targeted, Maximum Considered Earthquake (MCE_R) and Design Earthquake (DE) levels for Site Class D in Table 6.3-1. In addition, we provide the associated seismic parameters in Table 6.3-2 below. We obtained these response spectra and seismic design parameters from the ASCE Hazard Tool, which utilizes the United States Geological Survey (USGS) Seismic Design Geodatabase.

TABLE 6.3-1: ASCE 7-22/2025 CBC MCE_R and DE Response Spectra
Latitude: 37.6786 Longitude: -121.8563

PERIOD (seconds)	PSEUDO-SPECTRAL ACCELERATION (g)	
	MCE_R	DE
0	0.8	0.53
0.01	0.81	0.54
0.02	0.81	0.54
0.03	0.82	0.54
0.05	0.91	0.61
0.075	1.13	0.75
0.1	1.31	0.88
0.15	1.56	1.04
0.2	1.72	1.15
0.25	1.87	1.25
0.3	2.02	1.35
0.4	2.11	1.41
0.5	2.05	1.36
0.75	1.74	1.16
1	1.52	1.01

PERIOD (seconds)	PSEUDO-SPECTRAL ACCELERATION (g)	
	MCE_R	DE
1.5	1.1	0.74
2	0.88	0.59
3	0.63	0.42
4	0.45	0.3
5	0.34	0.23
7.5	0.19	0.12
10	0.11	0.076

TABLE 6.3-2: 2025 CBC Seismic Design Parameters, Latitude: 37.6786 Longitude: -121.8563

PARAMETER	VALUE
Site Class	D
Mapped MCE_R Spectral Response Acceleration at Short Periods, S_S (g)	1.91
Mapped MCE_R Spectral Response Acceleration at 1-second Period, S_1 (g)	0.76
MCE_R Spectral Response Acceleration at Short Periods, S_{MS} (g)	1.9
MCE_R Spectral Response Acceleration at 1-second Period, S_{M1} (g)	1.7
Design Spectral Response Acceleration at Short Periods, S_{DS} (g)	1.27
Design Spectral Response Acceleration at 1-second Period, S_{D1} (g)	1.13
MCE_G Peak Ground Acceleration adjusted for site Class effects, PGA_M (g)	0.67
Long period transition-period, T_L (sec)	8

6.4 EXTERIOR FLATWORK

Exterior flatwork includes items such as concrete sidewalks, steps, and outdoor courtyards exposed to foot traffic only. Provide a minimum section of 6 inches of concrete over 6 inches of aggregate base. Finished subgrade and aggregate base should be compacted in accordance with Section 5.6. Flatwork edges should be thickened to at least below the aggregate base section to help control moisture variations in the subgrade and place reinforcement within the middle third of the slab to help control the width and offset of cracks. Control and construction joints should be in accordance with current Portland Cement Association Guidelines.

7.0 RETAINING WALL RECOMMENDATIONS

7.1 LATERAL SOIL PRESSURES

Unrestrained walls constructed on level and sloped foreground should be designed for active lateral fluid pressure as provided below.

TABLE 7.1-1: Active Earth Pressure

BACKFILL SLOPE CONDITION	ACTIVE PRESSURE (pcf)
Level	50
3:1	60
2:1	70

The above lateral earth pressures assume level backfill conditions and sufficient drainage behind the walls to prevent any buildup 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 of the walls should be included in areas where wall moisture would be problematic.

7.2 RETAINING WALL FOOTINGS

Site retaining walls can be supported on footings or drilled piers. For footings, passive resistance acting on foundations and shear keys may be assumed as 300 pcf, provided that the area in front of the retaining wall is level for a distance of at least 10 feet or three times the depth of foundation and shear key, whichever is greater. The upper 1 foot of soil should be excluded from passive resistance computations unless it is confined by pavement or a concrete slab.

The friction factor for sliding resistance may be assumed as 0.30. It is recommended that retaining wall footings be designed using an allowable bearing pressure of 2,500 psf in firm native materials or engineered fill. The footings should be at least 18 inches below lowest adjacent grades.

7.3 RETAINING WALL DRAINAGE

Either graded rock drains or geosynthetic drainage composites should be constructed 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 68-2.02F) 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. Envelop rock in a minimum 6-ounce, non-woven geotextile filter fabric.

For both types of rock drains:

1. The rock drain should be placed directly behind the walls of the structure.
2. The rock drains should extend from the wall base to roughly 12 inches below soil grade at the top of the wall.
3. A minimum 4-inch-diameter perforated pipe (SDR 35 or Schedule 40) with glued joints and end caps should be placed at the base of the wall, inside the rock drain, with perforations placed down.
4. The pipe should be placed at a gradient of at least 1 percent if placed behind the footing to direct water away from the wall by gravity to a drainage facility. Alternatively, the pipe can be placed directly on top of the footing, if pre-approved by ENGEO.

We should review and approve geosynthetic composite drainage systems prior to use.

7.4 WALL BACKFILL

Backfill behind the retaining walls should be placed and compacted in accordance with Section 5.6. 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.

8.0 PAVEMENT DESIGN

8.1 FLEXIBLE PAVEMENT

Based on our experience with similar variable soil materials in the vicinity of the site, it is our opinion that a preliminary R-value of 5 is recommended for design. Using estimated traffic indexes for various pavement loading requirements, we developed the following minimum recommended pavement sections using Chapter 630 of the Caltrans Highway Design Manual (including the asphalt factor of safety), presented in the table below.

TABLE 8.1-1: Minimum Asphalt Concrete Pavement Sections

TRAFFIC INDEX	ASPHALT CONCRETE (inches)	CLASS 2 AGGREGATE BASE (inches)
5	3	10
6	3½	13
7	4	16
8	5	18
9	5½	21

Note: Class 2 Aggregate Base material with a minimum R-value of 78.

These sections are for estimating purposes only and may not include required city minimums. If desired, reduced sections may be possible based on R-value tests performed on samples of actual subgrade materials recovered at the time of grading. Pavement construction and all materials should comply with the requirements of the Standard Specifications of the State of California Department of Transportation, civil engineer, and appropriate public agency.

8.2 RIGID PAVEMENT

Concrete pavement sections can be used 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.

- A minimum section of 6 inches of Portland Cement concrete should be used over 6 inches of Caltrans Class 2 Aggregate Base (AB).
- Concrete pavement should have a minimum 28-day compressive strength of 3,000 psi.
- Control joint spacing should be in accordance with Portland Cement Association guidelines.

8.3 PAVEMENT SUBGRADE PREPARATION

Finished subgrade and aggregate base should be compacted in accordance with Section 5.6. Aggregate base should meet the requirements for ¾-inch maximum Class 2 AB in accordance with Section 26-1.02B of the latest Caltrans Standard Specifications.

Subgrade soil and aggregate base materials should be in a stable, non-pumping condition at the time aggregate baserock materials and pavement are to be placed and compacted. Proof-rolling with a heavy wheel-loaded piece of construction equipment should be implemented. Yielding materials should be appropriately mitigated, with suitable mitigation measures developed in coordination with the client, contractor, and geotechnical engineer.

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report presents geotechnical recommendations for design of the residential community discussed in Section 1.3 for the Arroyo Lago 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. It is the responsibility of the owner to transmit the information and recommendations of this report to the appropriate organizations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers.

We strive to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, express or implied. There are risks of earth movement and property damages inherent in building on or with earth materials. We are unable to eliminate all risks; therefore, we are unable to guarantee or warrant the results of our services.

This report is based upon field and other conditions discovered at the time of report preparation. We developed this report with limited subsurface exploration data. Given the highly variable nature of the soils at this site, the subsurface exploration data may not be representative of the actual subsurface 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 us immediately to review these conditions and provide additional and/or modified recommendations, as necessary.

Our services did not include excavation sloping or shoring, flood potential, or a geohazard exploration. In addition, our geotechnical exploration did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, notify the proper regulatory officials immediately.

We determined the lines designating the interface between layers on the exploration logs using visual observations. The transition between the materials may be abrupt or gradual. The exploration logs contain information concerning samples recovered, indications of the presence of various materials such as clay, sand, silt, rock, existing fill, etc., and observations of groundwater encountered. The field logs also contain our interpretation of the subsurface conditions between sample locations. Therefore, the logs contain both factual and interpretative information. Our recommendations are based on the contents of the final logs, which represent our interpretation of the field logs.

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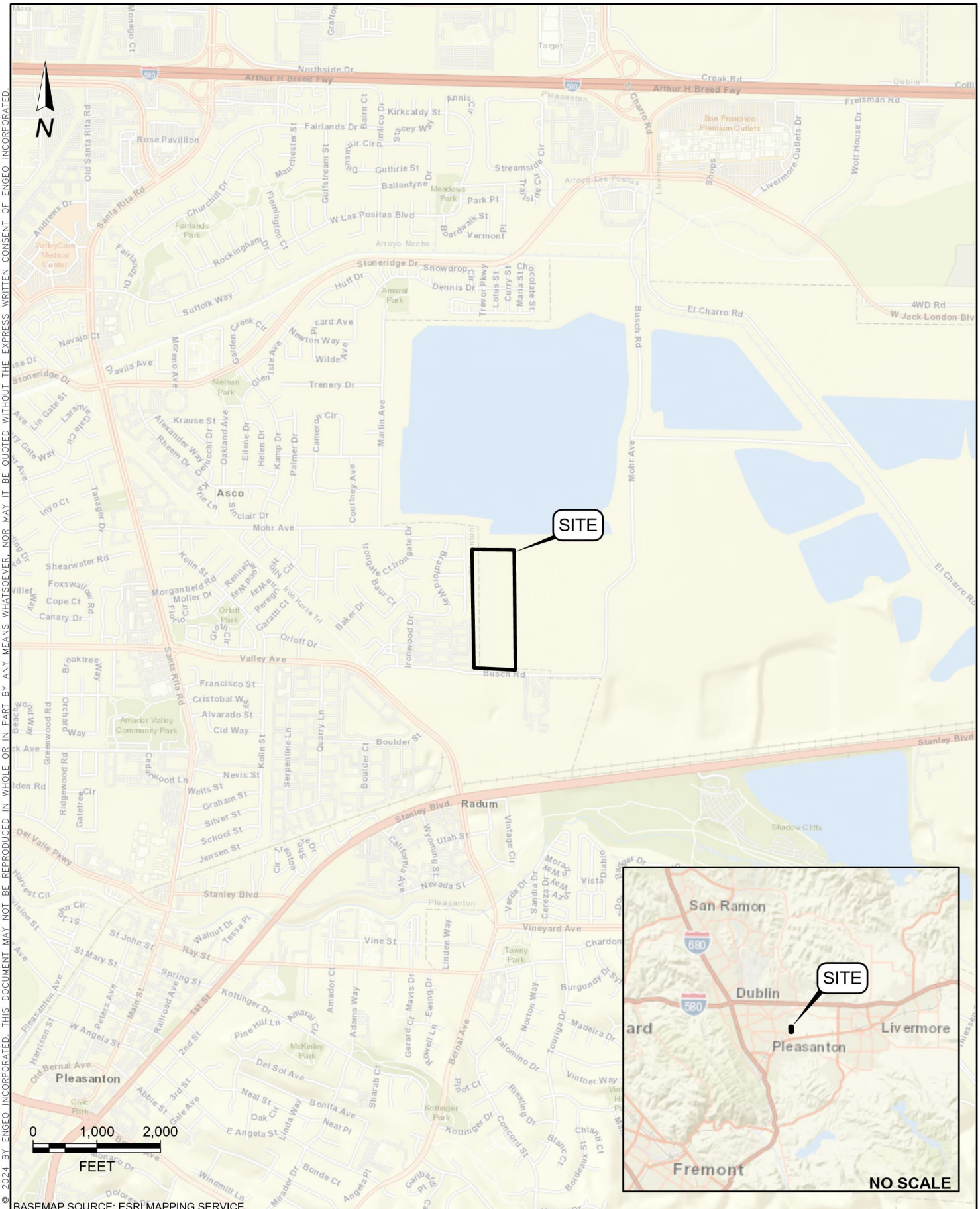
FIGURES

FIGURE 1: Vicinity Map
FIGURE 2A: Site Plan
FIGURE 2B: 1984 Historical Aerial
FIGURE 2C: Site Plan with Proposed Grading
FIGURE 3: Regional Geologic Map
FIGURE 4: Regional Faulting and Seismicity Map
FIGURE 5: Seismic Hazards Zone Map



BASEMAP SOURCE: ESRI MAPPING SERVICE

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VICINITY MAP

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 1

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ORIGINAL FIGURE PRINTED IN COLOR

BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2023

EXPLANATION

- Project Site
- Busch Pit
- Historic Stockpile Area (Haley & Aldrich, 2018)
- 162.5 Estimated Depth to Bottom of Undocumented Fill in Feet
- Boring (ENGEO, 2024)
- Cone Penetration Test (ENGEO, 2023)
- Test Pit (ENGEO, 2023)
- Cone Penetration Test (Treadwell & Rollo, 2009)
- Boring (Treadwell & Rollo, 2006)

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SITE PLAN

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 2A

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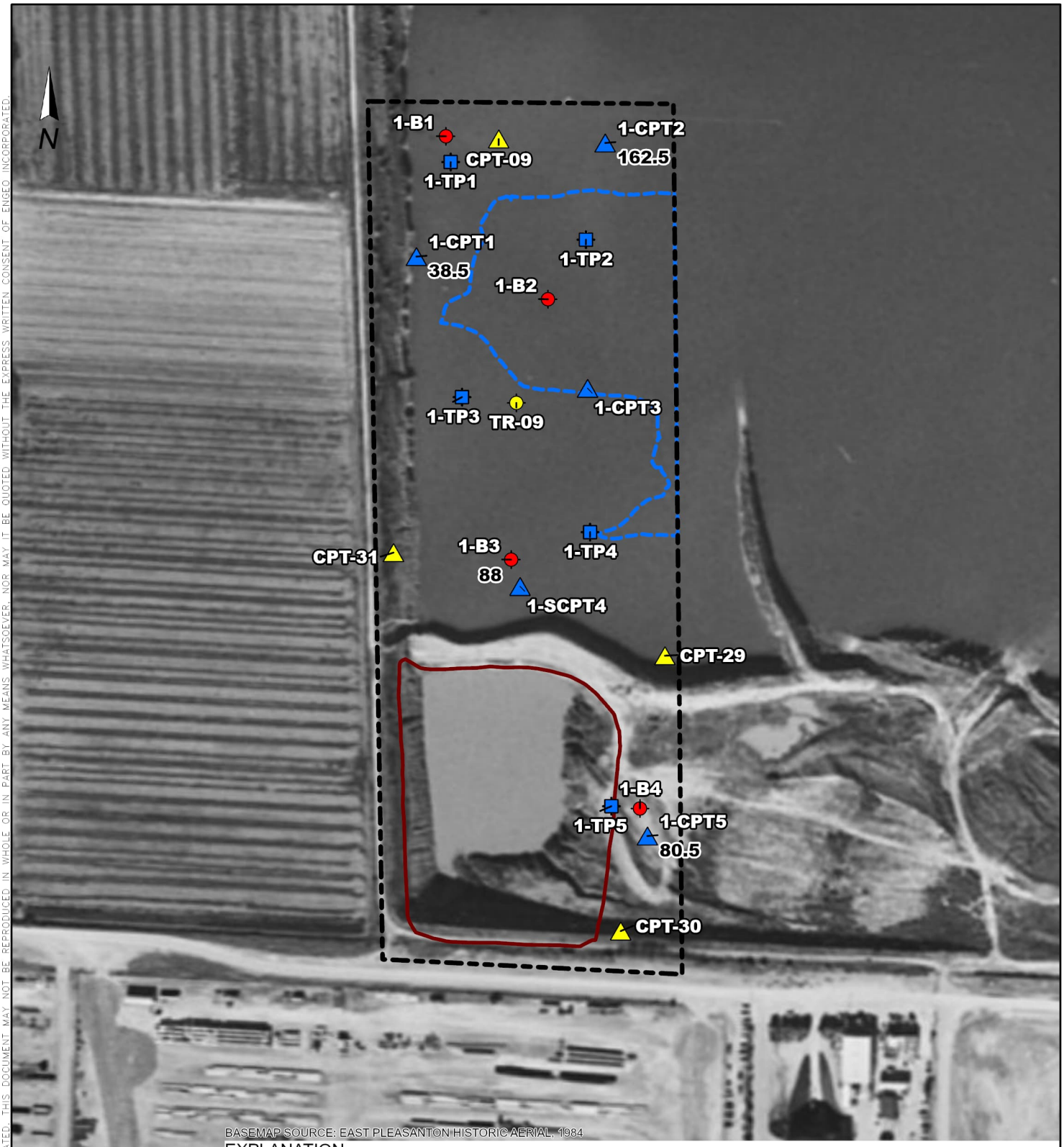
LAYOUT: 02A. SITE PLAN 8.5 X 11 PORTRAIT USER: LLOWY

ORIGINAL FIGURE PRINTED IN COLOR



BASEMAP SOURCE: EAST PLEASANTON HISTORIC AERIAL, 1984

EXPLANATION

- Project Site
- Busch Pit
- Historic Stockpile Area (Haley & Aldrich, 2018)
- 162.5 Estimated Depth to Bottom of Undocumented Fill in Feet
- Boring (ENGEO, 2024)
- Cone Penetration Test (ENGEO, 2023)
- Test Pit (ENGEO, 2023)
- Cone Penetration Test (Treadwell & Rollo, 2009)
- Boring (Treadwell & Rollo, 2006)

ENGEO Expect Excellence

1984 HISTORICAL AERIAL

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 2B

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LAYOUT: 02B. SITE PLAN HISTORIC USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2023; CBG, 2025

EXPLANATION

- Project Site
- Busch Pit
- Historic Stockpile Area (Haley & Aldrich, 2018)
- Lots Affected By Differential Fill Slope Condition
- 162.5 Estimated Depth to Bottom of Undocumented Fill in Feet
- Boring (ENGEO, 2024)
- Cone Penetration Test (ENGEO, 2023)
- Test Pit (ENGEO, 2023)
- Cone Penetration Test (Treadwell & Rollo, 2009)
- Boring (Treadwell & Rollo, 2006)

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SITE PLAN WITH PROPOSED GRADING

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 2C

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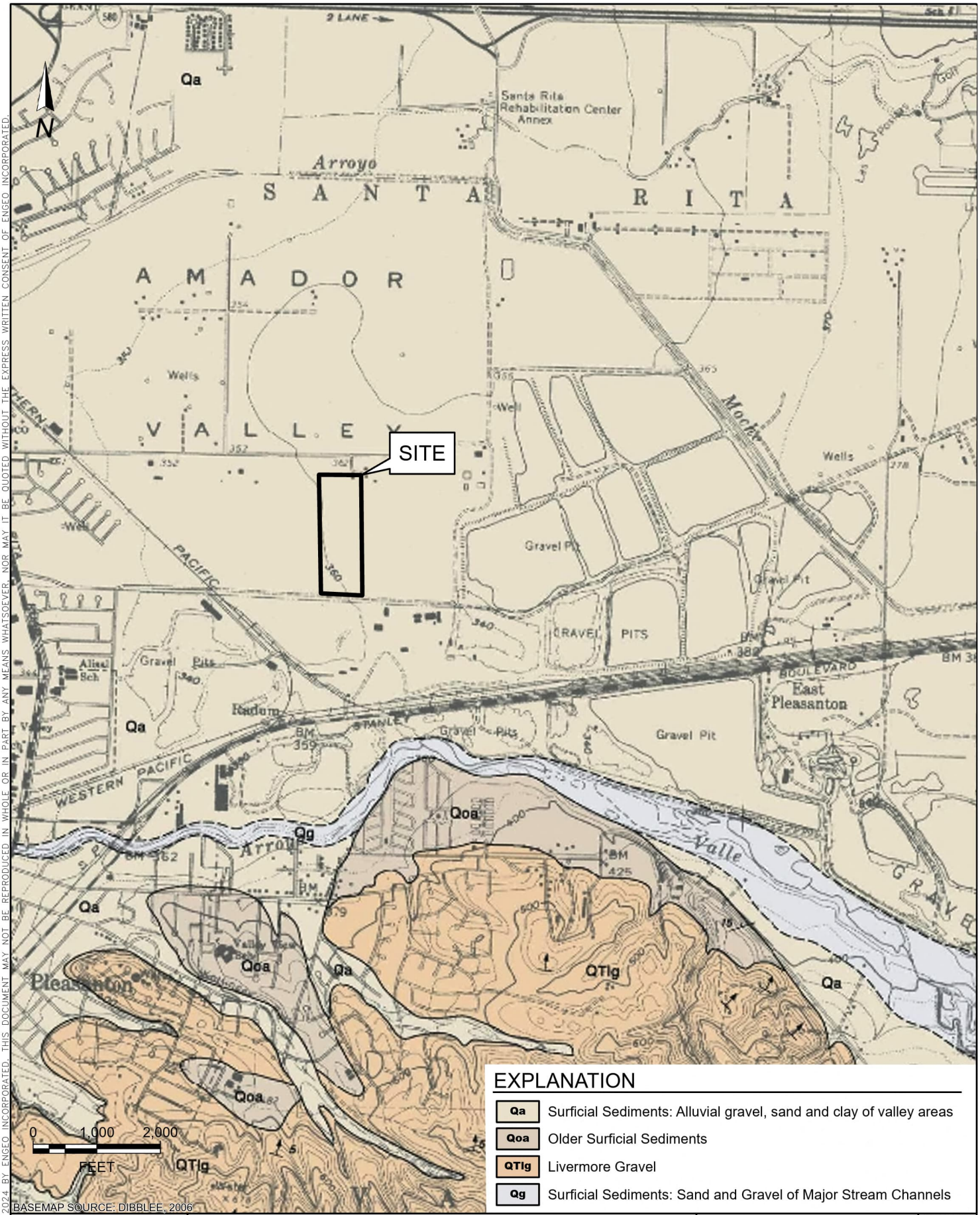
PATH: G:\DRAFTING\PROJECTS\9785\9785004001\GEOTECH\GEX\ARROYO LAGO.APRX
LAYOUT: 02C. SITE PLAN GRADING USER: LLOWY

ORIGINAL FIGURE PRINTED IN COLOR



EXPLANATION

Qa	Surficial Sediments: Alluvial gravel, sand and clay of valley areas
Qoa	Older Surficial Sediments
QTlg	Livermore Gravel
Qg	Surficial Sediments: Sand and Gravel of Major Stream Channels

BASEMAP SOURCE: DIBBLEE, 2006

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REGIONAL GEOLOGIC MAP

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS\9785\9785004001\GEOTECH\GEX\ARROYO LAGO.APRX
LAYOUT: 03. GEOLOGIC 8.5 X 11 PORTRAIT USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COLOR

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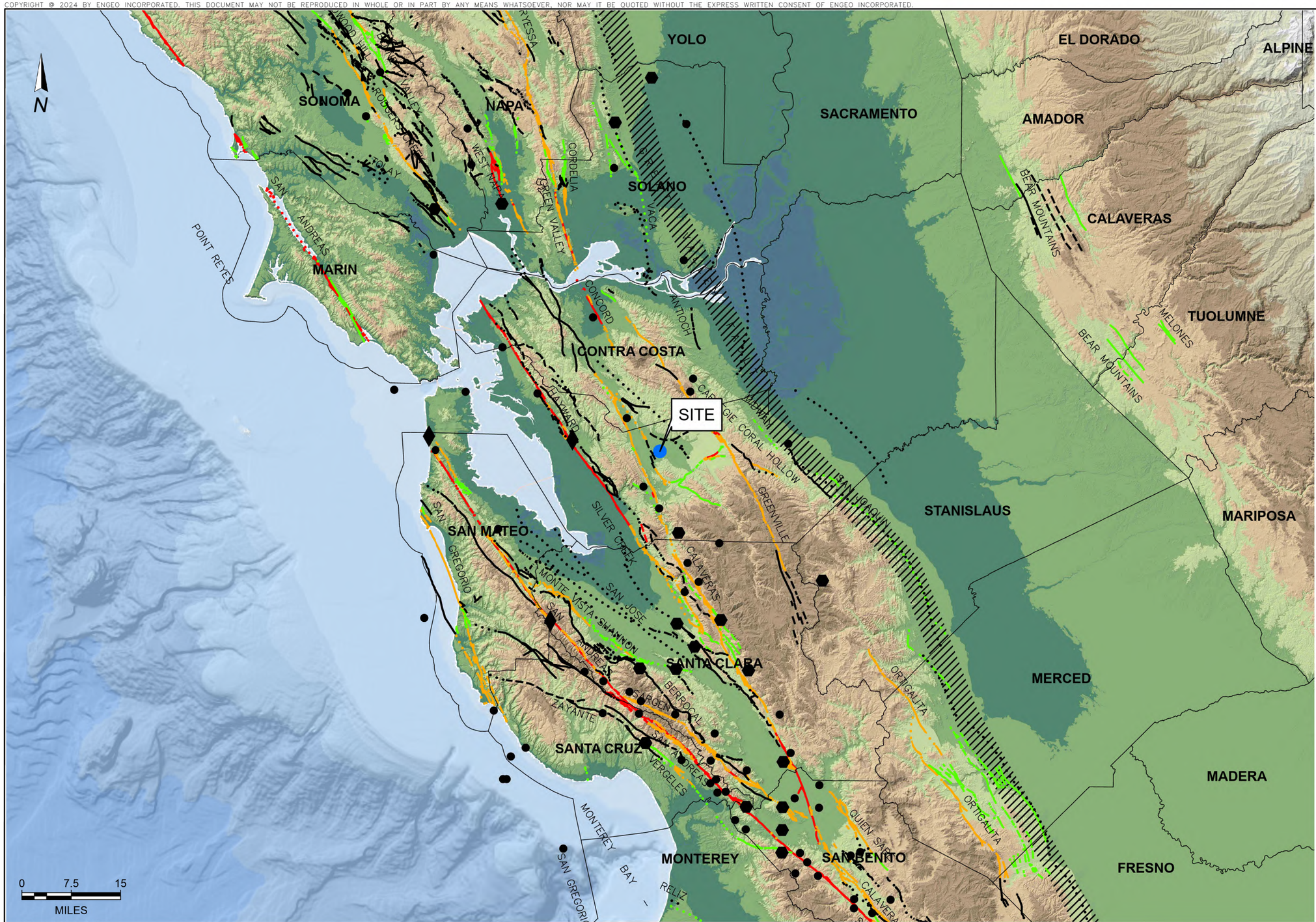

EXPLANATION

- Project Site

HISTORIC EARTHQUAKE EPICENTERS

- Magnitude 5-6
- Magnitude 6-7
- Magnitude 7+
- Historic Blind Thrust Fault Zone

QUATERNARY FAULTS 2020

Based on time of most recent surface deformation

- Historical (<150 Years), Well Constrained Location
- Historical (<150 Years), Moderately Constrained Location
- Historical (<150 Years), Inferred Location
- Latest Quaternary (<15,000 Years), Well Constrained Location
- Latest Quaternary (<15,000 Years), Moderately Constrained Location
- Latest Quaternary (<15,000 Years), Inferred Location
- Latest Quaternary (<15,000 Years), Inferred Location
- Late Quaternary (<130,000 Years), Moderately Constrained Location
- Late Quaternary (<130,000 Years), Inferred Location
- Middle And Late Quaternary (<750,000 Years), Well Constrained Location
- Middle And Late Quaternary (<750,000 Years), Moderately Constrained Location
- Middle And Late Quaternary (<750,000 Years), Inferred Location
- Undifferentiated Quaternary(<1.6 Million Years), Well Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Moderately Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Inferred Location
- Class B (Various Age), Well Constrained Location
- Class B (Various Age), Moderately Constrained Location
- Class B (Various Age), Inferred Location

BASE MAP SOURCE:
CSUMB, ESRI, GARMIN, NATURALVUE, ESRI, GEBCO, GARMIN, NATURALVUE
COLOR HILLSHADE IMAGE BASED ON THE NATIONAL ELEVATION DATA SET (NED) AT 30 METER RESOLUTION
U.S.G.S. QUATERNARY FAULT DATABASE, 2020
C.G.S. HISTORIC EARTHQUAKE DATABASE

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REGIONAL FAULTING AND SEISMICITY MAP

ARROYO LAGO

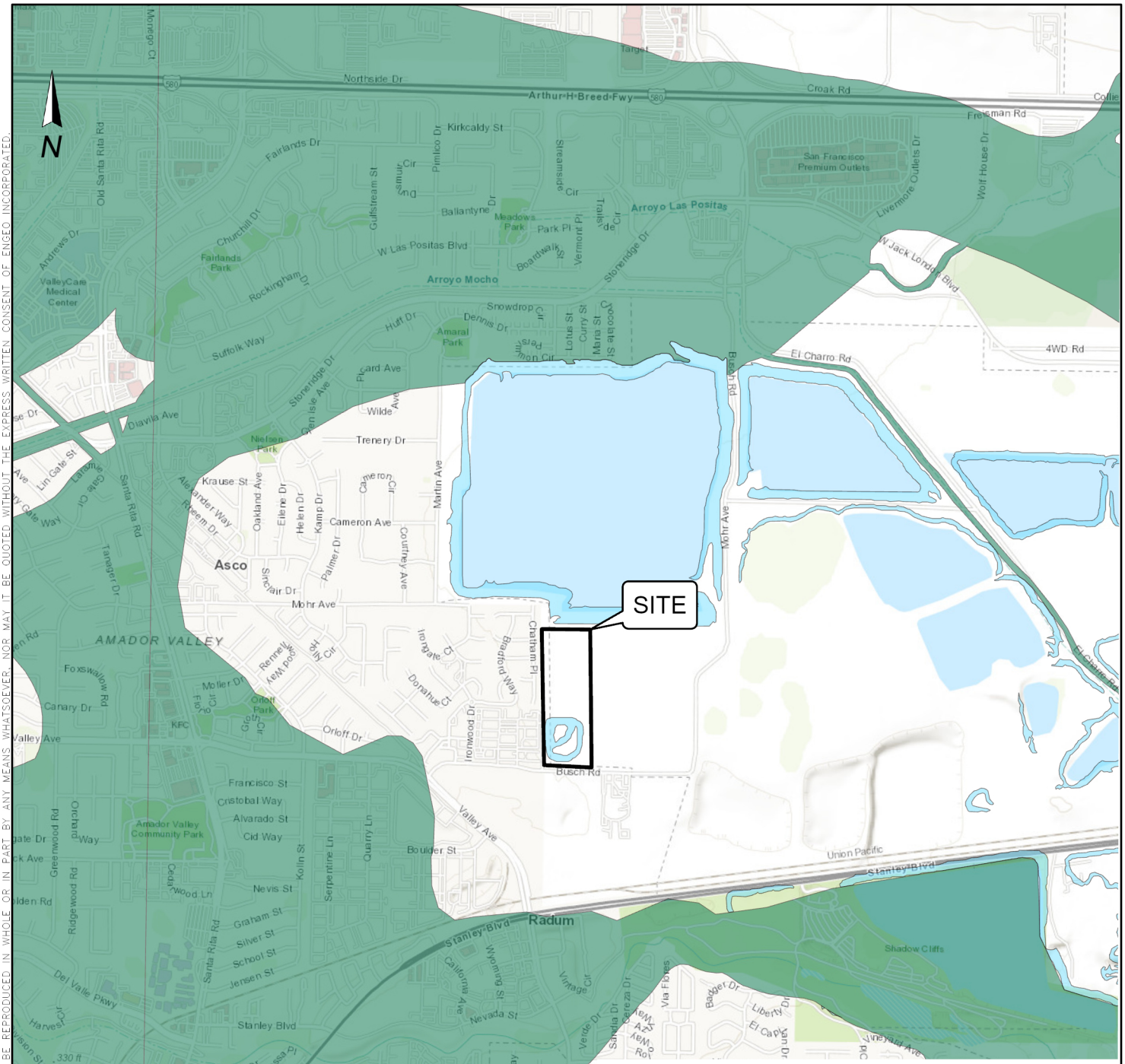
PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 4

PATH: G:\DRAFTING\PROJECTS\9785\9785004001\GEOTECH\GEX\ARROYO LAGO.APRX
LAYOUT: 04. FAULT&SEISMICITY 11 X 17 LANDSCAPE USER: MHAWKINS

ORIGINAL FIGURE PRINTED IN COLOR



EXPLANATION

Liquefaction Zones
Areas Where The Historical Occurrence Of Liquefaction, Or Local Geological, Geotechnical And Groundwater 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 Landslide Zones
Areas Where The 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.

BASEMAP SOURCE: ESRI MAPPING SERVICE
CALIFORNIA DEPARTMENT OF CONSERVATION, CALIFORNIA GEOLOGICAL SURVEY

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SEISMIC HAZARDS ZONE MAP

ARROYO LAGO

PLEASANTON, CALIFORNIA

PROJECT NO. :	9785.004.001
SCALE:	AS SHOWN
DRAWN BY: MMH	CHECKED BY: JTR

FIGURE NO. 5

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PATH: G:\DRAFTING\PROJECTS\9785\9785004001\GEOTECH\GEX\ARROYO LAGO.APRX
LAYOUT: 04. SEISMIC HAZARDS ZONE MAP 8.5 X 11 PORTRAIT USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

BORING LOGS
(ENGEO, 2024)

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 LIMITS 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.)[1]
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	APPROXIMATE SHEAR STRENGTH (PSF)[2]
VERY SOFT	0-250
SOFT	250-500
MEDIUM STIFF	500-1,000
STIFF	1,000-2,000
VERY STIFF	2,000-4,000
HARD	> 4,000

MOISTURE CONDITION

DRY	Absence of moisture, dusty, dry to touch
MOIST	Damp but no visible water
WET	Visible freewater

SAMPLER SYMBOLS

- Modified California (3-inch O.D.) Sampler
- California (2.5-inch O.D.) Sampler
- S.P.T. Split Spoon (2-inch O.D.) Sampler
- Shelby Tube
- Continuous Core
- Bag Samples
- Grab Samples
- No Recovery

LINE TYPES

- Solid - Layer Break
- Dashed - Gradational or approximate layer break

GROUND-WATER SYMBOLS

- Groundwater level during drilling
- Stabilized groundwater level

NOTES

1. Standard Penetration Tests (S.P.T.) number of blows for a 140-pound hammer falling 30 inches to drive a 2-inch O.D. (1-3/8-inch I.D.) sampler, assuming 60% hammer efficiency
2. Approximate shear strength measured in field at time of drilling in units of pounds per square foot

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FILE PATH: C:\Users\imccreery\OneDrive - ENGEO_Shared Files\BoreDM\Key to Borelogs\KeyToBoringLogs_BoreDM_rev1.dwg SAVE DATE: 6/12/2024 12:56:04 PM SAVED BY: imccreery

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Office: +1 (925) 866-9000

Arroyo Lago

Lat/Lon: 37.68091/-121.85696

SOIL BORING: 1-B1

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.68091, -121.85696
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	50.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		20 22 20	**CLAYEY SAND** (**SC**), yellowish brown, medium dense, moist, fine- to coarse-grained sand [FILL]			31-18-13	25	14.0	111.6	>4.5	
5		17 21 25	**LEAN CLAY** (**CL**), yellowish brown, hard, moist, fine- to coarse-grained sand [FILL]					11.7	122.4		11.4
		14 21 26	manganese and iron oxide staining					14.5	118.0		
10		600 psi/12"	grades to stiff					11.9	119.6	2.0	
15			**SANDY LEAN CLAY** (**CL**), yellowish red, hard, moist, fine- to medium-grained sand, iron oxide and manganese staining [FILL]								
		11 14 18						16.9	118.6	>4.5	

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Arroyo Lago

Lat/Lon: 37.68091/-121.85696

SOIL BORING: 1-B1

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.68091, -121.85696
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	50.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
			SANDY LEAN CLAY (**CL**), yellowish red, hard, moist, fine- to medium-grained sand, iron oxide and manganese staining [FILL]								
			grades to very stiff, reddish brown								
		14 17 31				34-18-16	68	12.5	120.3		7
25											
			LEAN CLAY WITH SAND (**CL**), reddish brown, hard, moist, fine- to medium-grained sand, trace angular fine to coarse gravel [FILL]								
		18 20 42					78			>4.5	
30											
35			grades to yellowish brown								
		20 25 34				43-22-21	81			>4.5	

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Lat/Lon: 37.68091/-121.85696

SOIL BORING: 1-B1

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.68091, -121.85696
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	50.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
			LEAN CLAY WITH SAND (**CL**), reddish brown, hard, moist, fine- to medium-grained sand, trace angular fine to coarse gravel [FILL]								
		20 35 45	iron oxide staining					12.8	125.1	>4.5	
45											
50		15 25 28	50.5					12.3	123.2	>4.5	

Boring terminated at 50 1/2 feet bgs. Groundwater not encountered due to drilling method. Boring backfilled with cement grout.

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Arroyo Lago

Lat/Lon: 37.67995/-121.85617

SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		15 15 14	**LEAN CLAY WITH SAND** (**CL**), yellowish red mottled with olive gray, hard, moist, fine-grained sand, trace silt, manganese and iron oxide staining [FILL]					10.5	118.9		9.7
5		8 12 15				35-18-17	77	14.7	114.1	>4.5	
		13 25 28						9.9	130.8	>4.5	
10		9 25 29	increased fine gravel content					13.3	125.7	>4.5	
15		11 19 22	**SANDY LEAN CLAY** (**CL**), yellowish red, hard, moist, fine-grained sand, trace silt [FILL]				66	13.9	120.3		7.1

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Arroyo Lago

Lat/Lon: 37.67995/-121.85617

SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		600 psi/12"	**SANDY LEAN CLAY** (**CL**), yellowish red, hard, moist, fine-grained sand, trace silt [FILL] grades to olive gray mottled with yellowish brown					11.7	123.3	>4.5	
25		14 25 28	**LEAN CLAY** (**CL**), yellowish brown, hard, moist, trace subangular fine gravel [FILL]			26-17-9		11.3	118.8	>4.5	
30		600 psi/12"	**LEAN CLAY WITH SAND** (**CL**), dark gray mottled with yellowish brown, hard, moist, fine- to coarse-grained sand [FILL]							4.0	
		15 21 47					83	15.1	121.0	>4.5	
35		17 23 30	trace subangular fine gravel					11.0	126.8		12.7

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Arroyo Lago

Lat/Lon: 37.67995/-121.85617

SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		20 33 33	**LEAN CLAY** (**CL**), olive gray, hard, moist, subangular fine to coarse gravel, trace fine-grained sand [FILL]					11.0	129.3	>4.5	
45		16 28 30	**LEAN CLAY WITH GRAVEL** (**CL**), dark olive brown, hard, moist, subangular fine gravel [FILL]					13.5	115.6	>4.5	
50		11 20 23	increased sand content					16.9	117.4		
55		15 26 29	**LEAN CLAY WITH SAND** (**CL**), dark grayish brown, hard, moist, fine- to medium-grained sand, some silt [FILL]					15.8	119.1	>4.5	

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Arroyo Lago

Lat/Lon: 37.67995/-121.85617

SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		17 28 28	**LEAN CLAY WITH SAND** (**CL**), dark grayish brown, hard, moist, fine- to medium-grained sand, some silt [FILL]					15.9	118.2		10.1
			manganese and iron oxide staining								
65											
70		9 18 19	increased silt content, fine-grained sand								
		8 12 15					73	17.6			
75											

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Arroyo Lago

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SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		11 13 18	**LEAN CLAY WITH GRAVEL** (**CL**), very dark grayish brown mottled with yellowish brown, stiff to very stiff, moist, fine- to coarse-grained sand, subangular to subrounded fine gravel [FILL]					17.0	115.6		4.2
85											
90		5 9 12	grades to very stiff, increased fine gravel								
95											

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Lat/Lon: 37.67995/-121.85617

SOIL BORING: 1-B2

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67995, -121.85617
Date Drilled:	01/05/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	360'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
–		5 12 16	**LEAN CLAY WITH GRAVEL** (**CL**), very dark grayish brown mottled with yellowish brown, stiff to very stiff, moist, fine- to coarse-grained sand, subangular to subrounded fine gravel [FILL] 101.5					11.1			

Boring terminated at 101 1/2 feet bgs. Groundwater not encountered due to drilling method. Boring backfilled with cement grout.

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
			LEAN CLAY WITH SAND (**CL**), yellowish brown, hard, moist, fine- to medium-grained sand, trace angular fine gravel [FILL]								
5		14 17 31					71	12.5	104.5		
		11 13 24								>4.5	
								14.2	125.7		
10		450 psi	increased sand content								
			FAT CLAY WITH SAND (**CH**), yellowish brown, stiff to very stiff, moist, fine-grained sand, trace angular to subangular fine gravel [FILL]			52-20-32				1.5	
15		400 psi									
			LEAN CLAY WITH SAND (**CL**), yellowish brown, stiff, moist, fine-grained sand, some silt [FILL]								

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		18 25 43	**LEAN CLAY WITH SAND** (**CL**), yellowish brown, stiff, moist, fine-grained sand, some silt [FILL]			29-17-12	79			4.0	
25		19 21 40	grades to hard, trace fine angular to subrounded gravel					15	117.8	>4.5	
30		19 23 42	grades to dark reddish brown, manganese staining							>4.5	
35		16 17 33	increased fine-grained sand content				65	11		>4.5	

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		14 23 37	**LEAN CLAY WITH SAND** (**CL**), yellowish brown, stiff, moist, fine-grained sand, some silt [FILL]					13.2	124		14.8
45		18 17 35	**SANDY LEAN CLAY WITH GRAVEL** (**CL**), yellowish brown, very stiff, moist, fine-grained sand, subangular to subrounded fine gravel [FILL]				69	16.1			
50		38 50 88	grades to hard, increased gravel content, manganese staining					16.9	118.2	>4.5	
55											

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		28 38 66	**SANDY LEAN CLAY** (**CL**), yellowish brown, hard, moist, fine-grained sand, manganese and iron oxide staining [FILL]					14.4	121.4	>4.5	
65											
70		600 psi/12"	increased sand content								
		23 33 56						13.8	121.2	>4.5	
75											

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		21 31 52	**LEAN CLAY WITH SAND** (**CL**), yellowish brown, hard, moist, fine-grained sand, manganese and iron oxide staining [FILL]					11.3	122	4.0	
85							87	18.6			
			CLAYEY GRAVEL (**GC**), dark yellowish brown mottled with olive gray, dense to very dense, moist, subangular to subrounded gravel [NATIVE]								
90		37 50 87									
95											

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Arroyo Lago

Lat/Lon: 37.678398/-121.856424

SOIL BORING: 1-B3

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.6784, -121.85642
Date Drilled:	01/04/2024	Logged By:	Lauren Roide	Drilling Firm:	Pitcher
Hole Depth:	101.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	357.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
–		23 24 47	**CLAYEY GRAVEL** (**GC**), dark yellowish brown mottled with olive gray, dense to very dense, moist, subangular to subrounded gravel [NATIVE] 101.5				15.7				

Boring terminated at 101 1/2 feet bgs. Groundwater not encountered due to drilling method. Boring backfilled with cement grout.

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Arroyo Lago

Lat/Lon: 37.676659/-121.855474

SOIL BORING: 1-B4

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67666, -121.85547
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	51.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	359.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
			LEAN CLAY WITH SAND (**CL**), reddish brown, stiff to very stiff, moist, trace rootlets [FILL]								
		16 15 16								>4.5	
						30-17-13	72	10.3			
5		11 17 24								>4.5	
			SANDY SILT WITH GRAVEL (**ML**), reddish brown, hard, moist, some medium- to coarse-grained sand, some subangular gravel [FILL]								
		11 15 16								>4.5	
								13.1	122.7		
10		2 15 19	**SANDY LEAN CLAY** (**CL**), reddish brown, hard, moist, calcium carbonate staining [FILL]							>4.5	
								13.5	121.7		
15		8 13 16	grades to very stiff							3.25	
								16.3	117.5		
		600 psi								2.25	

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Arroyo Lago

Lat/Lon: 37.676659/-121.855474

SOIL BORING: 1-B4

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67666, -121.85547
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	51.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	359.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
			SANDY LEAN CLAY (**CL**), reddish brown, hard, moist, calcium carbonate staining [FILL]								
		10 20 29								3.5	
			SANDY LEAN CLAY WITH GRAVEL (**CL**), dark brown, very stiff, moist, angular to subangular fine gravel, iron oxide and manganese staining, trace rootlets [FILL]					18.1	112.1		
25											
		12 40 50/4"									
30							53	7.9			
			CLAYEY SAND WITH GRAVEL (**SC**), yellowish brown, medium dense, moist, angular to subangular fine gravel [FILL]								
		10 13 14						13.1			
35			**SANDY LEAN CLAY** (**CL**), reddish brown, very stiff to hard, moist, some fine- to medium-grained sand, trace subangular fine gravels [FILL]								

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Arroyo Lago

Lat/Lon: 37.676659/-121.855474

SOIL BORING: 1-B4

Project No:	9785.004.001	Client Name:	330 Land Company	Lat/Long:	37.67666, -121.85547
Date Drilled:	01/08/2024	Logged By:	Fernanda Corvillon	Drilling Firm:	Pitcher
Hole Depth:	51.5'	Boring Diameter:	6"	Method:	Mud Rotary
Surface Elevation:	359.5'	Hammer Type:	Auto	Checked By:	JQ/JTR

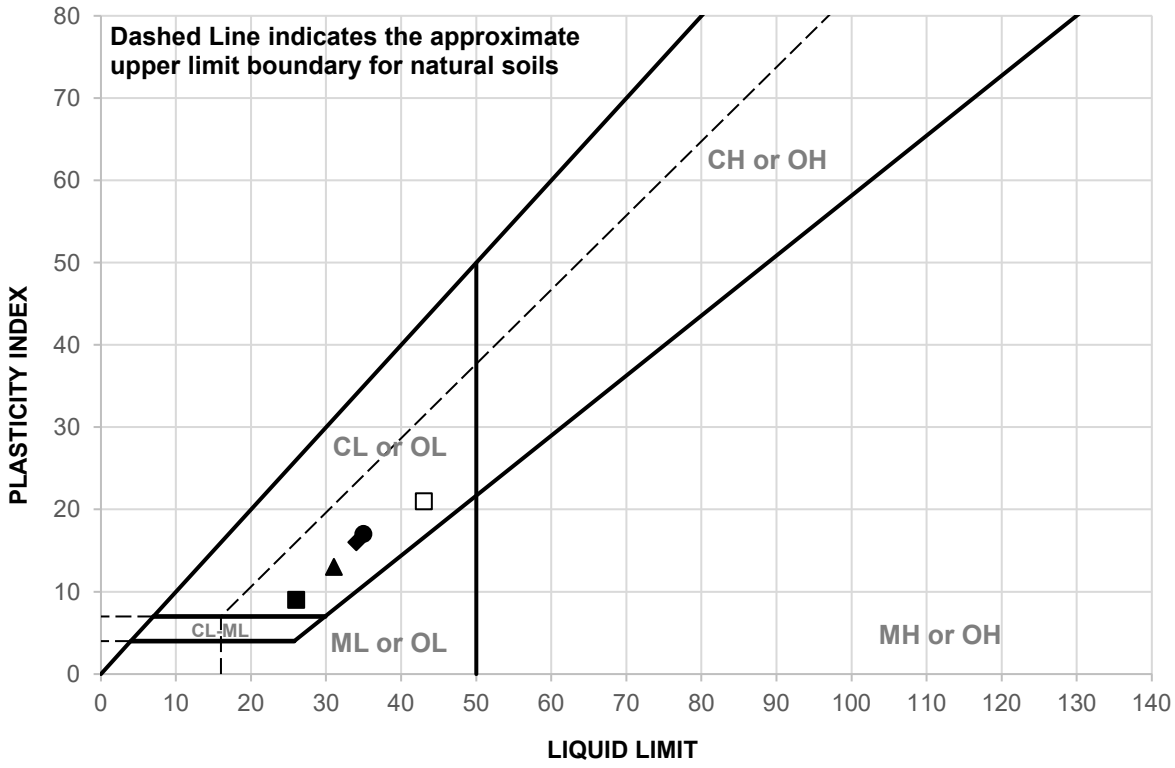
Depth (ft)	Sample Graphic	Blow Counts	Visual Classification and Remarks	Graphic Log	Water Levels	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Moisture Content (%)	Lab: Dry Density (PCF)	Lab: Pocket Penetrometer (tsf)	Lab: Compressive Strength (KSF)
		18 21 21	**SANDY LEAN CLAY** (**CL**), reddish brown, very stiff to hard, moist, some fine- to medium-grained sand, trace subangular fine gravels [FILL]					13.2	124.0	>4.5	14.8
45											
50		15 23 40						14.4	121.9	>4.5	
			51.5								

Boring terminated at 51 1/2 feet bgs. Groundwater not encountered due to drilling method. Boring backfilled with cement grout.

APPENDIX B

LABORATORY TEST DATA (ENGEO, 2024)

LIQUID AND PLASTIC LIMITS TEST REPORT
ASTM D4318



	SAMPLE ID	DEPTH (ft)	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-B1@3-3.5	3-3.5	See exploration logs	31	18	13
◆	1-B1@23-23.5	23-23.5	See exploration logs	34	18	16
□	1-B1@36-36.5	36-36.5	See exploration logs	43	22	21
●	1-B2@5.5-6	5.5-6	See exploration logs	35	18	17
■	1-B2@25.5-26	25.5-26	See exploration logs	26	17	9

	SAMPLE ID	TEST METHOD	REMARKS
▲	1-B1@3-3.5	PI: ASTM D4318, Wet Method	
◆	1-B1@23-23.5	PI: ASTM D4318, Wet Method	
□	1-B1@36-36.5	PI: ASTM D4318, Wet Method	
●	1-B2@5.5-6	PI: ASTM D4318, Wet Method	
■	1-B2@25.5-26	PI: ASTM D4318, Wet Method	

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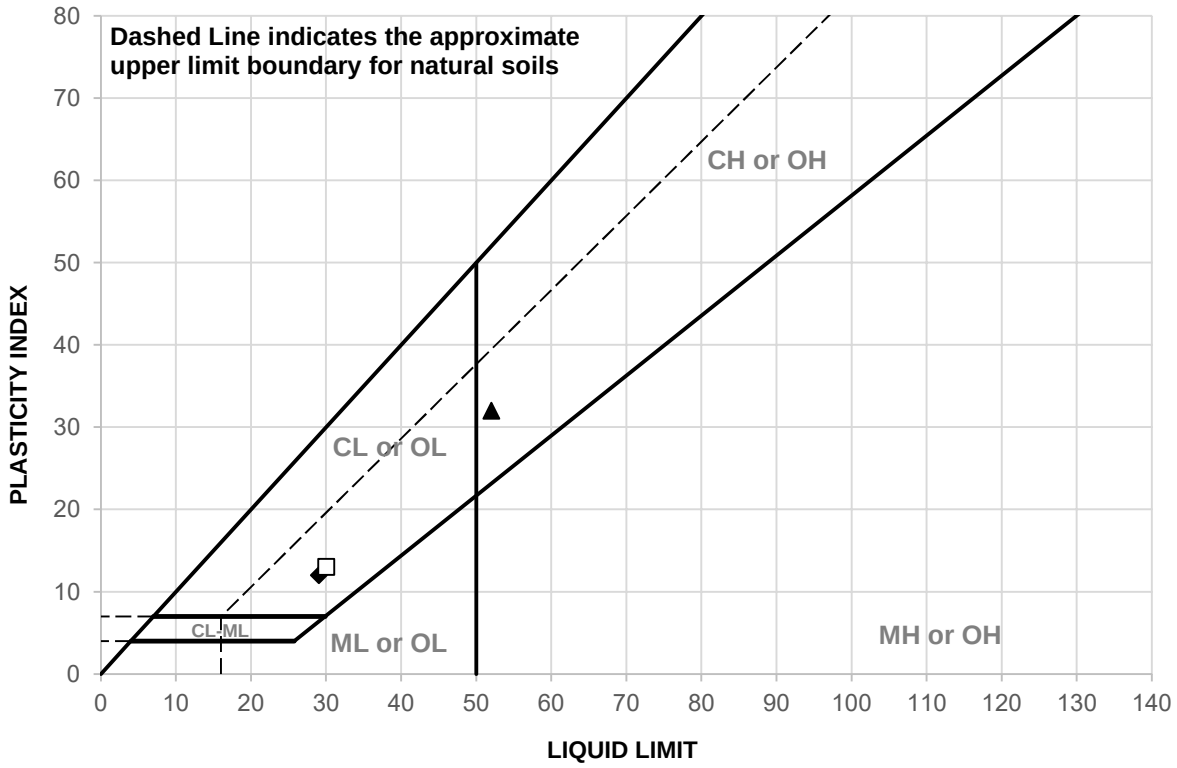
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Alameda, CA
REPORT DATE: 1/29/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

LIQUID AND PLASTIC LIMITS TEST REPORT
ASTM D4318



	SAMPLE ID	DEPTH (ft)	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-B3@13	13	See exploration logs	52	20	32
◆	1-B3@21-21.5	21-21.5	See exploration logs	29	17	12
□	1-B4@4-4.5	4-4.5	See exploration logs	30	17	13

	SAMPLE ID	TEST METHOD	REMARKS
▲	1-B3@13	PI: ASTM D4318, Wet Method	
◆	1-B3@21-21.5	PI: ASTM D4318, Wet Method	
□	1-B4@4-4.5	PI: ASTM D4318, Wet Method	

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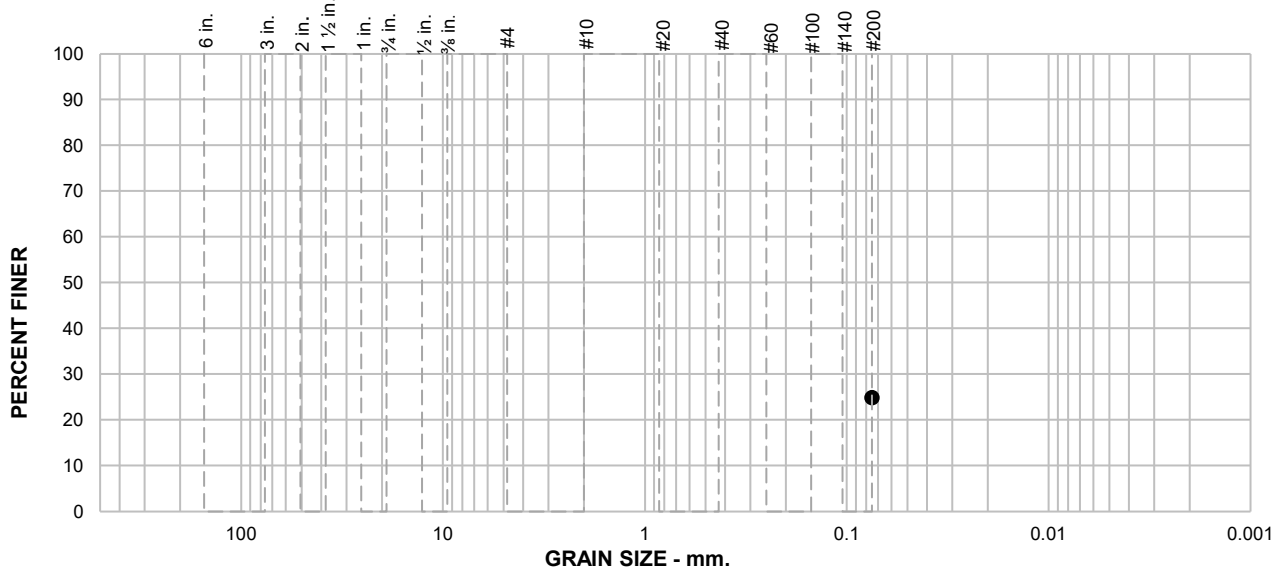
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Alameda, CA
REPORT DATE: 1/29/2024
TESTED BY: K. Nguyen, Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B1@3-3.5

DEPTH (ft): 3-3.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						24.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	24.9		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 18 LL = 31 PI = 13

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

PI: ASTM D4318, Wet Method

Soak time = 1680 min
Dry sample weight = 220.3 g
Largest particle size < No. 4 Sieve

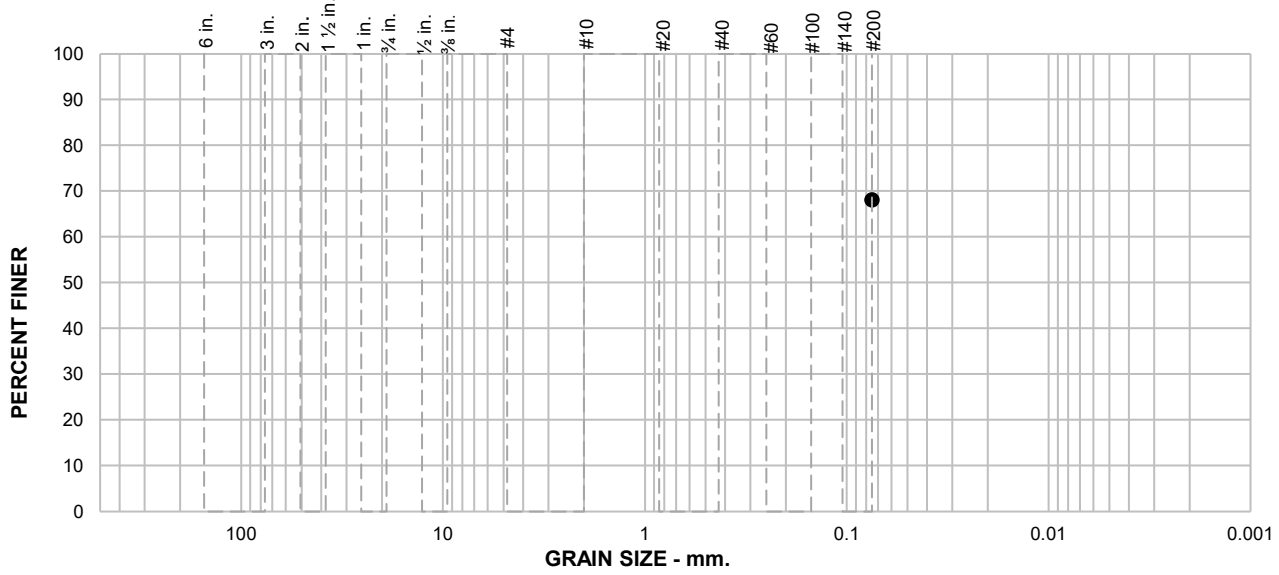
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/22/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B1@23-23.5

DEPTH (ft): 23-23.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						68.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	68.0		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 18 LL = 34 PI = 16

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS = CL

REMARKS

PI: ASTM D4318, Wet Method

Soak time = 2880 min
Dry sample weight = 316.9 g
Largest particle size ≥ No. 4 Sieve

* (no specification provided)

ENGEO
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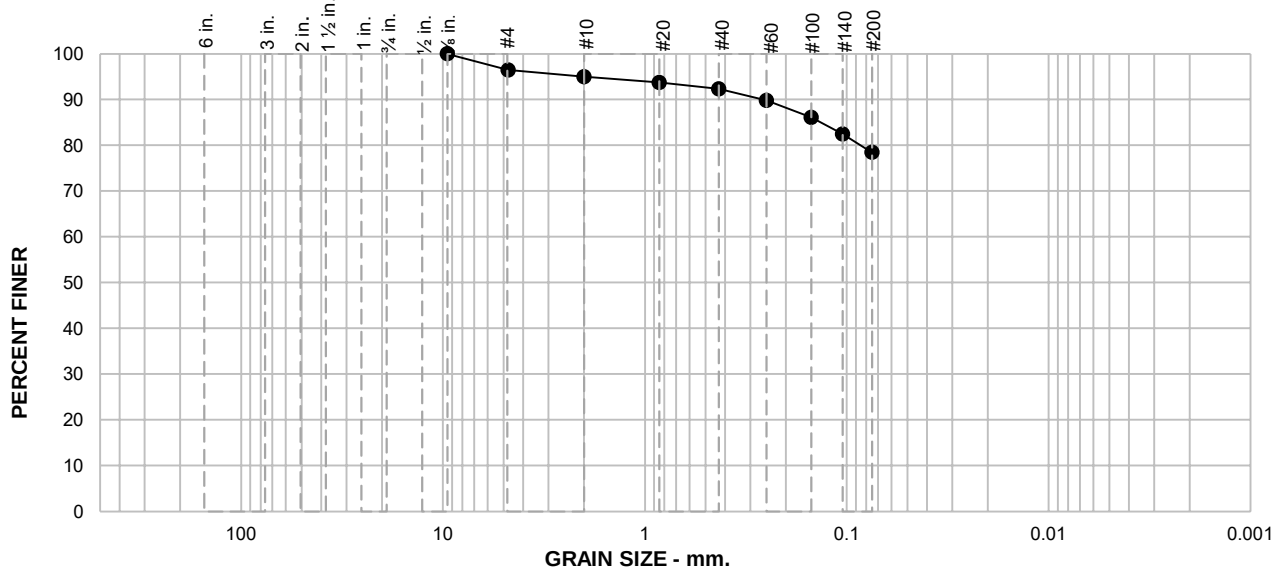
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/25/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B1@29-29.5

DEPTH (ft): 29-29.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		4	1	3	14	78	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100		
#4	96		
#10	95		
#20	94		
#40	92		
#60	90		
#100	86		
#140	82		
#200	78		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 0.2500 mm D_{85} = 0.1372 mm D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

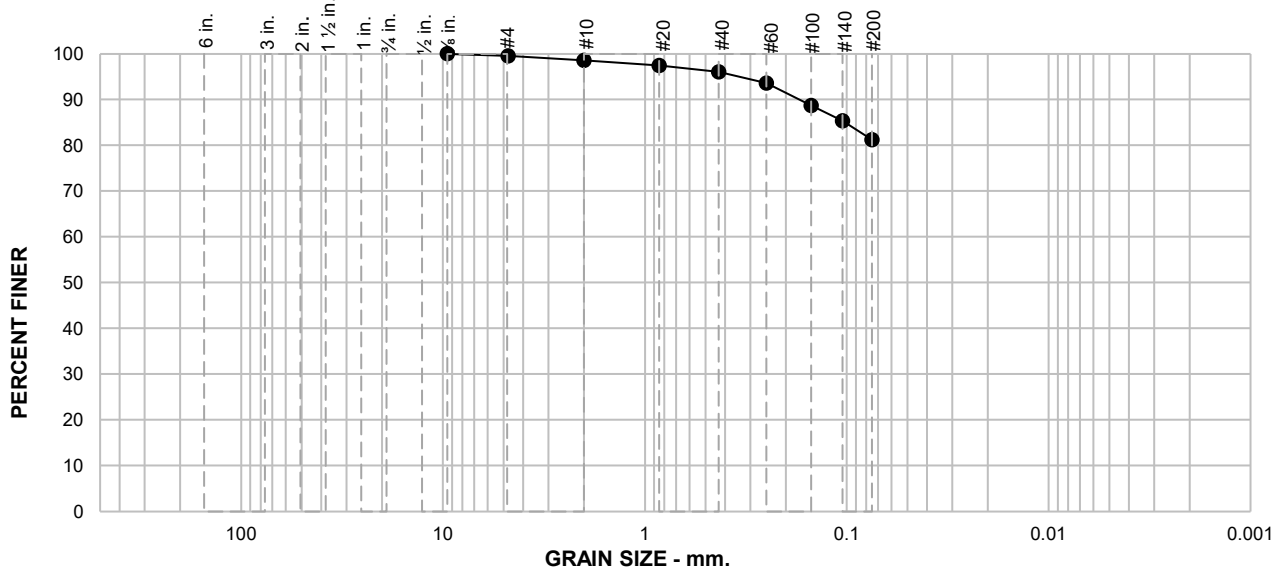
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/23/2024
TESTED BY: K. Nguyen
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B1@36-36.5

DEPTH (ft): 36-36.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		1	1	3	15	81	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100		
#4	100		
#10	99		
#20	97		
#40	96		
#60	94		
#100	89		
#140	85		
#200	81		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 22 LL = 43 PI = 21

COEFFICIENTS

D_{90} = 0.1661 mm D_{85} = 0.1050 mm D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS = CL

REMARKS

PI: ASTM D4318, Wet Method
USCS: ASTM D2487

* (no specification provided)

ENGEO
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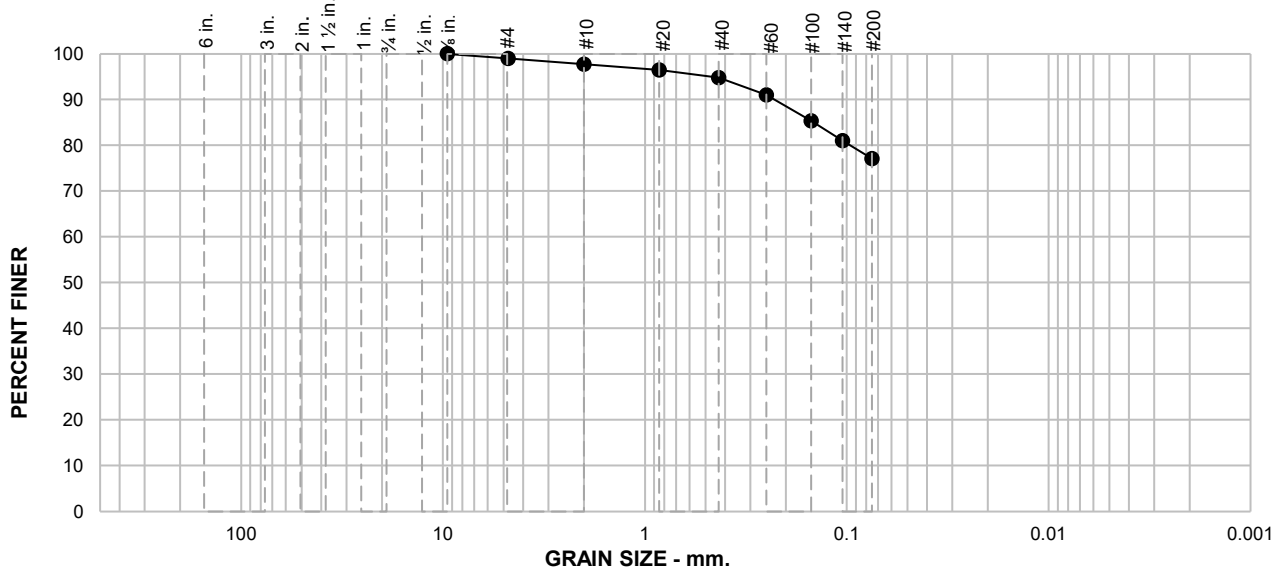
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/23/2024
TESTED BY: K. Nguyen
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B2@5.5-6

DEPTH (ft): 5.5-6

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		1	1	3	18	77	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100		
#4	99		
#10	98		
#20	96		
#40	95		
#60	91		
#100	85		
#140	81		
#200	77		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 18 LL = 35 PI = 17

COEFFICIENTS

D_{90} = 0.2296 mm D_{85} = 0.1500 mm D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS = CL

REMARKS

PI: ASTM D4318, Wet Method
USCS: ASTM D2487

* (no specification provided)

ENGEO
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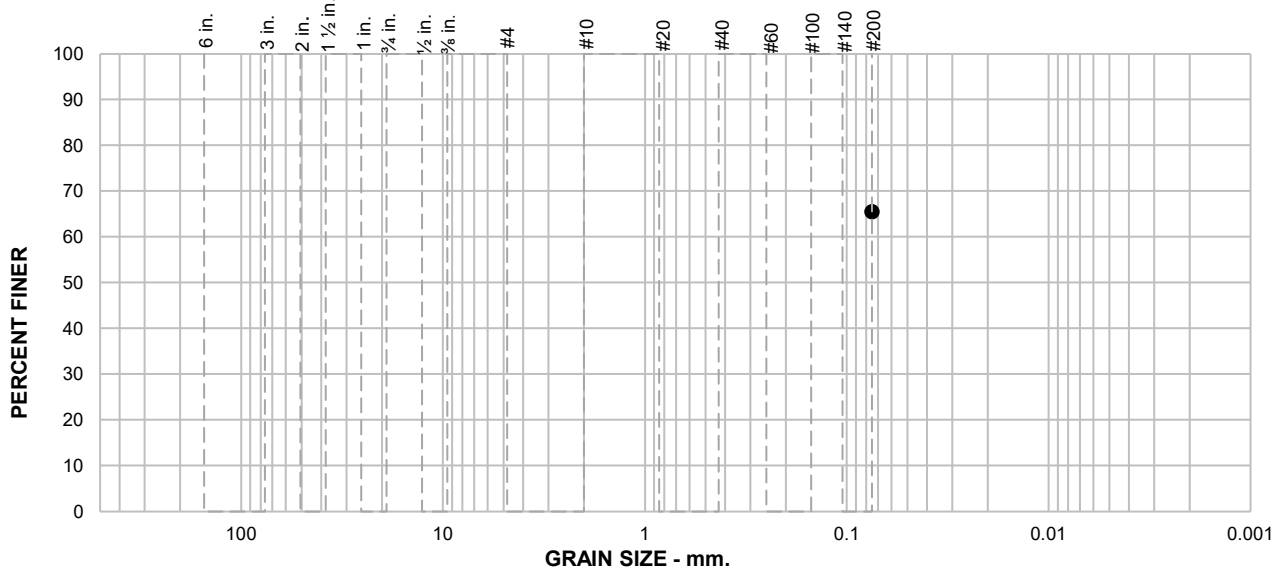
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/23/2024
TESTED BY: K. Nguyen
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B2@16-16.5

DEPTH (ft): 16-16.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						65.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	65.5		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 2880 min
Dry sample weight = 384.7 g
Largest particle size < No. 4 Sieve

* (no specification provided)

ENGEO
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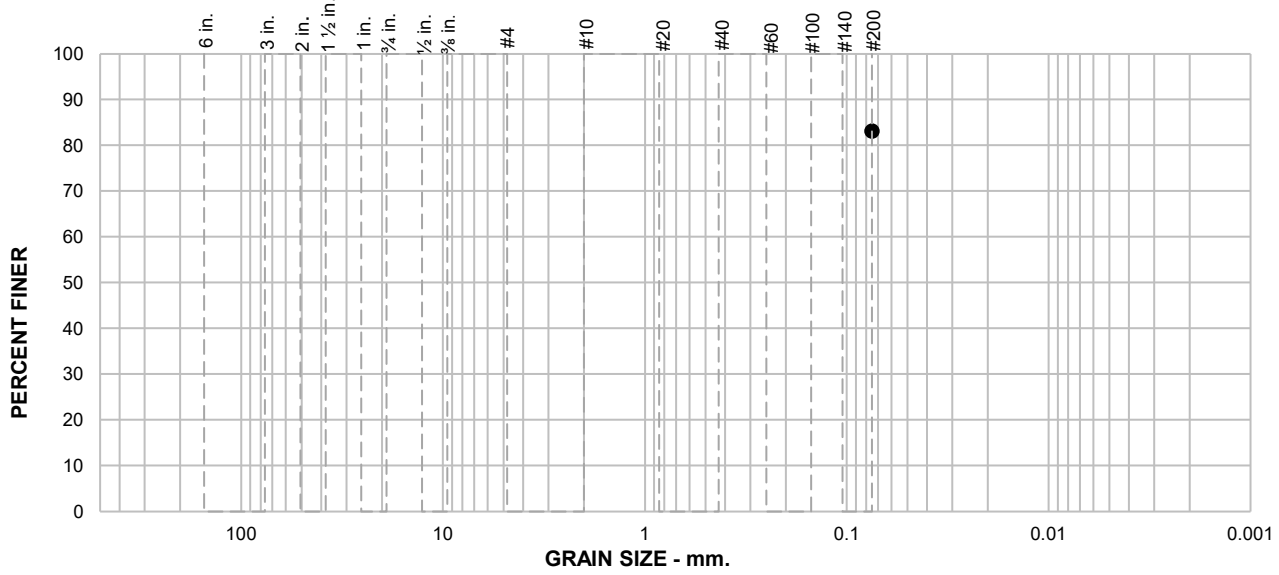
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/22/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B2@32-32.5

DEPTH (ft): 32-32.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						83.1	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	83.1		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 2880 min
Dry sample weight = 317.2 g
Largest particle size < No. 4 Sieve

* (no specification provided)

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 PH004 T001

PROJECT LOCATION: Pleasanton, CA

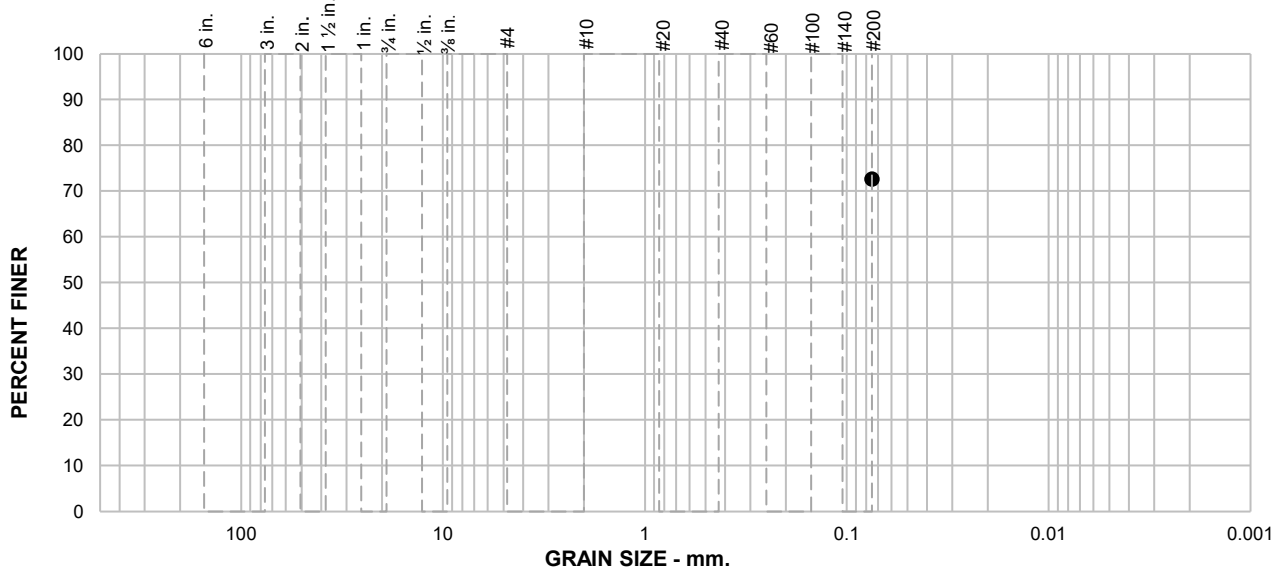
REPORT DATE: 1/25/2024

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B2@71.5

DEPTH (ft): 71.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						72.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	72.6		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 120 min
Dry sample weight = 156.6 g
Largest particle size ≥ No. 4 Sieve

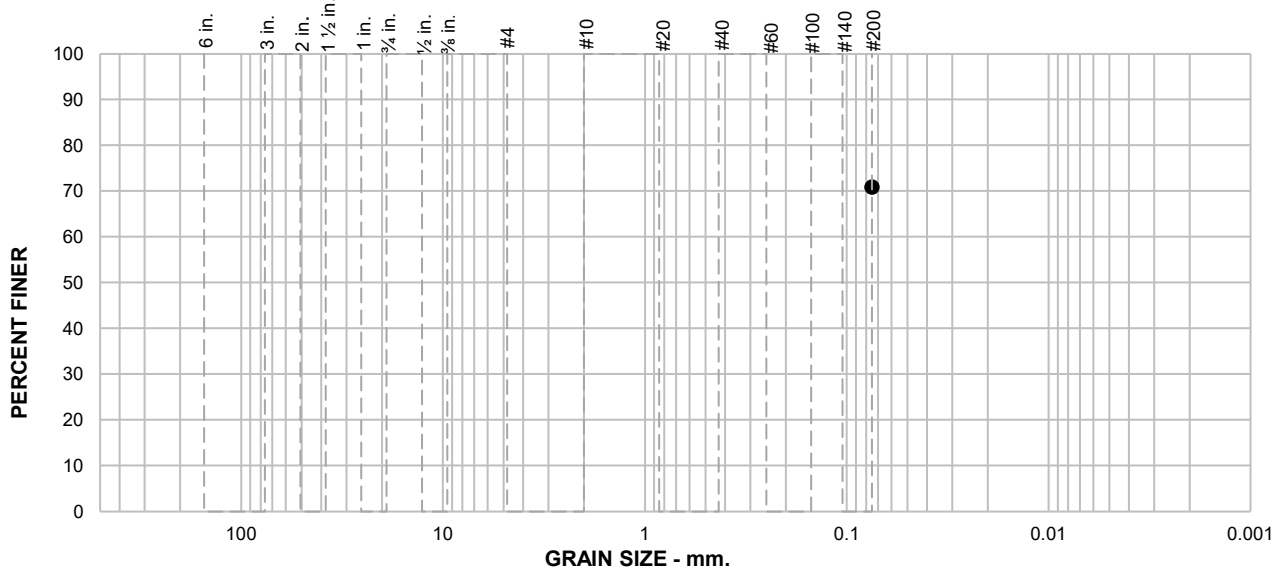
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/26/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B3@6-6.5

DEPTH (ft): 6-6.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						70.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	70.8		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 2880 min
Dry sample weight = 332.9 g
Largest particle size < No. 4 Sieve

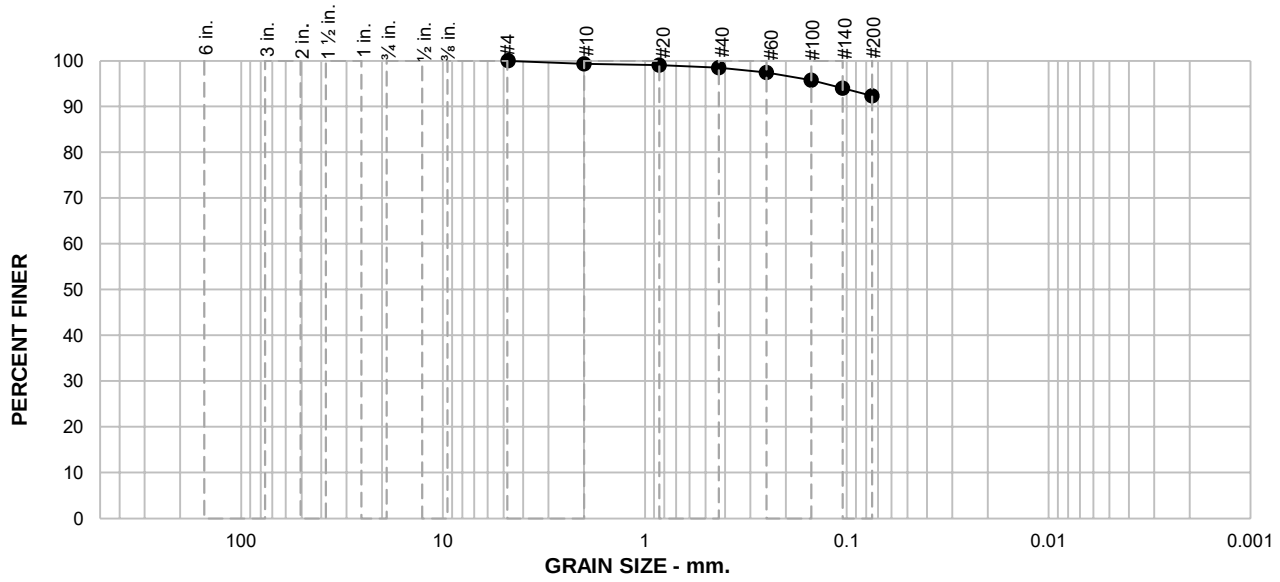
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/25/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B3@8.5-9

DEPTH (ft): 8.5-9

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
			1	1	6	92	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100		
#10	99		
#20	99		
#40	98		
#60	97		
#100	96		
#140	94		
#200	92		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

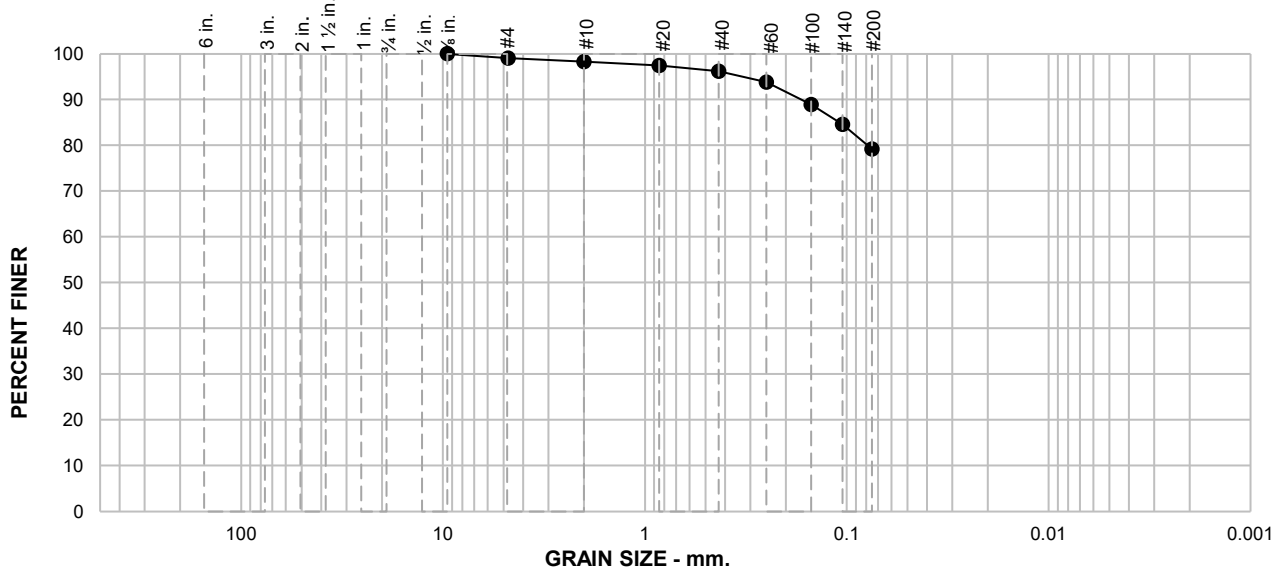
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/31/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B3@21-21.5

DEPTH (ft): 21-21.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		1	1	2	17	79	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100		
#4	99		
#10	98		
#20	97		
#40	96		
#60	94		
#100	89		
#140	85		
#200	79		

SOIL DESCRIPTION

Sandy lean CLAY

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 0.1661 mm D_{85} = 0.1050 mm D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

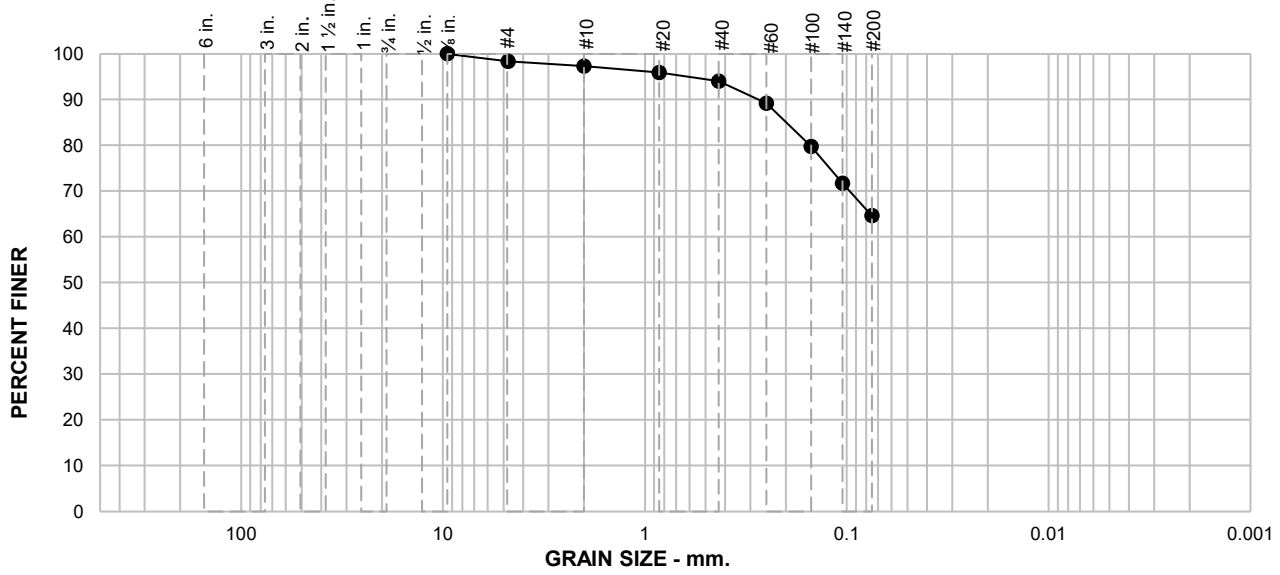
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/29/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B3@36-36.5

DEPTH (ft): 36-36.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		2	1	3	29	65	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100		
#4	98		
#10	97		
#20	96		
#40	94		
#60	89		
#100	80		
#140	72		
#200	65		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 0.2786 mm D_{85} = 0.1992 mm D_{60} =

D_{50} = D_{30} = D_{15} =

D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 PH004 T001

PROJECT LOCATION: Pleasanton, CA

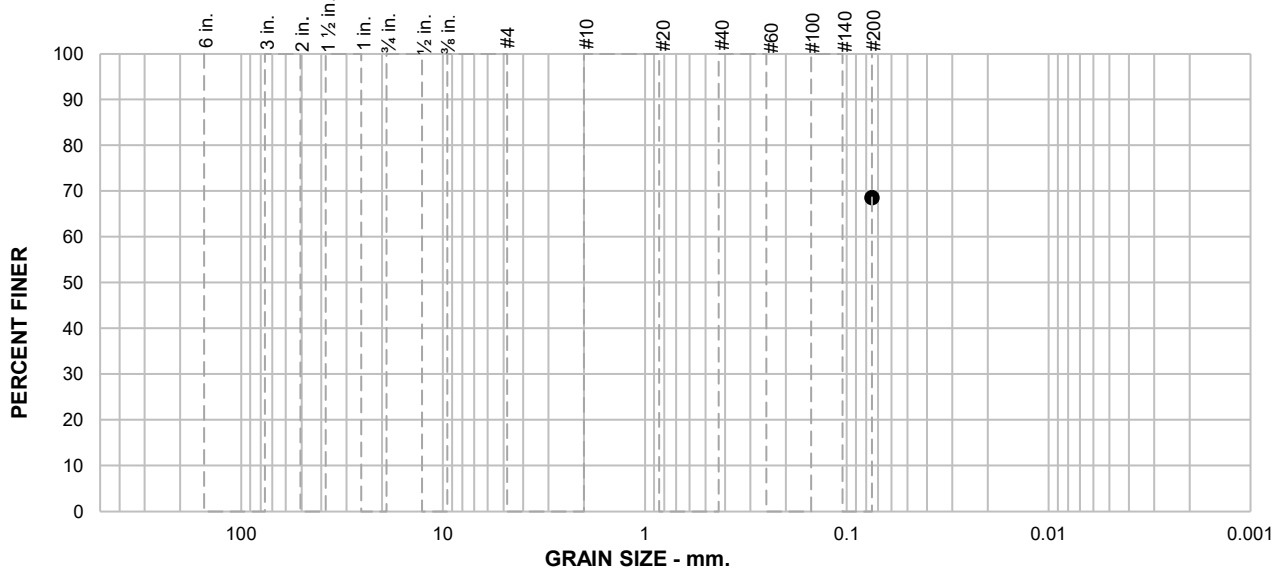
REPORT DATE: 1/29/2024

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B3@46

DEPTH (ft): 46

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						68.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	68.6		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 2880 min
Dry sample weight = 163.2 g
Largest particle size < No. 4 Sieve

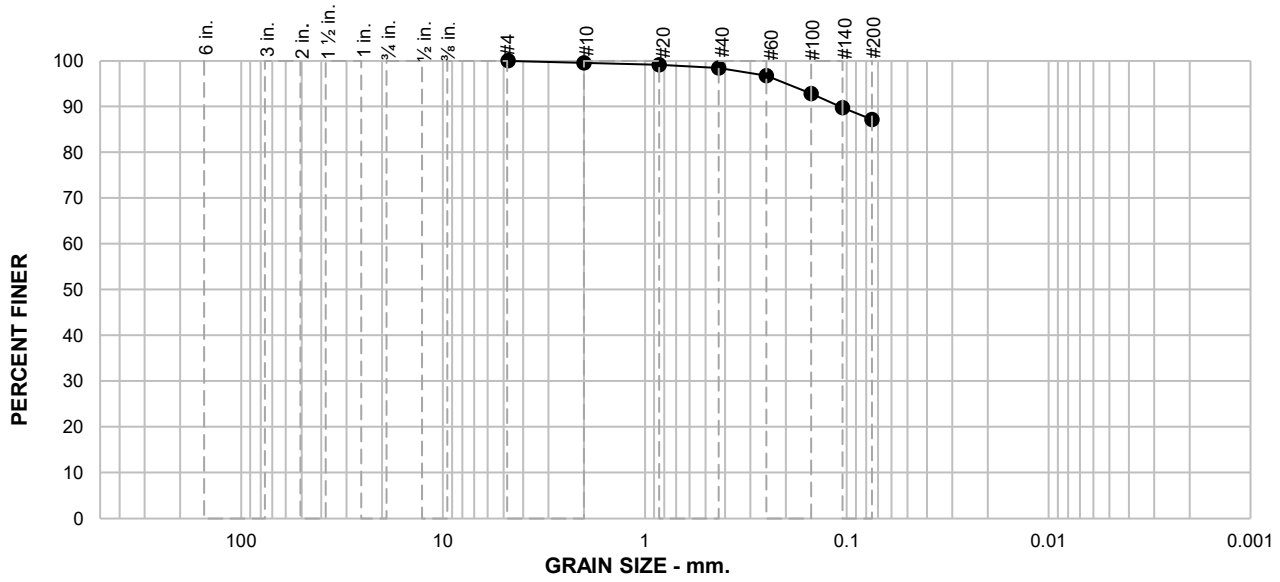
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/26/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B3@81.5-82

DEPTH (ft): 81.5-82

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
			1	1	11	87	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100		
#10	100		
#20	99		
#40	98		
#60	97		
#100	93		
#140	90		
#200	87		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 0.1050 mm D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 PH004 T001

PROJECT LOCATION: Pleasanton, CA

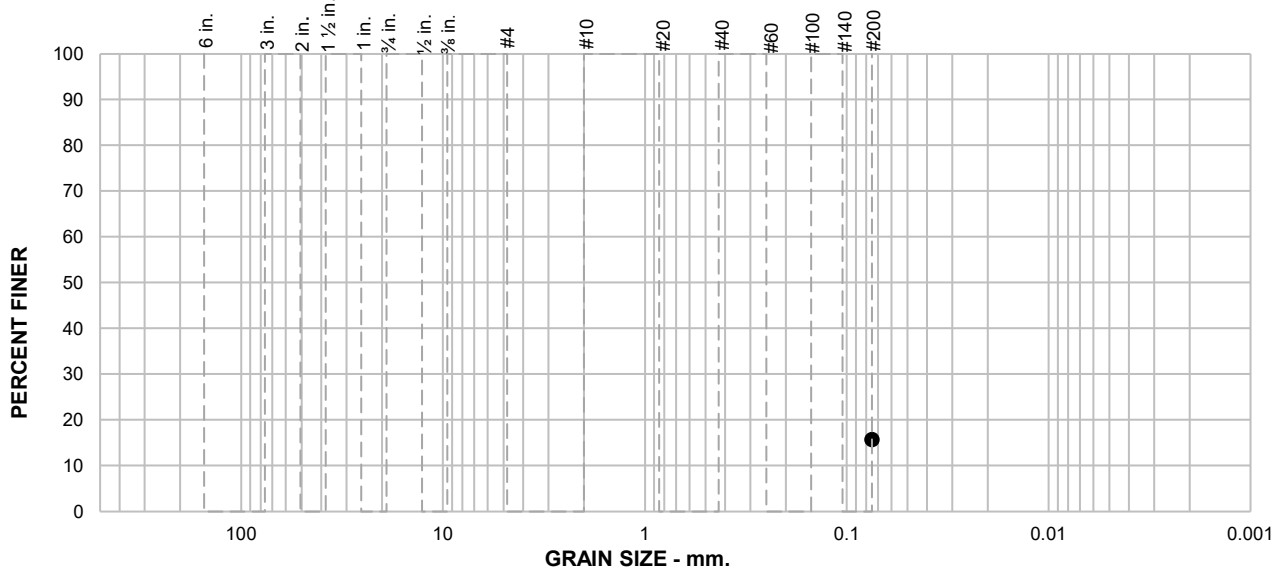
REPORT DATE: 1/29/2024

TESTED BY: K. Nguyen

REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B3@ 99

DEPTH (ft): 46

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						15.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	15.7		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

Soak time = 120 min
Dry sample weight = 226.1 g
Largest particle size ≥ No. 4 Sieve

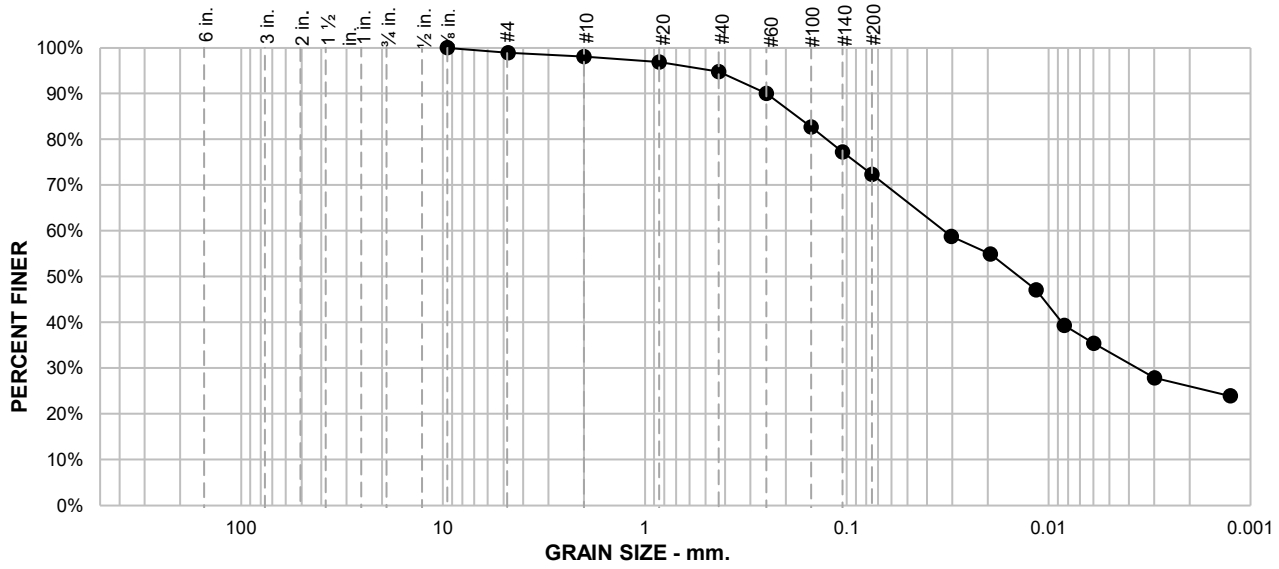
* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/26/2024
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D422



SAMPLE ID: 1-B4@4-4.5

DEPTH (ft): 4-4.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
		1.1	0.8	3.4	22.4	46.3	26.0

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
⅜ in.	100.0		
#4	98.9		
#10	98.1		
#20	96.9		
#40	94.7		
#60	90.0		
#100	82.6		
#140	77.2		
#200	72.3		
0.0303 mm.	58.8		
0.0194 mm.	54.9		
0.0115 mm.	47.1		
0.0084 mm.	39.3		
0.0060 mm.	35.4		
0.0030 mm.	27.9		
0.0013 mm.	23.9		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = 17 LL = 30 PI = 13

COEFFICIENTS

D_{90} = 0.2500 mm D_{85} = 0.1770 mm D_{60} = 0.0328 mm

D_{50} = 0.0140 mm D_{30} = 0.0036 mm D_{15} =

D_{10} = C_u = C_c =

CLASSIFICATION

USCS = CL

REMARKS

Silt/clay division of 0.002mm used

PI: ASTM D4318, Wet Method

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 PH004 T001

PROJECT LOCATION: Alameda, CA

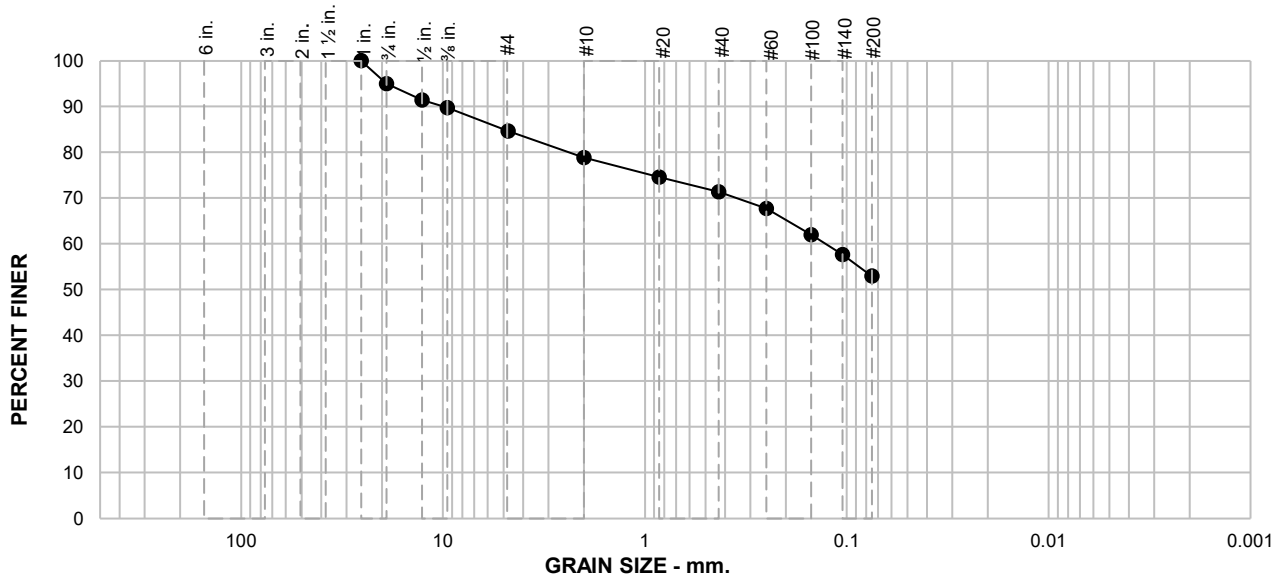
REPORT DATE: 1/31/2024

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D6913, Method A



SAMPLE ID: 1-B4@29-29.5

DEPTH (ft): 29-29.5

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
	5	10	6	8	18	53	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1 in.	100		
¾ in.	95		
½ in.	91		
⅜ in.	90		
#4	85		
#10	79		
#20	75		
#40	71		
#60	68		
#100	62		
#140	58		
#200	53		

SOIL DESCRIPTION

See exploration logs

ATTERBERG LIMITS

PL = LL = PI =

COEFFICIENTS

D_{90} = 9.5250 mm D_{85} = 4.7500 mm D_{60} = 0.1255 mm

D_{50} = D_{30} = D_{15} =

D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 PH004 T001

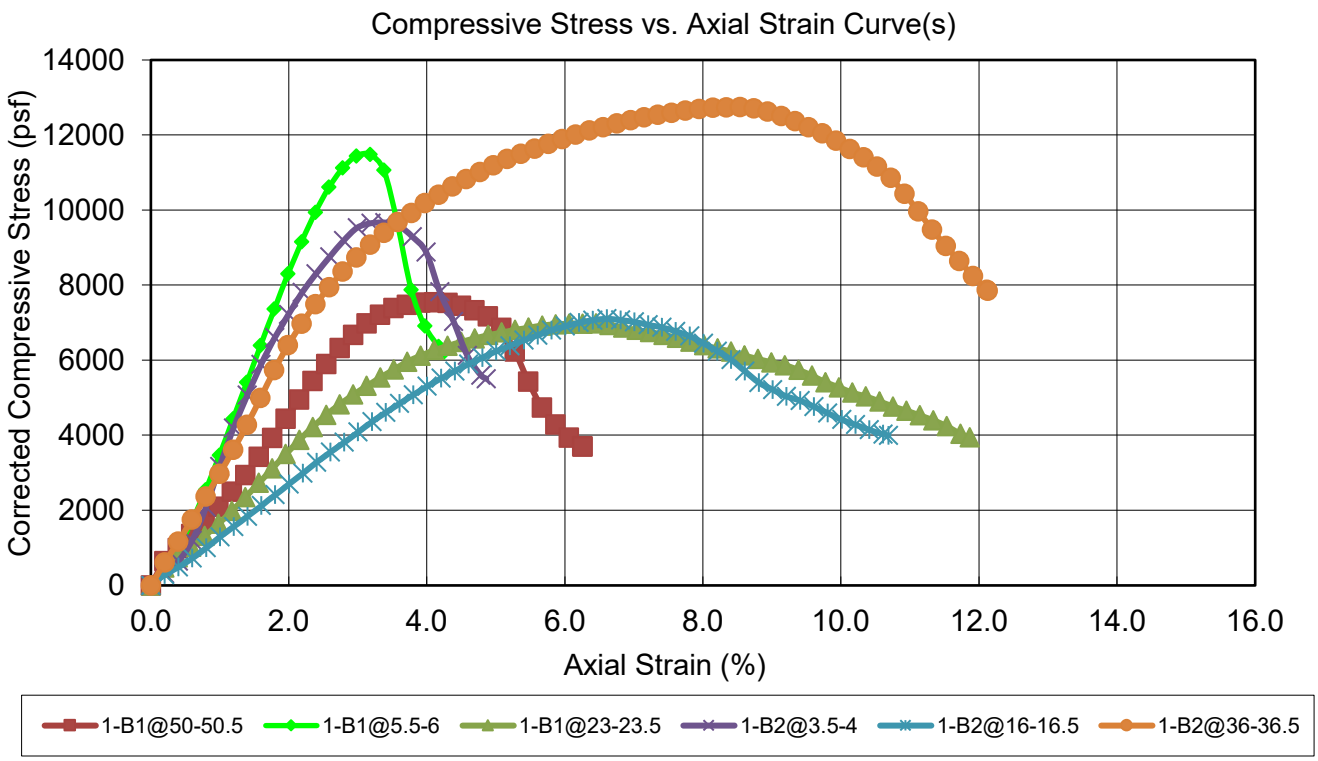
PROJECT LOCATION: Pleasanton, CA

REPORT DATE: 1/29/2024

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

UNCONFINED COMPRESSION TEST REPORT
(ASTM D2166)



BEFORE TEST	SPECIMEN 1-B1@50-50.5	SPECIMEN 1-B1@5.5-6	SPECIMEN 1-B1@23-23.5	SPECIMEN 1-B2@3.5-4	SPECIMEN 1-B2@16-16.5	SPECIMEN 1-B2@36-36.5
Test Moisture Content (%)	12.30	11.65	12.46	10.53	13.85	10.96
Dry Density (pcf)	123.2	122.4	120.3	118.9	120.3	126.8
Saturation (%)	88.5	81.9	82.3	66.9	91.6	87.8
Void Ratio	0.38	0.39	0.41	0.43	0.41	0.34
Diameter (in)	2.387	2.386	2.380	2.365	2.398	2.388
Height (in)	5.119	5.038	5.115	5.017	4.995	5.036
Height-To-Diameter Ratio	2.14	2.11	2.15	2.12	2.08	2.11
TEST DATA						
Unconfined Compressive Strength (psf)	7545.54	11482.15	6976.56	9668.07	7107.01	12743.86
Undrained Shear Strength (psf)	3772.77	5741.08	3488.28	4834.04	3553.51	6371.93
Strain Rate (in/min)	0.051	0.050	0.051	0.050	0.050	0.050
Specific Gravity (ASSUMED)	2.720	2.720	2.720	2.720	2.720	2.720
Strain at Failure(%)	4.10	3.18	6.45	3.39	6.61	8.54
Test Remarks						

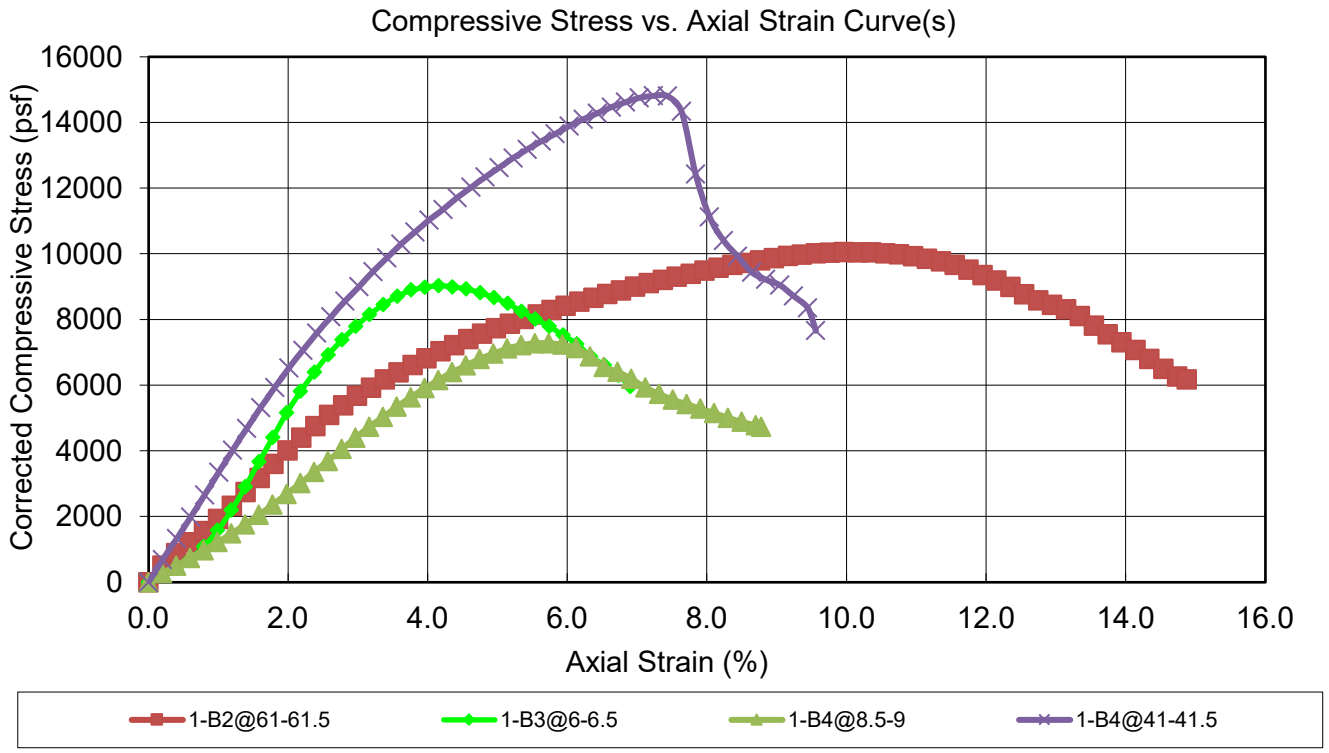
SPECIMEN	DESCRIPTION
1-B1@50-50.5	See exploration logs
1-B1@5.5-6	See exploration logs
1-B1@23-23.5	See exploration logs
1-B2@3.5-4	See exploration logs
1-B2@16-16.5	See exploration logs
1-B2@36-36.5	See exploration logs

PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
CLIENT: 330 Land Company, LLC
LOCATION: Pleasanton, CA

Test Date: 1/18/2024
Tested By: G. Criste
Reviewed By: D. Seibold

ENGEO
Expect Excellence

UNCONFINED COMPRESSION TEST REPORT
(ASTM D2166)



BEFORE TEST	SPECIMEN 1-B2@61-61.5	SPECIMEN 1-B3@6-6.5	SPECIMEN 1-B4@8.5-9	SPECIMEN 1-B4@41-41.5
Test Moisture Content (%)	15.92	12.49	13.11	13.22
Dry Density (pcf)	118.2	104.5	122.7	124.0
Saturation (%)	99.3	54.3	92.9	97.4
Void Ratio	0.44	0.63	0.38	0.37
Diameter (in)	2.385	2.370	2.384	2.402
Height (in)	5.021	5.052	5.059	4.977
Height-To-Diameter Ratio	2.11	2.13	2.12	2.07
TEST DATA				
Unconfined Compressive Strength (psf)	10051.28	9034.03	7277.74	14814.17
Undrained Shear Strength (psf)	5025.64	4517.02	3638.87	7407.08
Strain Rate (in/min)	0.050	0.051	0.051	0.050
Specific Gravity (ASSUMED)	2.720	2.720	2.720	2.720
Strain at Failure(%)	9.96	4.16	5.54	7.23
Test Remarks				

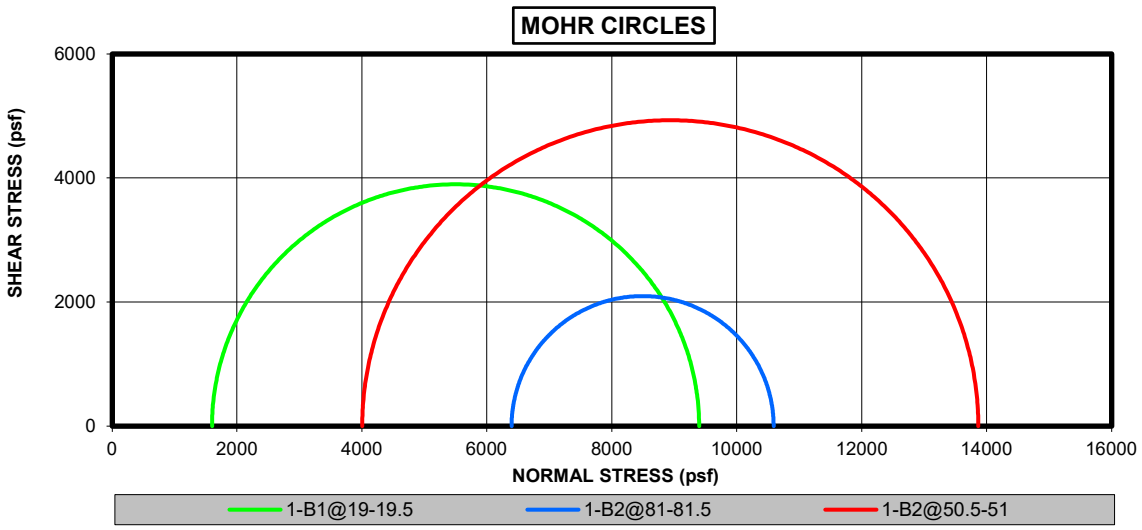
SPECIMEN	DESCRIPTION
1-B2@61-61.5	See exploration logs
1-B3@6-6.5	See exploration logs
1-B4@8.5-9	See exploration logs
1-B4@41-41.5	See exploration logs

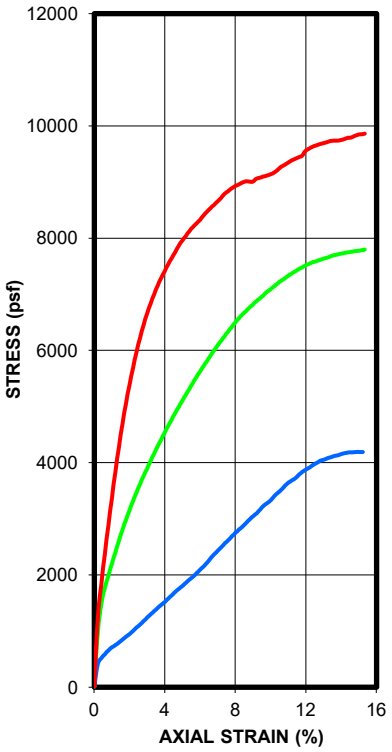
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
CLIENT: 330 Land Company, LLC
LOCATION: Pleasanton, CA

Test Date: 1/22/2024
Tested By: G. Criste
Reviewed By: D. Seibold

ENGEO
Expect Excellence

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850





	SPECIMEN			
INITIAL PARAMETERS	**1-B1@19-19.5**	**1-B2@81-81.5**	**1-B2@50.5-51**	
MOISTURE (%)	16.91	17.04	16.89	
DRY DENSITY (PCF)	118.60	115.60	117.40	
SATURATION (%)	99.97	98.99	102.89	
VOID RATIO	0.474	0.468	0.446	
DIAMETER (IN.)	2.376	2.381	2.389	
HEIGHT (IN.)	5.011	4.992	5.010	
DIAMETER-TO-HEIGHT RATIO	2.109	2.097	2.097	
LIQUID LIMIT (ASTM D4318)				
PLASTIC LIMIT (ASTM D4318)				
SPECIFIC GRAVITY (ASTM D854)	2.800	2.720	2.720	
FINAL PARAMETERS	**1-B1@19-19.5**	**1-B2@81-81.5**	**1-B2@50.5-51**	
MOISTURE (%)	16.89	17.04	16.89	
SATURATION (%)	99.84	98.99	100.00	
STRAIN RATE (%/MIN.)	0.051	0.050	0.050	
PEAK DEVIATOR STRESS (PSF)	7797.8	4195.1	9862.0	
AXIAL STRAIN AT FAILURE (%)	15.340	14.823	15.330	
CELL PRESSURE				
CELL PRESSURE (PSF)	1598.4	6393.6	4003.2	
BACK PRESSURE (PSF)	n/a	n/a	n/a	
PRINCIPLE STRESSES AT FAILURE				
σ1 (PSF)	9396.2	10588.7	13865.2	
σ3 (PSF)	1598.4	6393.6	4003.2	
COHESION AT FAILURE WITH A ZERO FRICTION ANGLE (Ø=0)				
COHESION, C (PSF)	3898.9	2097.5	4931.0	
REMARKS				

ENGEO
Expect Excellence

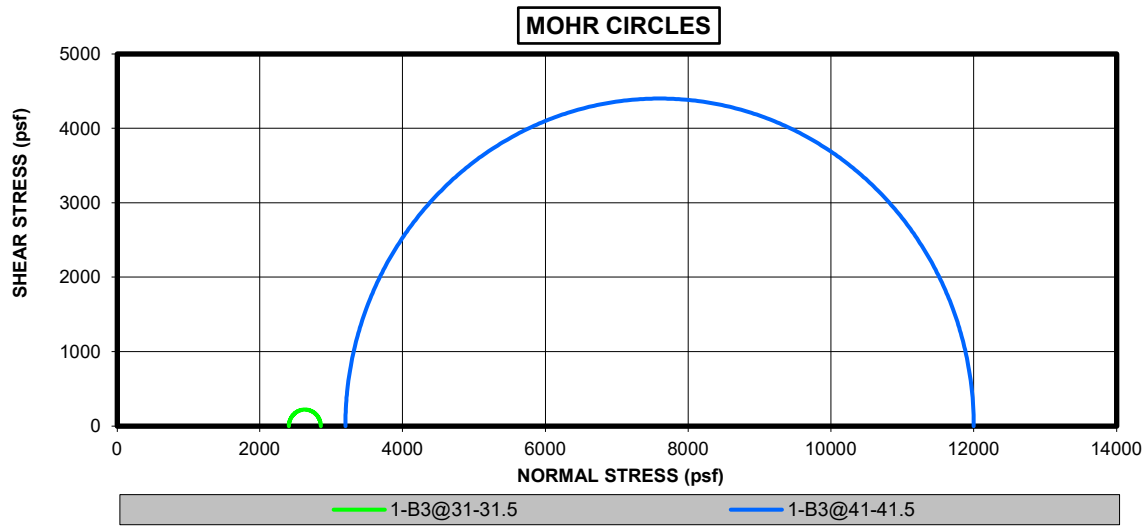
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/22/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

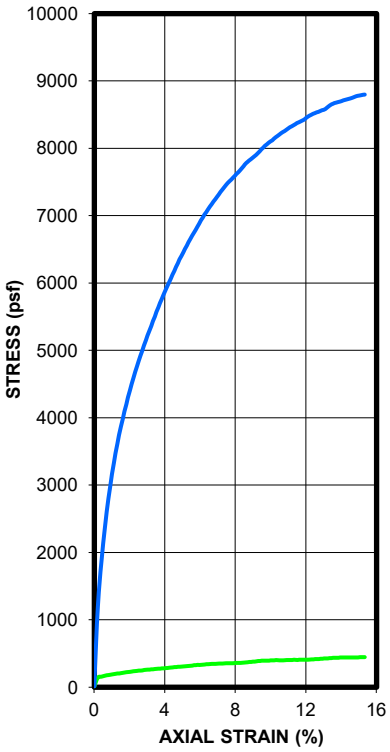
ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/22/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850





	SPECIMEN			
INITIAL PARAMETERS	**1-B3@31-31.5**	**1-B3@41-41.5**		
MOISTURE (%)	24.67	16.68		
DRY DENSITY (PCF)	102.40	118.20		
SATURATION (%)	99.71	99.02		
VOID RATIO	0.683	0.468		
DIAMETER (IN.)	2.376	2.391		
HEIGHT (IN.)	4.948	4.959		
DIAMETER-TO-HEIGHT RATIO	2.082	2.074		
LIQUID LIMIT (ASTM D4318)	n/a	n/a		
PLASTIC LIMIT (ASTM D4318)	n/a	n/a		
SPECIFIC GRAVITY (ASTM D854)	2.760	2.780		
FINAL PARAMETERS	**1-B3@31-31.5**	**1-B3@41-41.5**		
MOISTURE (%)	24.67	16.68		
SATURATION (%)	99.71	99.02		
STRAIN RATE (%/MIN.)	0.049	0.496		
PEAK DEVIATOR STRESS (PSF)	447.5	8801.2		
AXIAL STRAIN AT FAILURE (%)	15.340	15.326		
CELL PRESSURE				
CELL PRESSURE (PSF)	2404.8	3196.8		
BACK PRESSURE (PSF)	n/a	n/a		
PRINCIPLE STRESSES AT FAILURE				
σ1 (PSF)	2852.3	11998.0		
σ3 (PSF)	2404.8	3196.8		
COHESION AT FAILURE WITH A ZERO FRICTION ANGLE (Ø=0)				
COHESION, C (PSF)	223.7	4400.6		
REMARKS				

ENGEO
Expect Excellence

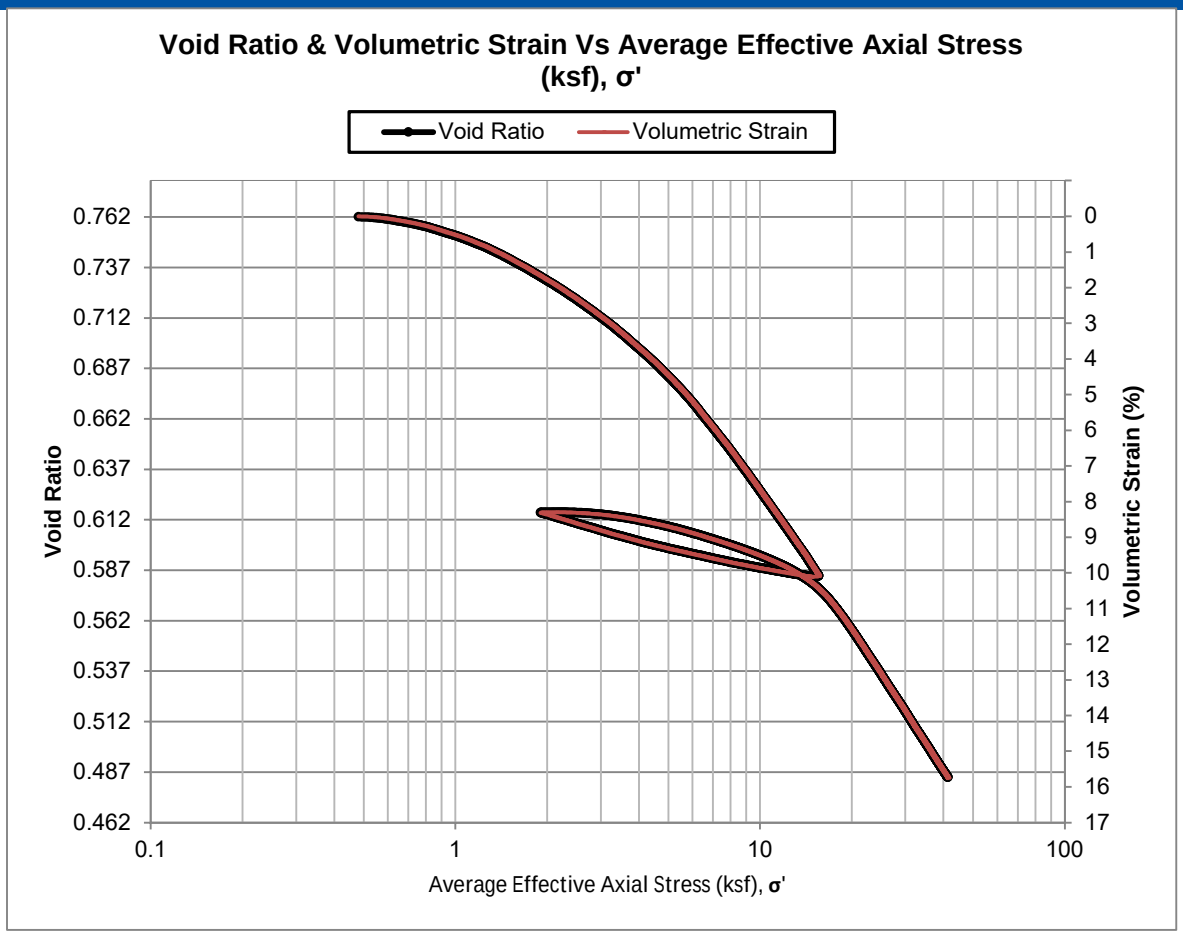
CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/18/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/18/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

Constant Rate of Strain Consolidation
ASTM D4186



SPECIMEN INFORMATION

SAMPLE ID:	1-B3 at 13	**DEPTH:**	14.5-15 ft.
SOIL DESCRIPTION:	See exploration logs		
REMARKS:			

TEST DATA

	INITIAL	FINAL	ASTM D4318 - Wet Method	
MOISTURE CONTENT (%):	27.82	18.75	**LIQUID LIMIT:**	
DRY DENSITY (pcf):	95.10	112.88	**PLASTIC LIMIT:**	
SATURATION (%):	98.19	100.00	**ASTM D854 - Measured**	
VOID RATIO:	0.762	0.485	**SPECIFIC GRAVITY**	2.689
STRAIN RATE (in/min):	0.000065			

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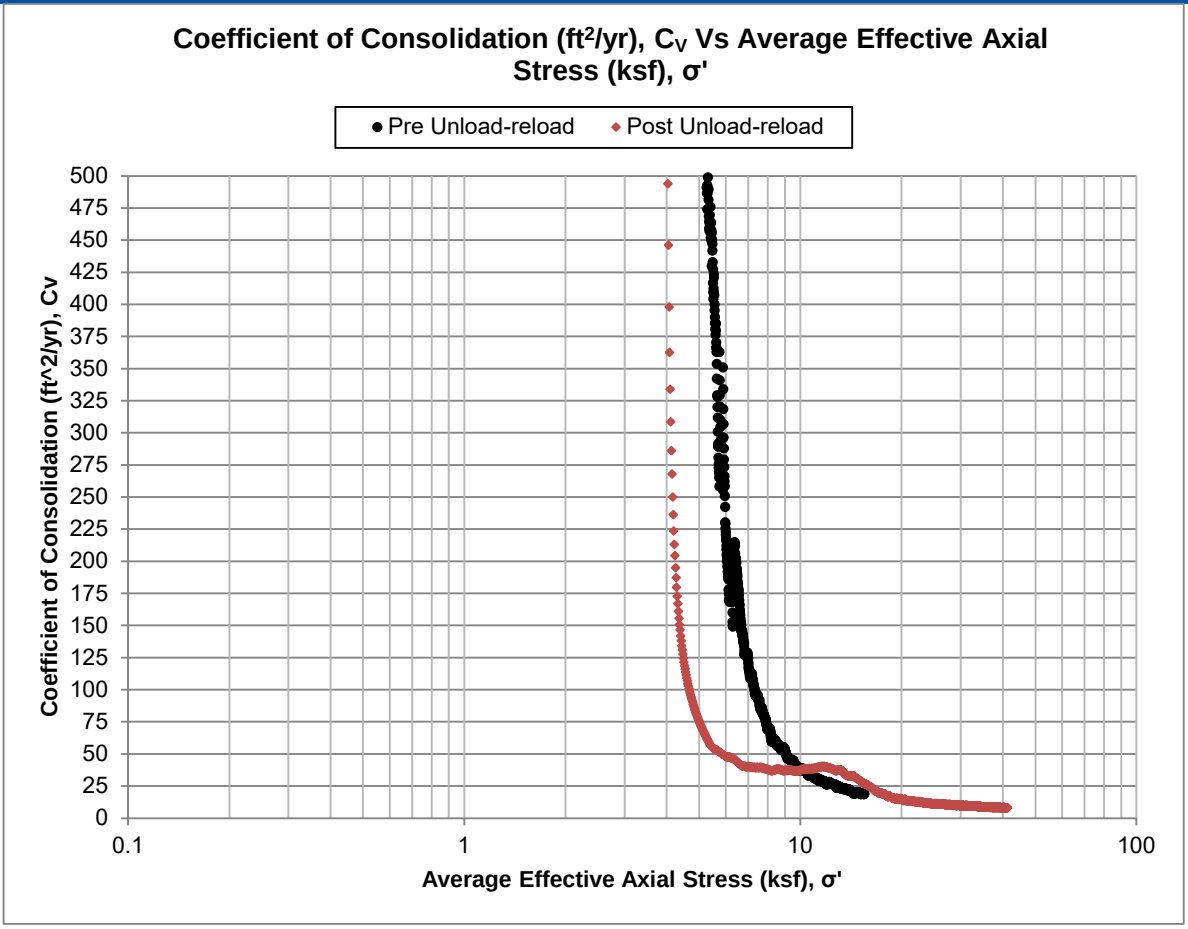
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001-P:004
PROJECT LOCATION: Pleasanton, California
REPORT DATE: 1/25/2024
TESTED BY: D. Seibold
REVIEWED BY: O. Espinoza

Constant Rate of Strain Consolidation
ASTM D4186



SPECIMEN INFORMATION

SAMPLE ID: 1-B3 at 13 **DEPTH:** 14.5-15 ft.

SOIL DESCRIPTION: See exploration logs

REMARKS:

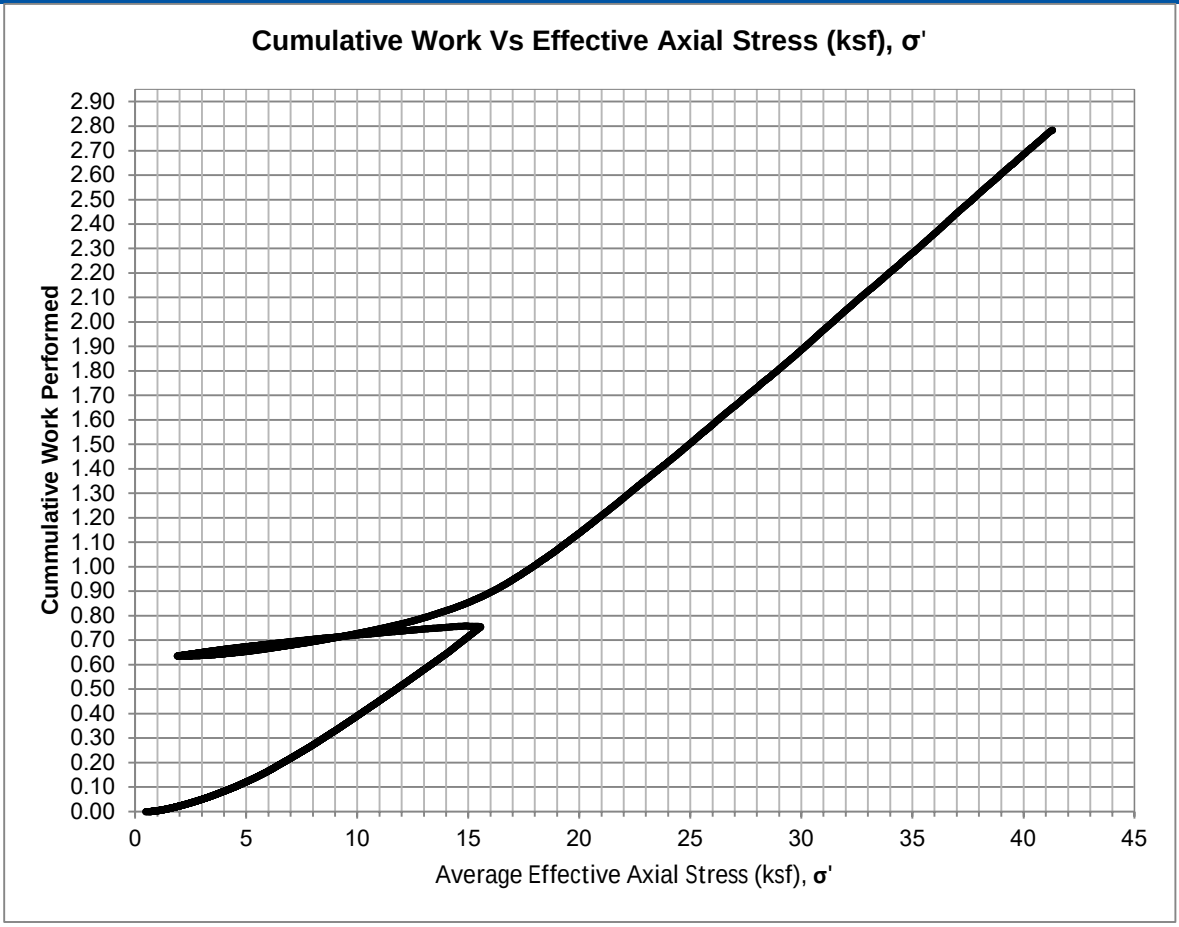
TEST DATA

	INITIAL	FINAL	ASTM D4318 - Wet Method	
MOISTURE CONTENT (%):	27.82	18.75	**LIQUID LIMIT:**	
DRY DENSITY (pcf):	95.10	112.88	**PLASTIC LIMIT:**	
SATURATION (%):	98.19	100.00	**ASTM D854 - Measured**	
VOID RATIO:	0.762	0.485	**SPECIFIC GRAVITY**	2.689
STRAIN RATE (in/min):	0.000065			

ENGEO Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001-P:004
PROJECT LOCATION: Pleasanton, California
REPORT DATE: 1/25/2024
TESTED BY: D. Seibold
REVIEWED BY: O. Espinoza

Constant Rate of Strain Consolidation
ASTM D4186



Cumulative Work Vs Effective Axial Stress (ksf), σ'

SPECIMEN INFORMATION

SAMPLE ID:	1-B3 at 13	**DEPTH:**	14.5-15 ft.
SOIL DESCRIPTION:	See exploration logs		
REMARKS:			

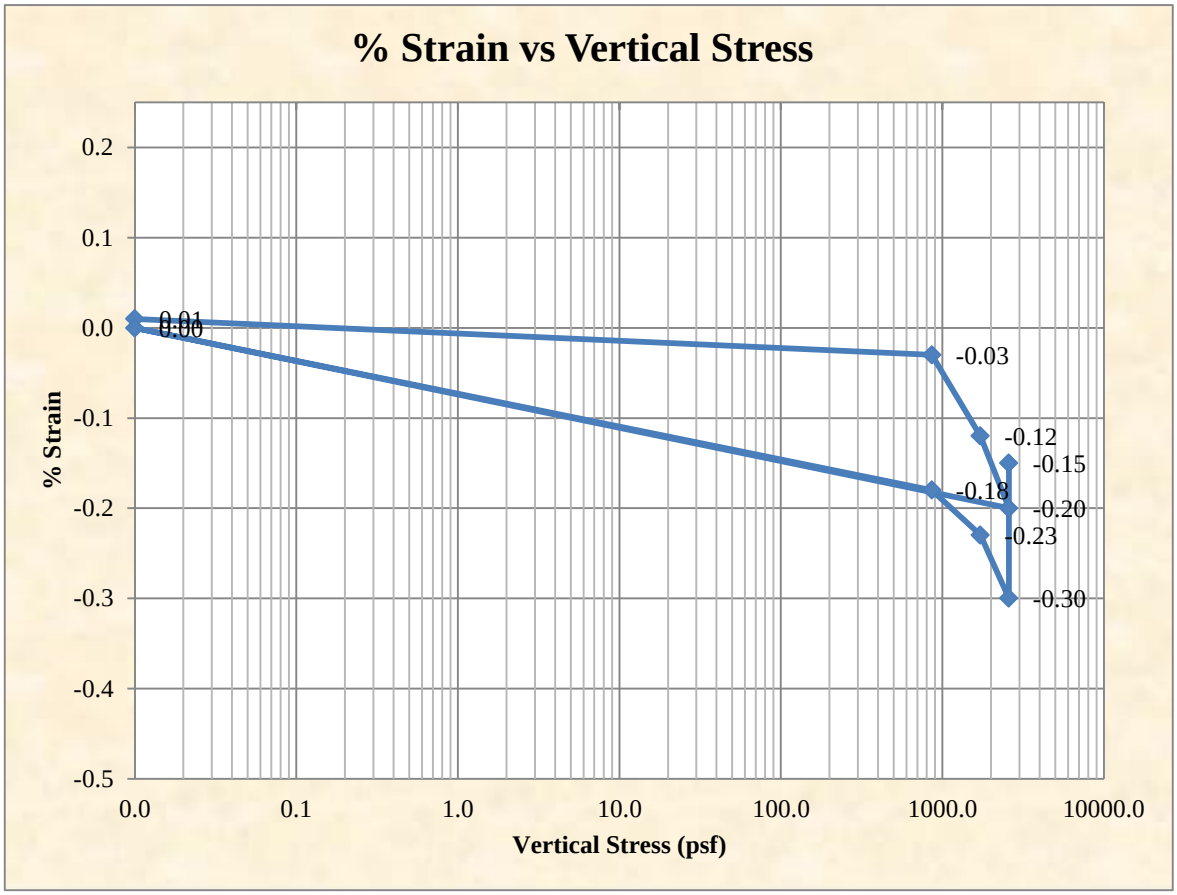
TEST DATA

	INITIAL	FINAL	ASTM D4318 - Wet Method	
MOISTURE CONTENT (%):	27.82	18.75	**LIQUID LIMIT:**	
DRY DENSITY (pcf):	95.10	112.88	**PLASTIC LIMIT:**	
SATURATION (%):	98.19	100.00	**ASTM D854 - Measured**	
VOID RATIO:	0.762	0.485	**SPECIFIC GRAVITY**	2.689
STRAIN RATE (in/min):	0.000065			

ENGEO
Expect Excellence

CLIENT:	330 Land Company, LLC
PROJECT NAME:	Arroyo Lago
PROJECT NO:	9785.004.001-P:004
PROJECT LOCATION:	Pleasanton, California
REPORT DATE:	1/25/2024
TESTED BY:	D. Seibold
REVIEWED BY:	O. Espinoza

ONE DIMENSIONAL SWELL/COLLAPSE POTENTIAL - METHOD 'B'
ASTM D4546-14



SAMPLE ID:	**1-B2@20**	**IN-SITU LOAD (psf):**	**2600**
SAMPLE DESCRIPTION:	**See exploration logs**	**USCS:**	**n/a**
TYPE OF WATER USED:	**Distilled**	**SOURCE OF WATER:**	**Distilled**
TRANSPORTATION METHOD:	**Insulated bucket**	**SAMPLING DATE:**	**n/a**
STORAGE ENVIRONMENT:	**Controlled**	**TEST START DATE:**	**01/22/24**
Remolded? (Y/N):	**N**	**Initial % Saturation:**	**81.20**
Number of lifts, if remolded:	**n/a**	**Final % Saturation:**	**99.98**
Specific Gravity, <#4 (Measured):	**2.719**	**Initial water content:**	**10.99**
Initial sample height (in):	**1.0008**	**Final water content:**	**13.42**
Post dry in-situ load height (in):	**0.9978**	**Post-test dry density (pcf):**	**124.26**
Final sample height (in):	**0.9993**	***Dry In-situ load % SWELL/COLLAPSE:***	***-0.30***
Initial sample mass (g):	**158.93**	***Wet In-situ load % SWELL/COLLAPSE:***	***0.15***
Final saturated sample mass (g):	**162.41**	***Overall % SWELL/COLLAPSE:***	***-0.15***

Testing remarks: Oversize material (>#4) removed from ends. Voids filled with trimmings. Some existing sample voids.

PROJECT NAME:	**Arroyo Lago**
PROJECT NUMBER:	**9785.004.001 PH004 T001**
CLIENT:	**330 Land Company, LLC**
PROJECT LOCATION:	**Pleasanton, CA**

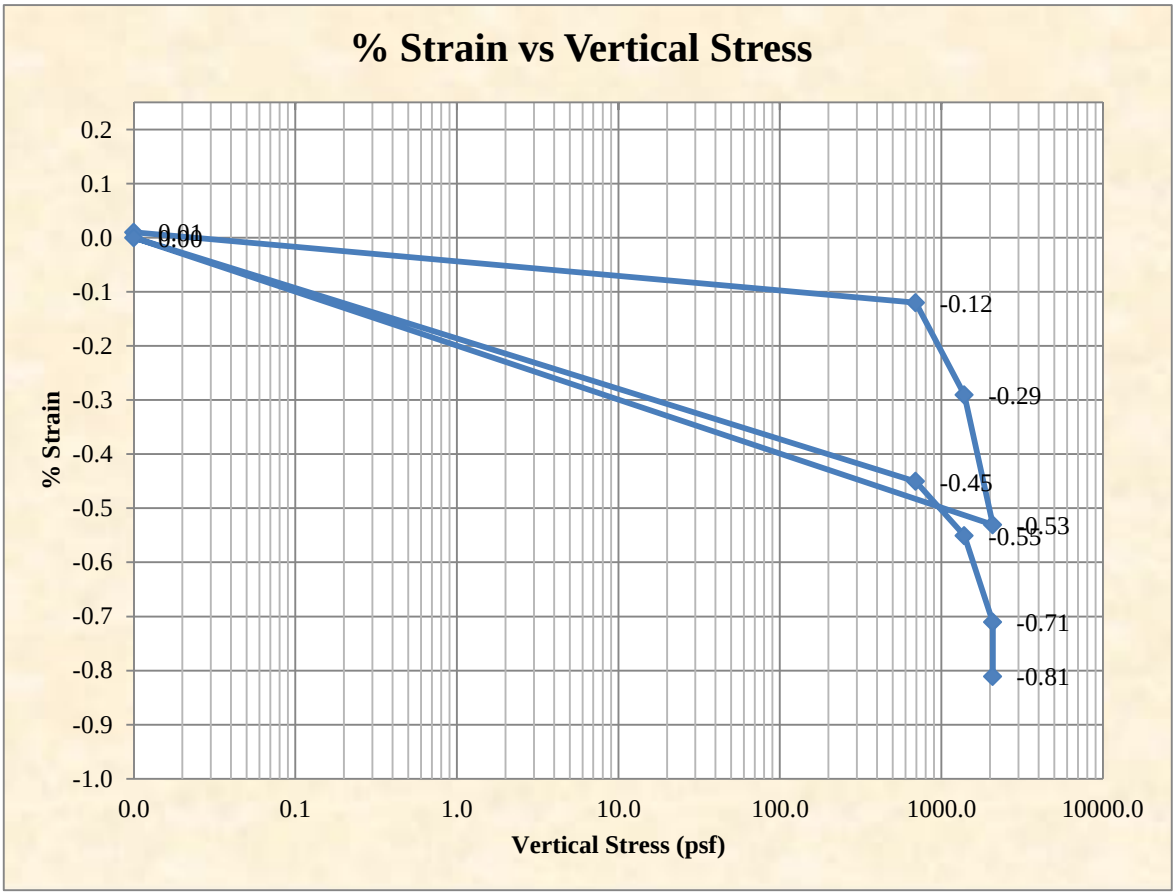
DATE: 01/29/24

ENGEO — Expect Excellence

Tested by: K. Lecce

Reviewed by: D. Bryant

ONE DIMENSIONAL SWELL/COLLAPSE POTENTIAL - METHOD 'B'
ASTM D4546-14



SAMPLE ID:	**1-B4@16**	**IN-SITU LOAD (psf):**	**2100**
SAMPLE DESCRIPTION:	**See exploration logs**	**USCS:**	**n/a**
TYPE OF WATER USED:	**Distilled**	**SOURCE OF WATER:**	**Distilled**
TRANSPORTATION METHOD:	**Insulated bucket**	**SAMPLING DATE:**	**n/a**
STORAGE ENVIRONMENT:	**Controlled**	**TEST START DATE:**	**01/22/24**
Remolded? (Y/N):	**N**	**Initial % Saturation:**	**59.46**
Number of lifts, if remolded:	**n/a**	**Final % Saturation:**	**98.01**
Specific Gravity, <#4 (Measured):	**2.770**	**Initial water content:**	**8.36**
Initial sample height (in):	**0.9990**	**Final water content:**	**13.34**
Post dry in-situ load height (in):	**0.9919**	**Post-test dry density (pcf):**	**125.49**
Final sample height (in):	**0.9909**	***Dry In-situ load % SWELL/COLLAPSE:***	***-0.71***
Initial sample mass (g):	**156.12**	***Wet In-situ load % SWELL/COLLAPSE:***	***-0.10***
Final saturated sample mass (g):	**163.30**	***Overall % SWELL/COLLAPSE:***	***-0.81***

Testing remarks: Oversize material (>#4) removed from ends. Voids filled with trimmings. Some existing sample voids.

PROJECT NAME:	**Arroyo Lago**
PROJECT NUMBER:	**9785.004.001 PH004 T001**
CLIENT:	**330 Land Company, LLC**
PROJECT LOCATION:	**Pleasanton, CA**
DATE:	**01/29/24**

ENGEO — Expect Excellence

Tested by: K. Lecce

Reviewed by: D. Bryant

MOISTURE-DENSITY DETERMINATION REPORT
ASTM D7263

SAMPLE ID	1-B1@3-3.5	1-B1@8-8.5	1-B1@10	1-B1@ 29-29.5	1-B1@ 36-36.5	1-B1@ 42.5-43	1-B2@5.5-6	1-B2@8.5-9
DEPTH (ft.)	3-3.5	8-8.5	10	29-29.5	36-36.5	42.5-43	5.5-6	8.5-9
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	14.0	14.5	11.9	15.3	16.6	12.8	14.7	9.9
DRY DENSITY (pcf)	111.6	118.0	119.6	119.5	117.8	125.1	114.1	130.8

SAMPLE ID	1-B2@11-11.5	1-B3@8.5-9	1-B3@ 26-26.5	1-B3@ 51-51.5	1-B3@ 61-61.5	1-B3@ 71-71.5	1-B3@ 81-81.5	1-B2@ 25.5-26
DEPTH (ft.)	11-11.5	8.5-9	26-26.5	51-51.5	61-61.5	71-71.5	81-81.5	25.5-26
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	13.3	14.2	15.0	16.9	14.4	13.8	11.3	11.3
DRY DENSITY (pcf)	125.7	112.8	117.8	118.2	121.4	121.2	122.0	118.8

SAMPLE ID	1-B2@ 32-32.5	1-B2@ 41-41.5	1-B2@ 56-56.5	1-B4@ 11-11.5	1-B4@ 16-16.5	1-B4@ 23-23.5	1-B4@ 50.5-51	1-B2@ 46-46.5
DEPTH (ft.)	32-32.5	41-41.5	56-56.5	11-11.5	16-16.5	23-23.5	50.5-51	46-46.5
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	15.1	11.0	15.8	13.5	16.3	18.1	14.4	13.5
DRY DENSITY (pcf)	121.0	129.3	119.1	121.7	117.5	112.1	121.9	115.6

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 1/29/2024
TESTED BY: K. Nguyen
REVIEWED BY: G. Criste

MOISTURE CONTENT REPORT
ASTM D2216

SAMPLE ID	1-B2@ 100	1-B3@ 36-36.5	1-B3@46	1-B3@ 81.5-82	1-B2@71.5	1-B4@4-4.5	1-B4@ 29-29.5	1-B4@34
DEPTH (ft.)	100	36-36.5	46	81.5-82	71.5	4-4.5	29-29.5	34
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	11.1	11.0	16.1	18.6	17.6	10.3	7.9	13.1

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 PH004 T001
PROJECT LOCATION: Alameda, CA
REPORT DATE: 1/25/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

APPENDIX C

CORROSIVITY RESULTS (CERCO ANALYTICAL, 2024)

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

22 January, 2024

Job No. 2401033
Cust. No. 10169

Mr. Justin Qiu
ENGEO Inc.
2010 Crow Canyon Place, Suite 250
San Ramon, CA 94583

Subject: Project No.: 9785.004.001
Project Name: Arroyo Lago
Corrosivity Analysis – ASTM Test Methods

Dear Mr. Qiu:

Pursuant to your request, CERCO Analytical has analyzed the soil sample submitted on January 17, 2024. Based on the analytical results, this brief corrosivity evaluation is enclosed for your consideration.

Based upon the resistivity measurement, this sample is classified as "moderately corrosive". All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion.

The chloride ion concentration is 40 mg/kg and is determined to be insufficient to attack steel embedded in a concrete mortar coating.

The sulfate ion concentration is 41 mg/kg and is determined to be insufficient to damage reinforced concrete structures and cement mortar-coated steel at this location.

The pH of the soil is 7.91, which does not present corrosion problems for buried iron, steel, mortar-coated steel and reinforced concrete structures.

The redox potential is 280-mV and is indicative of potentially "slightly corrosive" soils resulting from anaerobic soil conditions.

This corrosivity evaluation is based on general corrosion engineering standards and is non-specific in nature. For specific long-term corrosion control design recommendations or consultation, please call *JDH Corrosion Consultants, Inc. at (925) 927-6630.*

We appreciate the opportunity of working with you on this project. If you have any questions, or if you require further information, please do not hesitate to contact us.

Very truly yours,
CERCO ANALYTICAL, INC.

for

J. Darby Howard, Jr., P.E.
President

JDH/jdl
Enclosure

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

Client: ENGEO, Incorporated
Client's Project No.: 9785.004.001
Client's Project Name: Arroyo Lago
Date Sampled: 4-Jan-24
Date Received: 17-Jan-24
Matrix: Soil
Authorization: Signed Chain of Custody

Date of Report: 22-Jan-2024

Job/Sample No.	Sample I.D.	Redox (mV)	pH	Conductivity (umhos/cm)*	Resistivity (100% Saturation) (ohms-cm)	Sulfide (mg/kg)*	Chloride (mg/kg)*	Sulfate (mg/kg)*
2401033-001	1-B2 @ 3.5-4'	280	7.91	-	2,400	-	40	41

Method:	ASTM D1498	ASTM D4972	ASTM D1125M	ASTM G57	ASTM D4658M	ASTM D4327	ASTM D4327
Reporting Limit:	-	-	-	-	-	15	15
Date Analyzed:	17-Jan-2024	18-Jan-2024	-	17-Jan-2024	-	18-Jan-2024	28-Jan-2024

* Results Reported on "As Received" Basis

N.D. - None Detected

Julia Clauson
Chemist

Quality Control Summary - **All laboratory quality control parameters were found to be within established limits**

To Cerco in Concord

CHAIN OF CUSTODY RECORD 2401033

PROJECT NUMBER: 9785.004.001	PROJECT NAME: Arroyo Lago
SAMPLED BY: (SIGNATURE/PRINT) Lauren Roide	
PROJECT MANAGER: Justin Qiu	
PHONE NUMBER	775-400-7655
ROUTING: E-MAIL	lroide@engeo.com

SAMPLE NUMBER	DATE	TIME	MATRIX	NUMBER OF CONTAINERS	CONTAINER SIZE	PRESERVATIVE	Redox, pH, sulfate, resistivity (100% sat.) chloride	REMARKS / REQUIRED DETECTION LIMITS
1-B2 @3.5-4'	01/04/24		Soil	1	Liner	N/A	X	Sample with brief evaluation

	DATE/TIME		RECEIVED BY: (SIGNATURE)	RELINQUISHED BY: (SIGNATURE)	DATE/TIME	RECEIVED BY: (SIGNATURE)
Lauren Roide (lroide@engeo.com)	01/15/24	12:00 PM				
RELINQUISHED BY: (SIGNATURE)	DATE/TIME		RECEIVED BY: (SIGNATURE)	RELINQUISHED BY: (SIGNATURE)	DATE/TIME	RECEIVED BY: (SIGNATURE)
RELINQUISHED BY: (SIGNATURE)	DATE/TIME		RECEIVED FOR LABORATORY BY: (SIGNATURE)	DATE/TIME 1/17/24 1007		

ENGEO INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CALIFORNIA 94583
(925) 837-2973 FAX (888) 279-2698
WWW.ENGEO.COM

Standard 10- day turnaround

DISTRIBUTION: ORIGINAL ACCOMPANIES SHIPMENT; COPY TO PROJECT FIELD FILES

CV# 10169

APPENDIX D

PREVIOUS EXPLORATION LOGS AND LABORATORY TEST DATA (ENGEO, 2022)

TEST PIT LOG 1-TP1

Latitude: 37.46076 Longitude: -121.85692

Arroyo Lago
Pleasanton, CA
9785.004.001

Logged By: N. Inserra
Logged Date: November 17, 2022
Equipment: CASE 580N Backhoe

Depth (Feet)	Description	Depth of Test (Feet)	Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)
0 – 3	GRAVELLY LEAN CLAY (CL), light grayish brown, moist, stiff, fine to coarse gravel [Fill]	2	14	54	
3 – 10	SANDY LEAN CLAY (CL), dark brownish gray, moist, stiff, trace fine gravel [Fill]	7			13.2
	End of test pit at approximately 10 feet below ground surface. No groundwater encountered.				

TEST PIT LOG 1-TP2

Latitude: 37.68031 Longitude: -121.85590

Arroyo Lago
Pleasanton, CA
9785.004.001

Logged By: N. Inserra
Logged Date: November 17, 2022
Equipment: CASE 580N Backhoe

Depth (Feet)	Description	Depth of Test (Feet)	Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)
0 – 2	SANDY LEAN CLAY (CL), light brown, moist, soft, trace fine gravel [Fill]				
2 – 8	Becomes stiff, contains 10 – 15% dark gray fat clay inclusions [Fill]	7			12.9
8 – 10½	Becomes dark brownish gray, medium stiff, trace fine gravel [Fill]	10			14.1
	End of test pit at approximately 10½ feet below ground surface. No groundwater encountered.				

TEST PIT LOG 1-TP3

Latitude: 37.67936 Longitude: -121.85681

Arroyo Lago
Pleasanton, CA
9785.004.001

Logged By: N. Inserra
Logged Date: November 17, 2022
Equipment: CASE 580N Backhoe

Depth (Feet)	Description	Depth of Test (Feet)	Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)
0 – ½	SANDY FAT CLAY (CH), light brown, moist, soft, trace fine gravel [Fill]				
½ – 3	GRAVELLY LEAN CLAY (CL), light brown, moist, coarse angular gravel [Fill]				
3 – 5½	SANDY LEAN CLAY (CL), dark brownish gray, very stiff, trace fine gravel [Fill]	3½			9.8
5½ – 10	Becomes medium stiff	7	12		13.0
	End of test pit at approximately 10 feet below ground surface. No groundwater encountered.				

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TEST PIT LOG 1-TP4

Latitude: 37.67857 Longitude: -121.85584

Arroyo Lago
Pleasanton, CA
9785.004.001

Logged By: N. Inserra
Logged Date: November 17, 2022
Equipment: CASE 580N Backhoe

Depth (Feet)	Description	Depth of Test (Feet)	Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)
0 – 1	SANDY LEAN CLAY (CL), light brown, moist, soft, trace fine gravel [Fill]				
1 – 3½	GRAVELLY LEAN CLAY (CL), brown, moist, coarse angular gravel [Fill]				
3½ – 5½	SANDY LEAN CLAY (CH), dark brownish gray, moist, stiff, contains 5 – 10% fine subangular gravel [Fill]	4½	26		11.3
5½–10½	Becomes dark brown to dark grayish brown, decreased gravel content	7			13.9
	End of test pit at approximately 10½ feet below ground surface. No groundwater encountered.				

TEST PIT LOG 1-TP5

Latitude: 37.67694 Longitude: -121.85565

Arroyo Lago
Pleasanton, CA
9785.004.001

Logged By: N. Inserra
Logged Date: November 17, 2022
Equipment: CASE 580N Backhoe

Depth (Feet)	Description	Depth of Test (Feet)	Plasticity Index	Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)
0 – 1½	SANDY LEAN CLAY (CL), light brown, moist, soft, trace fine gravel [Fill]				
1½ – 3½	becomes brown to brownish gray, stiff	2½	18	65	8.2
3½ – 5	Becomes dark brown, contains 10 – 15% dark gray fat clay inclusions [Fill]				
5 – 8	Becomes dark grayish brown	6			9.6
8 – 10½	GRAVELLY LEAN CLAY (CL), dark grayish brown, moist, stiff, low PI, gravel is fine to coarse, subangular [Fill]	10			13.8
	End of test pit at approximately 10½ feet below ground surface. No groundwater encountered.				

Job No:	22-56-25067
Client:	ENGEO Incorporated
Project:	Arroyo Lago
Start Date:	17-Nov-2022
End Date:	18-Nov-2022

CONE PENETRATION TEST SUMMARY

Sounding ID	File Name	Date	Cone	Cone Area (cm^2)	Assumed Phreatic Surface[1] (ft)	Final Depth (ft)	Northing[2]	Easting[2]	Elevation[3] (ft)	Refer to Notation Number
1-CPT1	22-56-25067_CP01	18-Nov-2022	EC811:T1500F15U35	15	100.0	98.02	4170948	600771	366	4
1-CPT2	22-56-25067_CP02	18-Nov-2022	EC811:T1500F15U35	15	45.2	163.14	4171027	600900	364	
1-CPT3	22-56-25067_CP03	17-Nov-2022	EC811:T1500F15U35	15	100.0	130.91	4170862	600890	363	4
1-SCPT4	22-56-25067_SP04	17-Nov-2022	EC811:T1500F15U35	15	103.0	131.64	4170732	600851	358	
1-CPT5	22-56-25067_CP05	17-Nov-2022	EC811:T1500F15U35	15	70.0	89.73	4170569	600934	361	4

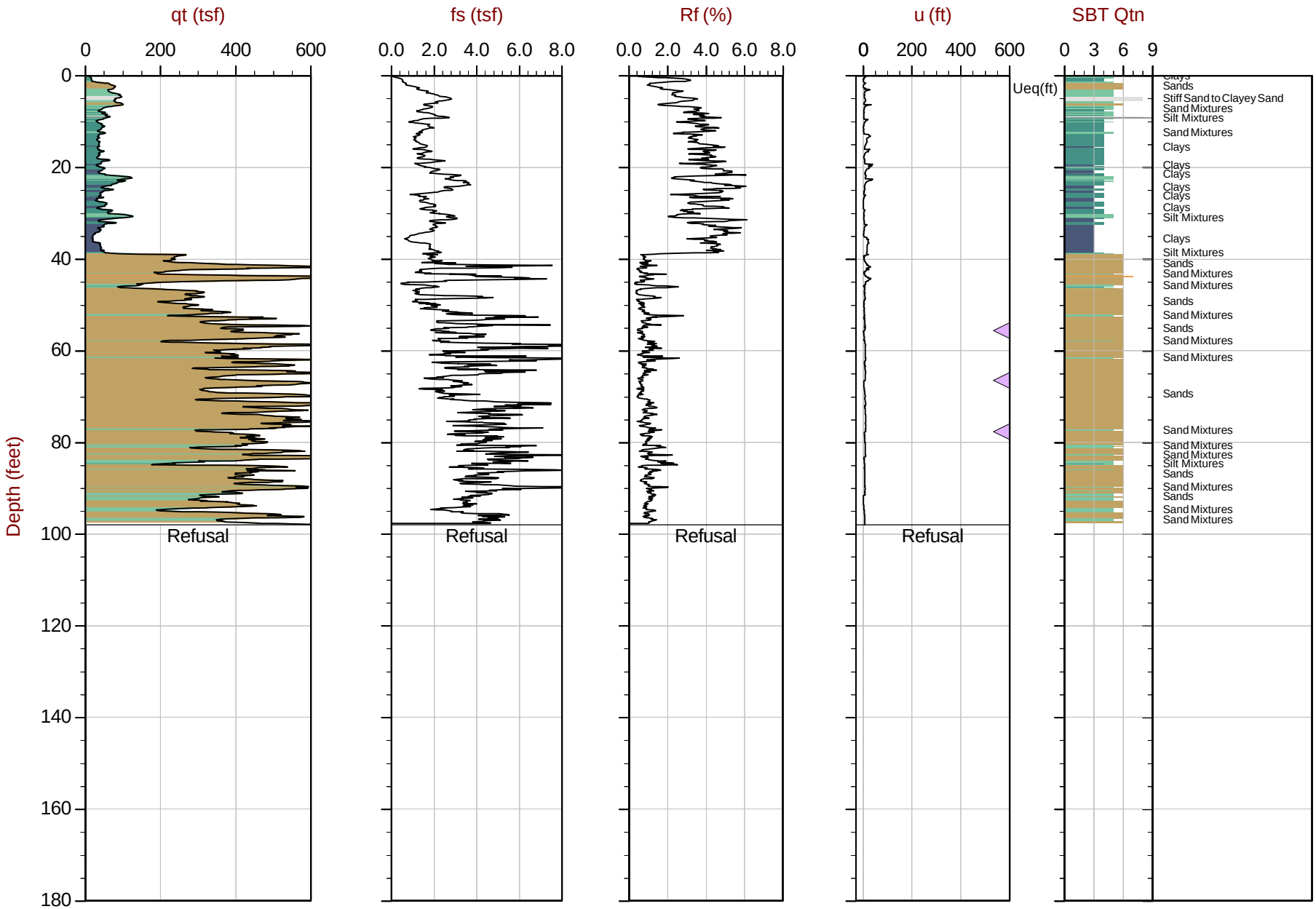
1. The assumed phreatic surface was based off the shallowest pore pressure dissipation tests performed within or nearest the sounding. Hydrostatic conditions were assumed for the calculated parameters.
2. The coordinates were collected using consumer grade GPS equipment. EPSG number: 32610 (WGS84 / UTM Zone 10S).
3. Elevations are referenced to the ground surface and were acquired from the Google Earth Elevation for the recorded coordinates.
4. The phreatic surface is based on the pore pressure dissipation test to not reach equilibrium in the sounding, and dynamic pore pressure.

CONETEC

ENGEO

Job No: 22-56-25067
Date: 2022-11-18 07:25
Site: Arroyo Lago

Sounding: 1-CPT1
Cone: 811:T1500F15U35



Max Depth: 29.875 m / 98.01 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-25067_CP01.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 10S N: 4170948m E: 600771m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

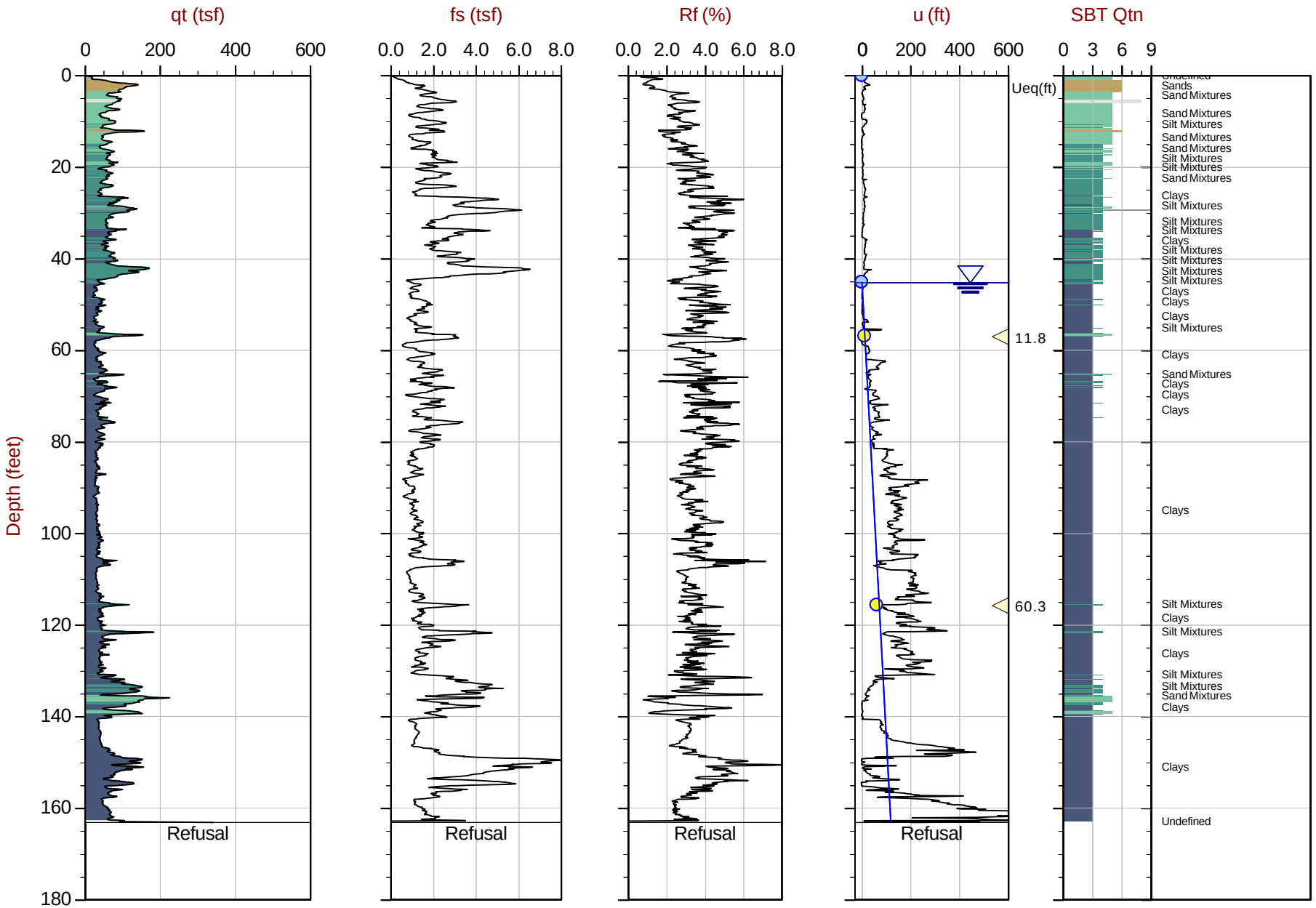
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

ENGEO

Job No: 22-56-25067
Date: 2022-11-18 09:12
Site: Arroyo Lago

Sounding: 1-CPT2
Cone: 811:T1500F15U35



Max Depth: 49.725 m / 163.14 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-25067_CP02.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 10S N: 4171027m E: 600900m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

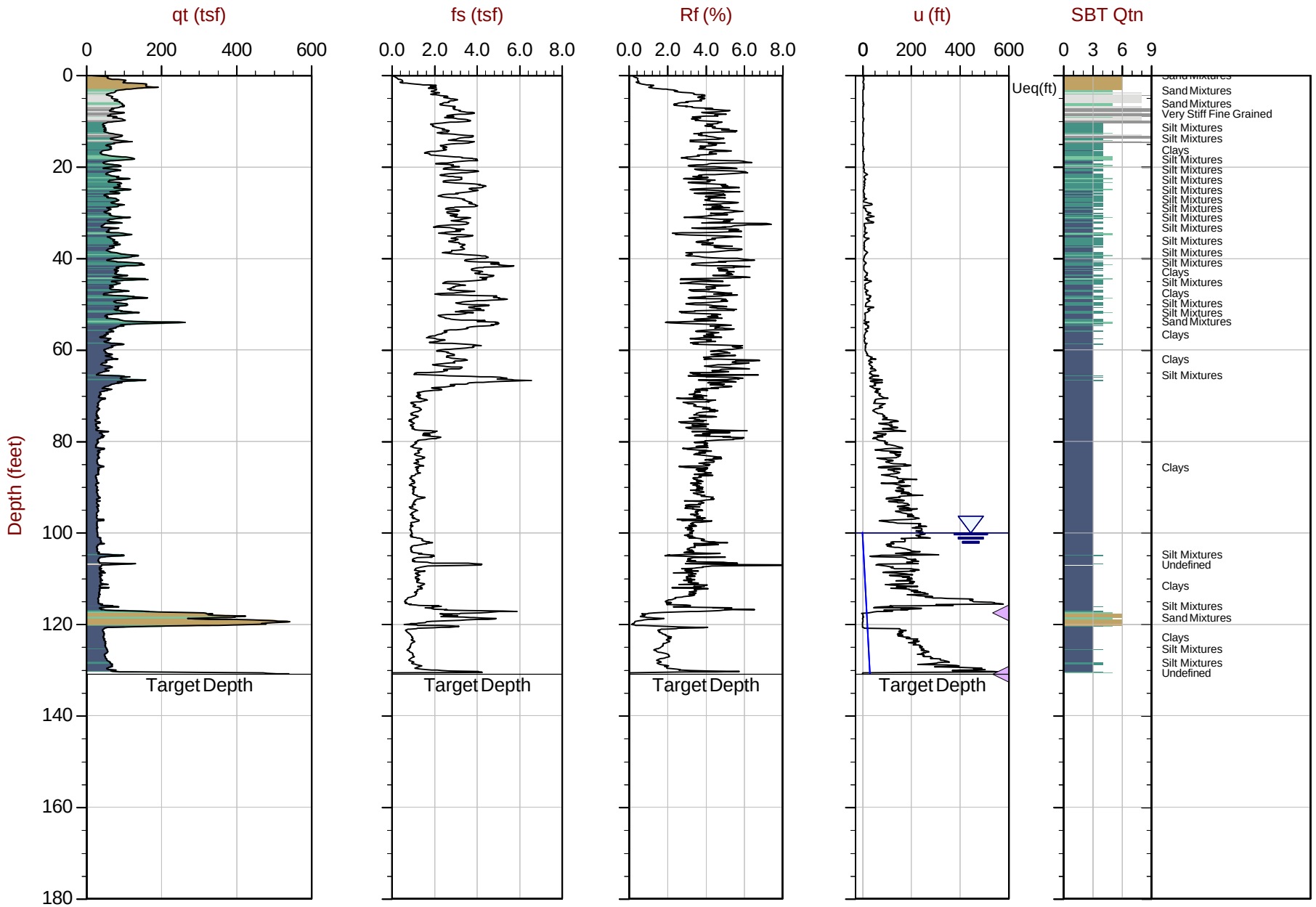
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

ENGEO

Job No: 22-56-25067
Date: 2022-11-17 09:55
Site: Arroyo Lago

Sounding: 1-CPT3
Cone: 811:T1500F15U35



Max Depth: 39.900 m / 130.90 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-25067_CP03.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 10S N: 4170862m E: 600890m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

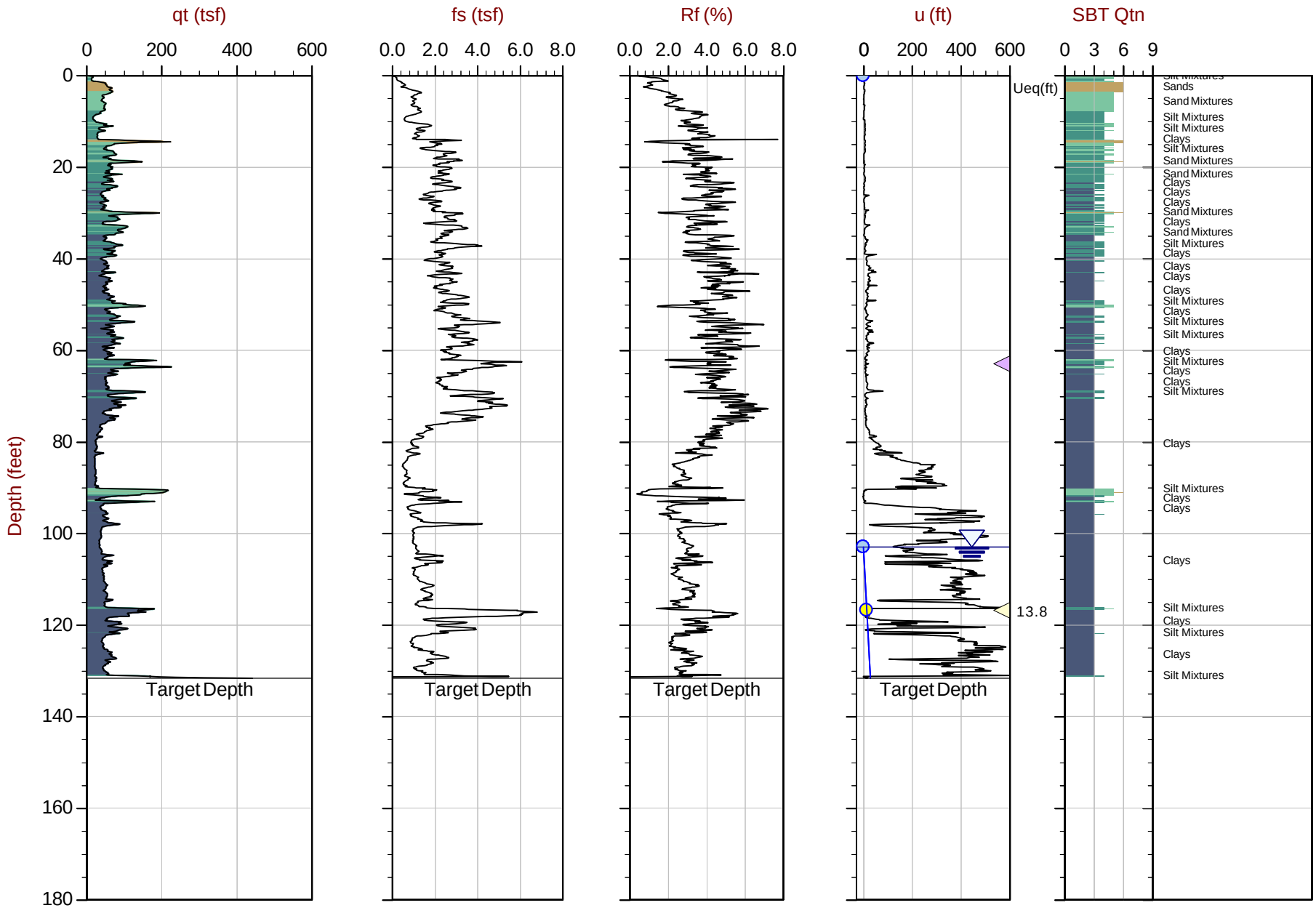
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

ENGEO

Job No: 22-56-25067
Date: 2022-11-17 12:22
Site: Arroyo Lago

Sounding: 1-SCPT4
Cone: 811:T1500F15U35



Max Depth: 40.125 m / 131.64 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-25067_SP04.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 10S N: 4170732m E: 600851m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

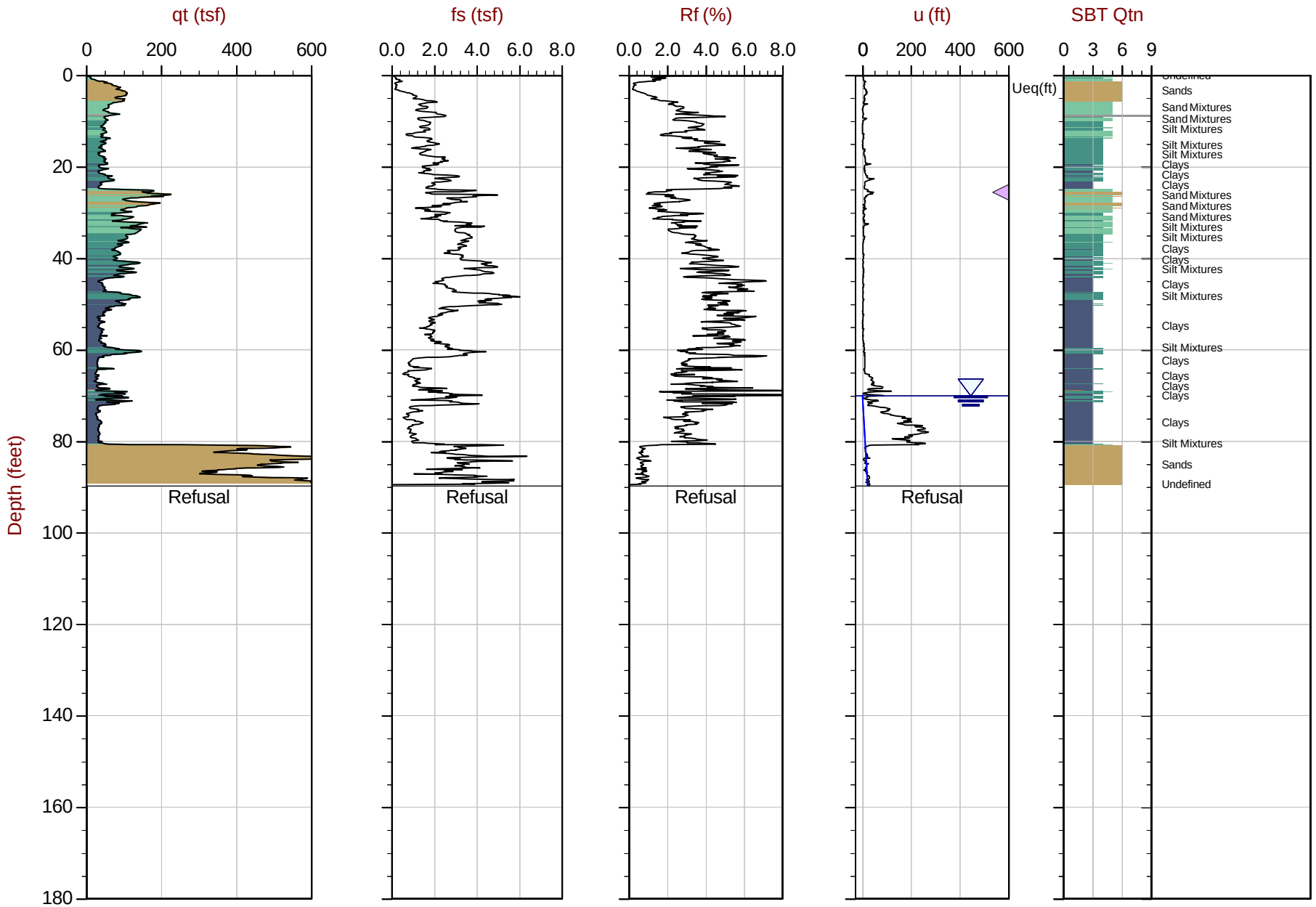
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

ENGEO

Job No: 22-56-25067
Date: 2022-11-17 08:03
Site: Arroyo Lago

Sounding: 1-CPT5
Cone: 811:T1500F15U35



Max Depth: 27.350 m / 89.73 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

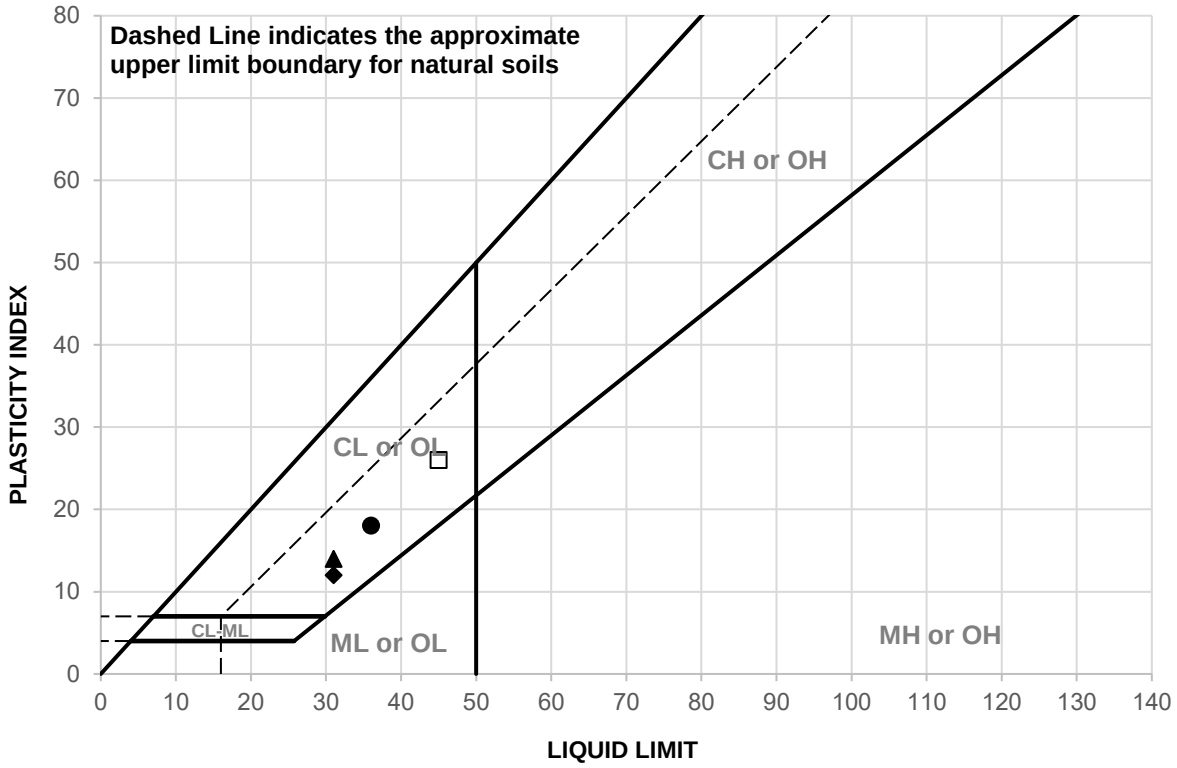
File: 22-56-25067_CP05.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 10S N: 4170569m E: 600934m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

LIQUID AND PLASTIC LIMITS TEST REPORT
ASTM D4318



	SAMPLE ID	DEPTH (ft)	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-TP1@2	2	See Test Pit Logs	31	17	14
◆	1-TP3@7	7	See Test Pit Logs	31	19	12
□	1-TP4@4.5	4.5	See Test Pit Logs	45	19	26
●	1-TP5@2.5	2.5	See Test Pit Logs	36	18	18

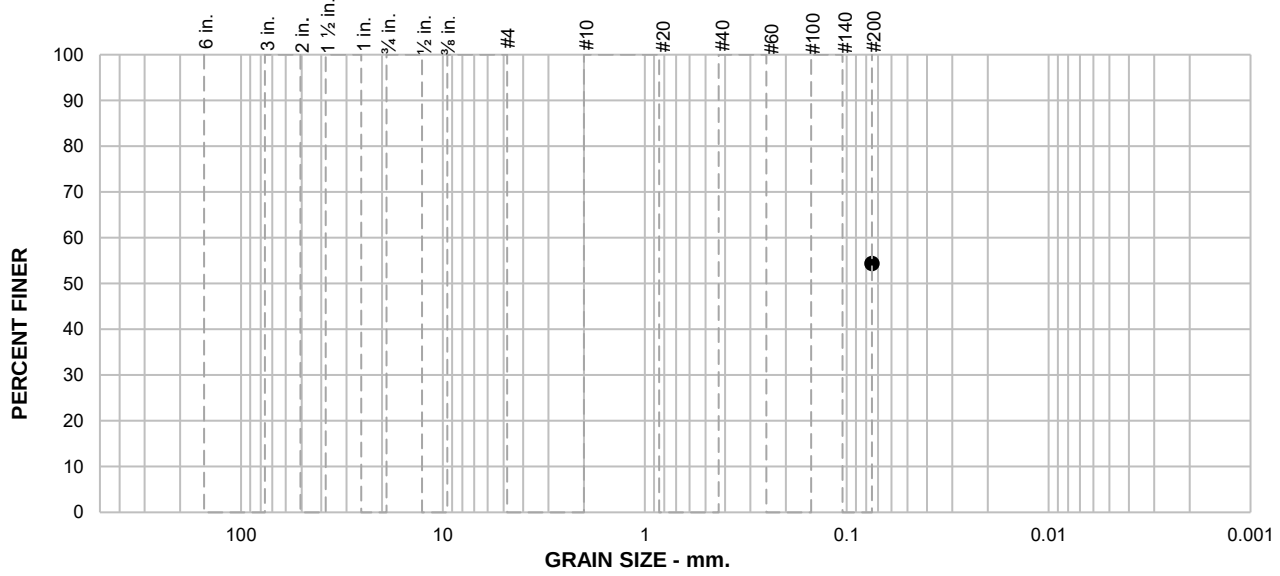
	SAMPLE ID	TEST METHOD	REMARKS
▲	1-TP1@2	PI: ASTM D4318, Wet Method	
◆	1-TP3@7	PI: ASTM D4318, Wet Method	
□	1-TP4@4.5	PI: ASTM D4318, Wet Method	
●	1-TP5@2.5	PI: ASTM D4318, Wet Method	

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001 -P:002
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 12/6/2022
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-TP1

DEPTH (ft): 2

LOCATION: n/a

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						54.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	54.4		

SOIL DESCRIPTION

See Test Pit Logs

ATTERBERG LIMITS

PL = 17 LL = 31 PI = 14

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

USCS: ASTM D2488

Soak time = 180 min
Dry sample weight = 570.09 g
Largest particle size ≥ No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 9785.004.001 -P:002

PROJECT LOCATION: Pleasanton, CA

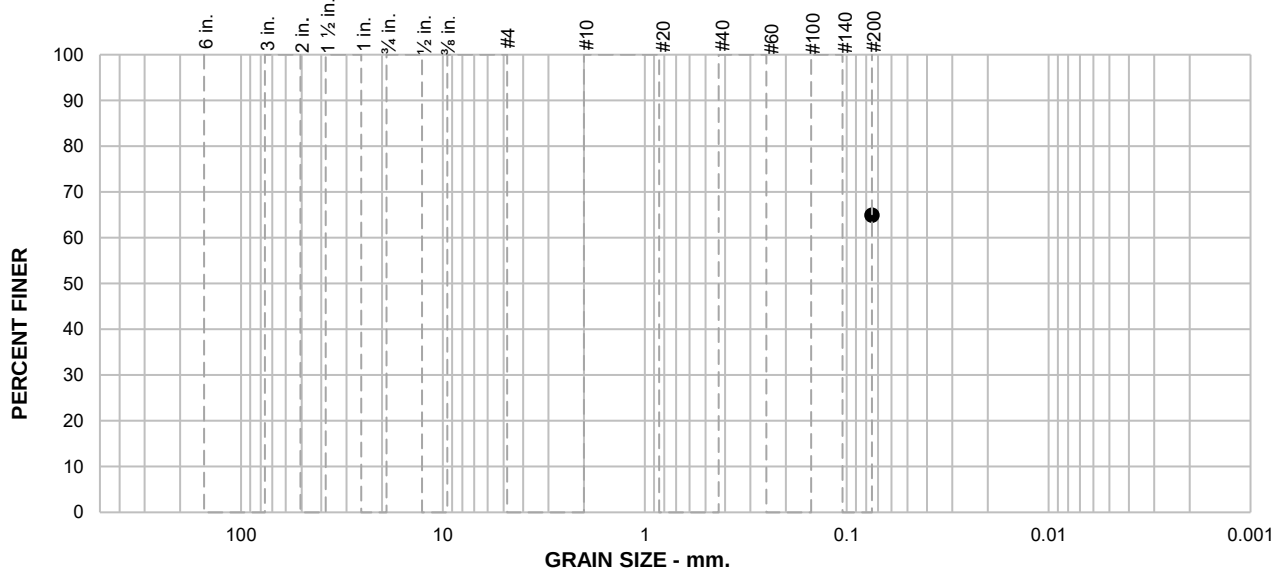
REPORT DATE: 12/6/2022

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-TP5

DEPTH (ft): 2.5

LOCATION: n/a

% +75mm	% GRAVEL		% SAND			% FINES	
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY
						64.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#200	64.9		

SOIL DESCRIPTION

See Test Pit Logs

ATTERBERG LIMITS

PL = 18 LL = 36 PI = 18

COEFFICIENTS

D_{90} = D_{85} = D_{60} =
D_{50} = D_{30} = D_{15} =
D_{10} = C_u = C_c =

CLASSIFICATION

USCS =

REMARKS

USCS: ASTM D2488

Soak time = 180 min
Dry sample weight = 643.2 g
Largest particle size ≥ No. 4 Sieve

* (no specification provided)

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC

PROJECT NAME: Arroyo Lago

PROJECT NO: 009785.004.001 -P:002

PROJECT LOCATION: Pleasanton, CA

REPORT DATE: 12/6/2022

TESTED BY: Y. Cabrales

REVIEWED BY: G. Criste

MOISTURE CONTENT REPORT
ASTM D2216

SAMPLE ID	1- TP1	1-TP2	1-TP2	1-TP3	1-TP3	1-TP4	1-TP4	1-TP5
DEPTH (ft.)	7	7	10	3.5	7	4.5	7	6
METHOD A OR B	B	B	B	B	B	B	B	B
MOISTURE CONTENT (%)	13.2	12.9	14.1	9.8	13.0	11.3	13.9	9.6

SAMPLE ID	1-TP5	1-TP5						
DEPTH (ft.)	10	2.5						
METHOD A OR B	B	B						
MOISTURE CONTENT (%)	13.8	8.2						

ENGEO
Expect Excellence

CLIENT: 330 Land Company, LLC
PROJECT NAME: Arroyo Lago
PROJECT NO: 9785.004.001-P:002
PROJECT LOCATION: Pleasanton, CA
REPORT DATE: 12/6/2022
TESTED BY: Y. Cabrales
REVIEWED BY: G. Criste

APPENDIX E

HISTORICAL EXPLORATION AND LABORATORY TEST DATA (TREADWELL & ROLLO, 2006 and 2009)

PROJECT: **PLEASANTON LAND DEVELOPMENT**
Pleasanton, California

Log of Boring TR-9

Boring location: See Site Plan, Figure 2
Logged by: A. Scavullo
Date started: 10/4/06 Date finished: 10/4/06
Drilling method: Hollow Stem
Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole
Sampler: Sprague & Henwood (S&H)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: 371.4 feet[1]						
1						SANDY CLAY with GRAVEL (CL) yellow-brown, very stiff, dry						
2												
3	S&H			15		LL = 30, PI = 10, see Figure C-2						
4												
5												
6	S&H			24	CL							
7												
8												
9	S&H			18								
10												
11												
12						SANDY CLAY (CL) olive with yellow-brown mottling, very stiff, moist, trace organics						
13												
14	S&H			21						76.9	10.7	103
15						FILL						
16												
17												
18												
19	S&H			24		trace coarse, rounded gravel						
20					CL							
21												
22												
23												
24	S&H			20		brown with dark brown mottling, trace fine gravel						
25												
26												
27												
28												
29	S&H			26		olive with olive-gray mottling, trace fine gravel						
30												

Treadwell&Rollo

Project No.: 4490.02 Figure: A-9a

PROJECT: **PLEASANTON LAND DEVELOPMENT**
Pleasanton, California

Log of Boring TR-9

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	TEST DATA: Type of Strength Test	TEST DATA: Confining Pressure Lbs/Sq Ft	TEST DATA: Shear Strength Lbs/Sq Ft	TEST DATA: Fines %	TEST DATA: Natural Moisture Content, %	TEST DATA: Dry Density Lbs/Cu Ft
31						SANDY CLAY (CL) (continued)						
32												
33												
34												
35												
36												
37												
38												
39	S&H			25								
40												
41												
42												
43					CL	coarse, rounded gravels at 43 feet						
44												
45												
46												
47												
48												
49	S&H			22								
50												
51												
52												
53												
54												
55												
56												
57						SANDY CLAY (CL)						
58					CL	olive with olive-gray mottling, hard, moist, trace gravel						
59	S&H			34						78.6	15.2	119
60												

FILL

Treadwell&Rollo

Project No.: 4490.02 | Figure: A-9b

PLEASANTON BORING 449001CHANGED TO-02.GPJ TR.GDT 3/17/09

PROJECT: **PLEASANTON LAND DEVELOPMENT**
Pleasanton, California

Log of Boring TR-9

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	TEST DATA: Type of Strength Test	TEST DATA: Confining Pressure Lbs/Sq Ft	TEST DATA: Shear Strength Lbs/Sq Ft	TEST DATA: Fines %	TEST DATA: Natural Moisture Content, %	TEST DATA: Dry Density Lbs/Cu Ft
61					CL	SANDY CLAY (CL) (continued)						
62												
63												
64												
65												
66												
67												
68						CLAY with SAND (CL) olive with olive-gray mottling, hard, moist, trace fine and coarse gravel						
69	S&H			38								
70												
71												
72												
73												
74												
75						FILL						
76												
77					CL							
78												
79	S&H			20		very stiff, increased sand content						
80												
81												
82												
83												
84												
85												
86												
87						SANDY CLAY (CL) olive with olive-gray mottling, very stiff, moist						
88					CL							
89	S&H			15								
90												

Treadwell&Rollo

Project No.: 4490.02 | Figure: A-9c

PLEASANTON BORING 449001CHANGED TO-02.GPJ TR.GDT 3/17/09

PROJECT: **PLEASANTON LAND DEVELOPMENT**
Pleasanton, California

Log of Boring TR-9

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	TEST DATA: Type of Strength Test	TEST DATA: Confining Pressure Lbs/Sq Ft	TEST DATA: Shear Strength Lbs/Sq Ft	TEST DATA: Fines %	TEST DATA: Natural Moisture Content, %	TEST DATA: Dry Density Lbs/Cu Ft
91						SANDY CLAY (CL) (continued)						
92												
93												
94												
95					CL	FILL						
96												
97												
98												
99	S&H			17								
100												
101												
102												
103												
104												
105												
106												
107												
108												
109												
110												
111												
112												
113												
114												
115												
116												
117												
118												
119												
120												

Boring terminated at a depth of 100 feet bgs.
Boring backfilled with cement grout.
Groundwater not encountered at time of drilling.

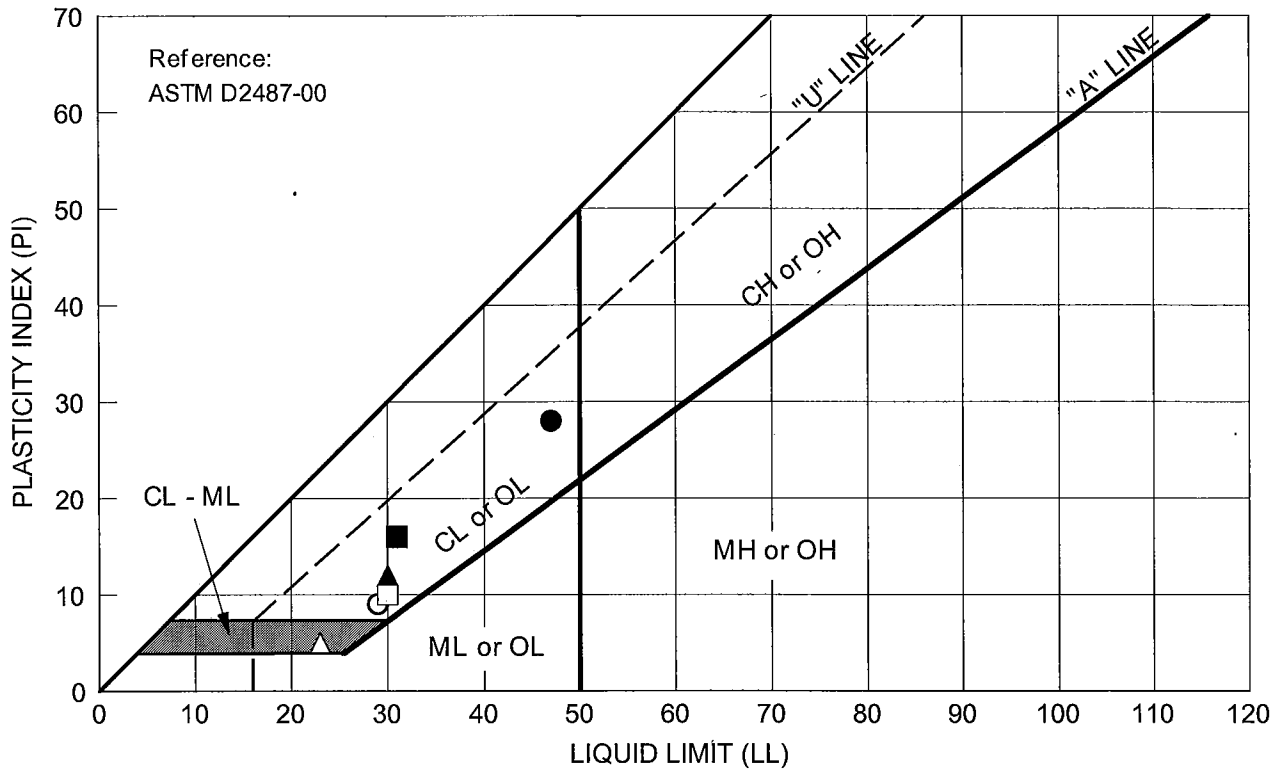
[1] Elevation based on City of Livermore datum.

Treadwell&Rollo

Project No.: 4490.02

Figure: A-9d

PLEASANTON BORING 449001CHANGED TO-02.GPJ TR.GDT 3/17/09



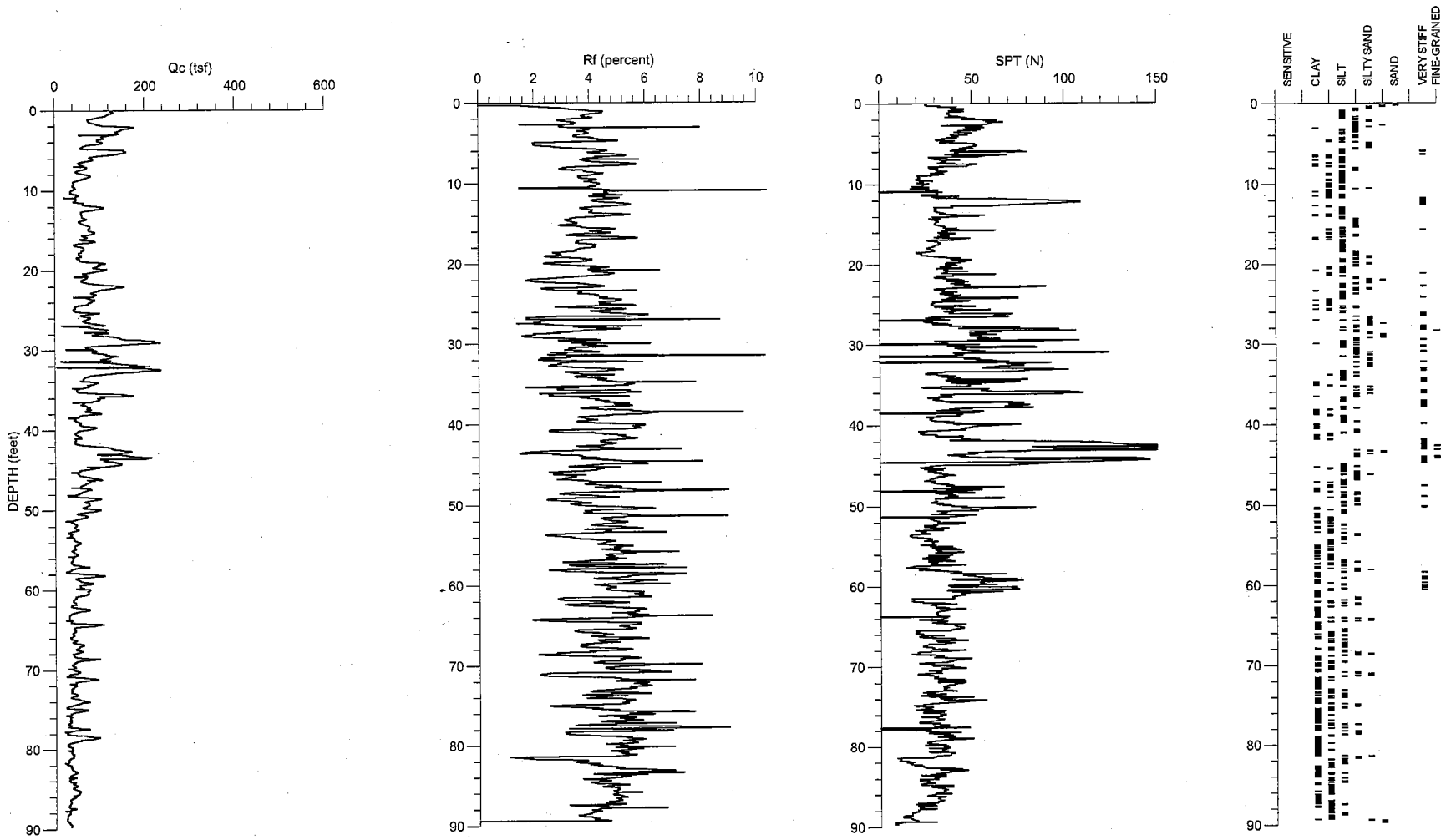
Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	TR-7 at 2 feet	CLAYEY SAND with GRAVEL (SC), yellow-brown	6.0	47	28	35.5
▲	TR-8 at 2.5 feet	CLAYEY SAND with GRAVEL (SC), olive with olive-gray mottling	2.4	30	12	---
■	TR-8 at 14.5 feet	CLAYEY SAND with GRAVEL (SC), gray-brown and dark brown	6.9	31	16	33.9
○	TR-8 at 49.5 feet	SANDY CLAY (CL), dark brown	15.9	29	9	73.6
△	TR-8 at 89.5 feet	CLAYEY SILTY SAND with GRAVEL (SC-SM), olive-brown	12.4	23	5	45.9
□	TR-9 at 2.5 feet	SANDY CLAY with GRAVEL (CL), yellow-brown	19.9	30	10	---

LEGACY PARTNERS
PLEASANTON LAND DEVELOPMENT
Pleasanton, California

PLASTICITY CHART

Treadwell&Rollo

Date 01/25/07 | Project No. 4490.02 | Figure C-2



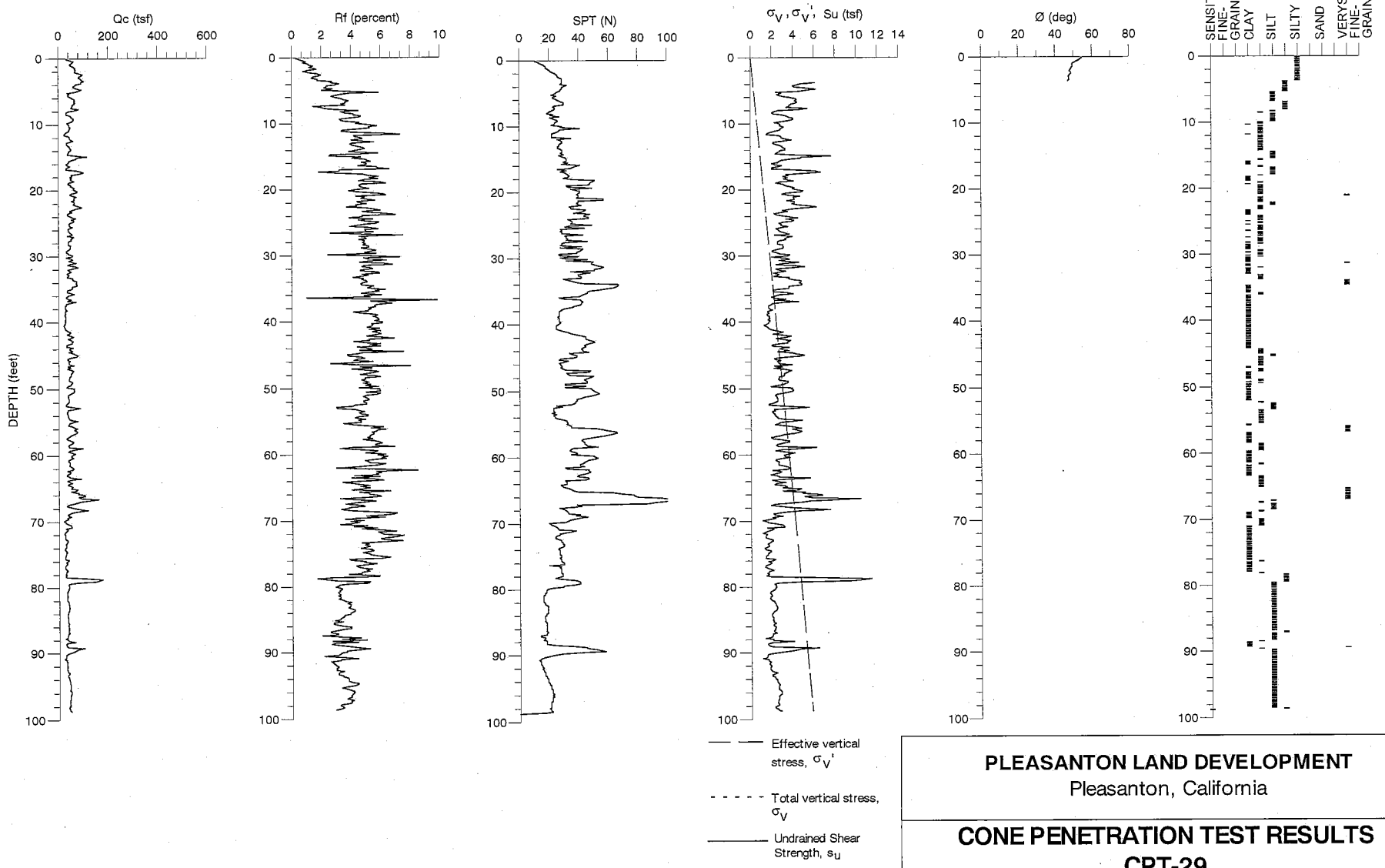
Terminated at 89.7 feet.
Groundwater level not measured.
Date performed: 10/12/06.
Ground surface elevation: 360.5 feet, City of Livermore.

PLEASANTON LAND DEVELOPMENT
Pleasanton, California

CONE PENETRATION TEST RESULTS
CPT-9

Date 01/29/09	Project No. 4490.02	Figure B-9

Treadwell&Rollo



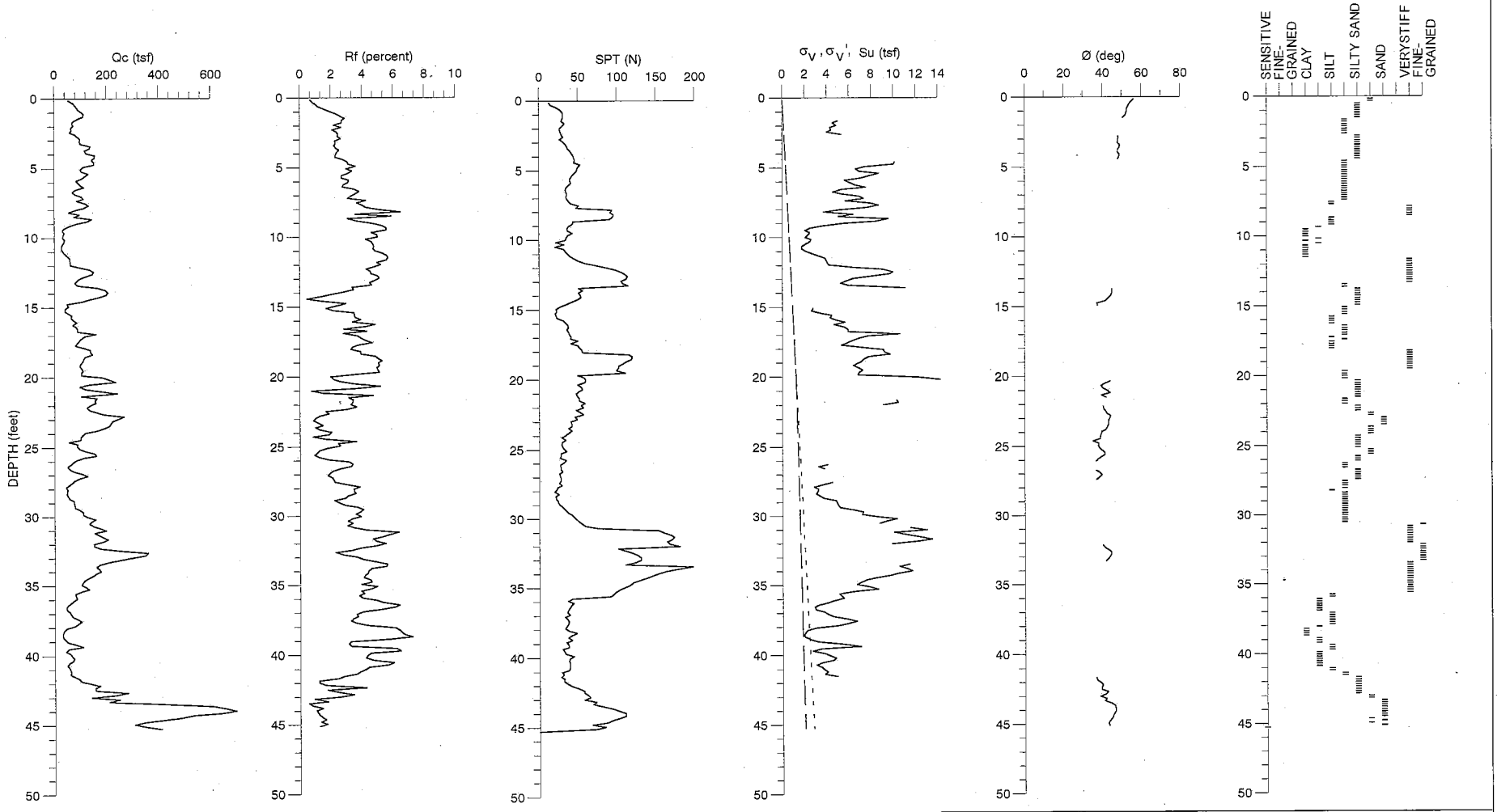
Terminated at 98.8 feet.
Groundwater not measured.
Date performed: 10/28/08.
Approximate Ground Surface Elevation: 357.7 feet, datum: NGVD 1929.

PLEASANTON LAND DEVELOPMENT
Pleasanton, California

CONE PENETRATION TEST RESULTS
CPT-29

Date 03/16/09	Project No. 4490.02	Figure B-29

Treadwell&Rollo



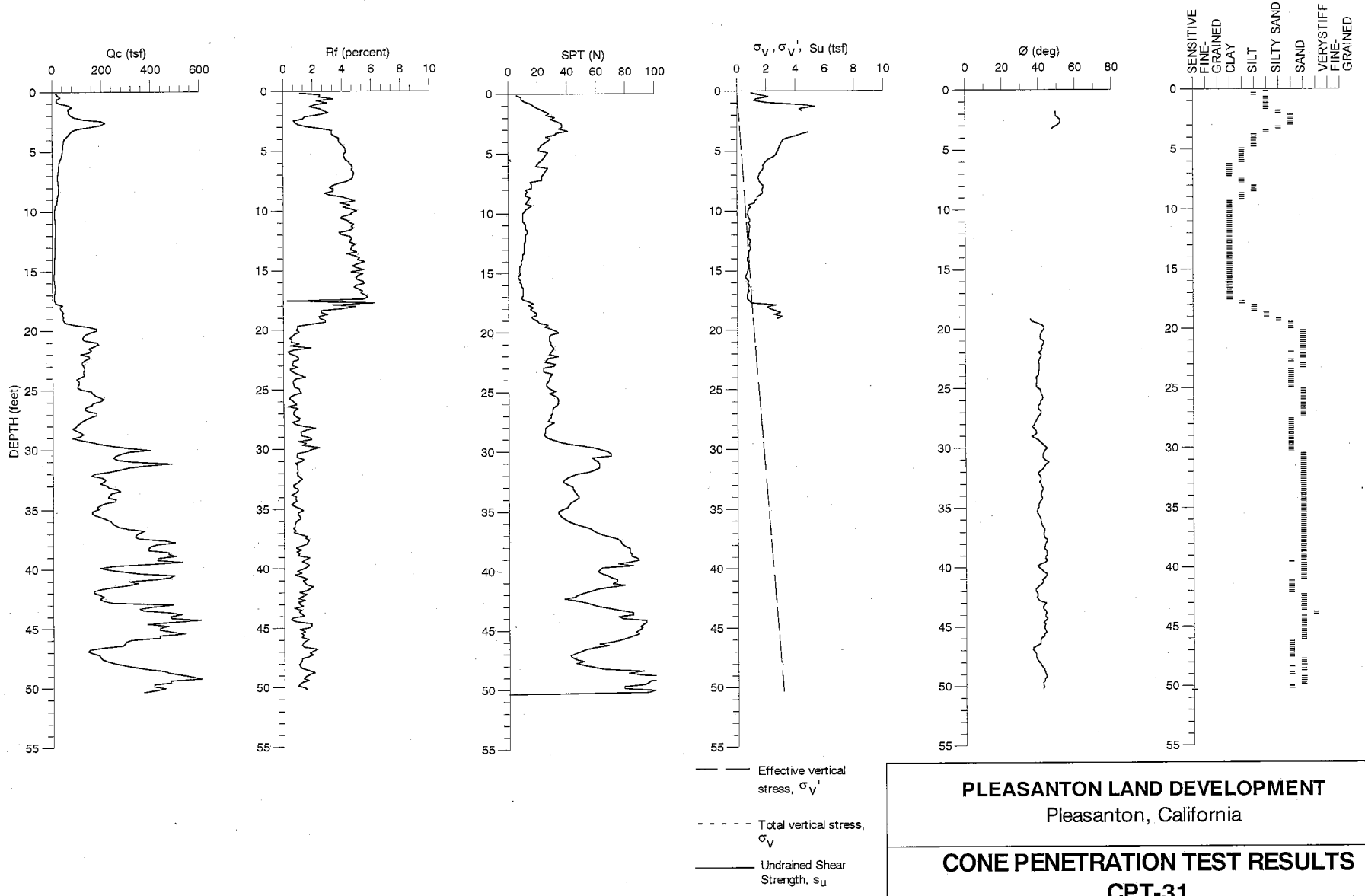
Terminated at 45.3 feet.
Assumed groundwater depth: 20.0 feet.
Date performed: 10/28/08.
Approximate Ground Surface Elevation: 360.6 feet, datum: NGVD 1929.

PLEASANTON LAND DEVELOPMENT
Pleasanton, California

CONE PENETRATION TEST RESULTS
CPT-30

Date 03/16/09	Project No. 4490.02	Figure B-30

Treadwell&Rollo



Terminated at 50.4 feet.
Groundwater not measured.
Date performed: 10/28/08.
Approximate Ground Surface Elevation: 362.7 feet, datum: NGVD 1929.

PLEASANTON LAND DEVELOPMENT
Pleasanton, California

CONE PENETRATION TEST RESULTS
CPT-31

Date 03/16/09	Project No. 4490.02	Figure B-31

Treadwell&Rollo

ENGEO
Expect Excellence

Project No.
9785.004.001

October 31, 2025

Mr. Steve Reilly
330 Land Company, LLC
16381 Scientific Way
Irvine, CA 92618

Subject: Arroyo Lago
Unincorporated Alameda County, California

RESPONSE TO CITY REVIEW COMMENTS

References:

1. ENGEO. 2024. Design-Level Geotechnical Exploration, Arroyo Lago, Unincorporated Alameda County, California. April 16, 2024, Revised October 31, 2025. Project No. 9785.004.001.
2. BSK Associates. 2025. Revised Geotechnical Peer Review, Arroyo Lago Annexation/Planned Unit Development, Pleasanton, California. October 9, 2025. Project No. G25000701.

Dear Mr. Reilly:

As requested, this letter contains our responses to the geotechnical peer review comments by BSK Associates (BSK) on behalf of City of Pleasanton. The BSK comments were presented in the letter dated October 9, 2025 (Reference 2). The geotechnical report (Reference 1) has been revised appropriately in response to the review comments by BSK.

The review comments by BSK are presented below in *italics*, followed by our responses.

BSK Comment 1 – Geotechnical Report, Letter of Transmittal

The letter of transmittal states that one of the main geotechnical concerns is relatively shallow groundwater. We believe this may be in error based on the information provided in Section 2.6 (Groundwater Conditions) of the geotechnical report. Consideration should be given to revising this statement for clarity.

ENGEO Response to Comment 1

No exceptions taken; shallow groundwater is not a geotechnical concern for this site. The geotechnical report has been revised accordingly.

BSK Comment 2 – Geotechnical Report, Section 1.3, Project Description

The cut and fill amounts should be updated to reflect the Vesting Tentative Map dated July 2025 if appropriate. In addition, the reference to 7½ feet of fill does not match the 6 feet of fill mentioned in Section 3.4, Compressible Soil. The fill amounts should be revisited for consistency.

ENGEO Response to Comment 2

No exceptions taken; the geotechnical report has been revised to reflect the latest Vesting Tentative Map dated July 2025. References to CBG's old 2022 Vesting Tentative Map have also been replaced with the Vesting Tentative Map dated July 2025.

BSK Comment 3 – Geotechnical Report, Section 2.5, Subsurface Conditions

This section references up to 70 feet of fill in the Busch Pit, whereas Figures 2A, 2B and 2C indicate 80.5 feet of undocumented fill. We believe the reference to 70 feet may be in error and should be revised for accuracy.

ENGEO Response to Comment 3

The "Filling of Busch Pit" geotechnical letter prepared by Haley & Aldrich dated December 18, 2013, states that "the surface elevation of Busch Pit varied from approximately 50 feet deep at the southern end to 70 feet deep at the northern end." In contrast, 1-CPT5 from our geotechnical report shows material interpreted as fill extending up to 80½ feet below the ground surface and is outside the Busch Pit area. Both values are accurate to their respective areas.

BSK Comment 4 – Geotechnical Report, Section 2.5.1, Existing Fill

This section refers to the clayey fill at the site having a low to medium plasticity with a plasticity index ranging from 9 to 21. The remainder of the geotechnical report references low to high plasticity. Also, there is a plasticity index as high as 32 reported at a depth of about 13 feet below ground surface (bgs) in boring 1-B3. This discussion should be revised for consistency.

ENGEO Response to Comment 4

This section has been revised to clarify that the clayey fill at the site has a low to high plasticity with a plasticity index ranging from 9 to 32.

BSK Comment 5 – Geotechnical Report, Section 2.5.2, Engineered Fill (Busch Pit)

This section indicates that no moisture content specification was recommended by Haley & Adrich for the soil placement at Busch Pit. The 2013 Haley & Aldrich letter recommended "at or near optimum" moisture content for engineered fill placed in the pit. This discussion should be revisited for accuracy.

ENGEO Response to Comment 5

It is our opinion that a moisture content specification was not recommended by Haley & Aldrich; the 2013 Haley & Aldrich letter states "the fill was moisture-conditioned, as needed, to a point at or near its optimum moisture content." The letter subsequently states that Haley & Aldrich personnel used the nuclear gauge to verify the compaction for each lift; there is no mention of using the nuclear gauge to verify the moisture content of each lift.

The 2019 Haley & Aldrich reports for fill placement within the Busch Pit area present similar language to the 2013 report. These reports contain several passed tests where the field moisture content is lower than the optimum moisture content of the material being tested. Therefore, it is our opinion that the fill within Busch Pit was not placed with a moisture-content specification recommended by Haley & Aldrich.

BSK Comment 6 – Geotechnical Report, Section 3.3, Seismic Hazards

ENGEO should discuss the potential for densification due to earthquake shaking, which is commonly known as dynamic compaction or seismic settlement of non-saturated sand.

ENGEO Response to Comment 6

Given the fine-grained soil stratigraphy, it is our opinion that the potential for dynamic sand densification at this site is low.

BSK Comment 7 – Geotechnical Report, Section 3.3.3, Liquefaction

a. *ENGEO should present the results of their liquefaction of the borings in an appendix to the geotechnical report.*
b. *ENGEO should also perform liquefaction analysis based on 1-CPT-1 through 1-CPT-5 and update their discussion of liquefaction assessment as appropriate. The results of the CPT analysis should also be presented in an appendix to the geotechnical report.*

ENGEO Response to Comment 7

As discussed in Section 3.3.3, based on the soil type and the depth to hydrostatic groundwater, the material is not susceptible to liquefaction triggering. The boring analysis was performed to corroborate these findings.

BSK Comment 8 – Geotechnical Report, Section 3.4, Compressible Soil

This section references a different fill amount and a different set of civil plans than Section 1.3, Project Description, of the geotechnical report. This section and Section 1.3 should be revised to provide consistent information and to reference the Vesting Tentative Map dated July 2025 if appropriate.

ENGEO Response to Comment 8

No exceptions taken. The geotechnical report has been revised accordingly.

BSK Comment 9 – Geotechnical Report, Section 3.5, Differential Fill

ENGEO should also include discussion about the emergency swale because it is as deep as 5 feet bgs in some areas and will therefore result in differential fill depths across some residential lots.

ENGEO Response to Comment 9

No exceptions taken. Section 3.5.2 has been added to discuss the impacts of differential fill within the emergency swale area.

BSK Comment 10 – Geotechnical Report, Section 3.6, Corrosion Potential

Because only one corrosion test was performed for such a large project site, we suggest that in addition to recommending that a corrosion consultant be retained, consideration be given to recommending additional corrosivity testing.

ENGEO Response to Comment 10

We anticipate the majority of utilities will be in engineered fill. Engineered fill brought on site to raise site grades will be screened during grading for corrosivity.

BSK Comment 11 – Geotechnical Report, Section 5.0, Earthquake Recommendations

a. *ENGEO should also discuss the backfill of the emergency swale in this section. As noted in Comment #9 above, the emergency swale is as deep as 5 feet bgs in some areas and will therefore result in differential fill depths across some residential lots.*
b. *It appears that earthwork recommendations for "structural areas" may be missing from the geotechnical report as it is mentioned in this section but not referenced again in the remainder of the geotechnical report.*

ENGEO Response to Comment 11

a. Section 5.3.2 has been added to discuss differential fill thickness considerations for lots located within the emergency swale area and in other areas of the site.
b. The reference to "structural areas" has been removed from Section 5.0.

BSK Comment 12 – Geotechnical Report, Section 5.2, Surcharge Program

ENGEO should mention the emergency swale because it is as deep as 5 feet bgs in some areas and will therefore result in differential fill depths across residential lots.

ENGEO Response to Comment 12

Fills ranging from 3 to 7 feet will be placed to reach pad grades in the lots the emergency swale passes through. Surcharge heights in these areas should be selected in Tables 5.2-1 and 5.2-2 by using an average of the total civil fill placed in the area. Additional discussion has been added to clarify surcharge height selection.

BSK Comment 13 – Geotechnical Report, Section 5.3, Differential Fill Slope Mitigation

ENGEO should reference Figure 2C to clarify where this condition exists.

ENGEO Response to Comment 13

Figure 2C is now referenced in this section.

BSK Comment 14 – Geotechnical Report, Section 5.3.1, Option 1: Subexcavation and Recompaction

ENGEO should state how much differential settlement is estimated to remain after this overexcavation.

ENGEO Response to Comment 14

Following subexcavation and recompaction, we estimate differential fill settlement to be less than ½ inch over a span of 50 feet. The geotechnical report has been revised to include a discussion on differential settlement.

BSK Comment 15 – Geotechnical Report, Section 5.4.1, On-Site Existing Fill

Because particles up to 8 inches in diameter are allowed for on-site existing fill, consideration should be given to providing recommendations for avoiding nesting (i.e., grouping together) of large particles together during fill placement to avoid potential erosion-driven settlement. Also, consideration should be given to limiting the use of larger particles up to 8 inches above the planned depth of underground utilities to reduce the risk that conventional earthwork equipment may not be able to dig through such material.

ENGEO Response to Comment 15

We have revised the geotechnical report and included a recommendation to place on-site existing material in a manner that prevents nesting of larger particles.

BSK Comment 16 – Geotechnical Report, Section 6.1, Post-Tensioned Mat Foundations

The comment regarding seismically induced settlement should be removed because ENGEO concluded that the potential for seismically induced settlement is low. Perhaps this should be revised to reference the potential for post-construction ground surface movement due to near surface expansive soils and the potential for future total and differential settlement due the presence of significant thicknesses of undocumented fill and compressible soil.

ENGEO Response to Comment 16

No exceptions taken. References to seismically induced settlement in this section have been removed.

BSK Comment 17 – Geotechnical Report, Section 6.1, Foundation Subgrade Moisture Vapor Reduction

a. *Consideration should be given to recommending a capillary break section consisting of several inches of crushed rock under PT mat foundations.*
b. *Consideration should be given to eliminating the option to use clean sand or pea gravel above the vapor retarder membrane. 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 17

a. In our experience, the moisture vapor reduction recommendations provided in Section 6.1 are sufficient to adequately reduce the potential for detrimental moisture migration through the slab. However, we take no exception to others recommending a capillary break section in addition to our recommendations.
b. As presented in Section 6.2, we defer to the structural engineer for the use of pea gravel or clean sand above the PT mat.

BSK Comment 18 – Geotechnical Report, Section 6.3, 2022 Seismic Design Parameters

The 2025 California Building Code (CBC) becomes effective on January 1, 2026. Is this project being designed based on the 2022 or 2025 CBC? If the latter, then revised seismic design parameters should be presented. This could also require rerunning the liquefaction analysis if the PGAm value changes significantly

ENGEO Response to Comment 18

The geotechnical report has been revised to include 2025 California Building Code (CBC) seismic parameters. The liquefaction analysis has also been revised based on the updates to the 2025 CBC.

BSK Comment 19 – Geotechnical Report, Section 8.1, Flexible Pavement

Consideration should be given to recommending a deepened curb or "cutoff" extending several inches below the aggregate base layer at the edge of paving where it is adjacent to landscaping.

ENGEO Response to Comment 19

A deepened curb is typically constructed to mitigate expansive soil potential within pavement or landscaping areas. We anticipate the majority of pavement subgrade areas will be underlain by imported low-expansive engineered fill or on-site low-expansive material. We believe placement of the low-expansive engineered fill will be sufficient to mitigate expansive soil potential; however, we take no exception to others recommending a deepened curb in addition to our recommendations.

BSK Comment – Off-Site Feasibility Report

The primary geotechnical concerns identified by the off-site feasibility report that could affect development of the site are the existing undocumented fill, expansive soil, seismic hazards, slope stability and compressible soil. In order to address these concerns, the report recommended that a surcharge program or ground improvement be performed at the off-site project sites.

Based on our review, we believe the off-site feasibility report provides appropriate preliminary earthwork mitigation and recommendations. ***As discussed in the off-site feasibility report, a design level report should be conducted for the proposed development of the off-site infrastructure areas.***

ENGEO Response to Off-Site Feasibility Report Comment

We concur with BSK; a design-level geotechnical report should be conducted for the proposed development of the off-site infrastructure areas. Based on review of the Vesting Tentative Map prepared by CBG and conversations with the project team, we understand that the grading design for the drainage swale, bioretention basin, culvert, and storm drain will be deferred to a later stage of the planning submittal process. We can provide our design-level geotechnical recommendations for those areas once grading plans for those areas are finalized.

BSK Comment 20 – General comment for the geotechnical report and off-site feasibility report

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 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. We believe this approach is essential to the successful construction of this project. In the event ENGEO is not retained by the Owner of the project to provide earthwork observation and testing services during construction, the City should require the engineering consulting firm providing such services to:

A. *Review the geotechnical report and any supplemental documents issued by ENGEO, and review the project plans and specifications.*
B. *Issue a letter signed/stamped by a California Registered Civil Engineer or a Registered Geotechnical Engineer stating that they are taking over the role of Geotechnical Engineer-of-Record for the project. This letter should also indicate whether the engineering consulting firm takes any exception to the recommendations provided by ENGEO and whether they have supplemental recommendations for the project.*

ENGEO Response to Comment 20

We concur that the geotechnical engineer of record (GEOR) should perform plan reviews on the civil and structural plans for conformance with the project geotechnical report, and that the GEOR should be retained during construction.

BSK Comment 21 – Vesting Tentative Map

The civil cuts and fills discussed in the geotechnical report appear to be in the range represented by the existing grades and the proposed finished grades shown on sheets C3.1 and C3.2 of the Vesting Tentative Map dated July 2025. However, this should be confirmed by ENGEO as part of the geotechnical plan review process discussed in Comment #21 above.

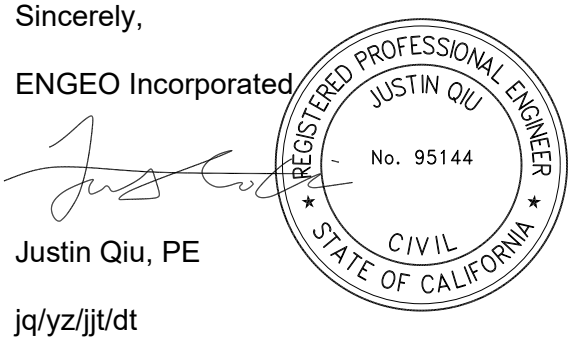
ENGEO Response to Comment 21

We concur. Final civil cuts and fills will be confirmed as part of the geotechnical plan review process by the GEOR.

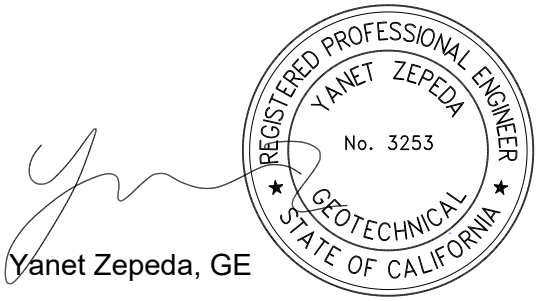
If you have any questions or comments regarding this letter, please contact us and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Justin Qiu, PE



Yanet Zepeda, GE

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Appendix B:

Greenhouse Gas Emissions Supporting Information

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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
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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☐	_____ _____ _____ _____
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☐	_____ _____ _____ _____
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☒	_____ _____ _____ _____

[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☒	
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☐	POTENTIAL SOLAR PANEL LOCATIONS SHOWN ARCHITECTURAL ROOF PLAN SHEETS LAYOUTS TO BE DETERMINED AT BUILDING PHASE BY SOLAR CONSULTANT.
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☐	BUYER PURCHASE OPTION.
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☐	

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☐	_____ _____ _____
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☒	_____ _____ _____ _____
CAP 2.0 (S1)	All Projects	12. **Refrigerant Management.** If new heating, ventilation, and air co[illegible] being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? *Voluntary*	Yes☐ [illegible]☒ N/A☐	_____ _____ _____

[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: 10 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☐	EV CHARGING PREWIRE PROVIDED IN THE PRIVATE TWO CAR GARAGE OF EACH RESIDENCE ARCHITECTURAL FLOOR PLANS.

[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☒	_____ _____ _____ _____
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☒	_____ _____ _____ _____
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☒	_____ _____ _____ _____

		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.		
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☐	The site is vacant land and does not include any concrete or asphalt
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☐	3 BINS (WASTE, RECYCLE & GREEN) SHOWN IN ARCHITECTURAL FLOOR PLAN SHEETS)

[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☐	
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☐	WILL INCORPORATE
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☐	WILL INCORPORATE
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☐	The project includes bio-retention areas

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☐	
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☐	WILL INCORPORATE
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☐	

Appendix C:

General Plan Consistency Analysis

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Goal/Policy/Program		Proposed Project Consistency Determination
No.	**Text**	
Land Use Element		
Goal 1	Create a land use pattern that promotes resource sustainability and environmental quality.	**Consistent.** The proposed project would promote resource sustainability by clustering residential development within the City's designated growth area, incorporating drought-tolerant landscaping, and using efficient infrastructure. These features would support environmental quality and align with General Plan objectives.
Policy 1	Integrate energy efficiency, energy conservation, and energy self-sufficiency measures into land-use planning.	**Consistent.** The proposed project would comply with the California Green Building Standards Code (CALGreen) and Title 24 standards, include energy-efficient appliances, and provide solar-ready roofs, supporting energy efficiency and conservation goals.
Program 1.2	When reviewing development projects (especially in areas where there is likely to be the most change and the greatest impact can be made), consider how the following will impact energy use: density, neighborhood design, proximity to transit, proximity to shopping/employment, walkability, street layout, and construction techniques (Green Building). Develop new measures of sustainability based on these factors and adopt minimum sustainability scores for typical projects.	**Consistent.** The proposed project would provide internal sidewalks, trails, and bike lanes, be located near transit stops, and use efficient construction techniques, reducing energy use and supporting sustainability.
Program 1.3	When reviewing development projects, review transportation energy-efficiency measures alongside level-of-service standards. Develop a methodology to accomplish this and then adopt it.	**Consistent.** The proposed project would include a Transportation Demand Management (TDM) Plan, implement traffic calming, and provide bicycle and pedestrian infrastructure to improve transportation energy efficiency.
Policy 2	Integrate land-use and transportation planning in order to ensure patterns that facilitate safe and convenient mobility of people and goods at a reasonable cost, and to increase travel alternatives to the single-occupant automobiles.	**Consistent.** The proposed project would provide direct access to transit, bike lanes, and pedestrian pathways, and would be designed to facilitate safe and convenient mobility for all users.
Program 2.1	Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.	**Consistent.** The proposed project would be located near existing residential and service areas and include pedestrian and bicycle connections to reduce reliance on single-occupant vehicles.
Program 2.6	Require design features in new development and redeveloped areas to encourage transit, bicycle, and pedestrian access, such as connections	**Consistent.** The proposed project would include sidewalks, bike lanes, and connections to transit stops, encouraging multimodal transportation.

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	between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible.	
Program 2.8	Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.	**Consistent.** The proposed project would provide internal trails and bike lanes along Busch Road, supporting alternative transportation modes.
Program 4.1	Ensure consistency between the General Plan Land Use Map and the zoning designation for all properties within the City's sphere of influence.	**Consistent.** The proposed project would comply with the City's zoning and land use designations, ensuring consistency with the General Plan.
Policy 5	Evaluate land-use changes in the context of overall City welfare and goals, as well as the impacts on surrounding neighborhoods.	**Consistent.** The proposed project has been evaluated under the California Environmental Quality Act (CEQA) and City standards, ensuring compatibility with surrounding neighborhoods and City goals.
Program 5.1	When evaluating development proposals or changes in land use consider General Plan and Specific Plan policies, Zoning and Subdivision Ordinance standards, existing land uses, environmental impacts, safety, aircraft noise, and resident, merchant and property owner concerns.	**Consistent.** The proposed project would comply with all applicable policies as outlined in this table and include mitigation measures to address environmental impacts.
Program 5.2	Consider surrounding land uses and potential impacts when changing land-use designations.	**Consistent.** The proposed project would be compatible with adjacent residential uses and include appropriate setbacks. Additionally, potential environmental impacts related to adjacent development have been evaluated pursuant to CEQA.
Policy 9	Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.	**Consistent.** The proposed project would be located near existing development and transportation corridors, supporting growth in peripheral areas near residential development.
Program 22.3	Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25 percent or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property. Splitting dividing, or subdividing a "legal parcel" to approve more than 10 housing units is not allowed (Measure PP, Nov. 2008).	**Consistent.** The proposed project would avoid development on slopes greater than 25 percent and comply with hillside protection standards.

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Policy 23	Maintain a permanent Urban Growth Boundary (UGB) beyond which urban development shall not be permitted.	**Consistent.** The proposed project would be located within the City's UGB.
Policy 25	Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards.	**Consistent.** The proposed project would include annexation of the project site into city limits, and the proposed project would be served by the City and would comply with applicable City development standards.
Circulation Element		
Program 1.1	Require new developments to pay for their fair share of planned roadway improvement costs.	**Consistent.** The proposed project would pay its fair share of roadway improvements through traffic impact fees.
Policy 2	Phase development and roadway improvements so that levels of service at adjacent major intersections do not exceed LOS D at major intersections outside Downtown and gateway intersections, except as noted below.	**Consistent.** The proposed project would implement traffic mitigation measures to maintain acceptable levels of service.
Program 2.2	Require site-specific traffic studies for all major developments which have the potential to cause the level of service at one or more major intersections to exceed LOS D, and require developers to implement the mitigation measures identified in these studies. In general, require development to improve congested intersections adjacent to such development or to pay its pro-rata share of the cost of such improvements, and to pay traffic development fees for use in mitigating traffic impacts in other areas of the city.	**Consistent.** The proposed project has prepared a traffic study and would implement identified measures to reduce LOS impacts.
Program 2.3	Exempt conditionally the Santa Rita Road/Valley Avenue intersection from the City's LOS D standard in that the mitigation of adding a third southbound left turn lane is a short-term mitigation, with buildout mitigation being the Stoneridge Drive extension. The City Council shall decide if and when this intersection modification is needed, for example, in conjunction with development projects which add traffic to it. Projects which add traffic to this intersection, but are not required to improve this intersection because of the exemption, will only pay Traffic Development Fees as mitigation for their impact on this intersection.	**Consistent.** The proposed project has prepared a site-specific traffic study and would implement all feasible mitigation measures to maintain LOS standards at impacted intersections.

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Program 2.7	Require feasible mitigation measures to keep intersections impacted by development to acceptable service levels, in the event that LOS D is exceeded. If there are no feasible mitigation measures and if the intersections are otherwise not exempt from the LOS D standard, withhold development approvals, including building permits, until the intersections exceeding LOS D are at an acceptable level of service.	**Consistent.** The proposed project would implement feasible traffic mitigation measures as required by the City.
Policy 7	Adhere to City design standards for streets in new developments.	**Consistent.** The proposed project would design streets in accordance with City standards.
Program 7.1	Incorporate City design standards for arterials, collectors, neighborhood collectors, and local public and private streets as part of the City's review of new developments.	**Consistent.** The proposed project would include sidewalks, bike lanes, and traffic calming features to create complete streets.
Program 7.2	Provide more than one access road for emergency vehicle routes to new developments, whenever feasible.	**Consistent.** The proposed project would provide multiple access points for emergency vehicles to ensure safe and efficient emergency response.
Program 7.3	Design complete streets serving pedestrians, bicyclists, motorists, and transit riders of all ages and abilities, except where infeasible. Complete streets may include: alternative intersection control where appropriate; requiring bicycle and pedestrian connections from cul-de-sacs to adjacent streets, trails, bicycle paths, and neighborhoods; and incorporating appropriate traffic calming measures.	**Consistent.** The proposed project would include sidewalks, bike lanes, and traffic calming features.
Program 8.4	Provide bike lanes on arterials and collector streets, where feasible.	**Consistent.** The proposed project would include bike lanes along Busch Road, as described in the Project Description.
Goal 3	Protect residential neighborhood quality-of-life and community character from cut-through traffic, speeding, and nonresidential parking.	**Consistent.** The proposed project would incorporate traffic-calming measures and design features to minimize cut-through traffic and maintain neighborhood quality.
Policy 11	Manage arterial and collector traffic to minimize adverse impacts on neighborhoods.	**Consistent.** The proposed project would design internal circulation and access points to reduce traffic impacts on adjacent neighborhoods.

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Program 11.2	Minimize traffic impacts and cut-though traffic in new developments by incorporating traffic-calming elements and other design features	**Consistent.** The proposed project would include traffic-calming features such as landscaped medians, narrower streets, and pedestrian-friendly intersections to discourage cut-through traffic.
Program 22.4	Require design measures and facilities to accommodate access by pedestrians, bicycles, and transit in new developments, including bus shelters and turnabouts, bicycle parking facilities, bicycle and pedestrian trails, and transit-friendly designs for the site perimeter and internal circulation patterns.	**Consistent.** The proposed project would provide sidewalks, bike lanes, trails, and transit-friendly design features, including space for future bus stops and bicycle parking.
Program 22.5	Require appropriate bicycle-related improvements (i.e., work-place provision for showers, bicycle storage, bicycle lanes, etc.) with new development.	**Consistent.** The proposed project would include bicycle lanes and provide space for bicycle storage facilities consistent with City requirements.
Policy 23	Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.	**Consistent.** The proposed project would include sidewalks and pedestrian pathways throughout the development to encourage walking.
Program 23.1	Require developers to finance and install sidewalks and pedestrian and bicycle pathways, where appropriate, in future developments.	**Consistent.** The proposed project would install sidewalks and bicycle pathways throughout the project site and connect to adjacent neighborhoods.
Housing Element		
Policy 1.3	Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the Objective Design Standards as referenced in Program 6.1. However, in the downtown, multi-family residential building height should be consistent with the requirements of the Downtown Specific Plan and the Downtown Design Guidelines.	**Consistent.** The proposed project would comply with applicable height limits and design standards. While the project site is not located in the downtown area, its building heights would be consistent with zoning and Objective Design Standards, ensuring compatibility with surrounding development.
Policy 1.6	Promote the construction of Accessory Dwelling Units and/or Junior Accessory Dwelling Units, both in conjunction with existing residential development, and as part of new construction. As part of this policy, require new single-family residential subdivisions of 10 or more units to incorporate ADUs or JADUs in the plans and designs for new residences	**Consistent.** The proposed project would include approximately 45 Junio ADUs consistent with City requirements. The subdivision design would provide flexibility for accessory units where feasible, supporting housing diversity and affordability goals.

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	in at least 50 percent of the proposed lots; however, this would not be required of any new units affordable to households earning 120 to 150 percent of the Area Median Income (AMI) based on initial sales or rental cost.	
Goal 6	Plan effectively for new development and ensure housing is developed in a manner that reduces its environmental impacts, keeps pace with available infrastructure and services, improves the quality of life for existing and new residents, and is compatible with existing development and adjacent uses.	**Consistent**. The proposed project would be located within the City's planned growth area, where infrastructure and services are available. It would incorporate sustainable design features, maintain compatibility with adjacent residential uses, and provide amenities such as sidewalks and open space to enhance quality of life.
Policy 6.4	Ensure that new housing development and improvements to existing housing (e.g., rehabilitation, remodels and additions) integrate sustainable design and energy efficiency features, including a reduced lifecycle carbon footprint of materials required for the development of housing (i.e., remodels, additions, and new units), reduced energy and water consumption and efficiency, and expanded use of renewable energy sources.	**Consistent.** The proposed project would comply with CALGreen and Title 24 standards, incorporate energy-efficient appliances, water-saving fixtures, and drought-tolerant landscaping, and provide solar-ready roofs to support renewable energy use and reduce lifecycle carbon impacts.
Public Safety Element		
Goal 1	Minimize the risks to lives and property, and minimize the potential liability to the City due to seismic activity within the Planning Area.	**Consistent.** A geotechnical investigation has been completed for the proposed project, and all recommended seismic safety measures would be incorporated into design and construction.
Policy 1	Restrict development in areas prone to seismic safety hazards.	**Consistent.** The geotechnical study confirmed that the project site is suitable for development with standard engineering practices; mitigation measures would be implemented as recommended.
Program 1.1	Comply with the Alquist-Priolo Act and other seismic safety criteria established by the City of Pleasanton	**Consistent.** The completed geotechnical report demonstrates compliance with seismic safety standards, and the proposed project would adhere to all applicable codes.

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Policy 2	Investigate the potential for seismic hazards during the development review process, and implement soils engineering and construction standards which minimize potential danger from earthquakes.	**Consistent.** The geotechnical investigation has been completed and reviewed; its recommendations would guide construction to minimize seismic risks.
Program 2.1	Require site-specific soils, geologic, and/or geotechnical engineering studies prior to development approval of structures for human occupancy for any project proposed within areas shown on current Alquist-Priolo Earthquake Fault Zones Maps. For development within areas identified as severe through violent seismic shaking amplification (Figure 5-3: Relative Intensity of Ground Shaking) outside of the Alquist-Priolo Earthquake Fault Zone, the site-specific soils and/or geotechnical report shall address the impacts of seismic ground shaking on proposed structures, infrastructure, and ground stability.	**Consistent.** This requirement has been satisfied; the geotechnical study is complete and incorporated into project plans.
Program 2.2	Design and construct all structures to address potential seismic and geologic hazard conditions according to the California Building Code (CBC) standards or more stringent standards. All structures and facilities not addressed by the CBC shall be designed and constructed to mitigate potential seismic and geologic hazards as recommended by site-specific soils, geologic, and/or geotechnical engineering studies.	**Consistent.** The proposed project would implement all recommendations from the completed geotechnical report and comply with CBC standards.
Program 2.5	Require technical review and analysis of soils, geologic, and geotechnical studies by a qualified consulting engineering geologist reporting to the City of Pleasanton. Incorporate the recommendations of the City's consulting engineer into the project design.	**Consistent.** The geotechnical report has been reviewed by qualified professionals and accepted by the City.
Program 2.6	Require professional inspection of foundations, piers, excavation, earthwork, and other aspects of site development during construction. Ensure that all mitigations recommended by the City's consulting engineer are incorporated into the project construction.	**Consistent.** The proposed project would follow inspection protocols to verify compliance with completed geotechnical recommendations.
Goal 2	Minimize the risks to lives and property, and minimize potential liability to the City, due to geologic hazards within the Planning Area.	**Consistent.** The geotechnical study addressed geologic hazards; mitigation measures would be implemented during construction.

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Policy 5	Investigate the potential for geologic hazards as part of the development review process, and maintain this information for the public record.	**Consistent.** This investigation has been completed; findings confirm that hazards can be mitigated through standard engineering practices.
Program 5.1	Require site-specific soils studies for all new development prior to the issuance of building permits and prior to the approval of final improvement plans. Where there is risk of geologic hazards, the soil study should address seismic shaking, lateral spreading, differential settlement, lurch cracking, liquefaction, erosion, and expansive soils.	**Consistent.** The soils study has been completed and would be incorporated into project design.
Program 5.3	Require measures to mitigate potential geologic safety hazards during adverse conditions such as saturated soils and ground shaking, and during grading of the site for roads, installation of infrastructure, and creation of building pads. Mitigation measures identified by the site engineering studies shall be incorporated into the project design.	**Consistent.** Mitigation measures identified in the geotechnical report would be implemented during grading and construction.
Program 5.4	Require technical review and analysis of geotechnical studies by a qualified consulting geotechnical engineer reporting to the City. Incorporate the recommendations of the City's consulting engineer into the project design.	**Consistent.** The completed geotechnical report has been reviewed and accepted by the City.
Program 5.5	Discourage development in areas with a high risk of geologic hazards as identified by a California-licensed engineering geologist representing the City. Allow development only when geologic and soils investigations demonstrate that hazards can be mitigated by accepted engineering and construction techniques. Mitigation measures identified by the investigations shall be incorporated into the project design and subject to approval by the City's reviewing geologist/engineer.	**Consistent.** The geotechnical study confirms that hazards can be mitigated; the proposed project would implement all recommended measures.
Program 6.2	Require developers to include drainage, erosion, and landslide mitigation measures to reduce landslide potential.	**Consistent.** The proposed project would implement drainage and erosion control measures recommended in the geotechnical report.
Program 6.3	Design irrigation systems to minimize the potential for soil saturation, excessive run-off, and other factors deemed to contribute to slope instability.	**Consistent.** The proposed project would design irrigation systems to prevent soil saturation and reduce slope instability.

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Program 8.2	Require new development to pay for fire safety improvement needs generated by the new development.	**Consistent.** The proposed project would pay its fair share of fire safety improvements through applicable fees.
Program 10.1	Deny proposed developments not within a five-minute travel time of a Fire Station unless acceptable mitigations are provided.	**Consistent.** The proposed project would be located within acceptable emergency response times as described in the Addendum.
Program 11.1	Require developers to finance and construct necessary water facilities for their projects when they develop.	**Consistent.** The proposed project would finance and construct water facilities as required by the City.
Program 11.2	Require that all new developments be provided with sufficient fire-flow facilities at the time of development at least at the level specified by the Fire Chief.	**Consistent.** The proposed project would provide adequate fire-flow facilities consistent with Fire Department requirements.
Policy 13	Require fire mitigation measures in new and existing developments that reduce the fire threat to the structure and occupants. Require development outside the five-minute travel time and in Special Fire Protection Areas to provide effective fire prevention measures.	**Consistent.** The proposed project would incorporate fire prevention measures, including fire-resistant materials and defensible space.
Program 13.1	Require the installation of building and fire code compliant fire-detection and alarm equipment in residential and commercial structures.	**Consistent.** The proposed project would install fire-detection and alarm systems consistent with building and fire codes.
Policy 17	Ensure that hazardous materials are not released as a result of construction activities and that any existing hazardous materials and potential contamination are remediated prior to development.	**Consistent.** The proposed project would comply with hazardous materials regulations and would implement applicable Conditions of Approval (COAs) as identified by the Alameda County Department of Environmental Health (ACDEH).
Program 17.2	For projects involving grading, excavation or trenching, ensure that construction drawings and construction sites clearly show underground utilities and pipelines.	**Consistent.** The proposed project would identify and protect underground utilities during grading and excavation activities.
Program 26.2	Require new development to pay for police safety improvements required of that development.	**Consistent.** The proposed project would pay its fair share of police safety improvements through applicable fees.

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Public Facilities and Community Programs Element		
Policy 2	Development should pay its fair share for the construction and use of municipal facilities.	**Consistent.** The proposed project would pay all applicable development impact fees to fund municipal facilities, ensuring fair-share contributions for public services.
Program 2.1	Require future development to pay its fair share of the cost of purchasing sites and financing needed improvements for existing and future municipal facilities, such as a city hall, fire stations, athletic facilities, libraries, cultural arts center, etc.	**Consistent.** The proposed project would comply with City requirements for impact fees and contribute its fair share toward municipal facility improvements.
Policy 3	Require annexation to the City as a pre-requisite to utility extension.	**Consistent.** The proposed project would be annexed into the City and connect to City-managed utilities.
Policy 5	To maintain City service standards, construct permanent City sewer, water, and storm drainage improvement as a condition of new development.	**Consistent.** The proposed project would connect to existing City infrastructure and construct any required on-site improvements to maintain service standards.
Program 10.18	Maintain at least the standard of 5 acres of neighborhood or community parks per 1,000 people.	**Consistent.** The City currently exceeds this standard (13 acres per 1,000 residents). The proposed project would pay park impact fees and provide on-site open space, consistent with City requirements.
Program 10.22	Provide trails, bike routes or pedestrian walkways to connect the parks and recreational facilities throughout Pleasanton.	**Consistent.** The proposed project would include internal trails and pedestrian connections to parks and recreational areas, supporting connectivity.
Program 26.18	Residential projects with more than three units and all non-residential projects in the city shall prepare and implement a Project Waste Diversion Plan that includes a discussion of the project's diversion strategies. The plan shall include a description of on-site disposal, composting and recycling facilities, a construction debris disposal and recycling plan, and a discussion of any pre-waste stream conservation measures appropriate to the project. The City shall review and approve waste diversion plans as part of the land entitlement process for projects.	**Consistent.** The proposed project would implement a Waste Diversion Plan during construction, including recycling and composting facilities, as required by the City.

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Conservation and Open Space Element		
Goal 2	Preserve and enhance the natural resources of the Planning Area, including plant and wildlife habitats, heritage trees, scenic resources, and watercourses.	**Consistent.** The proposed project would preserve existing trees where feasible, comply with the City's tree protection ordinance, and incorporate landscaping that enhances visual character without impacting wildlife habitats or watercourses.
Policy 1	Preserve and enhance natural wildlife habitats and wildlife corridors.	**Consistent.** The proposed project would not affect wildlife corridors or sensitive habitats. Mitigation measures from the Prior FEIR remain in place to ensure habitat protection.
Program 1.6	Analyze potential impacts on wildlife populations and habitats before developing projects, using the California Environmental Quality Act (CEQA) process or other processes, as relevant.	**Consistent.** The Addendum confirms that biological impacts were previously analyzed in the Prior FEIR and remain less than significant with mitigation incorporated.
Program 1.9	Plant native species wherever possible in public and private landscaping, and provide wildlife habitat in new landscaping, where appropriate.	**Consistent.** The proposed project would include drought-tolerant and native species in landscaping plans, consistent with City requirements.
Policy 2	Preserve heritage trees throughout the Planning Area.	**Consistent.** The proposed project would preserve heritage trees where feasible and comply with all City requirements for tree protection and mitigation.
Program 2.1	Strongly encourage preservation of heritage trees; where preservation is not feasible, the City will require tree replacement or a contribution to the Urban Forestry Fund. Allow no net loss of trees.	**Consistent.** The proposed project would implement tree replacement or contribute to the Urban Forestry Fund if removal of heritage trees is necessary, ensuring no net loss of trees.
Program 2.2	Follow the provisions of the City's Heritage Tree Ordinance, Pleasanton Municipal Code Chapter 17.16, Tree Preservation, when reviewing future development projects.	**Consistent.** The proposed project would comply with the Heritage Tree Ordinance and all applicable provisions of Municipal Code Chapter 17.16 during review and construction.
Goal 4	Designate, preserve, and protect the archaeological and historic resources within the Pleasanton Planning Area.	**Consistent.** The Addendum confirms that cultural resource protections remain in place; the proposed project would comply with standard conditions for inadvertent discoveries during construction.
Program 5.3	Continue to include a standard condition of project approval to require the cessation of all construction and grading activities within the vicinity of any discovered prehistoric or historic artifacts, or other indications of	**Consistent.** The proposed project would implement this condition as part of its construction protocols.

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	cultural resources, until any such find is evaluated by a qualified professional archaeologist, and appropriate mitigation is approved by the City.	
Goal 7	Promote expansion and maintenance of a trail system that serves Pleasanton's diverse population while respecting and protecting the integrity of its natural and cultural resources.	**Consistent.** The proposed project would include a multi-use trail along the northern and eastern boundaries of the project sit, connecting to existing trails in the project vicinity.
Policy 9	Promote the development of a comprehensive system of pedestrian, bicycle, equestrian, and hiking trails throughout open-space lands, including arroyos and canals, in the Planning Area.	**Consistent.** The proposed project would provide pedestrian and bicycle connections internally and to adjacent neighborhoods, consistent with City standards.
Program 9.2	Require developers to dedicate public-access easements for trails in private open-space areas, where feasible.	**Consistent.** The proposed project would provide a public access easement for the private park in the center of the project site.
Water Element		
Program 1.7	Require the installation of water conservation devices in new construction and additions.	**Consistent.** The proposed project would include water-efficient fixtures and appliances consistent with CALGreen and City standards.
Program 1.13	Plant drought-tolerant landscaping in appropriate locations. All landscaping aspects from plant selection to irrigation methods should be designed to reduce water demand, decrease runoff, and minimize impervious surfaces.	**Consistent.** The proposed project would incorporate drought-tolerant landscaping and efficient irrigation systems to reduce water demand and runoff.
Program 2.8	Require that future developments result in no net loss of wetlands.	**Consistent.** The Addendum confirms that the proposed project would not impact wetlands; no net loss would occur.
Program 4.1	Require new development to pay for its fair share of the City's water system master plan improvements	**Consistent.** The proposed project would pay applicable water system impact fees as required by the City.
Program 5.1	Require new development to pay its fair share of the City's planned sewer system improvements including treatment, distribution, reuse, and export facilities	**Consistent.** The proposed project would pay sewer impact fees and connect to the City's existing wastewater system, which has adequate capacity.

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Program 8.1	Require new development to pay its fair share of the storm drainage system improvement costs.	**Consistent.** The proposed project would pay storm drainage fees and construct on-site drainage improvements consistent with City standards.
Program 8.4	As determined by the City Engineer, require new development to improve local storm drainage systems to accept appropriate design-year flows resulting from new development.	**Consistent.** The proposed project would construct on-site storm drainage facilities to manage design-year flows and comply with City engineering requirements.
Program 9.1	Require new development to pay its fair share of the flood-control improvement costs included in Zone 7's Master Plan.	**Consistent.** The proposed project would pay applicable flood-control fees as required by the Zone 7 Water Agency (Zone 7) and the City.
Goal 7	Reduce stormwater runoff and maximize infiltration of naturally-occurring rainwater so as to improve surface and subsurface water quality.	**Consistent.** The proposed project would include landscaped areas and permeable surfaces where feasible to promote infiltration and reduce runoff.
Policy 10	Encourage a built environment that minimizes impervious surfaces.	**Consistent.** The proposed project would incorporate landscaped areas and efficient site design to minimize impervious surfaces.
Program 10.1	Review development plans to minimize impervious surfaces and generally maximize infiltration of rainwater in soils, where appropriate. Maximize permeable areas to allow more percolation of runoff into the ground through such means as biofilters, green strips, planter strips, decomposed granite, porous pavers, swales, and other water-permeable surfaces. Require planter strips between the street and the sidewalk within the community, wherever practical and feasible.	**Consistent.** The proposed project would include landscaped areas and drainage features to maximize infiltration where feasible.
Program 10.2	Maximize the runoff directed to permeable areas or to stormwater storage by (1) orienting roof runoff towards permeable surfaces or drains, (2) grading the site to divert flow to permeable areas, (3) using cisterns, retention structures, or green rooftops to store precipitation for reuse, and (4) designing curbs and berms so as to avoid isolating permeable or landscaped areas.	**Consistent.** The proposed project would direct roof runoff to landscaped areas and incorporate grading and drainage features to manage stormwater effectively.
Policy 11	Implement stormwater runoff requirements, as required by the State Regional Water Quality Control Board and the Alameda County-wide Clean Water Program, with as little impact on development and business costs as possible.	**Consistent.** The proposed project would comply with stormwater quality requirements and implement BMPs during construction and operation.

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Program 11.3	Using the California Environmental Quality Act (CEQA) process, evaluate the development effects on stormwater runoff.	**Consistent.** The Addendum confirms that stormwater impacts were evaluated and remain less than significant with mitigation incorporated.
Program 11.6	Require use of Best Management Practices for construction activities and ongoing business operations to prevent contaminants from entering the storm drain system.	**Consistent.** The proposed project would implement BMPs during construction and comply with City and State stormwater regulations.
Air Quality and Climate Change Element		
Goal 2	Promote sustainable development and planning to minimize additional air emissions	**Consistent.** The proposed project would reduce emissions through energy-efficient design, compliance with CALGreen, and provision of electric vehicle (EV) infrastructure, consistent with sustainable development goals.
Policy 1	Adhere to federal and State air quality standards for local pollutants of concern	**Consistent.** The proposed project would comply with Bay Area Air District requirements and implement dust control measures during construction to meet air quality standards.
Program 1.1	Incorporate measures in conditions of approval for development projects to reduce grading, construction, and operations-related air quality impacts.	**Consistent.** The proposed project would implement standard dust control measures and comply with construction BMPs to minimize air quality impacts.
Policy 2	Support development plans that reduce mobile-source emissions by reducing vehicle trips and vehicle miles traveled.	**Consistent.** The proposed project would reduce mobile source emissions from the County Project because of the slightly reduced unit count and off-site improvements.
Policy 3	Separate air pollution sensitive land uses from sources of air pollution.	**Consistent.** The proposed project would not introduce sensitive uses near major pollution sources; the project site is in a residential area consistent with City planning.
Program 3.2	Locate new sensitive receptors, such as residences (including residential care and assisted living facilities for the elderly), childcare centers, schools, playgrounds, and medical facilities away from point sources of air pollution and busy traffic corridors following the California Air Resource Board's recommendations.	**Consistent.** The proposed project would comply with California Air Resources Board (ARB) siting recommendations; no sensitive receptors would be located near major pollution sources.

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Policy 5	Review proposed projects for their potential to impact air quality conditions.	**Consistent.** The Addendum confirms that air quality impacts were reviewed and remain less than significant with mitigation incorporated.
Program 5.1	Include air quality as a factor in the City's environmental review process. Encourage development plans which minimize negative impacts on air quality.	**Consistent.** The proposed project was evaluated under CEQA; impacts remain less than significant with mitigation incorporated.
Policy 6	Reduce air pollution and the production of greenhouse gases by increasing energy efficiency, conservation, and the use of renewable resources.	**Consistent.** The proposed project would comply with CALGreen and Title 24, include solar-ready roofs, and provide EV infrastructure to reduce GHG emissions.
Energy Element		
Program 6.3	Require green building practices to be used in all projects, including those not covered by the mandatory Green Building Ordinance, if feasible.	**Consistent.** The proposed project would implement green building practices consistent with CALGreen, including energy-efficient materials, appliances, and water-saving fixtures.
Program 7.5	For new construction, require roofs that are strong enough and have roof truss spacing to hold photovoltaic panels, where feasible and cost effective.	**Consistent.** The proposed project would include roofs designed to accommodate photovoltaic panels, consistent with CALGreen requirements.
Program 7.6	Require solar water heating and/or photovoltaic-ready roofs in new construction, i.e., roofs with wiring installed for a roof-mounted photovoltaic system, where feasible.	**Consistent.** The proposed project would provide solar-ready roofs with pre-installed wiring for photovoltaic systems, supporting renewable energy use.
Program 9.2	Continue to require new development to pay its fair share to underground distribution facilities fronting the development and total costs within the development.	**Consistent.** The proposed project would be required to pay its fair share of underground distribution facilities fees.
Noise Element		
Goal 1	Reduce noise to acceptable levels throughout the community.	**Consistent.** The proposed project would comply with City noise standards and implement mitigation measures during construction to maintain acceptable noise levels.

Goal/Policy/Program		Proposed Project Consistency Determination
No.	**Text**	
Policy 1	Require new projects to meet acceptable exterior noise level standards.	**Consistent.** The proposed project would meet City exterior noise standards for residential uses and implement mitigation measures as needed during construction.
Program 1.1	Use the normally acceptable designation and text description contained in Table 11-5 “Noise and Land-Use Compatibility Guidelines,” to determine the acceptability of new development and to determine when noise studies are required. For new single-family residential development, maintain a maximum day/night average noise level standard of 60 dBA Ldn for exterior noise in private or shared outdoor use areas excluding front yards. For new multi-family residential development, maintain a maximum standard of 65 dBA Ldn in community outdoor recreation areas (or 60 dBA Ldn when the outdoor noise is due to aircraft). Noise standards are not applied to balconies or front yards. In the Downtown, the City Council will evaluate the requirement to achieve these standards on a case-by-case basis.	**Consistent.** The Addendum confirms that noise impacts were evaluated under CEQA and remain less than significant with mitigation incorporated.
Program 1.3	Use noise guidelines and contours to determine the need for noise studies, and require new developments to construct or pay for noise attenuation features as a condition of approving new projects. An exterior increase of more than 4 decibels is considered significant.	**Consistent.** The proposed project was evaluated for noise impacts; no additional attenuation features are required beyond standard construction mitigation measures.
Program 1.4	Require noise studies for future projects to use a consistent format, to include a description of the methodology and assumptions used, to analyze alternative noise mitigation measures, and to evaluate the effectiveness of the mitigation following implementation.	**Consistent.** The Addendum confirms that noise analysis was completed and mitigation measures identified for construction activities.
Policy 3	Ensure that noise does not exceed interior noise levels of 45 dBA Ldn for residential uses and those levels specified in noise studies for other uses.	**Consistent.** The proposed project would comply with interior noise standards; construction mitigation measures would prevent significant impacts.

Goal/Policy/Program		Proposed Project Consistency Determination
No.	**Text**	
Program 3.1	Require new developments to pay their fair share of mitigation measures necessary to reduce interior noise levels within existing adjacent or impacted land uses.	**Consistent.** The proposed project would implement construction noise mitigation measures and comply with City requirements; no additional fair-share mitigation is required.
Program 3.2	Require noise-attenuation measures when necessary to ensure that interior noise levels for new single- and multi-family residences do not exceed 45 dBA Ldn. Interior noise levels shall not exceed 45 dBA Ldn in any new residential units (single and multi-family). Development sites exposed to noise levels exceeding 60 dBA Ldn shall be analyzed following protocols in Appendix Chapter 12, Section 1208, A, Sound Transmission Control, 2001 (current) California Building Code, Section 1207.	**Consistent.** The proposed project would comply with building code requirements for sound transmission and maintain interior noise levels below 45 dBA Ldn.
Community Character Element		
Program 9.2	When the opportunity arises and when feasible, add landscaped parkway strips along street edges to soften their appearance and improve the pedestrian experience.	**Consistent.** The proposed project would include landscaped parkway strips and street trees along internal streets to enhance visual character and pedestrian experience.
Program 9.3	Increase the width of existing narrow parkway strips when the opportunity arises, and encourage applicants of new developments to provide parkway strips which are at least 6-10 feet wide.	**Consistent.** The proposed project would provide parkway strips consistent with City standards, generally 6-10 feet wide, to improve streetscape aesthetics.
Program 9.5	In new developments, require developers, owners associations, or maintenance associations to maintain landscaped medians.	**Consistent.** The proposed project would include landscaped medians where feasible and ensure maintenance through HOA or other mechanisms.
Program 9.6	Provide landscaping to soften the visual appearance of existing and new walls and fences that abut city streets, whenever possible and feasible.	**Consistent.** The proposed project would incorporate landscaping along perimeter fencing and walls to soften visual impacts.
Program 9.9	Along streets, work with developers and property owners to place a greater emphasis on the use of native plant species and on pruning techniques which allow species to appear more as they would in a natural setting, especially in larger planting areas.	**Consistent.** The proposed project would use native and drought-tolerant species in landscaping and maintain them in a naturalistic manner.

Goal/Policy/Program		Proposed Project Consistency Determination
No.	**Text**	
Program 14.1	Whenever feasible, place all utility boxes underground. If not feasible, locate utility boxes so they are in the least visible location possible, when viewed from public areas and public rights-of-way.	**Consistent.** The proposed project would place utility boxes underground where feasible and screen above-ground boxes with landscaping.
Program 14.2	Have the City and utility companies paint all existing and new utility boxes to blend in with their environment, and screen all existing and new utility boxes with landscaping, when possible and feasible.	**Consistent.** The proposed project would screen utility boxes with landscaping and ensure they blend with the surrounding environment.
Program 17.1	In existing and new residential areas, where such principles will not conflict with surrounding development patterns or the physical conditions of the site, encourage the use of traditional residential neighborhood planning which incorporates the following design features: • Usable front porches • 6- to 10-foot-wide parkway strips • Large canopy street trees • Home fronts facing the street, instead of walls abutting streets • Minimal garage presence • Narrower streets • Pathways to parks, schools, and other neighborhoods • Neighborhoods open and accessible to one another.	**Consistent.** The proposed project would incorporate traditional neighborhood design elements, including street trees, landscaped parkways, and pedestrian connections to parks.
Program 17.2	In high-density developments, encourage design treatments that enhance the attractiveness of the streetscape and other publicly accessible areas through architectural detail., neighborhood and public gathering areas, gardens, and public art.	**Consistent.** The proposed project would include architectural detailing and landscaped common areas to enhance streetscape aesthetics.
Program 17.3	Work with PG&E to underground power lines in existing residential neighborhoods, when the opportunity arises.	**Consistent.** The proposed project would underground utilities where feasible, consistent with City requirements.
Program 18.1	When evaluating development proposals or changes in land use consider General Plan and Specific Plan policies, Zoning and Subdivision Ordinance standards, existing land uses, environmental impacts, safety, and resident, merchant and property owner concerns.	**Consistent.** The proposed project was evaluated under CEQA and found consistent with General Plan policies and City standards.

Goal/Policy/Program		Proposed Project Consistency Determination
No.	**Text**	
Program 18.2	Require appropriate buffers, edges, and transition areas between dissimilar land uses and neighborhoods.	**Consistent.** The proposed project would provide landscaped buffers and setbacks to ensure compatibility with adjacent neighborhoods.
Program 18.3	Through the City's review process, address issues of privacy, proximity and orientation.	**Consistent.** The proposed project would comply with City design standards to maintain privacy and appropriate building orientation.
Program 22.1	In new developments, encourage project applicants to work with the City's Planning Department and Civic Arts Commission on the installation of art visible from public rights-of-way.	**Consistent.** The proposed project would consider opportunities for public art in common areas and along streetscapes, consistent with City guidelines.
Economic and Fiscal Element		
Program 13.9	Require the preparation of a fiscal analysis, which measures direct and indirect costs and benefits to the City, whenever the Director of Finance determines there is potential for negative fiscal impacts from a large housing and mixed-use project located in Specific Plan areas or in large Planned Unit Developments. Require the preparation of a fiscal analysis, which measures direct and indirect costs and benefits to the City, whenever the Director of Finance determines there is potential for negative fiscal impacts from a large housing and mixed-use project located in Specific Plan areas or in large Planned Unit Developments.	**Consistent.** The proposed project would prepare a fiscal analysis as required by the City.
Subregional Planning Element		
Program 2.2	Identify needed public facilities of subregional significance, and require that new development approvals are conditioned to assure that they contribute their fair share of the cost of such facilities.	**Consistent.** The proposed project would pay all applicable development impact fees to fund subregional public facilities, consistent with City and regional requirements.
Program 14.2	Notify local and regional jurisdictions of proposed projects which may affect air quality, as required by the California Environmental Quality Act.	**Consistent.** The proposed project was evaluated under CEQA, and the Addendum confirms that notifications to regional agencies were completed as required.

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Appendix D:

Transportation Supporting Information

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Fehr & Peers

Memo

Date: March 9, 2026

To: Laura Campion, First Carbon Solutions

From: Bill Burton and Bruno Lertora, Fehr & Peers

Subject: Arroyo Lago Residential Development Vehicle Miles Traveled Assessment

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This memorandum summarizes the results of the vehicle miles traveled (VMT) assessment prepared for the Arroyo Lago residential development project in Pleasanton, California. The proposed project is a 189-unit single family residential development with 48 deed restricted ADUs on a 26.6-acre site. A transportation study for a modestly larger project (*Transportation Impact Study for the Arroyo Lago Residential Project*, W-Trans, November 28, 2023) was previously completed for the project. The focus of this study is to assess the VMT characteristics of the project and compare them to the City of Pleasanton's relevant thresholds.

VMT Significance Criteria

Passed in 2013, California Senate Bill (SB) 743 changed the focus of transportation impact analysis in CEQA from measuring impacts to drivers to measuring the impact of driving. The change was made by replacing LOS (delay-based impacts) with VMT (distance-based impacts). This shift in transportation impact focus is intended to better align transportation impact analysis and mitigation outcomes with the state's goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through development of multimodal transportation networks. Level of service or other delay metrics may still be used to evaluate the impact of projects on drivers as part of land use entitlement review and impact fee programs. The project's potential impacts related to VMT are assessed using the methodology and significance criteria of the City of Pleasanton.

VMT PROJECT SCREENING

Screening thresholds can be used to identify individual projects expected to cause a less than significant impact without conducting a detailed evaluation. Five screening criteria can be applied to screen projects out of conducting project-level VMT analysis.

1. **CEQA Exemption.** Any project exempt from CEQA is not required to conduct a VMT analysis.
2. **Local-Serving Retail Uses.** Retail projects of less than 50,000 square feet in size that consist of local-serving uses can generally be presumed to have a less than significant impact absent substantial evidence to the contrary, since these types of projects will primarily draw users and customers from a relatively small geographic area that will lead to short-distance trips and trips linked to other destinations.

3. **Proximity to Regional Transit Stop.** Projects located within a transit priority area, which include areas within one half-mile of a regional transit stop (i.e., BART and/or Altamont Corridor Express station). This exemption does not apply to projects that
    - have a floor area ratio (FAR) of less than 0.75;
    - include parking in excess of city requirements;
    - are not consistent with applicable Sustainable Communities Strategies (SCS);[1] or
    - results in a net reduction of multi-family units.
4. **Projects Located in Low VMT Areas.** Residential and employment-generating projects located within a low VMT-generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. For residential projects, a low VMT area is defined as an area with baseline home-based VMT per resident that is 85% or less of the existing Alameda County average. For employment projects, a low VMT area is defined as an area with baseline employment home-based-work VMT per employee that is 85% or less of the baseline Alameda County average. For mixed-use projects, each component of the project is considered separately; therefore, each of the project's individual land uses should be compared to the screening criteria.
5. **Transportation Projects.** Transit projects, bicycle, and pedestrian projects that do not lead to an increase in VMT are considered to have a less than significant impact.

The proposed project does not meet any of the City of Pleasanton's VMT screening criteria.

PROJECTS REQUIRING VMT ANALYSIS

A project not excluded from VMT analysis through the screening process described above is subject to a VMT analysis to determine if it has a significant VMT impact. To assess VMT, the city requires the use of the Alameda County Transportation Commission's (Alameda CTC) travel demand model. The following thresholds are employed to determine if the project has a significant adverse impact related to VMT:

- **Residential Projects** – For residential projects, a VMT impact will be considered less than significant if its home-based VMT per Capita is at least 15% below the countywide baseline average home-based VMT per Capita.
- **Employment Projects** – For employment-generating projects, a VMT impact will be considered less than significant if its home-work VMT per Worker is at least 15% below the countywide baseline average home-work VMT per Worker.
- **Land Use Plans** – Land use plans (including the Comprehensive Plan, Precise Plans, and Specific Plans) are not subject to screening and require specific VMT analysis. Since land use plans affect a larger area and serve as the basis for environmental analysis of future projects, all land use plans must conduct a quantitative VMT analysis and would be considered less than significant if the VMT is 15% below the cumulative average.
- **Retail Projects** – If it is determined that the retail project is not a local serving small retail project, the project would be considered less than significant if the project does not cause a net increase in total VMT.
- **Regional-serving Retail Projects** – Should use the metric of total study area VMT and define a VMT study area over which to evaluate that metric. The study area should be defined in a manner large enough to capture the total likely effects of the proposal. The project would be considered less than significant if the project does not cause a net increase in total VMT.

[1] For the City of Pleasanton, the relevant SCS document is the Plan Bay Area 2050, Association of Bay Area Governments and Metropolitan Transportation Commission, May 2021.

- **Mixed Use Projects** – Each component of the project is considered separately; therefore, each of the project's individual land uses should be compared to the respective threshold.
- **Transportation Projects** – Transportation projects have the potential to change travel patterns and may lead to additional vehicle travel on the roadway network. Under CEQA Guidelines Section 15064.3(b)(2), lead agencies have the discretion to select their own metrics for all modes. VMT analysis would be considered less than significant if the VMT is below the baseline average.

VMT Modeling Procedure

This analysis uses the Alameda CTC Model to estimate home-based VMT per resident. The Alameda CTC Model uses various socioeconomic variables, such as number of households and residents by household type and number of jobs by employment category at a TAZ level in addition to transportation system assumptions such as type of roadway, number of lanes, major bicycle and pedestrian facilities, and transit service capacity and frequency to forecast various travel characteristics.

The Alameda CTC Model uses a four-step modeling process that consists of trip generation, trip distribution, mode split, and trip assignment. This process accounts for changes in travel patterns due to future growth and expected changes in the transportation network. The Alameda CTC Model assigns all predicted trips within, across, to, or from the nine-county San Francisco Bay Area region to the roadway network and transit system by mode (i.e., single-occupant or carpool vehicle, biking, walking, or transit) and transit carrier (i.e., bus or rail) for a given scenario. The VMT generated by each TAZ can be estimated by tracking the number of trips and the length of each trip generated by the TAZ; the VMT per resident can be estimated by dividing the total VMT generated by the residential uses by the number of residents in that TAZ.

The latest adopted version of the Alameda CTC Model version incorporates land use data and transportation network improvements consistent with *Plan Bay Area 2040* (i.e., the Sustainable Communities Strategy). The 2040 land use databases were modified to reflect buildout under the city's recently approved Housing Element Update. Although MTC adopted *Plan Bay Area 2050* in October 2021, this analysis relies on the version of the model consistent with *Plan Bay Area 2040* because Alameda CTC has not yet updated the Alameda CTC Model to be consistent with *Plan Bay Area 2050*. The current validated and calibrated baseline year for the Alameda CTC Model is 2020.

VMT Results

To assess the VMT characteristics of the proposed project, the project's land uses were coded into the appropriate TAZ and the project's baseline VMT per resident was evaluated. **Table 1** presents the results of the VMT analysis for the proposed project.

Table 1: Baseline Project VMT Assessment

Countywide home-Based VMT/Resident	15% Below Regional Average (Significance Threshold)	Project Total home-Based VMT/Resident	Impact?
19.4	16.5	33.7	Yes

Source: Alameda CTC Travel Demand Model; Fehr & Peers, October 2025.

The project would result in a significant CEQA transportation impact if the project's home-based trip VMT per resident is greater than 15% below the average baseline countywide VMT per resident. The project's total home-based VMT per resident is 33.7, which is greater than 15% below the baseline countywide average (16.5). As the project's VMT per resident is above the applicable threshold, this is considered a significant impact.

Project Features

The project proposes several features that would help reduce the amount of VMT that would be generated by residents. The project would install city standard ADA compliant sidewalks throughout the site and along its Busch Road frontage. In addition, a roundabout would be provided internally along the project's eastern edge at the intersection of the site's primary access road and the east-west spine roadway.

Access to the Iron Horse Trail is available less than a half mile east of the project site. This Class I multi-use path provides north-south access, linking to the Dublin/Pleasanton BART Station.

Findings

The project's total baseline home-based VMT per resident is 33.7, which is greater than the relevant significance standard, which is 15% below the baseline countywide average (16.5). Therefore, the project's effects on VMT are considered a significant adverse impact. This finding is consistent with the finding identified in a prior study prepared for a similar project on the same site (*Transportation Impact Study for the Arroyo Lago Residential Project*, W-Trans, November 28, 2023). While the project proposes several features that would reduce VMT, sufficient VMT reduction strategies do not exist to reduce the project's daily VMT per resident from 33.7 to 16.5 as required to mitigate the impact.

Appendix E:

Utilities Supporting Information

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TECHNICAL MEMORANDUM

TO: **Michael Stella, City of Pleasanton**

PREPARED BY: **Sarah Miller and Nathan Hanson, CA PE**

REVIEWED BY: **Chris van Lienden, CA PE No. 75034**

DATE: **November 12, 2025**

RE: **Arroyo Lago and East Pleasanton Annexation Updated Impact Study**

1. INTRODUCTION

The purpose of this Technical Memorandum (TM) is to evaluate the capacity of sewers impacted by the proposed land use scenarios summarized in **Table 1**. Each scenario includes a combination of developments added to the City's hydraulic model to assess potential downstream capacity constraints. The developments analyzed include Kiewit, Arroyo Lago, East Lakes Development, and Amazon. **Section 2** provides descriptions of the developments, and **Figure 1** illustrates their locations along with the conveyance alignment options.

Where downstream capacity issues were identified, two general improvement strategies were considered: upsizing existing sewers and installing a new alignment along the Iron Horse Trail. A planning level cost estimate was developed for each capacity improvement option, and a Pro-Rata cost split based on total flows added by each development is included with each scenario.

The City's current sewer system hydraulic model was developed in InfoWorks ICM™ as part of the City's 2024 Sewer Capacity Evaluation Report. The model has been accepted by the City and the Capacity analysis has been finalized. Existing flows for this model were based on water consumption data from billing records from 2017 through 2021 (excluding 2020 due to COVID impacts) and calibrated to flow monitoring data collected in December 2022 and January 2023. Future loads were estimated based on an inventory of parcels identified in the City's Housing Element and associated base wastewater flow (BWF) factors based on average data. Dwelling unit flow rates of 160 gallons per day (gpd) for single family residential units and 130 gpd for multi-family units (based on the City's current average wastewater flows) were applied. Parcels with commercial land use had an assumed average flow factor of 0.1 gpd per square foot.

TABLE 1: LAND USE SCENARIOS

Scenario Number	Description
1	Future developments including the Kiewit development
2	Future developments (including the Kiewit development) + Arroyo Lago
3	Future developments (including the Kiewit development) + Arroyo Lago + East Lakes Project
4	Future developments (including the Kiewit development) + Arroyo Lago + East Lakes Project + Amazon Industrial[1]

[1]Amazon site was analyzed for industrial use only. A residential scenario was not considered based on developer feedback.

The model scenarios incorporating the proposed developments were run under dry weather and design storm wet weather scenarios to assess the capacity impact of the flows from the developments on the existing downstream sewers. The City of Pleasanton (City) has requested that Woodard & Curran perform a review of potential impacts of the proposed developments on the City's sewer system. A description of the proposed developments and the preliminary utility plans have been included in the following sections.

2. DEVELOPMENT DESCRIPTIONS

The following sections describe each development including preliminary site plans (if they were available), **Table 2** below shows the number of units and the commercial/industrial square footage used in each model run. An overview of the development locations is shown in **Figure 1**.

TABLE 2: DEVELOPMENT UNITS AND SQUARE FOOTAGE

Development	Number of Single-Family Units	Number of Multi-Family Units	Commercial/Industrial Square Footage
Kiewit	310	102	-
Kiewit "North"	75	-	-
Kiewit "South"	235	102	-
Arroyo Lago	189	-	-
East Lakes	391	193	-
Amazon	-	-	650,000

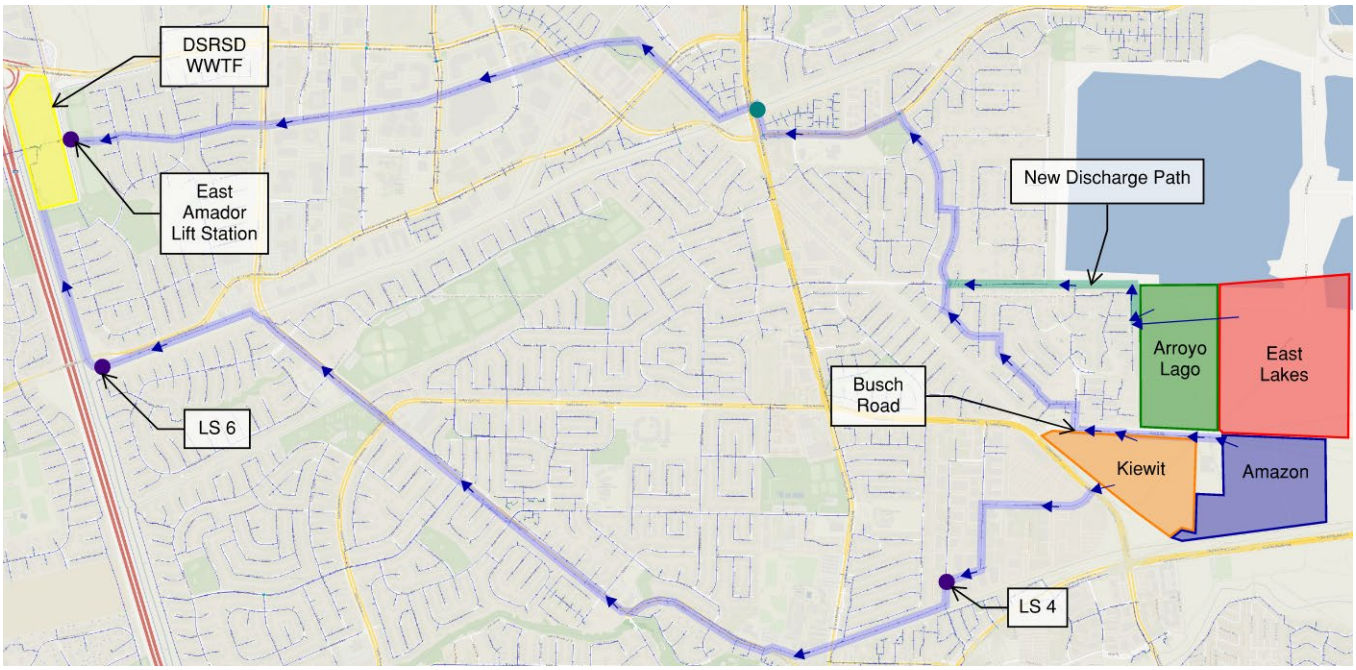

FIGURE 1: DEVELOPMENT LOCATIONS

Kiewit

Kiewit is a 49-acre proposed residential development located north of Stanley Boulevard, south of Busch Road, and east of Valley Road. The property was previously used for construction equipment storage and is now under development as Tract 8680. Given the existing slopes on the parcel, Kiewit will drain into two separate sewersheds, labeled "North" and "South" for this analysis and shown in **figure 2**. Kiewit "North" consists of 75 single-family homes and discharges into the existing 8-inch sewer along Busch Road. Kiewit "South" consists of 235 single-family homes and 102 multi-family homes and discharges into the existing 8-inch sewer along Boulder Street. This proposed development was analyzed in the *3300 Busch Road Development Review* in July 2024 under a different set of future load assumptions.

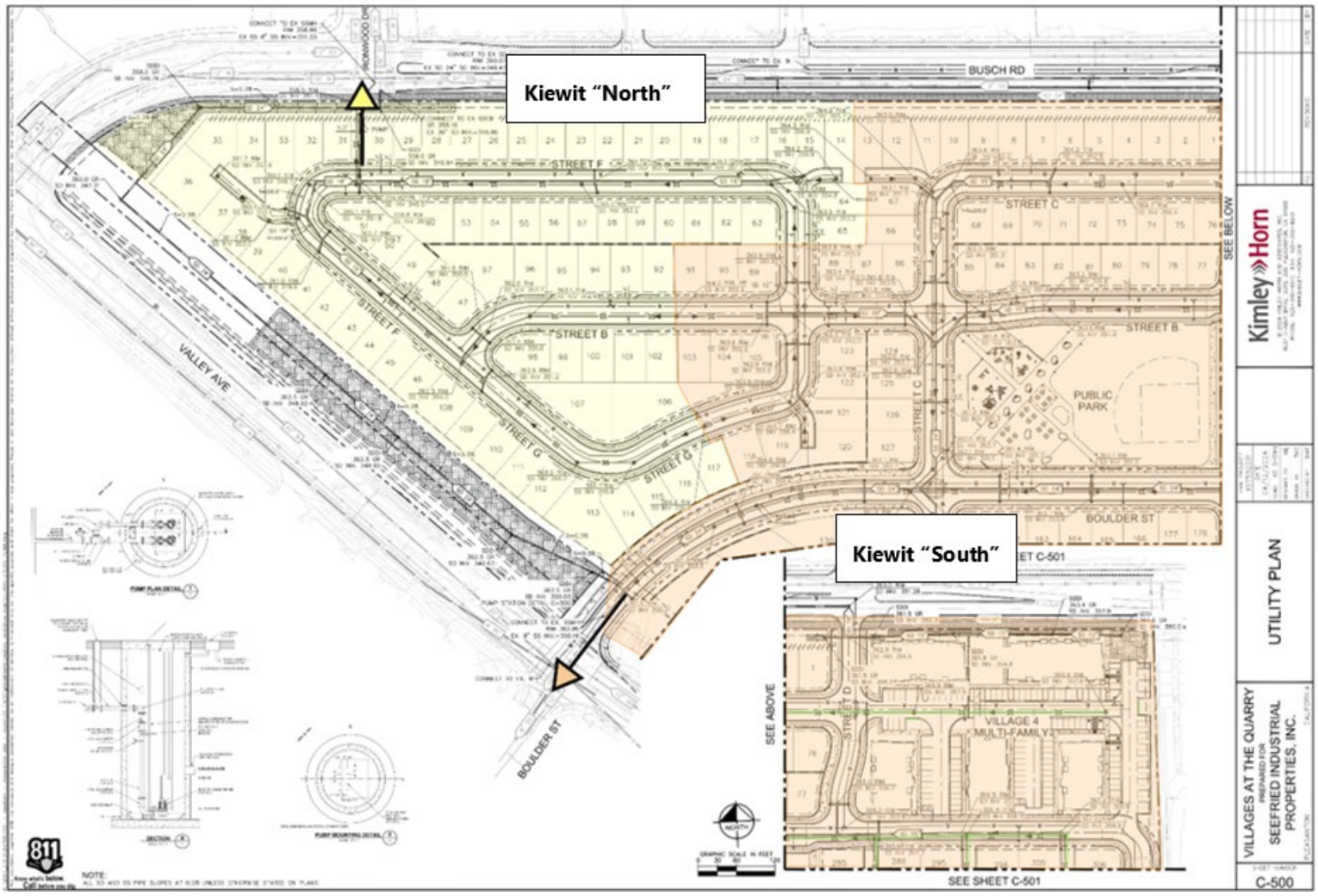

FIGURE 2: KIEWIT PROPOSED DEVELOPMENT

Arroyo Lago

Arroyo Lago is a 26-acre proposed residential development located north of Busch Road and east of Chatham Place and the Ironwood Neighborhood. The property is currently vacant. The proposed development would add 189 single-family homes in total. 189 single-family homes were assumed to drain to the existing 8-inch sewer at the intersection of Mohr Avenue and Irongate Drive . A layout showing the development is shown below in **Figure 3** and the proposed drainage pathway to Mohr Drive is shown in **Figure 4.**

FIGURE 3: ARROYO LAGO PROPOSED DEVELOPMENT

FIGURE 4: ARROYO LAGO PROPOSED DEVELOPMENT DRAINAGE PATHWAY

East Lakes Development

The East Lakes Development is a 62-acre proposed residential development located north of Busch Road and west of the future alignment of El Charro Road. The property is currently vacant. The conceptual plan would add 391 single-family homes and 193 multi-family homes for a total of 584 residential units, although these numbers are subject to change and represent the best available information. The development was modeled with sewer flow loading to the proposed Arroyo Lago sewer. A plan view of the development is shown in **Figure 5** below.

FIGURE 5: EAST LAKES PROJECT PROPOSED DEVELOPMENT

Amazon

The Amazon Development is a 59-acre proposed industrial development located east of the Kiewit development and Pleasanton Garbage Service transfer facility, south of the East Lakes Project, and north of Stanley Boulevard. The property is currently vacant. The proposed development would add approximately 650,000 square feet of industrial use.

3. MODEL AND LOAD DEVELOPMENT

Based on typical flow factors of 160 gpd/unit and 130 gpd/unit for single-family and multi-family residential units, respectively, and an average flow factor of approximately 0.1 gpd per square foot for commercial/industrial land use, the approximate flow added for each scenario is shown in **Table 3** below. These loads were applied to the baseline future loads scenario from the 2024 model to identify potential impacts of the new developments. Model runs were performed for each of the scenarios under the 25-year storm peak wet weather flow (PWWF) and peak dry weather (PDWF) conditions used in the capacity assessment.

TABLE 3: TOTAL ADDITIONAL FLOW BY LAND USE SCENARIO

Scenario Number	Description	Total Additional Average Dry Weather Flow (gpd)
1	Future developments including the Kiewit "North" development	12,000[1]
	Future developments including the Kiewit "South" development	48,520[1]
2	Future developments (including the Kiewit "North" development) + Arroyo Lago	42,240
3	Future developments (including the Kiewit "North" development) + Arroyo Lago + East Lakes Project	129,890
4	Future developments (including the Kiewit "North" development) + Arroyo Lago + East Lakes Project + Amazon Industrial[2]	194,890

[1]Total average dry weather flow from Kiewit is 60,520 gpd which is split between two sewersheds (see Section 1.1 for details).
[2]Amazon site was analyzed for industrial use only. A residential scenario was not considered based on developer feedback

4. FLOW PATH ALTERNATIVES

As part of this analysis, where capacity issues were identified, two potential flow paths to alleviate surcharge were modeled, and preliminary cost estimates were developed for each option under each scenario. The following sections describe these flow paths in detail. A map showing the area and the two flow path options is provided in **Figure 6** below.

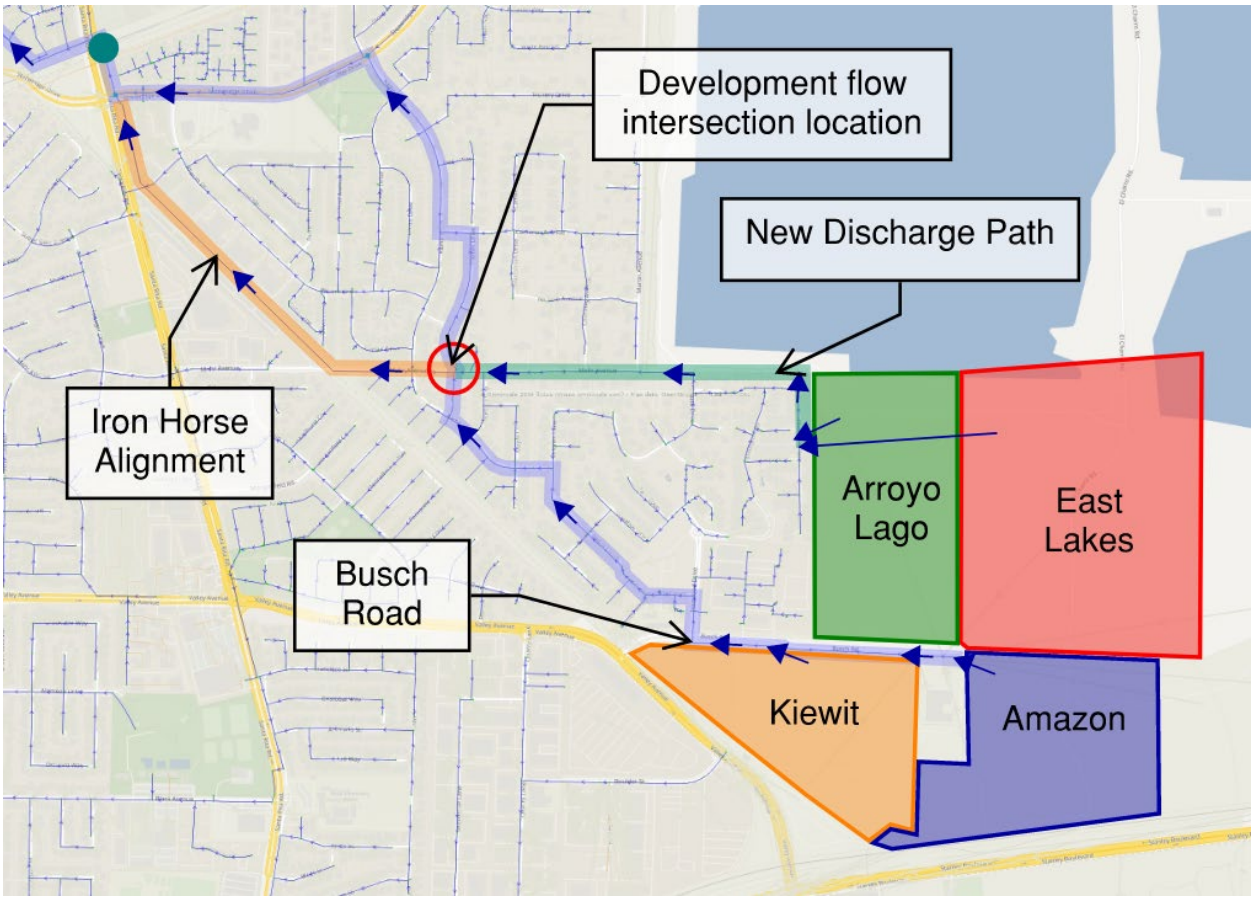

Figure 6: Flow Path Option Alignments

4.1 Option A – Upsize Existing Sewers

The existing alignment downstream of the proposed development primarily flows through residential neighborhoods before reaching Stoneridge Drive. From there, the sewer crosses under Arroyo Mocho via a siphon and ultimately discharges to the East Amador Lift Station (EALS) and wastewater treatment facility. Existing sewers in the residential areas range from 8-inch to 10-inch diameter, increasing to 12-inch along Stoneridge Drive.

Where modeled surcharge occurs during wet weather flow (see **Section 6** for model capacity criteria definitions), the existing sewers will be upsized. All upsizing is assumed to be completed via open-cut construction with bypass pumping and traffic control required. Where upstream pipes require upsizing to a diameter larger than downstream pipes (e.g. an 8-inch pipe needs to be upsized to a 12-inch upstream of a 10-inch), downstream segments will also be upsized to match diameters. This helps prevent possible blockages caused by larger pipes discharging into smaller ones.

4.2 Option B – Iron Horse Alignment

The Iron Horse Trail alignment installs a new sewer that intercepts flow at a new manhole on Mohr Avenue south of Palmer Drive. This new sewer would convey flow along the Iron Horse Trail before reconnecting with existing sewers at the intersection of Stoneridge Drive and Santa Rita Road, upstream of the siphon. This option eliminates the need to upsize sewers in residential neighborhoods and requires significantly less bypass pumping and traffic control compared to Option A. The proposed sewer would require an easement from Alameda County and a deep sewer. Given these factors, this option will require additional analysis prior to construction.

4.3 Capital Improvement Option Cost Estimating

Planning level cost estimates were developed for each potential capacity improvement project. This level of cost estimate corresponds to the Planning-Level "Class-E Order of Magnitude" cost as defined by the American Association of Cost Engineers, International (AACE 2005). The AACE provides guidelines on accuracy ranges defined as percentages +/- of the expected average bid cost of the work. The Planning Level is expected to range from +30% to -30% of the eventual cost of the project.

The cost index used for escalation of past bid prices is the Engineering News Records Construction Cost Index (ENR CCI) for the San Francisco area as of October 2025 (CCI of 15560).

Cost criteria include baseline construction costs for gravity trunk sewers using open-cut construction, and trenchless installation. Unit costs for gravity sewers vary with pipe diameter and depth. Baseline costs include all standard materials, equipment, and labor to construct a pipeline project, except for site-specific items (e.g., possible dewatering and shoring needs). Bypass pumping is assumed to be required for all open cut or pipe bursting projects where pipes are being removed and replaced. The Iron Horse alignment may require deep sewers (>15 feet), so pipe costs have been escalated to help account for the added complexity. A detailed geotechnical investigation should be conducted during predesign phase to confirm feasibility if this alignment is selected.

Allowances of 10 percent of baseline construction costs were provided for traffic control and bypass pumping. Note that the Iron Horse Trail alignment requires no bypass pumping since existing sewers can remain in service, and limited traffic control since the pipeline would be installed adjacent to a bike path. The total construction cost for each project also includes an allowance for mobilization/ demobilization (5 percent of subtotal), plus an additional allowance for contingencies and unknown conditions (30 percent of construction cost subtotal). Additional cost items include an allowance for engineering, administration, and legal of 25 percent.

It was assumed the City would be required to purchase a permanent easement for the Iron Horse Trail at a cost of $12 per linear foot for any pipe not installed in the public right of way. This assumption should be

revisited during detailed design to confirm the cost of an easement, and this option should be omitted from consideration if an easement cannot be acquired.

The itemized cost estimate for each project is detailed in the Appendices. Note that all costs presented in this TM represent October 2025 costs for the San Francisco Area and are not escalated for future years.

5. PRO RATA COST SHARING METHODOLOGY

Under each scenario the total cost of the required capacity improvement projects is broken out by development using a simple pro rata (proportional) cost sharing method. This cost sharing is based on the total flow added by each development, except for the Kiewit development[1] because its associated development review was finalized before this study. For example, if two developments triggered a capacity improvement project, each development would pay for the capital improvement project (CIP) in proportion to the amount of flow added to the impacted sewer. No consideration was given to the "timing" of these developments; so, for example, if a development was constructed in the near term and did not cause a capacity issue, it would still be expected to pay its pro rata share as the other developments are added. It is also assumed that all CIPs are paid by the developers at no cost to the City of Pleasanton. It is also assumed that no other future land use, apart from the developments modeled, contributes a significant enough amount of flow to be considered in the Pro Rata cost sharing.

[1] The Kiewit development, or 3300 Busch Road Development, was analyzed in 2024 under a different set of future load assumptions. In that development review, a capacity improvement project was triggered by the Kiewit development and other future developments in the East Pleasanton area. As part of that development TM's findings the Kiewit development was required to provide $222,275 for sewer improvements proportional to the other future loads included in the analysis. This amount has been finalized with the developer and the City will use this money for downstream improvements. The Kiewit development will pay this amount regardless of the size of any capacity improvement project required (if any) under all scenarios in the current sewer impact study.

6. SCENARIO RESULTS

The following sections summarize the model results for each development scenario, the extent and cost of any required capital improvement projects (CIPs), and a pro-rata cost-sharing breakdown for those CIPs. CIPs were identified using the same criteria applied in the 2024 Master Plan, as described below.

CIPs were identified by a maximum depth of flow to pipe diameter ratio (d/D) of 0.75 under peak dry weather flow (PDWF) conditions. Under design storm PWWF conditions, surcharge was allowed up to three feet below the manhole rim, unless surcharge was triggered by new development (in which case any surcharge would be considered a deficiency).

Force mains are also considered deficient if the velocity under peak design flow exceeds 8 ft/s. If a scenario exceeded any of these criteria, pipes downstream of the development were upsized, or an alternative pipe routing was utilized, until no surcharge was present (d/D during PWWF scenarios was below 1.0) or the d/D during PDWF was below 0.75. The following discussion identifies deficiencies and capacity project needs (if any) for each land use scenario.

The peak dry weather flow capacity criteria (flow greater than 0.75 d/D) was not exceeded in any scenario. However, the capacity criteria for future developments was exceeded in several scenarios during peak wet weather flow. For ease of comparison, all scenario results discussed below will show only PWWF results. These results include assumptions about inflow and infiltration and diurnal peaking consistent with the *2024 Sewer Capacity Evaluation Report*. Because of these factors the flows presented in the scenario results will not match the average dry weather flows shown in **Table 3**. Additional details on wet weather flow factors are included in the *2024 Sewer Capacity Evaluation Report*.

For scenarios where modeled capacity issues were identified, two CIP options were evaluated. Option A involved upsizing existing sewer pipes that exhibited capacity deficiencies in the model. Option B proposed installing a new sewer alignment along the Iron Horse Trail, incorporating a manhole flow split to divert flows south of Palmer Drive on Mohr Avenue. The feasibility and cost of each CIP option were assessed for all scenarios where a capacity project was identified. See **Section 4** for additional details and descriptions of the flow path options.

6.1 Scenario 1: Future Land Use (Focused on the Proposed Kiewit Development)

An analysis of the impact the Kiewit development had on the City's sewer network was performed in 2024. In that study initial assumptions about future loads from other developments were made based on the latest information available to the City. These future developments have evolved since that study, and their relative impacts have also been changed. For this reason, the impact the Kiewit development has on the sewer network in Scenario 1 varies from its 2024 development review. That development review also locked in Kiewit's financial contribution to the capital improvement projects as identified in the 2024 study. For more discussion on capital improvement projects and the development's cost sharing methodology see **Sections 4 and 5**.The flow path of the wastewater discharged from the Kiewit development to the Dublin San Ramon Services District (DSRSD) Treatment Plant is shown in **Figure 7.**

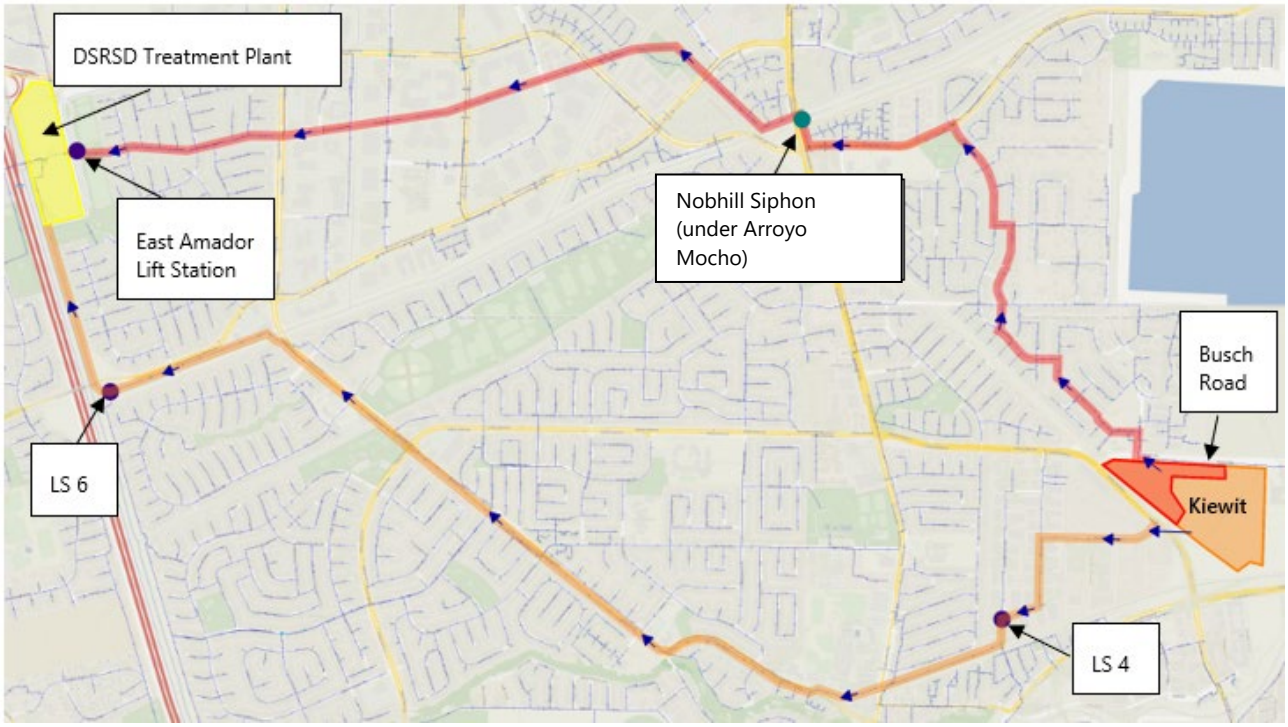

FIGURE 7: SCENARIO 1 WASTEWATER FLOW PATH

6.1.1 Kiewit "South" (Boulder Street and Downstream Sewers)

With the proposed development, the design storm PWWF flowing west along Boulder Street, just downstream of the proposed development, is projected to increase from 31,800 gpd to 404,000 gpd (a 223% increase in total flow from existing conditions). Despite the significant increase in flow, the model does not predict any capacity issues on Boulder Street or LS-4 during PWWF (see **figure 8** for pipe profile).

The additional sewer flow does ultimately drain to LS-6, which experiences significant back up surcharge during PWWF events. The additional flow from the development causes incrementally more backup at LS-6 and decreases the available freeboard upstream of LS-6 along Arroyo Mocho Trail and Hopyard Road during PWWF events. This in turn increases the risk of an overflow at LS-6. The City has recently performed some maintenance on the pumps at LS-6 to try to improve lift station performance. However, updated testing has not been performed, and the City should limit additional flow loading to LS-6 where possible to minimize further backup surcharge.

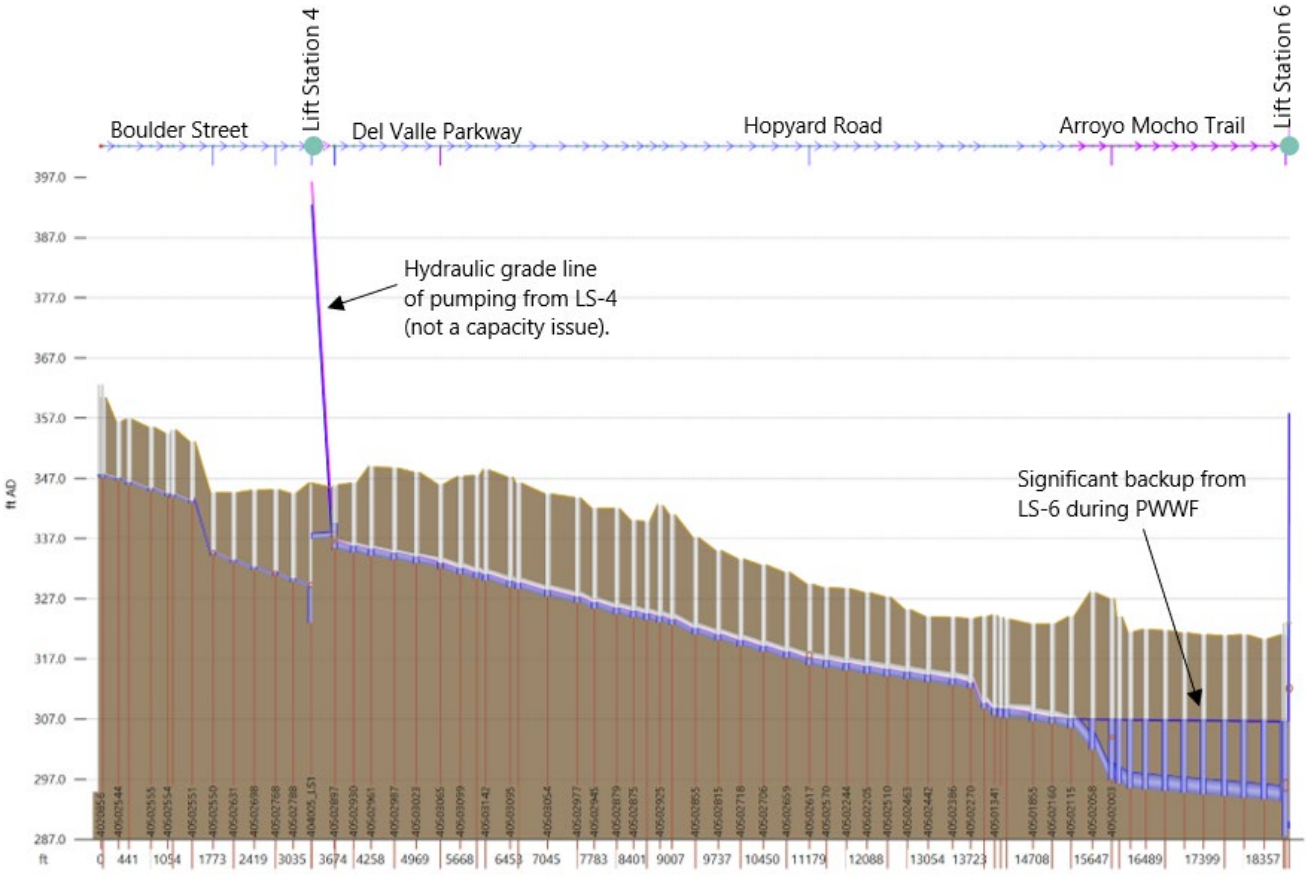

FIGURE 8: HYDRAULIC PROFILE KIEWIT "SOUTH" TO LIFT STATION 6 PWWF FUTURE LOADS SCENARIO

6.1.2 Kiewit "North" (Busch Road and Downstream Sewers)

With the proposed development, the design storm PWWF going west along Busch Road, just downstream of the Kiewit "North" development, is projected to increase from 27,900 gpd to 45,800 gpd (a 64% increase in total flow from existing conditions). The model does not predict any capacity issues in pipes from Busch Road to the Nobhill Siphon (a profile of the PWWF conditions for the future loads scenario is shown in **Figure 9**).

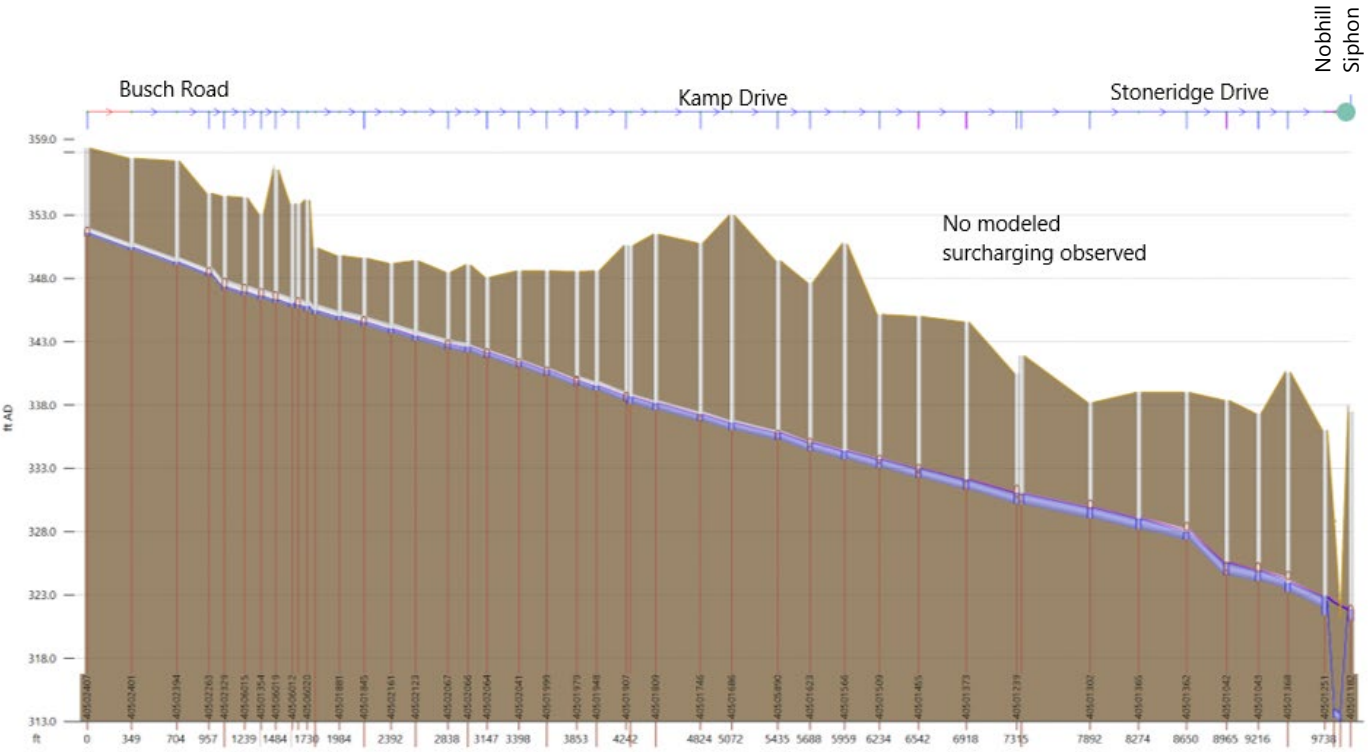

FIGURE 9: HYDRAULIC PROFILE KIEWIT "NORTH" TO NOBHILL SIPHON PWWF FUTURE LOADS SCENARIO

6.1.3 Scenario 1 Option A & B CIP

No modeled capacity deficiencies were identified during PPWF or PDWF conditions in Scenario 1. Therefore, no capacity improvement project was developed for this scenario.

6.1.4 Scenario 1 Pro Rata Cost Share

The model does not predict any capacity issues in this future land use scenario, so a CIP is not required. The Kiewit development is still required to provide $222,275 to the City per the *3300 Busch Road Development Review*. This funding will be available to the party who constructs the improvement.

6.2 Scenario 2: Future Land Use and Arroyo Lago Development

The flow path of the wastewater from the Kiewit "North"[1] and Arroyo Lago to the DSRSD Treatment Plant is shown in **Figure 10** below. The 189 single-family homes from the Arroyo Lago development discharge

[1] The northward flow path is shown since no change, and no capacity issues are present in the southward flow path under this scenario.

to Mohr Avenue. Scenario 2 triggers a capital improvement project (CIP) for or exceeding capacity criteria on Kamp Drive and Stoneridge Drive (pipes highlighted in red in **Figure 10**) during PWWF. This scenario also requires an additional siphon barrel to be added to the Nobhill Siphon which is described in detail in *East Pleasanton Annexation Sewer Impact Study*.

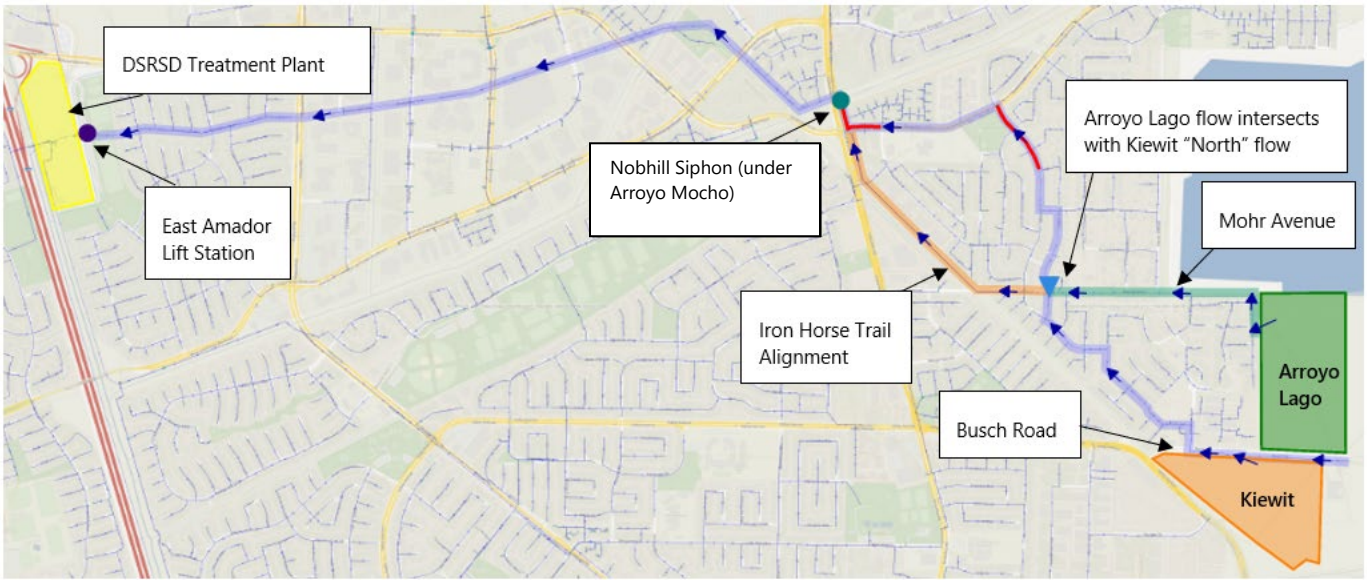

FIGURE 10: SCENARIO 2 WASTEWATER FLOW PATH

6.2.1 Scenario 2 Model Results

In this scenario, the flows from Kiewit "North" drain into the existing Busch Road sewer and the flows from Arroyo Lago discharge into the Mohr Avenue sewer as shown in **Figure 10** above. These flows combine to the east of the Mohr Avenue and Kamp Drive intersection and continue through the existing sewer along Palmer Drive. The design storm PWWF just downstream of the manhole where the flow from Kiewit "North" and Arroyo Lago intersects is projected to increase from 387,000 gpd to 455,000 gpd (an 18% increase in total flow from existing conditions). With this significant increase in flow, modeled surcharging is observed on Kamp Drive as well as some backup at the Nobhill Siphon (a profile of the PWWF conditions for the future loads scenario is shown in **Figure 11**). These capacity issues trigger a capital improvement project including the upsizing of the sewer pipes along Kamp Drive and Stoneridge Drive, and the addition of high-water flow siphon barrel to the Nobhill Siphon.

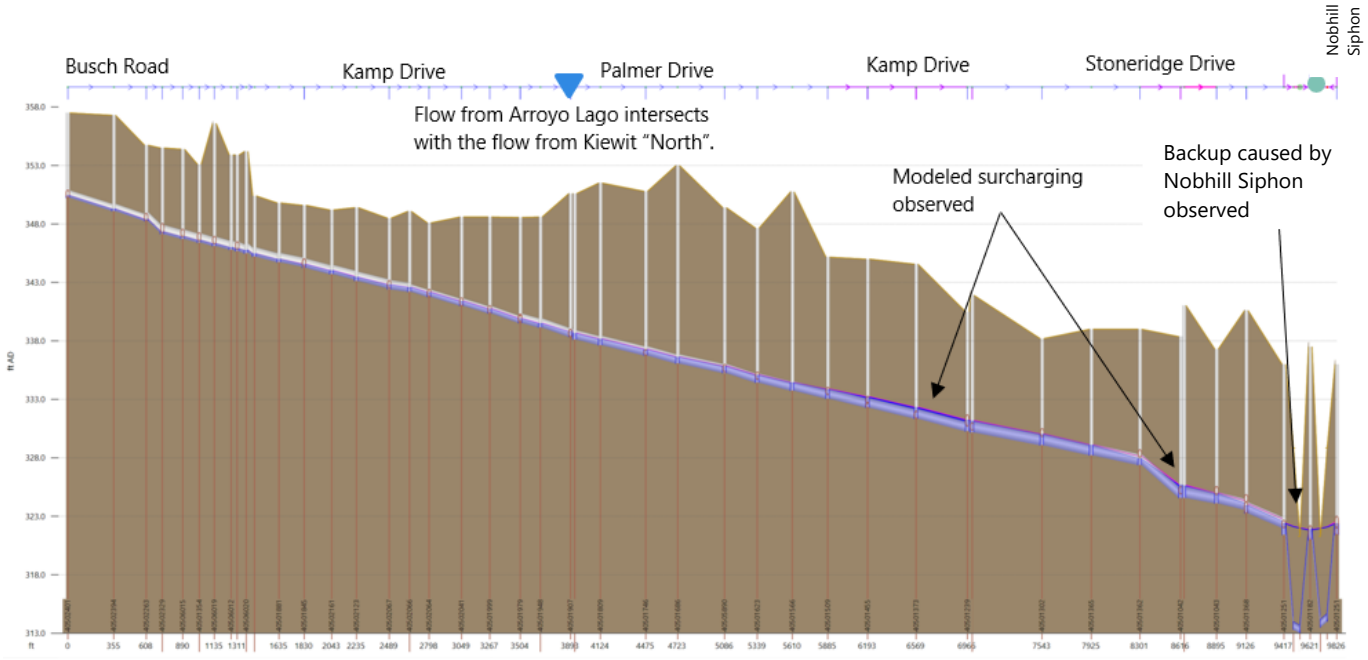

FIGURE 11: HYDRAULIC PROFILE KIEWIT "NORTH" AND ARROYO LAGO TO NOBHILL SIPHON PWWF FUTURE LOADS SCENARIO

6.2.2 Scenario 2 Option A CIP

In Scenario 2, capacity issues were identified in the gravity sewer along Kamp Drive and Stoneridge Drive. Under Option A, approximately 1,300 feet of gravity sewer pipe would require upsizing to convey the increased wastewater flows without surcharging during PWWF. It is assumed that all pipe segments would be installed using open-cut methods, and a bypass system would be required during construction.

Table 4 below summarizes the pipe segments requiring upsizing, including their existing and proposed diameters, and the lengths of each segment. The locations of the upsized gravity pipes are highlighted in red on **Figure 10**. **Figure 12** shows the hydraulic profile along Busch Road to the Nobhill Siphon during PWWF conditions, with the upsized pipe diameters highlighted on the figure.

TABLE 4: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 2 OPTION A)

Sewer Pipe Upsizing			
Existing Dia. (in)	New Dia. (in)	Pipe Segment Count	Length of Upsized Pipes (LF)
10	12	3	1,100
NA	15	3	200
	Total	**6**	**1,300**

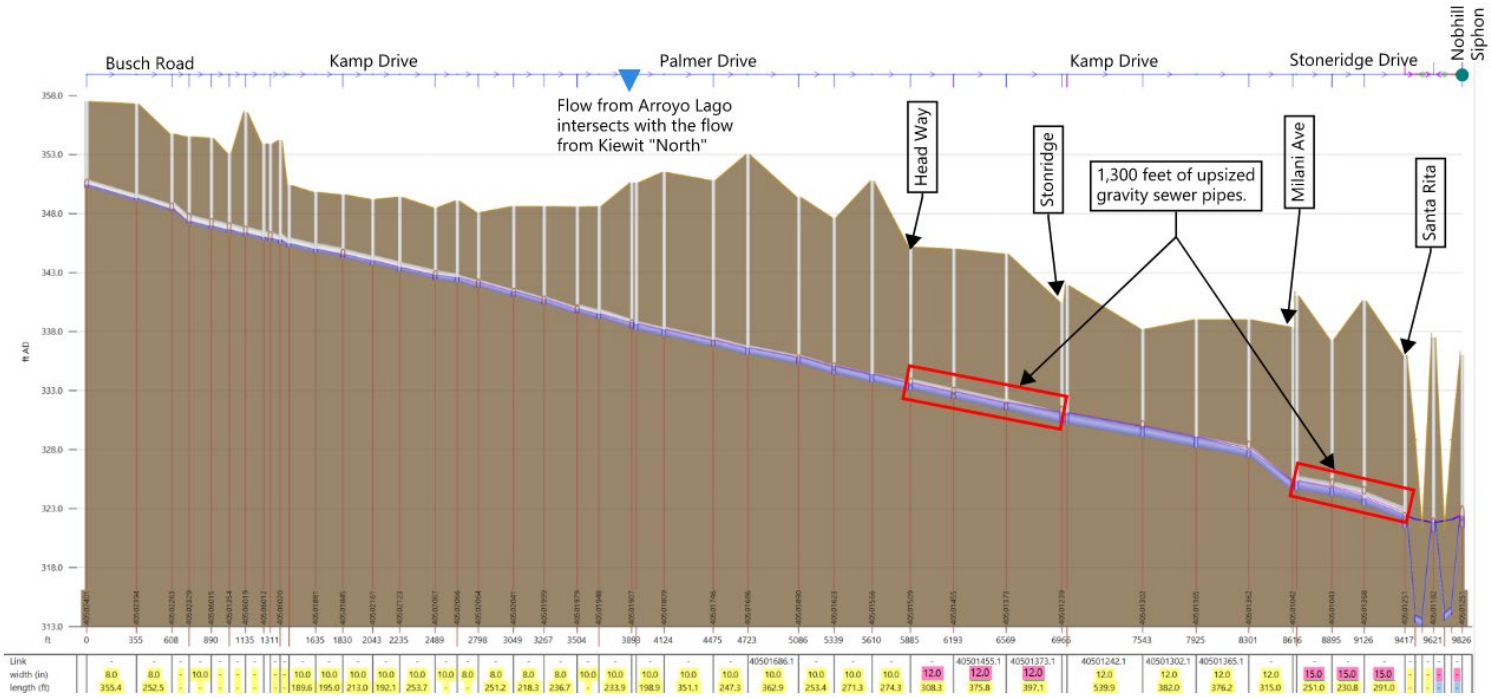

FIGURE 12: HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 2 OPTION A)

6.2.3 Scenario 2 Option B CIP

To address the same capacity issues identified along Kamp Drive and Stoneridge Drive. Option B proposes a new pipeline alignment along the Iron Horse trail. Flow would split at the intersection of flows from Kiewit "North" and Arroyo Lago at manhole SD3C2M404 on Mohr Avenue. This new alignment would divert a majority of the flow at this manhole to the new sewer main to alleviate downstream capacity constraints.

Table 5 below summarizes the proposed pipe segments for the new alignment, including their diameters and total lengths. The new pipeline alignment is highlighted in orange on **Figure 10**. **Figure 13** shows the hydraulic profile along Busch Road to the Nobhill Siphon during PWWF conditions, with the new pipe diameters shown below the pipe profile.

TABLE 5: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 2 OPTION B)

Sewer Pipe Installed		
New Dia. (in)	Pipe Segment Count	Length of New Pipes (LF)
8	11	3,700
10	1	400
15	3	200
Total	**1**	**4,300**

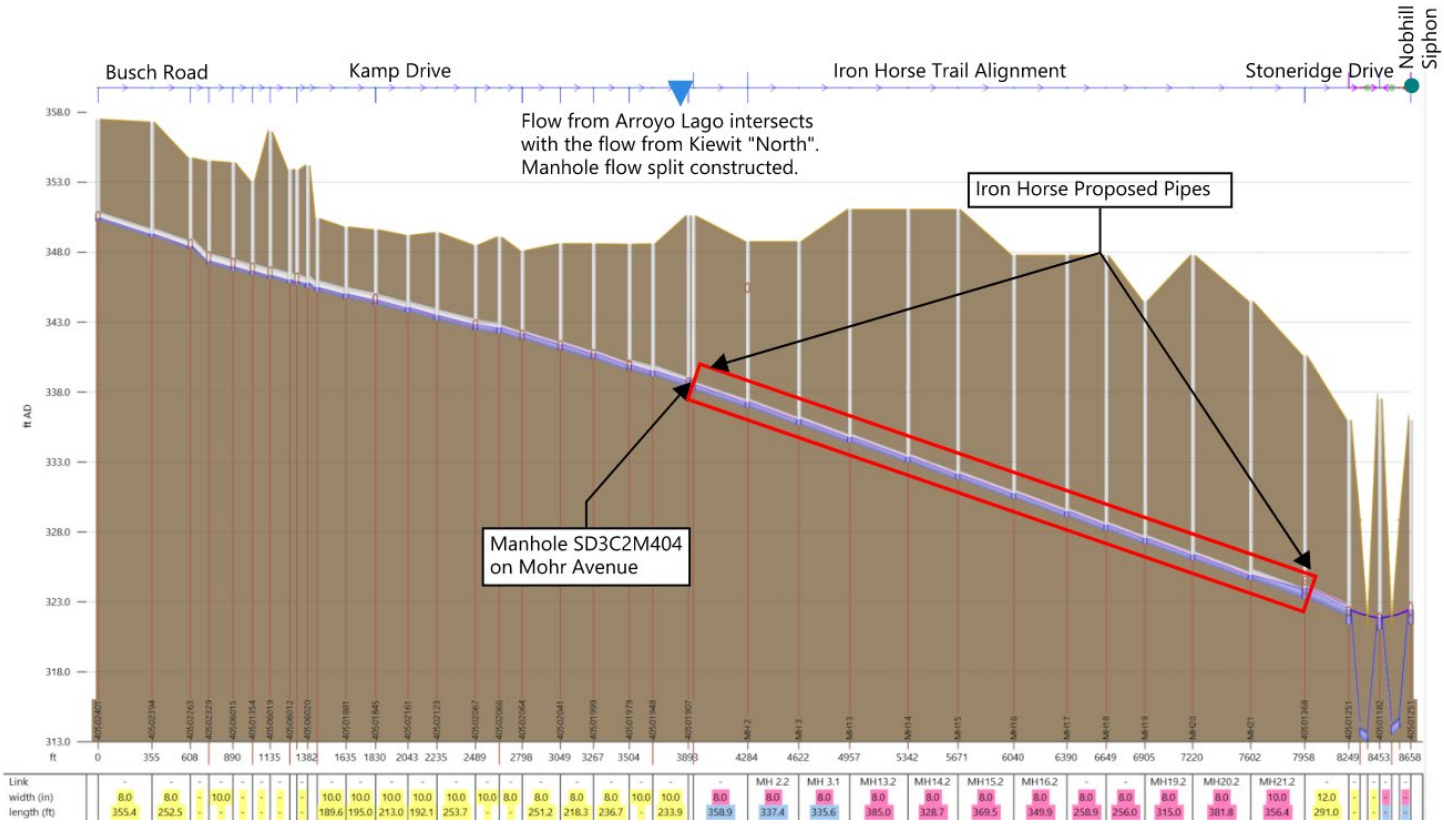

FIGURE 13: HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 2 OPTION B)

6.2.4 Scenario 2 Pro Rata Cost Share

Scenario 2 includes Kiewit "North" and Arroyo Lago developments as described in **Section 2**. The model predicts capacity issues along Kamp Drive and Stoneridge Drive as well as in the Nobhill Siphon which triggers a CIP. The option A CIP includes a total length of gravity sewer length upsized of 1,300 linear feet and the addition of a high-water siphon barrel to the Nobhill siphon. The Option B CIP requires approximately 4,300 of new gravity sewer mains to be installed along the Iron Horse Trail alignment.

Based on future development assumptions the model predicts Kiewit "North" will generate 12,000 gpd of additional flow and Arroyo Lago will generate 30,240 gpd of additional flow, for a total additional flow of 42,240 gpd from both future developments. As described in **Section 6.1** the Kiewit development's cost share was finalized in the *3300 Busch Road Development Review* at $222,275 (11% of the total capital improvement cost for option A and 4% of option B). Therefore, the remainder of the estimated capital improvement cost for the Scenario 2 CIP is required of the Arroyo Lago development. **Table 6** lists the cost sharing for Scenario 2's CIP. Under this alternative, Option B, the Iron Horse Trail alignment would be significantly more expensive for the Arroyo Lago developer since there are very few segments that surcharge under PWWF.

TABLE 6: COST SHARING FOR SCENARIO 2 CIP

Scenario 2		
Development	**Additional Flow generated by Development (gpd)**	**Pro Rata Cost by Development**
Option A		
Kiewit North	12,000[1]	$ 222,275[2]
Arroyo Lago	30,240	$ 1,840,725
Total	**42,240**	**$2,063,000**
Option B		
Kiewit North	12,000[1]	$ 222,275[2]
Arroyo Lago	30,240	$ 5,085,725
Total	**42,240**	**$5,308,000**

[1]Additional flow from the Kiewit "North" sewershed only. Total development flow from Kiewit is shown in Table 3.

[2]Cost share associated with the Kiewit development as determined in *3300 Busch Road Development Review*

6.3 Scenario 3: Future Land Use, Arroyo Lago, and East Lakes Development

The flow path of the wastewater from Kiewit "North", Arroyo Lago, and the East Lakes Development to the DSRSD Treatment Plant is shown **Figure 14** in below. Arroyo Lago and the East Lakes Development drain to the existing Mohr Avenue sewer and combines with the flow from Kiewit "North" to the east of the Mohr Avenue and Kamp Drive intersection and continue through the existing sewer along Palmer Drive. Scenario 3 triggers a capacity improvement project for exceeding capacity criteria on Kamp Drive and Stoneridge Drive (pipes highlighted in red in **Figure 14**). This scenario also requires an additional siphon barrel to be added to the Nobhill Siphon.

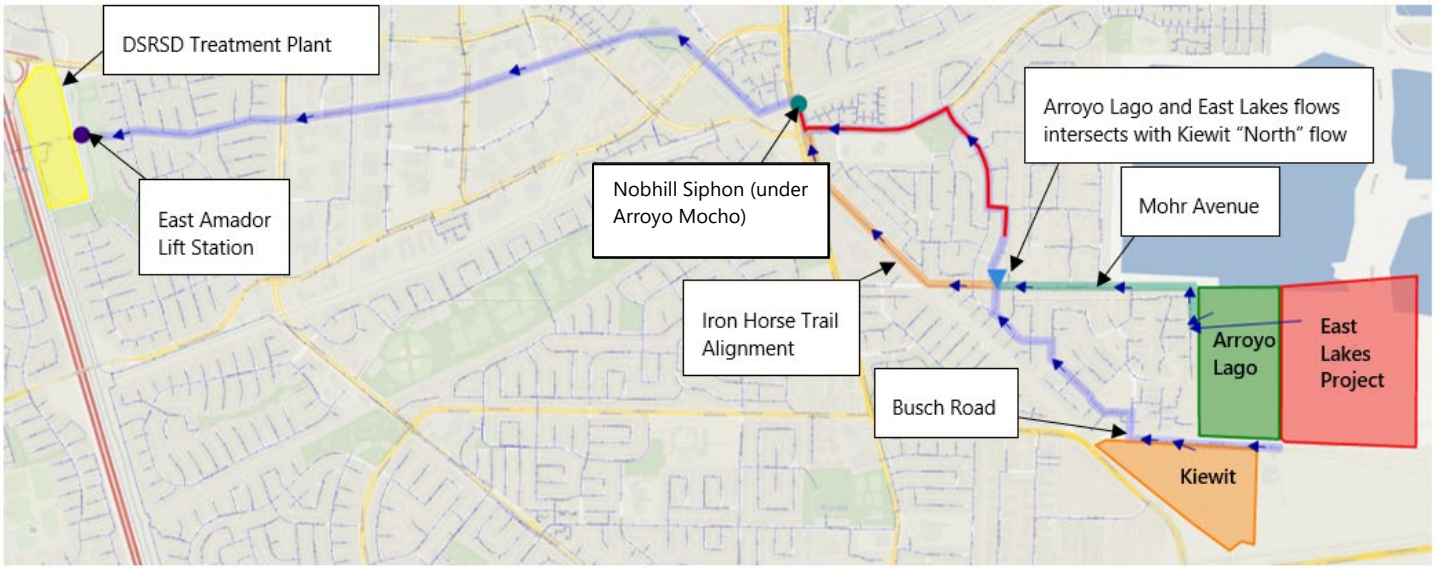

FIGURE 14: SCENARIO 3 WASTEWATER FLOW PATH

6.3.1 Kiewit "North", Arroyo Lago, and East Lakes Model Results

In this scenario, the flows from Kiewit "North" drain into the existing Busch Road sewer and the flows from Arroyo Lago and East Lakes discharge into the Mohr Avenue sewer (shown in **Figure 14** above). The design storm PWWF just downstream of the manhole where the flow from Kiewit "North" and Arroyo Lago and east lakes flows intersect is projected to increase from 387,000 gpd to 595,000 gpd (an 54% increase in total flow from existing conditions). With this significant increase in flow, the model predicts surcharging along portions of Kamp Drive and Stoneridge Drive as well as backup at the by Nobhill Siphon (a profile of the PWWF conditions for the future loads scenario is shown in **Figure 15**). This additional flow triggers a capacity project described in detail in **Section 4**.

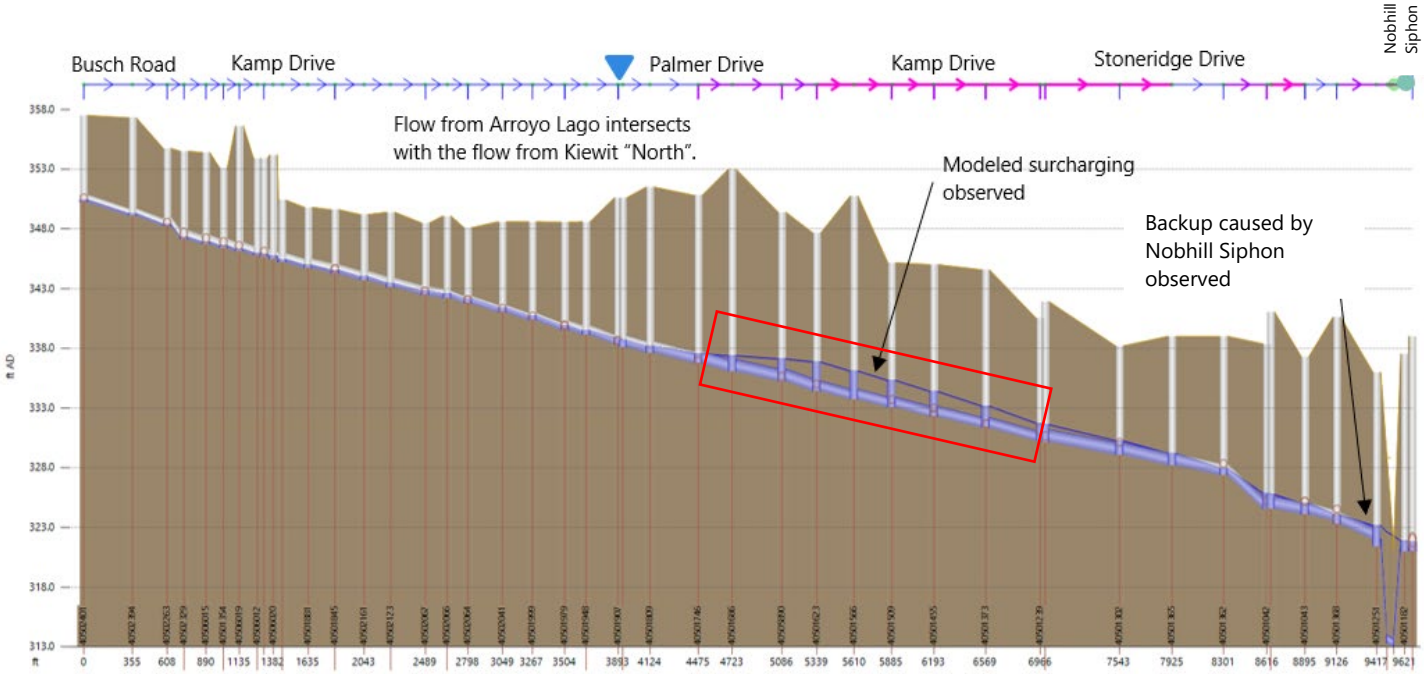

FIGURE 15: HYDRAULIC PROFILE KIEWIT "NORTH", ARROYO LAGO, AND EAST LAKES DEVELOPMENT PWWF FUTURE LOADS SCENARIO

6.3.2 Scenario 3 Option A CIP

In Scenario 3, capacity issues were identified in the gravity sewer along Kamp Drive and Stoneridge Drive. Under Option A, approximately 3,100 feet of gravity sewer pipe surcharge, requiring upsizing. Note that **Figure 15** indicates that the upstream sewers in Stoneridge Drive contribute to surcharge, while the downstream sewers do not. Upsizing only the upstream sewer would result in larger diameter sewers discharging into smaller downstream sewers; this can result in blockages and is not recommended. Therefore, it is assumed that all pipes in Stoneridge Drive would be upsized to 15". This brings the total length of pipe that requires upsizing to 5,200 feet. It is assumed that all pipe segments would be installed using open-cut methods, and a bypass system would be required during construction.

Table 7 below shows the number of pipe segments requiring upsizing, their existing diameters, their proposed new diameters, and the length of pipe being upsized. The locations of the upsized gravity pipes are highlighted in red on **Figure 14** above. **Figure 16** below shows the hydraulic profile of the pipeline from Busch Road to the Nobhill Siphon during PWWF conditions. Note the upsized pipe diameters are highlighted in pink on the table below the profile.

TABLE 7: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 3 OPTION A)

Sewer Pipe Upsizing			
Existing Dia. (in)	New Dia. (in)	Pipe Segment Count	Length of Upsized Pipes (LF)
10	12	10	2,500
12	15	9	2,500
NA	15	3	200
	Total	**22**	**5,200**

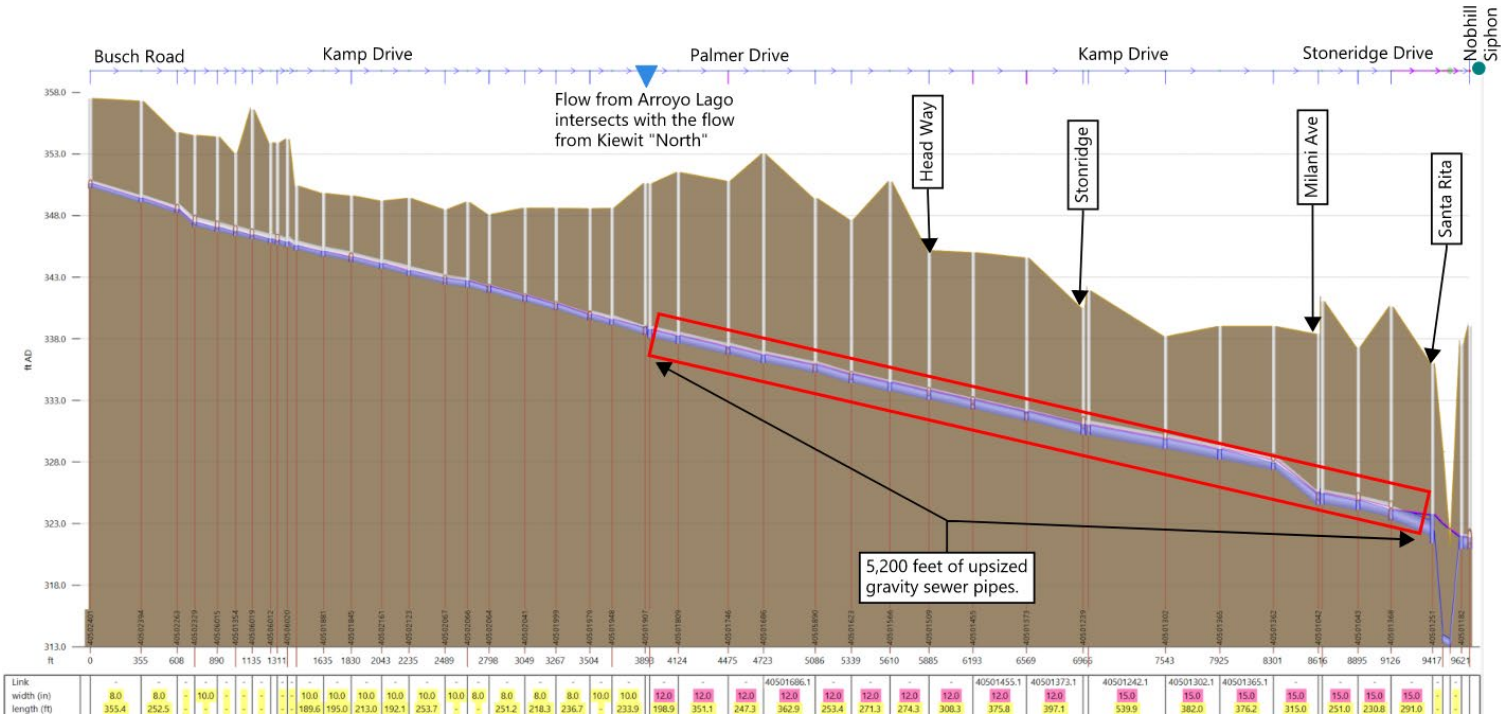

FIGURE 16: HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 3 OPTION A)

6.3.3 Scenario 3 Option B CIP

To address the same capacity issues identified along Kamp Drive and Stoneridge Drive. Scenario 3, Option B follows the same pipeline alignment along the Iron Horse train as Scenario 2 Option B (**Section 4.2**). The pipe is upsized from an 8" to a 10" to provide additional capacity. **Table 8** lists the pipe diameters and pipe lengths. The location of the new pipeline alignment is highlighted in orange on **Figure 14** above. **Figure**

17 below shows the hydraulic profile of the pipeline from Busch Road to the Nobhill Siphon during PWWF conditions.

TABLE 8: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 3 OPTION B)

Sewer Pipe Installed		
New Dia. (in)	Pipe Segment Count	Length of New Pipes (LF)
10	12	4,100
15	3	200
Total	**15**	**4,300**

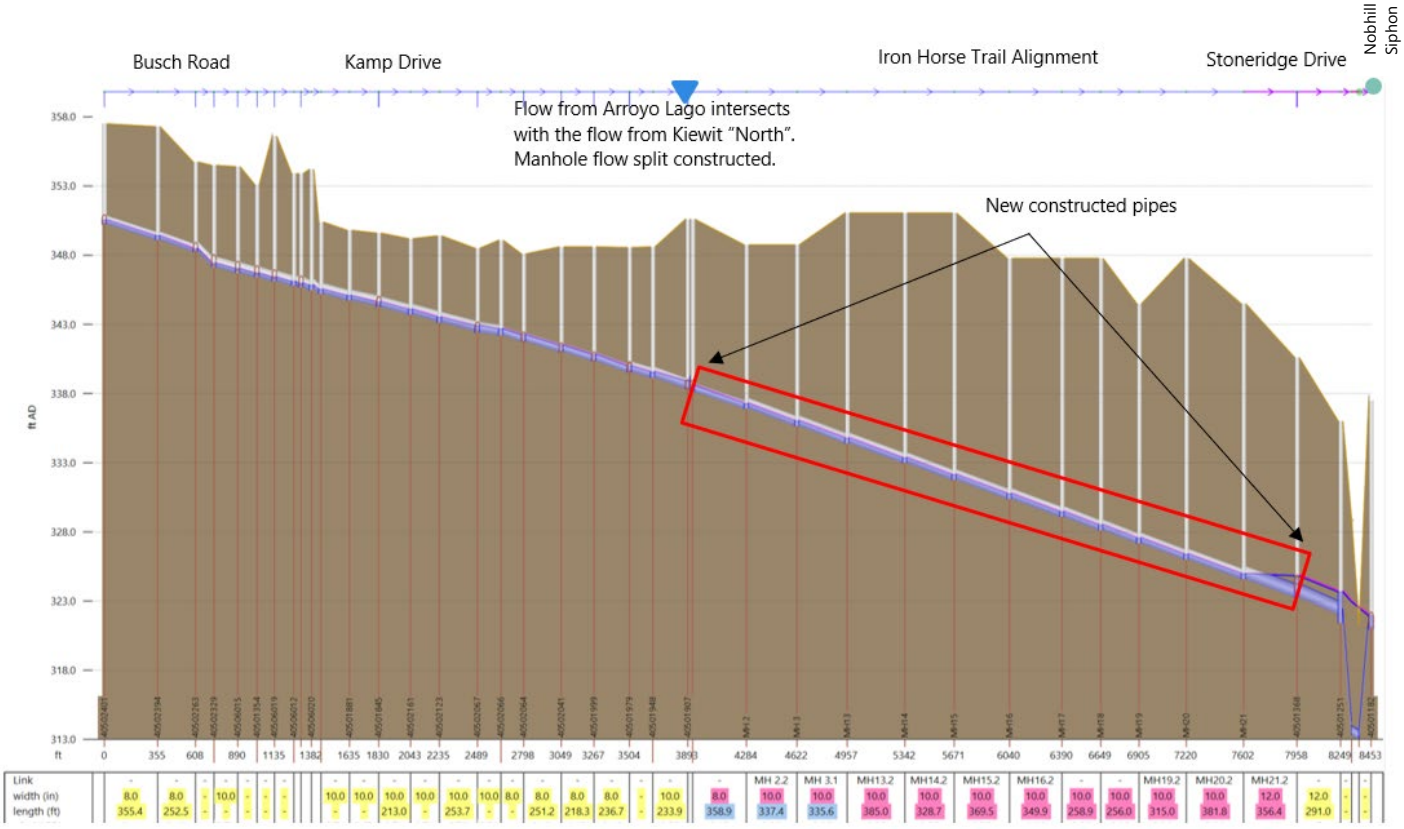

FIGURE 17: HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 3 OPTION B)

6.3.4 Scenario 3 Pro Rata Cost Share

Scenario 3 includes Kiewit "North", Arroyo Lago, and the East Lakes developments as described in **Section 2**. The model predicts capacity issues along Kamp Drive and Stoneridge Drive as well as in the Nobhill Siphon which triggers a CIP (**Section 4**). Under Option A this CIP includes upsizing 5,200 linear feet of existing sewer mains and installing an additional siphon barrel at the Nobhill siphon. For Option B 4,300 linear feet of new sewers are installed along the Iron Horse Trail.

Based on future development assumptions the model predicts Kiewit "North" will generate 12,000 gpd of additional flow, Arroyo Lago will generate 30,240, and East Lakes Development will generate 87,640 gpd of additional flow, for a total additional flow of 129,890 gpd from both future developments **Table 9** presents the described cost sharing for Scenario 4 CIP for Options A and B.

TABLE 9: COST SHARING SCENARIO 3 CIP

Scenario 3		
Development	**Additional Flow generated by Development (gpd)**	**Pro Rata Cost by Development**
Option A		
Kiewit North	12,000[1]	$ 222,275[2]
Arroyo Lago	30,240	$1,814,740
East Lakes	87,650	$5,259,985
Total	**129,890**	**$7,297,000**[3]
Option B		
Kiewit North	12,000[1]	$ 222,275[2]
Arroyo Lago	30,240	$1,330,961
East Lakes	87,650	$3,857,764
Total	**129,890**	**$5,411,000**

[1]Additional flow from the Kiewit "North" sewershed only. Total development flow from Kiewit is shown in Table 3.

[2]Cost share associated with the Kiewit development as determined in *3300 Busch Road Development Review*

[2]Costs assume 12" pipe along Stoneridge Drive is upsized to avoid a larger diameter sewer loading to a smaller diameter sewer. With approval from the City, Option A's cost may be reduced if some of the pipes do not need to be upsized.

6.4 Scenario 4: Future Land Use (Kiewit "North"), Arroyo Lago, East Lakes Development, and Amazon Industrial

The flow path of the wastewater from Kiewit "North", Arroyo Lago, the East Lakes Project, and the Amazon Industrial development to the DSRSD Treatment Plant is shown in **Figure 18** below. Scenario 4 triggers a capacity improvement project (see **Section 4** for additional details) for exceeding capacity criteria on Kamp Drive and Stoneridge Drive (pipes highlighted in red in **Figure 18**). This scenario also requires an additional siphon barrel to be added to the Nobhill Siphon.

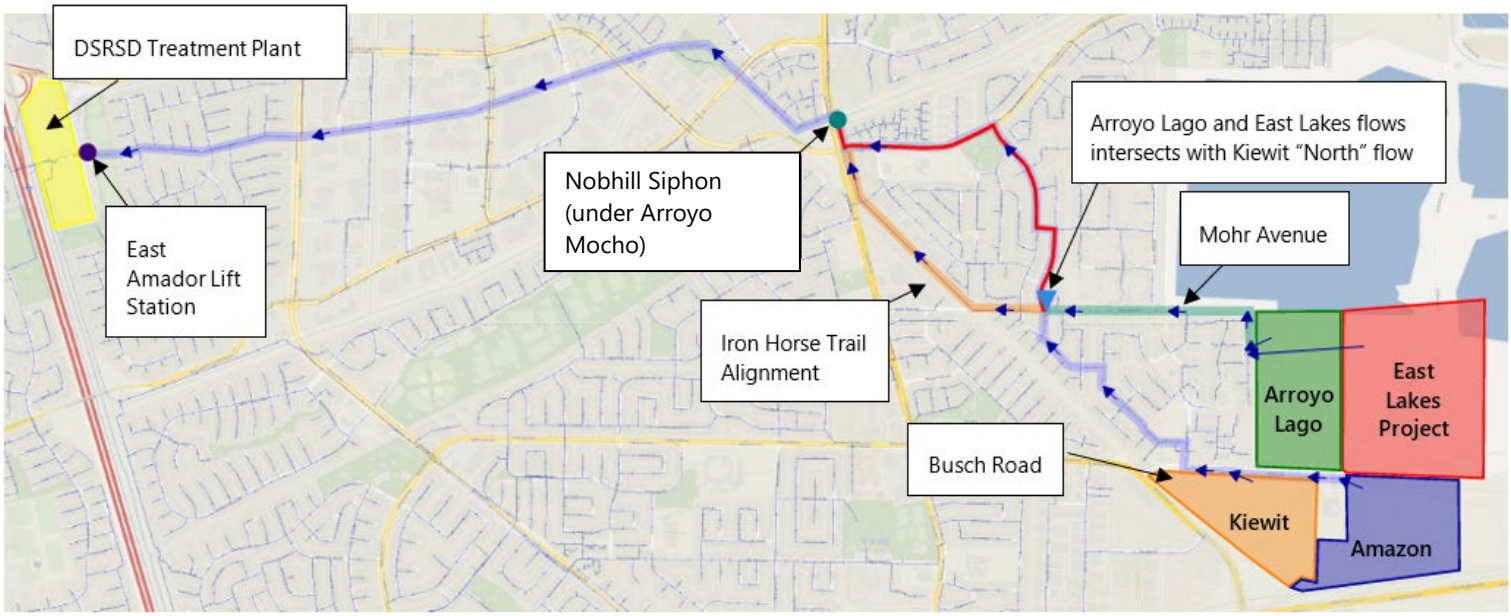

FIGURE 18: SCENARIO 4 WASTEWATER FLOW PATH

6.4.1 Kiewit "North", Arroyo Lago, East Lakes Development, and Amazon Industrial Model Results

In this scenario, the flows from Kiewit "North" and the Amazon development drain into the existing sewer in Busch Road and the flows from Arroyo Lago and East Lakes discharge into the Mohr Avenue sewer as shown in **Figure 18** above. The design storm PWWF just downstream of the manhole where the flow from the developments loading to Busch Road and the developments loading to Mohr Avenue intersect is projected to increase from 387,000 gpd to 690,000 gpd (a 78% increase in total flow from existing conditions). With this significant increase in flow, the model predicts surcharging on Kamp Drive and Stoneridge Drive as well as backup at the Nobhill Siphon (a profile of the PWWF conditions for the future loads scenario is shown in **Figure 19**).

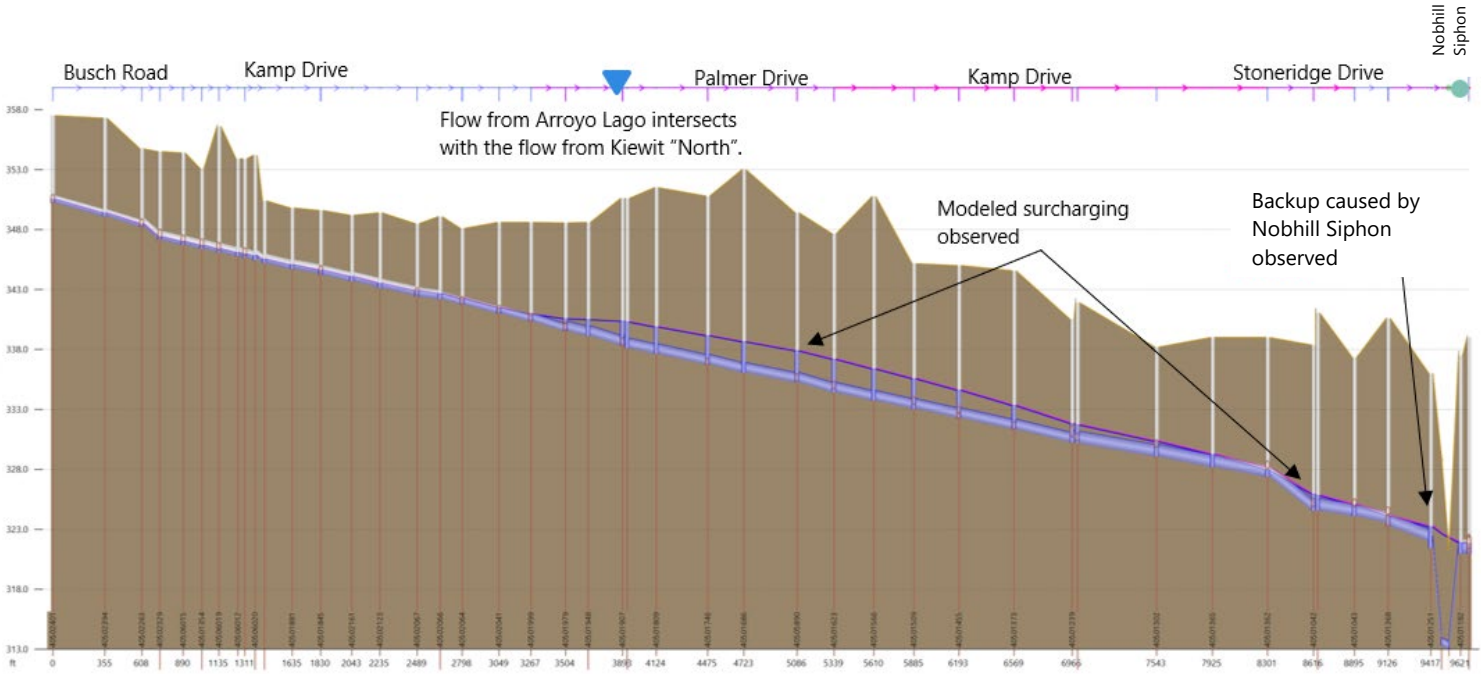

FIGURE 19: HYDRAULIC PROFILE KIEWIT "NORTH", ARROYO LAGO, EAST LAKES DEVELOPMENT, AND AMAZON INDUSTRIAL PWWF FUTURE LOADS SCENARIOS

6.4.2 Scenario 4 Option A CIP

To address the capacity issues identified in Scenario 4 during PWWF conditions, Option A proposes upsizing approximately 5,700 feet of gravity sewer pipe. It is assumed that open-cut installation methods would be used for all upsized segments.

Table 10 below summarizes the pipe segments requiring upsizing, including their existing and proposed diameters, and the lengths of each segment. The locations of the upsized gravity pipes are highlighted in red on **Figure 18**. **Figure 20**

Figure 20 shows the hydraulic profile of the pipeline from Busch Road to the Nobhill Siphon during PWWF conditions, with the upsized pipe diameters highlighted in pink in the table below the profile.

TABLE 10: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 4 OPTION A)

Sewer Pipe Upsizing			
Existing Dia. (in)	New Dia. (in)	Pipe Segment Count	Length of Upsized Pipes (LF)
10	12	10	3,000
12	15	9	2,500
NA	15	3	200
	Total	**22**	**5,700**

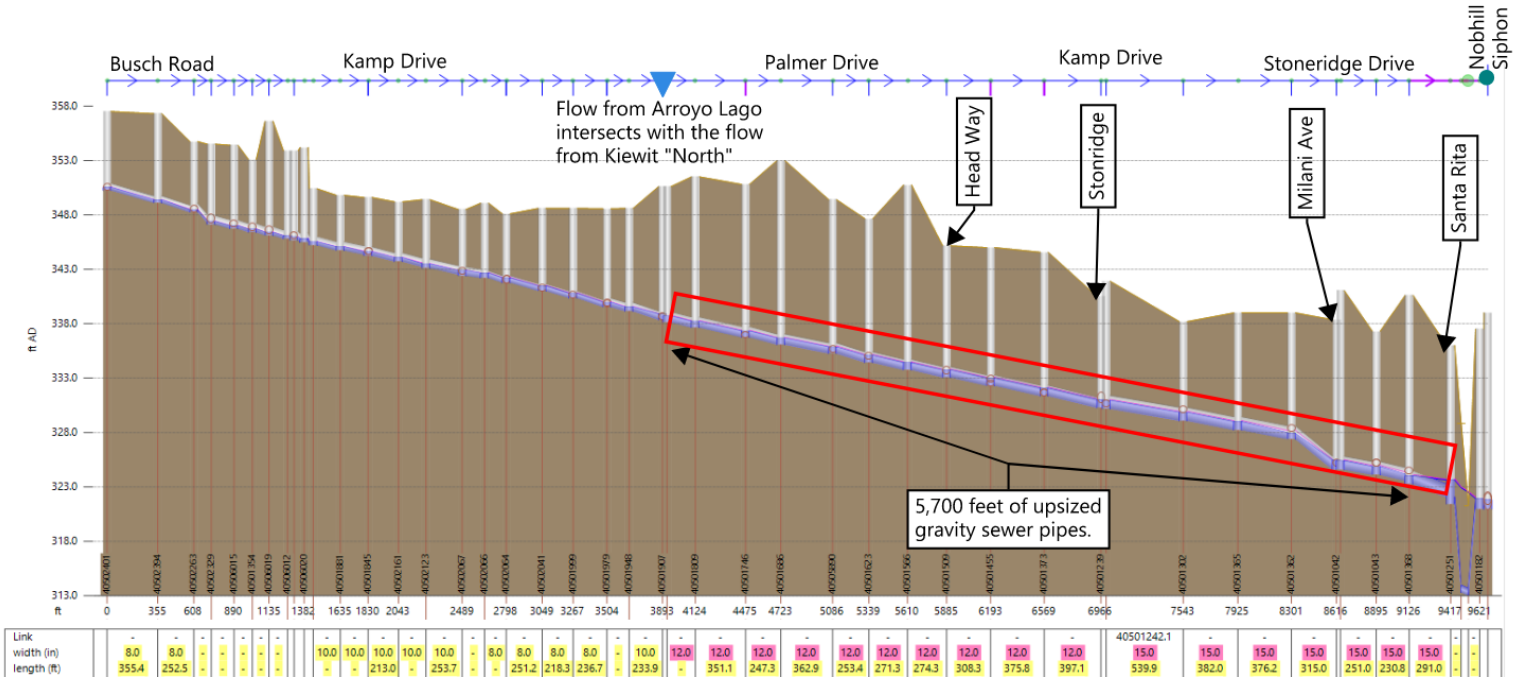

FIGURE 20 HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 4 OPTION A)

6.4.3 Scenario 4 Option B CIP

In Scenario 4, Option B, capacity issues were again identified along Kamp Drive and Stoneridge Drive. This CIP is the same as described in Scenario 3 Option B (see **Section 4**). The location of the new pipeline alignment is highlighted in orange on **Figure 18**. **Figure 21** shows the hydraulic profile of the pipeline from Busch Road to the Nobhill Siphon during PWWF conditions, with the new pipe diameters highlighted in pink in the table below the profile.

TABLE 11: GRAVITY SEWER CAPACITY IMPROVEMENT (SCENARIO 4 OPTION B)

Sewer Pipe Installed		
New Dia. (in)	Pipe Segment Count	Length of New Pipes (LF)
10	12	4,100
15	3	200
Total	**15**	**4,300**

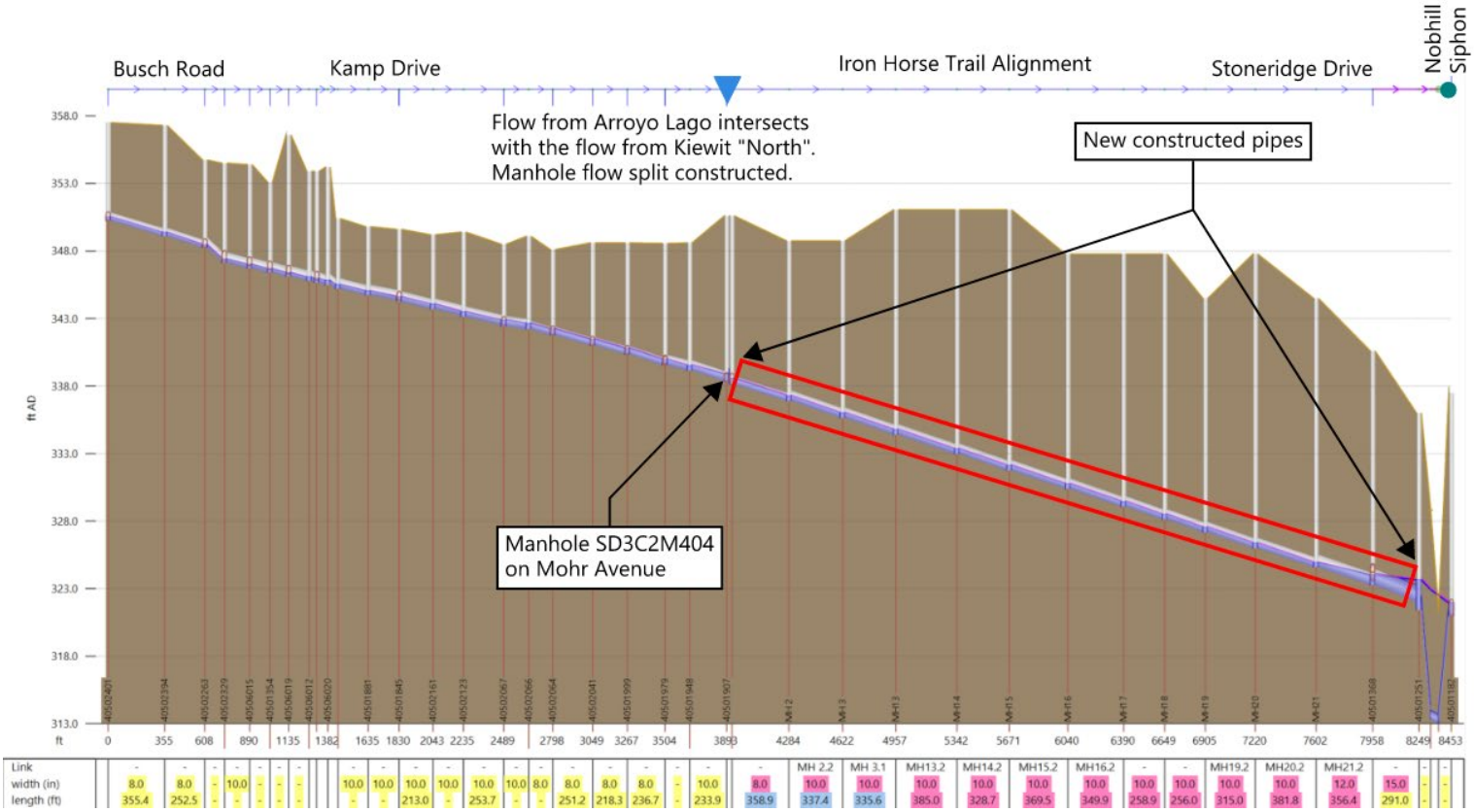

FIGURE 21: HYDRAULIC PROFILE GRAVITY SEWER UPSIZING PWWF FUTURE LOADS (SCENARIO 4 OPTION B)

6.4.4 Scenario 4 Pro Rata Cost Share

Scenario 4 includes Kiewit "North", Arroyo Lago, East Lakes, and Amazon developments as described in **Section 6.4.1** The model predicts capacity issues along Kamp Drive and Stoneridge Drive as well as in the Nobhill Siphon which triggers a CIP. Under Option A this CIP includes upsizing 5,700 linear feet of existing sewer mains and installing an additional siphon barrel at the Nobhill siphon. For Option B 4,300 linear feet of new sewers are installed along the Iron Horse Trail.

Based on future development assumptions the model predicts Kiewit "North" will generate 12,000 gpd of additional flow, Arroyo Lago will generate 30,240, and East Lakes Development will generate 87,640 gpd of additional flow, and the Amazon development will generate 65,000 gpd for a total additional flow of 194,890 gpd from both future developments **Table 12** presents the described cost sharing for Scenario 4 CIP for Options A and B.

TABLE 12: PRO RATA COST SHARING SCENARIO 4 CIP

Scenario 4		
Development	**Additional Flow generated by Development (gpd)**	**Pro Rata Cost by Development**
Option A		
Kiewit North	12,000[1]	222,275[2]
Arroyo Lago	30,240	$1,363,226
East Lakes	87,650	$3,951,283
Amazon	65,000	$2,930,216
Total	**194,890**	**$8,467,000**
Option B		
Kiewit North	12,000[1]	222,275[2]
Arroyo Lago	30,240	$857,931
East Lakes	87,650	$2,486,696
Amazon	65,000	$1,844,098
Total	**194,890**	**$5,411,000**

[1]Additional flow from the Kiewit "North" sewershed only. Total development flow from Kiewit is shown in Table 3.

[2]Cost share associated with the Kiewit development as determined in *3300 Busch Road Development Review*

7. CONCLUSION

7.1 Project CIP Summary

Based on the modeled capacity issues observed across the different scenarios, three capacity improvement projects were identified, each with two alternative solutions (Options A and B), resulting in a total of six CIP options. The scope and extent of these projects vary between Scenarios 2, 3, and 4, depending on the severity and location of the modeled deficiencies. A summary of the estimated CIP costs for each scenario and option is provided in **Table 13** below.

TABLE 13: CAPITAL IMPROVEMENT PROJECTS SUMMARY

Scenario	Option	Total Gravity Sewers Upsized (LF)[1]	Estimated Construction Costs[2]	Estimated Capital Improvement Costs[3]
1	NA	None	None	None[4]
2	A	1,300	$ 1,588,000	$ 2,063,000
2	B	4,300	$ 4,247,000	$ 5,308,000
3	A	5,200	$ 5,613,000	$ 7,297,000
3	B	4,300	$ 4,330,000	$ 5,411,000
4	A	5,700	$ 6,513,000	$ 8,467,000
4	B	4,300	$ 4,330,000	$ 5,411,000

[1]Includes the length of added siphon barrel length.
[2]Based on October 2025 ENR CCI Index. Includes assumptions for traffic control (10%), mobilization and demobilization (5%), and construction contingency (30%).
[3]Includes assumptions for Engineering, Administration, and Legal costs. These costs are added as an additional 25% to the Estimated Construction Cost.
[4]Scenarios 1 and 2 do not trigger any capacity issues and do not require CIPs. However, the Kiewit development is still required to provide $222,275 to the City per the *3300 Busch Road Development Review*. This funding will be available to the party who constructs the improvement.

7.2 Iron Horse Trail Alignment

If multiple developments are constructed in the East Pleasanton area, the Iron Horse Trail alignment appears to be the more cost-effective alternative for developers. This option is also likely to be more beneficial to the City. Construction of the new alignment would likely result in less public disruption compared to Option A, as it avoids residential streets and focuses construction along the trail corridor.

In addition to cost and constructability benefits, this alternative provides a secondary flow path for East Pleasanton flows to reach the Nobhill Siphon. The presence of two flow paths, via the Iron Horse Trail sewer and the Kamp Drive sewer, reduces the risk of sewer spills in the event of a blockage in either line, giving City maintenance crews more time to deal with any issues.

Note that proposed Iron Horse Trail alignment would be deep with an average depth in the model of 17 ft below the ground surface; construction cost estimates have incorporated an adjustment for the additional depth, but costs will vary depending on soil and groundwater conditions. In addition, the feasibility of acquiring a permanent easement along the trail corridor was beyond the scope of this study. Both of these factors should be evaluated in detail during the pre-design phase.

APPENDIX A: COST ESTIMATE CALCULATIONS

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EXHIBIT A

ATTACHMENT 2

FCS
An ADEC Innovation

Arroyo Lago Residential Project

Mitigation Monitoring and Reporting Program

City of Pleasanton, Alameda County, California
State Clearinghouse Number 2023050339

PREPARED FOR:

City of Pleasanton

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June 3, 2026

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Addendum to the County of Alameda Environmental Impact Report prepared for the proposed Arroyo Lago Residential Project (proposed project) concluded that project implementation could result in potentially significant effects on the environment, and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Addendum.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Arroyo Lago Residential Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
III. Air Quality					
MM AIR-1: Implement Bay Area Air District Best Management Practices to Control Dust During Construction The following dust control measures, as recommended by the Bay Area Air Quality Management District (Bay Area Air District), shall be included in the design of the proposed project and implemented during construction: • All exposed nonpaved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed nonpaved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked 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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • 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. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5	Incorporation into project construction documents On-site inspection Submittal of proof of implementation during construction	Prior to issuance of a grading permit or building permit During construction During construction	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
minutes, as required by the California Airborne Toxics Control Measure (ATCM) Title 13, Section 2485 of California Code of Regulations. Clear signage regarding idling restrictions shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The construction contractor shall take corrective action within 48 hours. The Bay Area Air District's and the County's phone numbers shall also be visible to ensure compliance with applicable regulations. **Implementing Measure for MM AIR-1** Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall update the publicly visible sign required by MM AIR-1 to display the City's phone number in place of the County's phone number. The sign shall include the contact person for dust complaints and the Bay Area Air District's phone number, as required. The applicant shall ensure that all Bay Area Air District Best Management Practices (BMPs) for dust control listed in MM AIR-1 are incorporated into the construction plans and implemented during construction and shall submit these plans to the City for approval prior to construction.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AIR-3: The following measure shall be implemented during mass grading, paving, and building construction phases of construction to reduce potential exposure of diesel particulate matter (DPM) and particulate matter less than 2.5 micrometers in diameter ($PM_{2.5}$) emissions to nearby sensitive receptors:	Incorporation into project construction documents	Prior to issuance of demolition, grading, paving, and building construction permits	City of Pleasanton Community and Economic Development Department		
• Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet particulate matter emissions standards for Tier 4 interim engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the County.	On-site inspection Submittal of proof of implementation during construction	During construction During construction			
Implementing Measure for MM AIR-3 Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall submit the construction operations plan required by MM AIR-3 to the City for review and approval prior to issuance of any demolition, grading, or building permits (whichever occurs earliest). The plan shall include documentation demonstrating that all off-road					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
equipment with engines greater than 50 horsepower meets the particulate matter emissions standards for Tier 4 interim engines (or equivalent), consistent with MM AIR-3, and shall include the equipment lists and records described in MM AIR-3. All submittals, notifications, and approvals previously directed to the County shall instead be directed to the City.					
IV. Biological Resources					
MM BIO-1a: Burrowing Owl • To avoid potential impacts to active burrowing owl nests and adult owls, a qualified Biologist shall conduct protocol-level burrowing owl surveys in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report. • If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season (March 15 to September 1), a no-activity zone will be established by a qualified Biologist. The no-activity zone shall be large enough to avoid nest abandonment and shall, at a minimum, be a 250-feet radius from the nest. • If the burrowing owls are present at the site during the nonbreeding period, a qualified Biologist shall establish a no-activity zone of at least 150 feet. • If an effective no-activity zone cannot be established in either case, an experienced burrowing owl Biologist shall develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitive and habituation of the owls, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls.	Qualified Biologist's pre-construction survey and submittal of survey documents	Prior to ground-disturbing activities	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM BIO-1b: Protection of Active Bird Nests (includes pre-construction survey and implementation of avoidance buffer, if found). 1. Removal of trees shall be limited to only those necessary to construct the proposed project as reflected in the relevant project approval documents. 2. If the proposed project requires vegetation to be removed during the nesting season (February 1 to August 31), pre-construction surveys shall be conducted no more than 7 days prior to the start of ground or vegetation disturbance (including tree removal) to determine whether or not active nests are present. 3. If an active nest is located during pre-construction surveys, a qualified Biologist shall determine an appropriately sized avoidance buffer based on the species and anticipated disturbance level. (The California Department of Fish and Wildlife [CDFW] recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors.) A qualified Biologist shall delineate the avoidance buffer using Environmentally Sensitive Area fencing, pin flags, and/or yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s). 4. The qualified Biologist shall monitor the active nest during construction activities and modify the protection zone accordingly to prevent project-related nest disturbance, until the young have fledged.	Qualified Biologist's pre-construction survey and submittal of survey documents; on-site monitoring by the qualified Biologist if survey finds active bird or raptor nests	Prior to ground-disturbing activities during nesting season (February 1 to August 31)	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM BIO-2a: Avoidance and Minimization of Indirect Temporary Impacts to Water Quality and Riparian Vegetation (Design Option B) The project applicant shall obtain a Construction General Permit from the Regional Water Quality Control Board (RWQCB) if Design Option B is selected. The applicant shall ensure that the project Civil Engineer prepares all required stormwater planning documents consistent with the requirements of the RWQCB (e.g., a Storm Water Pollution Prevention Plan [SWPPP] that complies with current National Pollutant Discharge Elimination System [NPDES]; Best Management Practices [BMPs] to control the pollutants in stormwater runoff; and/or a Storm Water Management Plan [SWMP]) shall be developed and integrated into the project plan.	Incorporation into project construction documents Submittal of proof of implementation during construction	Prior to issuance of demolition, grading, paving, and building construction permits During construction	City of Pleasanton Community and Economic Development Department		
MM BIO-2b: Avoidance and Minimization of Indirect Permanent Impacts to Water Quality and Riparian Vegetation (Design Option B) Prior to construction the applicant shall install silt fencing including the placement of straw wattles between all construction areas and the adjacent drainage swales to avoid impacts to water quality by grading and construction if Design Option B is selected. A qualified Biologist shall be on-site to monitor the installation of fencing. Fencing shall be in place and regularly maintained during project implementation. The project applicant shall install post-construction stormwater management measures and establish a long-term maintenance plan. This requirement is intended to ensure that the post-construction conditions at the Study Area do not	Incorporation into project construction documents Monitoring compliance by a qualified Biologist on-site Field verification of post-construction stormwater management measures and submittal of long-term maintenance plan	Prior to grading Prior to construction Post construction	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
cause or contribute to direct or indirect water quality impacts (i.e., pollution and/or hydromodification) upstream and downstream. Specifically, the discharger shall demonstrate compliance with the post-construction standards set forth in the General Permit.					
V. Cultural and Tribal Cultural Resources					
MM CUL-2a: Prior to the initiation of construction activities, all construction personnel directly involved with project-related ground disturbance within the residential project site and off-site improvement areas, both west and east of El Charro Road, attend a "tailgate" Worker Environmental Awareness Program (WEAP) training for archaeological resources. The training should include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the limit of disturbance areas, and procedures to be followed in the event such resources are encountered. The training should be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. FirstCarbon Solutions (FCS) recommends that a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology be present to monitor during the clearing and grubbing phases of ground disturbance within the limit of disturbance areas east of El Charro Road to check for the inadvertent exposure of cultural materials. In the event exposed soils indicate cultural materials may be present, this may be followed by regular or periodic archaeological monitoring as determined by the	Qualified Archaeologist's WEAP training and submittal of documentation Qualified Archaeologist's on-site monitoring	Prior to ground disturbance or construction During clearing and grubbing within of disturbance areas east of El Charro Road	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Archaeologist, but full-time archaeological monitoring is not recommended at this time. **Implementing Measure for MM CUL-2a** In addition to the WEAP training prescribed in MM CUL-2a, upon annexation of the proposed project into the City of Pleasanton (City), a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology shall be present to monitor during the clearing and grubbing phases of ground disturbance within the limit of disturbance areas east of El Charro Road to check for the inadvertent exposure of cultural materials. In the event exposed soils indicate cultural materials may be present, the qualified Archaeologist shall determine if regular or periodic archaeological monitoring is required and shall monitor as determined necessary.					
MM CUL-2b: In the event that buried cultural resources are discovered during construction, operations shall stop within a 100-foot radius of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be	Inclusion of discovery clause in all construction contracts Qualified Archaeologist's data recovery plan if any cultural or historical resources are found County notification if historical or archaeological materials	Prior to ground disturbing activities In the event that buried cultural resources are discovered during construction prior to excavation During ground disturbing activities	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.	encountered Provision of Section 15064.5 permit(s) and copy of DPR 523 forms; Qualified Archaeologist's submittal of findings and documentation	During ground disturbing activities			
MM CUL-3: In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the	Inclusion of discovery clause in all construction contracts County notification if human remains encountered County Coroner contacts	Prior to ground disturbing activities In the event of an accidental discovery or recognition of any human remains during ground disturbing activities	City of Pleasanton Community and Economic Development Department; Alameda County Coroner		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify an MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation; or • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.	NAHC and submits NAHC correspondence to County	During ground disturbing activities			
VII. Geology, Seismicity, and Soils					
MM GEO-1: Design-Level Geotechnical Study Prior to issuance of building and grading permits, an updated design-level geotechnical exploration and assessment shall be	Incorporation into project construction documents	Prior to issuance of building and grading permits	City of Pleasanton Community and Economic		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
performed by a qualified Geotechnical Engineer. The design-level exploration and reporting shall include (but would not be limited to) the following items: • Hollow-stem auger borings, including matched-pair borings. • Soil sample collection at depths relevant to building-specific foundation design. • Laboratory testing, including (but not limited to) moisture content, unit weight, gradation, Atterberg Limits, strength, consolidation, and corrosivity testing. • Design-level assessment of geologic and geotechnical hazards, including (but not limited to) the following: - Characterization of subsurface conditions. - Consolidation of compressible soil based on in situ structural loading. • Design recommendations for foundation system design. • Design-level subexcavation, ground improvement, and/or surcharging recommendations. • Foundation constructability recommendations. • Design-level earthwork and improvement design and construction recommendations. • Design-level features required for landslides. The recommendations included in the Design-level Geotechnical Report shall be implemented during construction activities, including grading and excavation. MM GEO-1 has been partially satisfied via the preparation of a Design-level Geotechnical Report prepared by ENGEO and included herein. In accordance with the analysis, and to demonstrate full compliance with MM GEO-1, prior to the	On-site inspection Submittal of report from the project Geotechnical Engineer	During construction Prior to issuance of building and grading permits	Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
issuance of building and grading permits, the applicant shall incorporate the recommendations included in the Design-level Geotechnical Report in all application materials and plan check submittals and shall thereafter implement the same during project construction.					
MM GEO-6: Prior to the start of any ground-disturbing activity, a qualified Paleontologist meeting Society of Vertebrate Paleontology (SVP) standards and best practices shall be retained to prepare and conduct a project-wide Worker Environmental Awareness Program (WEAP) training. The WEAP shall contain unanticipated discovery measures to be followed in the event that paleontological resources are encountered while the qualified Paleontologist or qualified Paleontological Monitor is not present (i.e., during excavations within the first 6 feet below the existing grade). The WEAP shall be conducted by a qualified environmental trainer, under the supervision of a qualified Paleontologist. In the event construction crews are phased in, additional training shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the proposed project site and the procedures to be followed if they are found. Paleontological monitoring shall be conducted by a qualified Paleontological Monitor meeting SVP standards and best practices, under the supervision of the qualified Paleontologist. Monitoring would be required for excavations at the project site that exceed 6 feet below the existing grade east of El Charro Road, in previously undisturbed deposits. Full-time monitoring	Qualified Paleontologist's WEAP training and submittal of documentation Qualified Paleontologist's on-site monitoring Notification of Qualified Paleontologist if fossils or fossil-bearing deposits are discovered; if avoidance is not feasible, the Qualified Paleontologist shall	Prior to ground disturbing activities During excavations that exceed 6 feet below the existing grade in previously undisturbed deposits east of El Charro Road and into previously undisturbed Pleistocene-age deposits During construction prior to excavation	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
shall be required for all excavation into previously undisturbed Pleistocene-age deposits. If earth-disturbing construction-related activities uncover any paleontological resources (i.e., bones or teeth), those activities shall be diverted at least 15 feet away from the discovery until a qualified Paleontologist is brought on-site to assess the find for possible salvage, consistent with the standards and best practices set by the SVP. Construction workers shall not attempt to remove such finds. Depending on the conditions encountered, full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified Paleontologist. In the event that paleontological resources are encountered while monitoring is not occurring (i.e., during excavations within the first 6 feet below the existing grade), excavations within 50 feet of the find shall be temporarily halted or diverted until the qualified Paleontologist can assess the find and determine its significance. Depending on the conditions encountered, monitoring activities may be increased at the discretion of the qualified Paleontologist if he or she deems it appropriate. The qualified Paleontologist may spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring should be revised based on his/her observations. The qualified Paleontologist shall document the discovery as needed and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Salvaged fossils should be deposited in an appropriate repository (i.e., University of California Museum of Paleontology [UCMP]), where they will be properly curated and	prepare an excavation plan				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
made available for future research. The qualified Paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the discovery. If the applicant determines that avoidance is not feasible, the qualified Paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the appropriate repository and to the County for review and approval prior to implementation. The applicant shall adhere to the recommendations in the approved plan. **Implementing Measure for MM GEO-6** Upon annexation of the proposed project into the City of Pleasanton (City), the applicant shall submit all documents, plans, and materials required under MM GEO-6 to the City for review and approval, in lieu of the County.					
VIII. Greenhouse Gas Emissions					
MM GHG-1: Prior to issuance of building permits, the project applicant shall provide documentation (e.g., site plan) to the County to demonstrate that the proposed residential units would include pre-wiring so that each building is ready for a future retrofit to all-electric (e.g., such that electric space heating, water heating, drying, and cooking appliances) could be installed. **Implementing Measure for MM GHG-1** Prior to issuance of building permits, the applicant shall provide documentation (e.g., site plan) to the City of	Incorporation into project construction documents Submittal of documentation to the City	Prior to issuance of building permits Prior to issuance of building permits	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Pleasanton (City) demonstrating that all proposed residential units include pre-wiring to allow future retrofit to all-electric appliances (e.g., electric space heating, water heating, drying, and cooking).					
MM GHG-2: Prior to issuance of building permits, the applicant shall provide documentation to the County to demonstrate purchase of carbon offsets that reduce the project's greenhouse gas (GHG) emissions due to natural gas use, which is estimated to be 478 metric tons carbon dioxide equivalent (MT CO_2e), if no other on-site measures are implemented to further reduce emissions. Based on estimated project life of 30 years, total credits needed to offset emissions below the applicable thresholds would be 14,341 MT CO_2e for the life of the proposed project (or a reduced amount estimated based on implementation of other measures or preparation of refined emission modeling). The project developer or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the operational GHG emissions from natural gas use. For an offset to be considered viable, it must exhibit "permanence." To adequately reduce emissions of GHGs, carbon offsets must be able to demonstrate the ability to counterbalance GHG emissions over the lifespan of a project or "in perpetuity." The purchase of GHG credits through voluntary participation in an approved registry must meet the following criteria: • **Real**—represent reductions actually achieved (not based on maximum permit levels),	Incorporation into project construction documents Submittal of documentation to the City	Prior to issuance of building permits Prior to issuance of building permits	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• **Additional/Surplus**—not already planned or required by regulation or policy (i.e., not double counted), • **Quantifiable**—readily accounted for through process information and other reliable data, • **Enforceable**—acquired through legally-binding commitments/agreements, • **Validated**—verified through accurate means by a reliable third party, and • **Permanent**—will remain as GHG reductions in perpetuity. **Implementing Measure for MM GHG-2** Prior to issuance of building permits, the applicant shall provide documentation to the City of Pleasanton (City) demonstrating purchase and retirement of carbon offsets from a recognized and reputable, accredited carbon registry in a quantity sufficient to offset the proposed project's greenhouse gas (GHG) emissions from natural gas use, as specified in MM GHG-2. Documentation shall confirm that offsets meet the required criteria (real, additional, quantifiable, enforceable, validated, and permanent).					
XIII. Noise					
MM NOI-1: Prior to issuance of construction permits, the following language shall be included, verbatim, in the general notes section of all the civil plan construction documents. • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.	Incorporation into project construction documents On-site inspection	Prior to issuance of construction permit During grading and construction	City of Pleasanton Community and Economic Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. • The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the hours of 7:00 a.m. to 7:00 p.m. on any day except Saturday or Sunday, or 8:00 a.m. to 5:00 p.m. on Saturday or Sunday. **Implementing Measure for MM NOI-1** Upon annexation of the proposed project into the City of Pleasanton (City) and prior to issuance of construction permits, the language identified in MM NOI-1 shall be included in the general notes section of all civil plan construction documents, except that the last bullet point shall be replaced with the following, to reflect the City’s allowed construction hours:					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• "The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the hours of 8:00 a.m. and 8:00 p.m. daily, and between 10:00 a.m. and 6:00 p.m. on Sunday and holidays" to reflect the City's allowed construction hours.					
XVII. Transportation					
MM TRANS-2: Prior to project operation, the proposed project would implement traffic calming elements on all of the street improvements included in the proposed project.	Incorporation into project construction documents On-site inspection	Prior to construction Prior to operation	City of Pleasanton Community and Economic Development Department		

EXHIBIT B

RESOLUTION NO. PC-2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE (1) INITIATION OF PROCEEDINGS FOR ANNEXATIONS (P25-0115), (2) GENERAL PLAN AMENDMENTS (P25-0116), (3) REZONING (P25-0118), (4) A PLANNED UNIT DEVELOPMENT (PUD-154) PLAN FOR RESIDENTIAL DEVELOPMENT WITH RELATED ON- AND OFF-SITE INFRASTRUCTURE, AND (5) A VESTING TENTATIVE MAP (TRACT 8423) ASSOCIATED WITH THE ARROYO LAGO RESIDENTIAL PROJECT

WHEREAS, on February 25, 2026, 330 Land Company (the "Applicant"), on behalf of USL Pleasanton Lakes LP, (the "Property Owner"), applied for: (1) Annexation (P25-0115) of APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2, totaling approximately 30 acres (the Project Site) from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (3) Pre-zoning (P25-0118) said parcels in County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (4) a rezoning and Planned Unit Development (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (5) a Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (6) a Pre-Annexation and Development Agreement ("PADA") (collectively, hereinafter "the Project"); and

WHEREAS, the Project site is a vacant site located on the north side of Busch Road consisting of APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2; and

WHEREAS, the Project site is part of the area to be regulated by the East Pleasanton Specific Plan (when adopted), and currently has no General Plan land use designation; and

WHEREAS, the Project site is proposed to be pre- and re-zoned to Medium Density Residential; and

WHEREAS, the Applicant and the City have negotiated a proposed Pre-Annexation and Development Agreement ("PADA") to strengthen the public planning process, encourage private participation in comprehensive planning, secure certain community benefits, and reduce the economic risk of development of the Project; and

WHEREAS, the City of Pleasanton, as Lead Agency for the Project's compliance with the California Environmental Quality Act ("CEQA"), prepared an Addendum to the Environmental Impact Report ("EIR") (SCH 2023050339) prepared and certified by the County of Alameda for the Project, in compliance with CEQA Guidelines Sections 15162 and 15164, addressing minor revisions to the proposed annexation of the Project to the City; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, and prior to making a recommendation on the Project, the Planning Commission considered the Addendum and adopted Resolution No. PC-2026-15, recommending that the City Council adopt the Addendum as prepared in compliance with CEQA Guidelines Sections 15162 and 15164, and

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finding that the Addendum adequately described the Project, its significant environmental impacts, and mitigation measures; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations as to the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written agenda reports and all public comment and testimony:

Section 1: **Findings for Approval of Initiation of Annexation Proceedings**
With respect to the requested initiation of annexation proceedings (P25-0115), the Planning Commission recommends the City Council make the following findings:

A. LAFCO promotes the timely conversion of land to urban uses and will effectuate this goal through encouraging infill development on incorporated vacant lands located adjacent to already developed areas.

The Project promotes the timely conversion of land to an urban residential use consisting of 189 single-family homes and will effectuate this by developing infill parcels on vacant lands located adjacent to the already-developed Pleasanton residential community of Village at the Ironwood.

B. The fundamental policy of LAFCO in considering the development status of land, located in or adjacent to an established city SOI boundary and contiguous to a city boundary, shall be that such urban development is preferred in cities.

Annexing the Project Site into the boundaries of the city of Pleasanton would ensure that the proposed urban development is located within the city, not unincorporated County lands.

C. Developed lands that benefit from municipal services, and are contiguous to a city boundary, should be annexed to the city providing such services.

The proposed Project is contiguous to city boundaries on both its western and southern property lines, and will benefit from municipal services, including water service and sanitary sewer conveyance.

D. Land may not be annexed to a city unless it is contiguous to the city at the time the proposal is initiated unless the land is owned by the city, is being used for municipal purposes at the time Commission proceedings are initiated, is within the same county as the city, and does not exceed 300 acres in area.

The Project site is contiguous to the city of Pleasanton on its western and southern boundaries.

E. A city shall prezone undeveloped property to be annexed before the Commission takes action on the annexation.

The Project includes a request to prezone the property, which is undeveloped, to Planned Unit Development - Medium Density Residential, to accommodate the proposed development.

F. The city shall be the Lead Agency and LAFCo shall be the Responsible Agency, for environmental review of any prezone and related change of organization.

The City of Pleasanton, in its role as lead agency for the Project, has conducted environmental review of the proposed pre-zone and annexation of the Project site and has documented its analysis in an Addendum to the EIR prepared and certified by Alameda County.

G. Applications for annexation of islands subject to Williamson Act Land Conservation contracts will not be deemed complete unless a meeting to consider the proposal has been conducted by the affected city and related minutes, staff reports, or written comments are included.

The Project site is not an island and is not subject to a Williamson Act Land Conservation contract.

H. Applications for annexation of tidelands or submerged lands owned by the State Lands Commission or its trustees will not be deemed complete unless a determination of boundaries and issues by the State Lands Commission is provided to LAFCO.

The Project site does not consist of tidelands or submerged lands owned by the State Lands Commission or its trustees.

Section 2: Findings for Approval of Pre-Zoning

With respect to Case No. P25-0118, the Planning Commission recommends the City Council make the following findings and determinations with respect to each of the considerations for a prezoning as required by Sections 18.136.090 and 18.04.010 of the PMC:

A. To provide a precise guide for the physical development of the city in such a manner as to achieve progressively the arrangement of land uses depicted in the general plan adopted by the city council;

Insomuch as the Project requests a General Plan amendment to designate Project land uses Medium Density Residential, the Project will achieve the land uses depicted in the General Plan.

B. To foster a harmonious, convenient, workable relationship among land uses;

The pre-zoning of the Project site to PUD will foster a harmonious, convenient, workable relationship among land uses by allowing for new residential development to locate immediately adjacent to the existing residential community of the Villages at the Ironwood.

C. To promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions;

The pre-zoning of the Project site will promote the stability of existing land uses that conform to the General Plan through its accompanying requested General Plan amendment to reflect the Project's proposed development and will protect from inharmonious influences and harmful intrusions by setting the stage to allow the Project site to be developed with homes.

D. To insure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole;

The pre-zoning of the Project site to PUD will insure that these privately owned lands are used for residential uses, which are most appropriate and beneficial at this location from the standpoint of the city as a whole.

E. To prevent excessive population densities and overcrowding of the land with structures;

The Project will prevent excessive population densities by developing at approximately 6.3 dwelling units per acre, which is within the density range permitted by General Plan land use designation 'Medium Density Residential' (2-8 dwelling units per acre). Similarly, the Project will prevent overcrowding of the land with structures insomuch as it will observe the proposed setback requirements (10' minimum front setback to structure, 18' minimum front setback to garage, 8-15' minimum rear setback to living area, and 5' minimum side setbacks to structure), as well as satisfy the proposed floor area ratio requirements (ranging from 47%-85%).

F. To promote a safe, effective traffic circulation system;

The Project proposes a safe, effective traffic circulation system in its proposed network of new public streets, private drive aisles, and improvements to existing streets, including Busch Road and El Charro Road.

G. To foster the provision of adequate off-street parking and off-street truck-loading facilities;

The Project will foster the provision of adequate off-street parking with each proposed residential unit. There is no off-street truck-loading facility requirement for this residential development.

H. To facilitate the appropriate location of community facilities and institutions;

The Project facilitates the appropriate location of community facilities and institutions by including a 0.7-acre park in the center of the development that will be open to both Project residents and members of the public. In addition, the Project includes a Class 1 trail extension from the Project's proposed Street D to existing Mohr Avenue.

I. **To promote commercial and industrial activities in order to strengthen the city's tax base;**

This finding does not apply to this Project.

J. To protect and enhance real property values;

The Project will protect and enhance property values by adding new, quality housing stock to the city of Pleasanton, developing a currently vacant site into attractive homes, landscaped parks and frontages, and adding a trail extension to the area.

K. To safeguard and enhance the appearance of the city.

As proposed, the Project will include 189 single-family homes developed in Farmhouse, Craftsman, Modern Ranch, and Prairie architectural styles in a variety of exterior color schemes. It will likewise include the development of a 0.7-acre public park landscaped with drought-resistant grasses and shrubs and ornamental fencing, the extension of a public trail, and the improvement of Busch Road, including street trees and landscaping along the Project frontage, thus safeguarding and enhancing the appearance of the city.

Section 3: Findings for Approval of PUD Development Plan (PUD-154).
With respect to Case No. PUD-154, the Planning Commission recommends the City Council make the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

A. Whether the plan is in the best interests of the public health, safety, and general welfare:

The Project, as conditioned, meets applicable City standards concerning public health, safety, and welfare. The Project includes installation of all required infrastructure and utilities to serve the development, as well as roadway and traffic improvements along Busch Road, including sidewalks and travel lane striping to enhance safety and access. The design incorporates emergency vehicle access, fire protection measures, and compliance with applicable Building and Fire Codes. The design of the project includes grading design that minimizes grade differences between the project and adjacent homes to the west, and improves conditions relative to the light, privacy and enjoyment of those homes.

Stormwater runoff would be managed through an off-site drainage facility and water quality treatment measures consistent with City and regional requirements. Construction impacts

would be minimized through standard conditions of approval, including construction-hour limitations and dust-control measures. While the Project would result in significant and unavoidable vehicle miles traveled (VMT) impacts and vehicle queueing, as documented in the Findings for Approval of the CEQA Addendum these impacts are typical of residential development in similar locations and are outweighed by the Project's public benefits, including housing production, open space preservation, and public access improvements. Therefore, the Project is in the best interests of the public health, safety, and general welfare, and this finding can be made.

B. Whether the plan is consistent with the City's General Plan and any applicable specific plan:

The Project is consistent with the General Plan, as amended, including the land use designation of Medium Density Residential. The proposed medium density is comparable to the existing residential neighborhoods to the west. The proposed development would contribute toward meeting the City's regional housing needs allocation (RHNA). The Project also supports General Plan policies related to land use, sustainability and community character. Therefore, the Project is consistent with the General Plan, and this finding can be made.

C. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The Project site is located in the East Pleasanton area. The proposed development is designed to be compatible with this setting by medium-density homes.

The site layout considers the existing neighborhood in that the pad elevation, building height, in the form of single-story homes, and rear yard setback of the homes along the westerly property line are comparable to those of the existing residences. Architectural design and landscaping further ensure compatibility with the surrounding environment. Therefore, the Project is compatible with surrounding development and site characteristics, and this finding can be made.

D. Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

The amount of grading has been designed to respond to existing topography while providing a suitable relationship between the proposed development and existing development to the west. Drainage improvements, including off-site stormwater treatment facilities, would be implemented to ensure that post-development runoff does not exceed pre-development conditions and to prevent flooding or erosion. Erosion control and dust suppression measures would be implemented during construction per applicable regulations and Project conditions of approval. Mitigation measures identified in the Addendum address geology, soils, and hydrology to ensure impacts are reduced to less than significant levels. Therefore, grading is appropriately designed, and this finding can be made.

E. Whether streets, buildings, and other manmade structures have been designed and located in such a manner to complement the natural terrain and landscape:

The area comprises a relatively flat, open site with minimal existing natural vegetation and without substantial topographic variation or prominent land features. The project is compatible with this context, providing a regular layout of lots and homes, with a variety of architectural features and a mix of single- and two-story designs that fit the landscape and topography. The Project's internal circulation system forms a looped system that facilitates an easy, unobstructed flow pattern.

Building placement, orientation, and design have been carefully considered to reduce visual prominence and integrate with the surrounding landscape. Landscaping with native and drought-tolerant species further enhances the site's natural character. Therefore, streets and buildings have been designed to complement the natural terrain, and this finding can be made.

F. Whether adequate public safety measures have been incorporated into the design of the plan:

The Project includes multiple public safety features, including roadway improvements and site access designed to meet City and Livermore Pleasanton Fire District standards for visibility and emergency response, ingress and egress. Internal roadways are designed to accommodate emergency vehicles, including adequate turning radii and access to all structures.

The Project incorporates fire protection measures. All structures would be constructed in accordance with applicable Building and Fire Codes and would include fire suppression systems. Therefore, adequate public safety measures have been incorporated into the Project design, and this finding can be made.

G. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD Development Plan conforms to the purposes of the PUD District by allowing flexibility in site design to achieve a development that is responsive to the site's environmental constraints while meeting City goals and policies. The Project provides public benefits, such as a private park with a public access easement, and provides housing at a density consistent with the applicable land use designations of the East Pleasanton area.

Through the PUD process, the Project has been designed to balance development with environmental preservation, infrastructure improvements, and community benefits. This approach reflects the intent of the PUD ordinance to encourage innovative and sensitive site planning. Therefore, the Project conforms to the purposes of the PUD District, and this finding can be made.

Section 4: Findings for Approval of Vesting Tentative Subdivision Map 8423.

With respect to Tract 8423, the Planning Commission recommends the City Council make the following findings and determinations with respect to Pleasanton Municipal Code Section 19.20.110(A):

A. The tentative subdivision map is consistent with the General Plan and any applicable Specific Plan.

The proposed vesting tentative map for Tract 8423 is consistent with the General Plan insomuch as it implements the following General Plan goals, programs, and/or policies:

1. Sustainability Program 2.6 ("Require design features in new development and redevelopment areas to encourage transit, bicycle, and pedestrian access, such as connections between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible") in that it will include a Class 1 trail extension between the Project site and Mohr Avenue to facilitate transit, bicycle, and pedestrian access.
2. Land Use Policy 25 ("Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards") as it will annex a portion of unincorporated land immediately adjacent to city limits where the applicant is willing to accept City services and comply with City development standards, as reflected in the requested PUD for the Project.
3. Land Use Policy 23 ("Maintain a permanent Urban Growth Boundary [UGB] beyond which urban development shall not be permitted") as the Project site is within the City's UGB.

B. The findings for denial of a tentative map set forth in Government Code § 66474 cannot be made with respect to the proposed tentative map.

The proposed tentative map for Tract 8423 is not inconsistent with the General Plan, as set forth in finding 4(A) above, and no Specific Plan applies to it. Moreover, the design or improvement of the proposed subdivision is not inconsistent with applicable general and specific plans, as set forth in finding 4(A) above. The Project site is not physically unsuitable for the type of development proposed, as analyzed in the Addendum prepared for the Project. The Project site is likewise not physically unsuitable for the proposed density of development (6.3 dwelling units per acre), as the proposed General Plan land use designation allows development of 2-8 dwelling units per acre. As analyzed in the EIR and the subsequent Addendum, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Similarly, the design of the subdivision and type of improvements (single-family homes) are not likely to cause serious public health problems. Finally, the design of the proposed subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, as no such easements are located on the Project site.

C. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The discharge of waste from the proposed Tract 8423 would not result in a violation of applicable regional water quality control board requirements, as analyzed in the EIR and subsequent Addendum.

Section 5: The Planning Commission hereby recommends the following to the City Council:

1. Adopt the findings set forth in this Resolution, subject to the attached Draft Conditions of Approval in Attachment 1; and

2. Approve: (1) Initiation of proceedings for Annexations (P25-0115), (2) General Plan Amendments (P25-0116), (3) Rezoning (P25-0118) (4) a Planned Unit Development (PUD-154) plan for residential development with related on- and off-site infrastructure, and (5) a Vesting Tentative Map (Tract 8423), subject to the draft conditions of approval listed in the attached Exhibit A.

Section 6: 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 June 24, 2026, by the following vote:

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

ATTEST:

_____
Derek Farmer
Secretary, Planning Commission

_____
Brandon Pace
Chair

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

EXHIBIT B

CONDITIONS OF APPROVAL

P25-0115 (Annexation), P25-0116 (General Plan Amendment), P25-0118 (Prezoning), PUD-154 (Planned Unit Development and Rezoning), and Vesting Tentative Subdivision Map 8423
APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2

June 24, 2026

The applicant, including all successors in interest (collectively, "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 and Economic Development, Planning Division, 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.

The recommendations from the Planning Commission to the City Council are for the following development on an approximately 30-acre site to the immediate east of 3333 Busch Road: (1) Adopting an Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) in compliance with California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164; (2) Approving a resolution to initiate the proceedings for annexation (P25-0115) totaling approximately 30 acres from unincorporated Alameda County to the City of Pleasanton; (3) Adopting General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (4) Approving the Pre-Zone (P25-0018) of said parcels in County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (5) Adopting a Planned Unit Development and Rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (6) Approving Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (7) Approving a Pre-Annexation and Development Agreement; located on vacant parcels identified as Assessor's Parcel Number APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2.

Development shall be substantially as shown on the project materials listed below:

a. Project plans, Vesting Tentative Map, and Architectural plans, Exhibit B, prepared by KTGY and CBG, for USL Pleasanton Lakes LP's Arroyo Lago Residential Development, dated "Received" on February 26, 2026, and kept on

file in the Planning Division of the Community and Economic Development Department (CEDD).

b. Addendum to the Environmental Impact Report (SCH 2023050339) prepared by FirstCarbon Solutions, for Arroyo Lago, dated June 2026, and kept on file with the Planning Division of the Community and Economic Development Department.

c. Pre-Annexation and Development Agreement between the City of Pleasanton and 330 Land Company, LLC.

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 constructed and operated 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. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building/house colors or materials, green building measures, landscape material, etc.

2. EXPIRATION: The PUD development plan shall lapse concurrently with the termination of the Pre-Annexation and Development Agreement. If the final map is recorded, then the PUD development approval shall not lapse. **Project Specific Condition.**

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 improvement 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. PUD PERIOD: The Vesting Tentative Tract Map, building and/or improvement permit submittals will only be accepted after annexation has been granted by LAFCo. **Project Specific Condition.**

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 (the "Indemnified Parties") 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 any environmental determination made with regard thereto. This indemnification shall be included, but not be limited to, reimbursing the City for attorneys' fees and costs incurred in defense of the litigation on a monthly basis. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. City shall promptly notify the Applicant of any claim, action, or proceeding and shall engage cooperate fully in the defense. To the extent the above indemnification is limited by Government Code Section 66474.9, any limitations shall only apply to the Vesting Tentative Tract Map (Tract 8423), and the remainder of this obligation shall be unaffected by said Government Code section.

6. ANNEXATION: The proposed development approvals shall be null and void if Annexation with Alameda County Local Agency Formation Commission (Alameda LAFCO) fails. No permit application shall be accepted until the annexation process is completed. ***Project Specific Condition***

7. PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (PADA): Prior to issuance of a Building Permit for the first residential unit, the Applicant shall execute the City Council-approved Pre-Annexation and Development Agreement. ***Project Specific Condition***

8. COMMUNITY FACILITY DISTRICT (CFD): The project shall annex into a community facilities district ("CFD") prior to issuance of a Building Permit for the first residential unit the project. The CFD shall provide adequate annual funding for maintenance (consistent with typical City service levels), in perpetuity, of in-tract public streets, sidewalks, lighting, in-tract utility facilities, and storm drainage (proposed to be located on private property to the east of the Project Site). ***Project Specific Condition***

ENVIRONMENTAL

9. MITIGATION MEASURES: As identified in the Environmental Impact Report (SCH No. 2023020339)(EIR), Findings of Fact (FOF), and Mitigation Monitoring and Reporting Program (MMRP) as part of the Addendum to the EIR (SCH No. 2023020339), implementation of mitigation measures is required to reduce environmental impacts to the extent feasible. The adopted mitigation measures applicable to the Project include, but are not limited to, those related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation, and Utilities.

   All mitigation measures identified in the certified EIR and adopted MMRP shall be fully implemented by the Applicant. These measures shall be incorporated into all applicable improvement plans, grading plans, building plans, and construction documents, and shall be subject to review and approval by the Director of Community and Economic Development and/or applicable City departments prior to issuance of grading or building permits, as specified in the MMRP.

Ongoing Monitoring and Enforcement: All mitigation measures shall be monitored in accordance with the adopted MMRP. The Applicant shall be responsible for all costs associated with implementation, monitoring, and reporting. The Applicant shall create and provide a mitigation measures checklist indicating all mitigation measures 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. Compliance shall be verified by the City prior to issuance of applicable permits and throughout construction and operation, as specified. ***Project Specific Condition***

10. HAZARD AND HAZARDOUS MATERIAL HANDLING: The following conditions were identified for implementation in the EIR prepared with regard to the Arroyo Lago Residential Project (SCH 2023050339) and apply to the Project:
    a. During site redevelopment, the Applicant shall implement corrective actions and soils management protocols identified in the Final Soil Report submitted to the Alameda County Department of Environmental Health ("ACDEH") for review and approval.
    b. Prior to the start of site grading, the Applicant shall submit the project schedule to the Alameda County Department of Environmental Health ("ACDEH") for review and approval.
    c. Prior to the import of soil to the project site, the Applicant shall submit soil import documentation to the ACDEH for review and approval.
    d. Prior to the reuse of excavated stockpile material on the project site, the Applicant shall submit a Stockpile Characterization Sampling, Evaluation, and Reuse Plan to the ACDEH for review and approval.
    e. Prior to the beginning of construction, the Applicant shall submit a soil excavation report to the ACDEH for review and approval. ***Project Specific Conditions***

PLANNING DIVISION – 925-931-5600

11. USES: Uses allowed and conditionally allowed within the Project shall be those of the One-Family Residential zoning district.

12. RECORDED DISCLOSURES: The recorded Declaration of Covenants, Conditions & Restrictions of the Project (the "CC&Rs") shall contain the following:

    A clause indicating the close proximity of the Pleasanton Garbage Services Transfer Facility, Vulcan Materials Company, City's Public Works – Operation Services, Livermore-Pleasanton Fire Department training facility, Pleasanton Police training facility, and Union Pacific Railroad; the possible impacts to homes due to activities at these facilities; and a notification of the potential for noise, odor, dust and vibration generated from the operations at these facilities.

In addition, all lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:

a. Any modifications to the structures are subject to prior approval by the CEDD.
b. Parking on the driveway apron of each home is prohibited.
c. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
d. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garages of the units

Wording for these disclosures and covenants shall be written in plain language and shall be recorded over the project site by separate instrument. ***Project Specific Condition***

13. HOMEOWNERS ASSOCIATION: The applicant shall prepare the CC&Rs, and shall create a Homeowners' Association ("HOA") to govern the Project. The CC&Rs shall include a copy of the final conditions of approval. In addition, the CC&Rs shall describe the maintenance areas and responsibilities of the Project. The portions of the CC&Rs relevant to condition compliance hereunder are subject to review by the Public Works Department and the Community and Economic Development Department to confirm compliance with conditions prior to the recordation of the final map. The CC&Rs shall describe the maintenance responsibilities of the privately-owned driveways, as well as the HOA-owned park that primarily serves the residential development but shall also be open to the public, and landscaped area within the Project and in the off-site storm drainage facility. The CC&Rs shall include exhibits showing the location of all the improvements to be maintained by the HOA. ***Project Specific Condition***.

<u>Site Development and Building Design</u>

14. DEVELOPMENT STANDARDS: No additions or accessory structures, detached or attached, shall be allowed except for the 29.5' x 97' lots (Lots 131-161) where Class II structures may be allowed. ***Project Specific Condition***

15. BUILDING MATERIALS AND COLORS: The building materials and colors in the Project Plans shall be stated on the building permit plans.

16. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Project 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.

17. 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 Project Plans and included 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.

18. SIGNAGE: The construction plans submitted for issuance of a building permit shall include design details of any site monument sign(s). Any site wayfinding shall be designed in compliance with Section 18.96.040. of the Pleasanton Municipal Code, unless otherwise approved by the Director of Community and Ecomonic Development. Said sign designs are subject to review and approval by the Director of Community and Economic Development prior to issuance of a building permit. ***Project Specific Condition***

19. FENCE/WALL: All fencing and walls shall be in compliance with the Project plans and 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 applicable setback requirements.

20. MOCK-UP: The Applicant shall set up a large material and color mock-up (36'x48") on site to confirm conformance with the Approved Plans prior to issuance of the grading permit and shall be subject to the review and approval of the Planning Division.

21. LIGHTING AND PHOTOMETRICS PLAN: The Applicant shall submit a lighting and photometrics 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 and Economic 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 and Economic Development prior to building permit issuance.

22. FINAL INSPECTION: Final inspection of each residence by the Planning Division is required prior to occupancy.

23. TRANSFORMERS: New electrical transformers shall be either (a) placed underground, or (b) placed above ground and screened from view. Details of the new electrical transformers, and any screening for aboveground transformers shall be 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 and Economic Development prior to issuance of the relevant building permit.

24. MECHANICAL EQUIPMENT – SCREENING: The Applicant shall effectively and feasibly screen from public 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 relevant building. Screening details shall be shown on the plans submitted for the relevant building permit, the adequacy of which shall be determined by the City Engineer and Director of Community and Economic Development. All required screening shall be installed prior to final occupancy of the relevant building permit.

Recycling and Composting

25. RECYCLING AND COMPOSTING PROGRAMS: The Project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

26. CLIMATE ACTION PLAN ("CAP") 2.0 COMPLIANCE: The Project shall comply with CAP 2.0 requirements of providing all electric homes and providing battery storage backup system. Prior to building permit issuance for the first residential building, a GHG Emission Compliance Checklist shall be provided in compliance with CAP 2.0 to the Planning Division for review and approval by the Director of Community and Economic 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 the relevant building permit final, all of the relevant measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

27. GREEN BUILDING; The applicant shall submit GreenPoint Rated Checklist from BuildItGreen.org:((https://archive.builditgreen.org/greenpoint-rated/documents-checklists) and is subject to review and approval by the Director of Community and Economic Deveclopment prior to issuance of a building permit.

Construction Practices and Noticing

28. 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 Saturdays or Sundays. The Director of Community and Economic 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.

29. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicles 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).

30. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the Project site for daily administration/coordination purposes during the construction period.

31. CONSTRUCTION PARKING MANAGEMENT PLAN: The Applicant shall prepare a construction parking management plan to address construction parking demands during the construction phase of the Project. The construction parking management plan shall be subject to the review and approval by the City Traffic Engineer and Director of Community and Economic Development prior to issuance of a grading 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.

    For purposes of this COA, Santa Rita Road, Busch Road, Stanley Boulevard, Valley Avenue and Boulder Street extension through Villages at the Quarry project shall not be considered “neighborhood residential streets.”

32. NOTICE OF CONSTRUCTION: Prior to construction, the Applicant shall notify the owners and occupants within the Ironwood Community, i.e. the Village at Ironwood, Meridian at Ironwood, Ponderosa Homes, and Ponderosa Apartments, Villages at the Quarry (located at 3300 Busch Road), and Pleasanton Garbage Services (located at 3310 Busch Road) of the construction schedule in writing. Such notice shall include contact names and numbers for the Applicant and contractor. ***Project Specific Condition.***

33. DISTURBANCE COORDINATOR: Prior to the issuance of a grading permit, 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 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 Project site. The

sign shall also list an emergency after-hours contact number for the disturbance coordinator or designee.

Fees

34. FEES: Unless otherwise specified by the Project Pre-Annexation and Development Agreement, 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 and/or as stipulated in the Pre-Annexation and Development Agreement. ***Project Specific Condition.***

35. SCHOOL IMPACT FEES: Applicant shall pay school fees as required by the Pleasanton Unified School District ("PUSD") prior to building permit issuance. Applicant shall provide written proof of compliance with this condition to the City, on a form generated by the PUSD, prior to building permit issuance.

BUILDING AND SAFETY DIVISION – 925-931-5300

36. 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.

37. 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.

38. 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 and Economic Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

39. WINDOWS/NOISE: Interior noise levels shall conform to the noise level specified in the Noise Element of the Pleasanton General Plan. The construction plans submitted for permit issuance shall include the window's Sound Transmission Class (STC) ratings to ensure compliance with the General Plan. ***Project Specific Condition***

40. AIR FILTERS: The construction plans submitted for issuance of a building permit shall include the installation of an air filtration system on any heating, ventilation,

and air conditioning ("HVAC") system of the air intakes (i.e. outside air) serving the new residences. The air filtration system shall be a Minimum Efficiency Reporting Value ("MERV") 13 air filtration system. ***Project Specific Condition***

41. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the Project site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on the Project site shall occur without the specific review and approval by the Director of Community and Economic Development or unless approved as part of a grading permit. Notwithstanding anything to the contrary in the foregoing, on-site surcharging that is necessary to allow for the proposed geotechnical remediation shall be permitted, provided that it is subject to a valid permit. ***Project Specific Condition***

PUBLIC WORKS DEPARTMEMNT

42. GEOTRACKER: According to the State of California's GeoTracker website, Case #RO0003228 remains open in long-term management status with Alameda County Department of Environmental Health (ACDEH), the agency providing regulatory oversight. The specific area of concern within the property was labeled AOC 6 on a Project Location map by Haley Aldrich in July 2020 comprising the southern portion of the subject property (also known as the "Busch Pit"). ACDEH imposed conditions of site redevelopment activities including corrective actions and soil management protocols as presented in their letter dated 7-18-2017. Those conditions include:

    a. Prior to the start of site grading, provide a project schedule including details of the sequencing of corrective actions.
    b. Prior to import of soil, submit documentation of proposed fill materials including sources, sampling, profiling protocols, and analytical reports with relevant environmental screening levels.

    Applicant shall fulfill these ACDEH requirements. (Condition to be fulfilled prior to issuance of a Grading Permit.)

43. PG&E EASEMENTS. Sheet C1.0 of the VTM illustrates two easements held by PG&E (99-370054 and 2013-097366) with notes indicating these easements will be quitclaimed and that the facilities will be removed/undergrounded. Provide evidence that PG&E consents to the relinquishment of these easement rights and the removal/undergrounding of their facilities or redesign portions of the subdivision such that said easements can remain. (Condition to be fulfilled prior to issuance of a Site Improvement Permit.)

44. EASTERN BUSCH ROAD. According to the City of Pleasanton General Plan's circulation element (Chapter 3, Table 3-8), Busch Road is intended to be a 4-lane divided roadway between Valley Avenue and El Charro Road to support anticipated development in East Pleasanton. According to Parcel Map 11230

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(354 PM 91), the Busch Road public right-of-way is currently 100'-wide along the property frontage. The road improvements along the frontage do not currently conform to City standards. Section 19.40.010 of the Pleasanton Municipal Code requires subdividers to improve streets adjacent to the subdivision. The list of improvements to be installed by the Applicant are listed in this code section. Section 19.36.050 defines the subdivider's obligations with respect to right-of-way improvements. (Condition to be fulfilled prior to issuance of a Site Improvement Permit.)

45. PSE DEDICATION. The Applicant shall dedicate a 10'-wide Public Service Easement (PSE) abutting the northern side of the Busch Road right-of-way consistent with Pleasanton Municipal Code §19.36.110. Similarly, Applicant shall dedicate a 5'-wide PSE across the south side of Parcel W where it abuts Street D, as well as other areas shown on the tentative map. Said PSEs shall be available for utility infrastructure such as meters, vaults, boxes, pedestals, etc. All PSEs shall be granted pursuant to California Government Code Section 66439(d)(3). (Condition to be fulfilled prior to issuance of a Site Improvement Permit.)

46. PUBLIC TRAIL. According to the City's adopted Trails Master Plan dated 5-07-2019, Figure 3-2 on Page 63, a Class 1 multi-use trail connection between the development and the existing Mohr Avenue and Martin Avenue trail is desired by the community. A trail extension will require an easement granted by Zone 7 Water Agency across APNs 946-1250-6-5 and 946-1250-41 (Lake "I" properties). The City currently has no easement rights across Zone 7 property, so the Applicant will be required to obtain rights on behalf of the City to construct the trail or enter into an agreement whereby the City may opt to procure such rights. The trail connection shall have an all-weather and disabled-compliant surface similar to the illustrations on Page 81 of the Master Plan thus providing a reliable public route to Mohr Elementary School. (Condition to be fulfilled prior to issuance of a Site Improvement Permit.)

47. SECURITY FENCING FOR LAKE "I". Lake "I" and the surrounding Chain of Lakes properties owned by Zone 7 are currently protected from unauthorized public access by fencing and gates. This fencing will be removed with the subdivision improvements. If Zone 7 desires replacement fencing and gates, the Applicant shall collaborate with said agency on features needed to secure the Zone 7 properties. (Condition to be fulfilled prior to issuance of a Site Improvement Permit.)

48. TITLE DISCLOSURE. The following title disclosure must be included with the sale of each lot within the subdivision: (Condition to be fulfilled prior to issuance of occupancy permits for each home.)

> "The City of Pleasanton Public Works campus is located immediately west of the Arroyo Lago subdivision. Operations within the campus may result in traffic

noise, dust and/or odor impacts. The City has an outdoor shooting range which is used solely by law enforcement personnel during day and nighttime hours, including weekends, which may result in noise and other impacts from discharging firearms. Noise levels from the gun range may reach or exceed 70 dBA. The Livermore-Pleasanton Fire District has a training tower and facility site which is used periodically for fire suppression and emergency rescue exercises; noise from emergency vehicle equipment, as well as smoke may result in impacts to residents within the Arroyo Lago subdivision. The campus' normal hours of operation are currently Monday through Friday from 7 a.m. to 3:30 pm, although after-hours operations occur periodically."

49. LOT LINE ADJUSTMENT. Because the proposed improvements extend to the east beyond the boundary of Parcel A of PM 11230, a lot line adjustment must be processed to transfer a portion of Parcel B to Parcel A. Said LLA shall be accomplished ahead of the final map. The applicant shall apply for said process through the Community Development Department. (Condition to be fulfilled prior to final map approval.)

50. CORROSION POTENTIAL. The Design Level Geotechnical Report identified soil corrosion as a potential threat to buried metal piping. Specific recommendations for the protection of buried metal pipes shall be provided with the construction plans and shall thereafter be adhered to. (Condition to be fulfilled prior to final improvement plan approval.)

51. WATER: The City's consultant, Akel Engineering Group, prepared a site-specific hydraulic analysis (dated November 2025) of the water network shown on the VTM. The analysis revealed that pipe sizes/alignments are necessary to provide flow and pressure for the development. The installed pipe sizes for the needed water network shall be consistent with this analysis.

Because this water pipeline could serve properties other than Arroyo Lago, the analysis also included a methodology for shared infrastructure costs with other neighboring undeveloped properties that would benefit from the proposed water main. The total estimated cost of the water pipeline needed to serve Arroyo Lago is $1,967,000. The fair share allocation of this total cost to Arroyo Lago is estimated to be $439,000 with the remaining $1,528,000 allocated to other neighboring developments. Pleasanton Municipal Code §19.40.060 states,

"…*the city may require that improvements installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public.*

In the event of the installation of improvements required by this section, the city shall enter into an agreement with the subdivider for reimbursement for that

portion of the costs of those improvements, including an amount attributable to interest, in excess of the construction required for the subdivision."

It shall be the Applicant's obligation to pursue said agreement with the City. In the absence of an agreement, the Applicant shall accept full financial responsibility for the total cost of the water pipeline.

The Applicant shall note that a segment of the pipeline crosses Lake "I" properties as owned by Alameda County Flood Control & Water Conservation District (Zone 7): APNs 946-1250-6-5 and 946-1250-41. The City currently has no easement rights across Zone 7 property, so the applicant will be required to either obtain rights on behalf of the City to implement the water pipeline as shown or enter into an agreement whereby the City may opt to procure such rights.

Maintenance of the installed water pipeline can be performed by the City assuming the network is constructed according to Pleasanton standards, accepted by the City Council, and incorporated into an on-going funding district such as a Community Facilities District. (Condition to be fulfilled prior to final improvement plan approval.)

52. SANITARY SEWER: The City's consultant, Woodard & Curran, prepared a site-specific hydraulic analysis dated June 9, 2026, of the sanitary sewer network shown on the VTM. The analysis revealed that pipe improvements/upgrades are necessary to provide adequate sewer conveyance and freeboard for the development. To serve Arroyo Lago alone, approximately 1,100 lineal feet of sewer pipe upgrades are needed along Kamp Drive from Head Way to Stoneridge Drive (upgrade from 10"-diameter to 12") and along Santa Rita Road under Arroyo Mocho via installation of an additional 15"-diameter siphon. The sewer network shall be improved/upgraded consistent with this analysis.

Because this sewer network could serve properties other than Arroyo Lago, the analysis included a methodology for shared infrastructure costs with other neighboring undeveloped properties that would benefit from the sewer improvements. The cost allocation should reflect the $222,275 contribution already secured via Conditions of Approval from the Tract 8680 (Seefried Industrial) development.

Pleasanton Municipal Code §19.40.060 allows the Applicant to enter into a reimbursement agreement with the City for supplemental sizing of required infrastructure. It shall be the Applicant's obligation to pursue said agreement with the City. In the absence of an agreement, the Applicant shall accept full financial responsibility for the total cost of the sanitary sewer improvements needed to serve Arroyo Lago.

The Applicant shall note that a segment of the pipe crosses Lake "I" properties as owned by Alameda County Flood Control & Water Conservation District (Zone 7): APNs 946-1250-6-5 and 946-1250-41. The City currently has no easement rights across Zone 7 property, so the applicant will be required to obtain rights on behalf of the City or enter into an agreement whereby the City may opt to procure such rights to implement the sewer design as shown.

Maintenance of the installed sewer network can be performed by the City assuming the network is constructed according to Pleasanton standards, accepted by the City Council, and incorporated into an on-going funding district such as a Community Facilities District. (Condition to be fulfilled prior to final improvement plan approval.)

53. ACCENT PAVING. Accent paving is proposed within the public road network in addition to traditional hot-mix asphalt (HMA) surfacing. The type of accent paving is subject to review and approval by the City Engineer to assure any future maintenance of this surfacing does not burden the City's Operations staff. If the City Engineer determines that a burden will exist, the accent paving shall either be removed from the project, or an alternative funding mechanism created to address this potential maintenance burden. (Condition to be fulfilled prior to final improvement plan approval).

54. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Fulfill this condition prior to plan approval.)

55. 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. (Fulfill this condition prior to plan approval.)

56. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH],

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[YEAR]. [NAME], P.E., City Engineer, [DATE] (Fulfill this condition prior to plan approval.)

57. ADHERENCE TO CITY STANDARDS: All public improvements shall be designed and constructed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at: https://www.cityofpleasantonca.gov/our-government/public-works/engineering/ (Fulfill this condition during all aspects of design and construction.)

58. ROADWAY DESIGN STANDARDS: All roads constructed or improved by the Applicant shall conform to the design standards contained in Pleasanton Municipal Code Chapter 19.36. For standards not explicitly described in the Code, the following State of California Department of Transportation (Caltrans) standards shall be followed: Highway Design Manual, and the California Manual on Uniform Traffic Control Devices (CA MUTCD), latest editions. The City also references design standards from "A Policy on Geometric Design of Highways and Streets" (latest edition) as published by the American Association of State Highway and Transportation Officials (AASHTO). Any deviations from standards must be approved by the City Engineer. (Address this condition prior to plan approval.)

59. HOT-MIX ASPHALT PAVEMENT DESIGN STANDARDS: Public roadways and parking lots shall be surfaced with hot-mix asphalt (HMA) as designed according to Chapter 630 "Flexible Pavement" of the Caltrans Highway Design Manual, unless otherwise approved by the City Engineer. The following minimum standards shall apply to the design:

    a. Minimum design life = 20 years
    b. R-value of the underlying soil shall be R = 5 minimum. A higher R-value will be allowed only through analytic testing by a licensed geotechnical engineer or engineering geologist.
    c. Asphalt Binder classification shall be PG 64-10
    d. Minimum Traffic Index (TI) shall be as follows. A lower TI will be considered only when justified by analytic calculations performed by a licensed civil or traffic engineer according to the Caltrans Highway Design Manual Chapter 613
        i. Local Street: $TI_{min} = 5.0$
        ii. Residential collector street: $TI_{min} = 6.0$
        iii. Arterial street: $TI_{min} = 9.0$
    e. Minimum thickness of HMA layer = 3 inches

60. STREETLIGHTS: Streetlights to be owned and maintained by the City shall include a light-emitting diode (LED) lamp and driver compliant with UL 1598. The luminaire must be dark-sky compliant with correlated color temperature (CCT) not greater than 4,000K.

For free-standing streetlights on dedicated poles, the electricity shall be fed from an unmetered secondary electrical circuit provided by PG&E. A photocell on each fixture shall control operation of the lamp. Free-standing fixtures are subject to PG&E's LS2A "Customer-owned Street and Highway Lighting" rate schedule. The applicant shall provide verification of total energy consumption of luminaire to PG&E prior to connection. Billing for LS2A electricity consumption must be transferred to the City upon acceptance of the streetlight installation.

Streetlights must have an electronic type photo control meeting ANSI standard C136.10 with a turn on value of 1.0 foot-candles and a turn off value of 1.5 foot-candles. Electro-mechanical or thermal type photo controls and not allowed.

Streetlights must have badge numbers on each pole. Badge numbers must be affixed to the pole 9 feet from ground level facing the street-side and be legible from the ground.

A streetlight wattage sticker needs to identify the actual total wattage consumed, be visible from the ground, be of a size and type acceptable to PG&E showing total fixture energy use in watts and must be installed on each fixture. (Fulfill this condition prior to plan approval.)

61. CLEAN WATER PROGRAM (HYDROMODIFICATION PROJECTS): Because the project creates and/or replaces more than 43,560 square feet (1.00 acre) of impervious surface, increases impervious surface over pre-project conditions, and is located in a susceptible area, it is considered a Hydromodification (HM) Project according to Provision C.3.g of the Municipal Regional Stormwater National Pollutant Discharge Elimination System (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

    HM projects must include stormwater treatment measures in the site design to cause no increase in the erosion potential of the receiving stream over the pre-project (existing) condition. To demonstrate compliance, the City encourages use of the Bay Area Hydraulic Model (BAHM). The model software can be downloaded at no cost from Clear Creek Solutions. (Fulfill this condition prior to plan approval)

62. OPERATION AND MAINTENANCE AGREEMENT: Regulated projects are 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. (Fulfill this condition prior to project acceptance.)

63. GEOTECHNICAL RECOMMENDATIONS: Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the Applicant must follow all such recommendations. (Fulfill this condition prior to plan approval.)

64. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the Applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

The following statement shall be included on the cover sheet of the map: "I, [NAME], P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

[NAME], P.E., Registration No. [TO BE PROVIDED BY CITY], City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Fulfill this condition prior to map approval.)

65. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon

Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]". (Fulfill this condition prior to map approval.)

66. SUBDIVISION IMPROVEMENT AGREEMENT: Subdivision improvements required as part of the subdivision, both onsite and offsite, must be either completed to the satisfaction of the City Engineer prior to map approval, or guaranteed by a Subdivision Agreement. The agreement requires the Applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of required subdivision improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for 1 year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council. (Fulfill this condition prior to map approval.)

67. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the Applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the Applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the Applicant will be refunded the difference. If the ultimate fee is more than this payment, then the Applicant shall submit payment for the difference before the consultant certifies the map.

    The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to map approval.)

68. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument: (Fulfill this condition prior to recordation of map or separate instrument title documents granting rights to the City.)

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For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City in fee for public purposes pursuant to California Government Code Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010

Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

69. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Fulfill this condition prior to plan approval.)

70. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider. (Fulfill this condition prior to acceptance of improvements.)

71. STORMWATER HYDRAULICS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

https://acfloodcontrol.org/the-work-we-do/the-work-we-do/resources/

The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped,

and signed by a California-licensed civil engineer. (Fulfill this condition prior to plan approval.)

72. EMERGENCY OVERLAND STORMWATER FLOW/SUMP PROPERTIES: All properties shall be designed with an emergency overland flow path to direct storm runoff to the nearest public street or open flood control facility in the event on-site pipes become plugged. The flow path shall be lower than the finish floor elevation of all habitable structures. The flow path cannot rely on neighboring properties unless a storm drain easement across the neighbor is obtained. Sump properties must be designed to discharge the 50-year recurrence interval storm event through the pipe network before habitable structures become inundated. (Fulfill this condition prior to plan approval.)

73. STORM DRAIN FORCE MAIN: The SDFM intended to discharge stormwater from the detention basin to the City pipe network on Busch Road is shown extending across property owned by Amazon (APN 946-1250-19-6). The Applicant shall provide evidence of property rights acquired from Amazon for this private pipeline. Alternatively, the Applicant shall relocate the pipeline onto property where easement rights can be obtained. (Fulfill this condition prior to plan approval.)

74. STORM DRAIN PUMP EQUIPMENT: The planned bioretention area and detention basin to be located east of the current El Charro Road alignment will be served by pumping equipment. Said equipment could be damaged if the controls become inundated. Because this area is identified as Zone A on FEMA Flood Insurance Rate Maps and is thus subject to floodwaters, any pump equipment associated with the storm drain network shall be elevated at least one foot above the expected flood elevation. (Fulfill this condition prior to plan approval.)

75. STORM DRAIN BEYOND SUBDIVISION BOUNDARY: The Applicant shall grant a storm drain easement (SDE) to the City for any portion of the storm drain network that extends beyond the subdivision boundary including the pipe network, bioretention area, detention basin, pump system, and force main to the east. Maintenance of these improvements shall be by the City with funding from the Community Facilities District except as follows: Any weed abatement or ornamental landscaping maintenance within the bioretention or surrounding/appurtenant areas shall be the responsibility of a private entity such as the homeowner's association or underlying property owner. (Fulfill this condition prior to map approval.)

76. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network. The public

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sanitary sewer system shall be designed to satisfy the following minimum standards:

Minimum Manning Coefficient (n) within the pipe = 0.013
Minimum flow velocity = 2 feet per second at least once per day
Maximum flow velocity = 10 feet per second
Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions
Minimum pipe sizes:
Laterals = 4 inches diameter
Main = 8 inches diameter
Force main = 6 inches diameter
Minimum slope per table:

Pipe size in diameter	**Minimum slope**
4 inches	0.02 (lateral)
6 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

Maximum manhole spacing = 350 feet
Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer
Minimum pipe cover = 5 feet

Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.

77. POTABLE WATER SYSTEM DESIGN STANDARDS: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards: (Address this condition prior to plan approval)

Minimum number of valves:
3 at cross intersections
2 at "T" intersections
500 feet maximum spacing
1 valve at each fire hydrant lateral

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Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal: 1 hydrant within 250 feet of any existing or proposed structure
Minimum pipe size: 8-inch diameter
Minimum depth of cover over pipe: 42 inches
Blowoff requirements:
At all dead ends whether temporary or permanent
At all low points in the line
Minimum fire flows in gallons per minute (gpm): 2,000 to 2,500 gpm for 2 hours (single family residential)
Minimum pressures:
40 psi (peak hour demand)
20 psi (maximum day demand plus fire flows)

Dwelling unit equivalent flows: 160 gallons per day (single family residential)

78. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standard Drawings 704, 705, 706; Pleasanton Municipal Code Chapter 14.16, State Health and Safety Code; State Water Resources Control Board adopted Cross-Connection Control Policy Handbook (CCCPH); and as required by the Public Works Department. Backflow Preventers (BFP) shall be selected from the latest "List of Approved Backflow Prevention Assemblies" available from the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site, it shall be tested and certified by a City-approved tester with the certification submitted to the City before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller, and follow City Standard Specification 19-02N for backflow enclosure requirements. (Fulfill this condition prior to plan approval.)

79. SINGLE-FAMILY RESIDENTIAL FIRE PROTECTION SYSTEMS AND BACKFLOW PREVENTION: Single-family residential water services which include a fire protection system must be equipped with either Double Check (DC) valve backflow protection (requiring annual testing) or satisfy CCCPH section 3.2.2(e)(3) with pass-through/purge design of fire protection system with signage posted at fixture to bring attention to the system design with pass-through/purge. If applicant selects to install DC, assembly shall be designed and installed in accordance with current City Standards 704, 705, and PMC 14.16; including installation as close as possible to the service line before the first branch line leading off the service line. (Fulfill this condition prior to plan approval.)

80. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Fulfill this condition prior to plan approval.)

81. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. (Fulfill this condition prior to plan approval.)

82. 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. (Fulfill this condition prior to permit issuance.)

83. 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. (Fulfill this condition prior to permit issuance.)

84. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general

permit is applicable to development sites that disturb one or more acres of land surface. The Applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Fulfill this condition prior to permit issuance.)

85. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".

    If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.

86. 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. (Fulfill this condition during construction.)

87. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Sections 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)

88. 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. (Fulfill this condition during construction.)

89. 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, a summary of any required corrective actions taken, and a summary of any violations. (Fulfill this condition during construction.)

90. 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. (Fulfill this condition during construction.)

91. 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. (Fulfill this condition during construction.)

92. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8 a.m. and 8 p.m. daily except Sundays and holidays when noise is prohibited outside the hours of 10 a.m. and 6 p.m. 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 to 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. (Fulfill this condition during construction.)

93. 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)

94. 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. (Fulfill this condition prior to acceptance of improvement or issuance of an Occupancy Permit.)

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95. 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. (Fulfill this condition prior to acceptance of improvements or issuance of an Occupancy Permit.)

96. 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: (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

    https://www.cityofpleasantonca.gov/gov/depts/gis.asp

97. CONSTRUCTION SCREENING FENCE: The Applicant shall install a screening fence at the Project perimeter prior to the issuance of a building permit, and the screening fence shall remain on site throughout construction. The details of said fence shall be noted on the plans submitted for issuance of a building permit and are subject to review and approval by the Director of Community and Economic Development. ***Project Specific Condition***

98. PORTABLE TOILETS: Portable toilets shall be setback and/or located at least ten feet from any street or gutter and a minimum of 50 feet from any storm drain inlet(s). If there are no reasonable locations for placement of a portable toilet 50 feet or more from a storm drain inlet, best management practices (BMPs) must be in place to mitigate any potential runoff from entering storm drain inlet(s); this will include secondary containment and waddle placement either around portable toilet or storm drain. Portable toilets should always be secured or weighted to prevent tipping or spilling. Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied regularly to prevent odor.

99. HAULING TRUCKS: All trucks hauling soil or mulch shall be covered with tarpaulins or other effective covers. ***Project Specific Condition***

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

100. 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 be in compliance with the Project Plans and shall provide the species, location, size,

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quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, a mix of 1- and 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 feasible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

101. 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 to confirm compliance with the Project Plans 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.

102. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the Applicant's landscape architect shall, for each neighborhood within each phase, 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).

103. LANDSCAPING INSTALLATION: Prior to building permit final for the subject building, all landscaping associated with that building shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

104. 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 Public Works and Director of Community Development, shall be installed between all paved

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and landscape areas, in conformance with the City's Standard Specifications and Details.

105. 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.

106. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts to the extent feasible. These devices with their proposed screening shall be in compliance with the Approved Plans and 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.

107. AGREEMENT: The Project includes landscaping or private features within the public right-of-way. The applicant shall enter into a Landscape Maintenance Agreement with the City, approved by the City Attorney, which guarantees all landscaping in the Project will be maintained at all times in a manner consistent with the approved landscape plan. Said agreement shall be recorded and run with the land for the duration of the existence of the structures located on the subject property.

108. ROAD LANDSCAPE PLANTING STRIPS: The CC&Rs shall include language regarding this maintenance obligation. The planting areas between the curb and sidewalk shall be a minimum of 5-ft wide and larger where feasible as shown on the Project Plans. ***Project Specific Condition***

109. PARK DESIGN: The planting, amenities, materials, and layout of the HOA owned and maintained park shall be designed in compliance with the Project Plans. The final park design shall include a recreational amenity, such as a bocce ball court, playground, or similar smaller amenity appropriate for a park of this size, and will be subject to the review and approval of the City Landscape Architect. ***Project Specific Condition***

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110. TRAIL CONNECTION: The proposed trail on the east and north side of the Arroyo Lago development shall be extended along the east and north side of the existing Ironwood development to connect to the existing concrete path on Mohr Avenue. The trail shall be a minimum of 10-ft wide and shall be either concrete or asphalt concrete and shall provide a connection to the pathway along Chatham Lane. Applicant shall work with Zone 7 water agency to obtain an easement for the trail on their property or enter into an agreement whereby the City may opt to procure such rights. Waterwise landscaping and trees shall be provided along the trail within the City property on the north side of Arroyo Lago. The planting, amenities, and materials shall be maintained by the HOA. The final trail design will be subject to the review and approval of the City Landscape Architect. ***Project Specific Condition***

111. MINI-TRAFFIC CIRCLE/ROUNDABOUT: Utilities shall be routed around the mini-traffic circles and roundabout on Busch Road to be a minimum of 8-ft clear of the center of the circle and shall include planting and a minimum of one 24”-box sized tree. **Project Specific Condition**

112. 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-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance.

Trees

113. STREET TREES: Each corner property shall have a minimum of 3 street trees, each street facing property shall have a minimum of 1 street tree, and each property facing onto a court shall have a minimum of 1 tree in the front yard and Street tree varieties shall be installed as shown in the Approved Plans. Varieties shall be reviewed and agreed upon by the City Landscape Architect and Applicant prior to issuance of the building permit. ***Project Specific Condition***

114. 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.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

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115. TRAFFIC IMPACT FEES: The Applicant shall pay all applicable traffic impact fees for the Project as required under applicable law and calculated as outlined in Pleasanton Municipal Code 3.26.050 “Amount of Fee”. The fee shall be reduced by the amount of any credit authorized by Section 3.26.070 of the Pleasanton Municipal Code and as defined by the Pre-Annexation and Development Agreement, dated _____, 2026. Should credits exceed the amount of the fee, a reimbursement may be given pursuant to Section 3.26.080 of the Pleasanton Municipal Code. The fee shall be paid prior to building permit issuance. ***Project Specific Condition***

116. TRAFFIC CONTROL PLAN (TCP): Comprehensive traffic control measures shall be implemented pursuant to Pleasanton Municipal Code section 13.04.240 and 13.04.250 during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. If necessary, as determined by the Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction. ***Project Specific Condition***

117. TRUCK ROUTES: The haul route for all materials to and from the Project site shall be approved by the City’s Traffic Engineer prior to issuance of a building permit, 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 Project Applicant.

118. SIGNAGE AND STRIPING: The plans submitted to the Building and Safety Division for plan check shall include improvement plans for this Project that contain signage and striping details for both on- and off-site. Said improvement plans shall be subject to the review and approval of the City Traffic Engineer prior to building permit issuance.

119. Street A Improvements: The Applicant shall construct the extension of the trail along the east side of Street A from Street D to Busch Rd. The design shall meet the standards within the Bicycle and Pedestrian Master Plan and the Trails Master Plan. In addition, ADA curb ramps and crosswalks shall be constructed on the north, south and east legs of the roundabout at the intersection of Street A and Street F. As a condition precedent to approval of the final map, the City and the applicant shall enter into a subdivision improvement agreement, subject to the City's bonding requirements, for the completion of the Street A improvements. The improvements on Street A shall be completed no later than issuance of the building permit for the 100th residential unit in the Project (including model homes, but exclusive of ADUs) or within two years of issuance of the first building permit for the Project (including model homes), whichever comes first. ***Project Specific Condition***

120. BUSCH ROAD IMPROVEMENTS: Per Section 3.2.e, of the Pre-Annexation and Development Agreement, the development shall participate in the necessary improvements to Busch Road. Per applicable provisions of Pleasanton Municipal Code Title 19 ('Subdivisions'), Applicant is required to make certain improvements along and to Busch Road to allow for safe pedestrian, bicycle and vehicular ingress and egress to and from the Project Site, as reflected in the Project Approvals and DA Exhibit C. In addition, Applicant will undertake, through construction or payment of a supplemental fair share payment, additional improvements along and to Busch Road.

The Busch Road Improvements shall consist of:

- Construction of Busch Road along the entirety of the Project frontage, as a two-lane roadway with landscaped median, sidewalks, and buffered bike lanes (with said improvement not being eligible for fee credit);
- Installation of a 6 foot wide sidewalk, curb and gutter and roadway paving on the north side of Busch Road, extending from the western edge of the project site to the western boundary of the City Operations Services Facility parcel;
- Installation of a single-lane roundabout at the intersection of Busch Road and Street B (with said improvement not being eligible for fee credit); and
- Installation of a right turn lane on Busch Road, to the east of the roundabout, to allow for vehicles accessing the PGS weigh station to queue outside of the through travel lane (with said improvement not being eligible for fee credit). ***Project Specific Condition***

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.

121. FIRE HAZARDS: The Applicant shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

122. FIRE FLOW: Fire flow shall be in accordance with fire code appendix B table B105.1(1). Note that fire flow for sprinklered one and two family dwellings up to 3600 square feet (including attached garages) is 500 gallons-per-minute.

123. FIRE CODE: All construction shall conform to the requirements of the 2025 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

DRAFT

124. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

125. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2025 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

126. 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.

127. 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.

128. 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.

129. 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

130. 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.

131. 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.

132. 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.

133. 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.

END

DRAFT

SHEET INDEX

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P2 PRELIMINARY DEVELOPMENT PLAN

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A0.0.1 STREET SCENES
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A0.2 DEVELOPMENT STANDARDS 50X70
A0.3 DEVELOPMENT STANDARDS 59.5X95
A0.4 50X80 PERSPECTIVE
A0.5 50X70 PERSPECTIVE
A0.6 59.5X95 SINGLE STORY PERSPECTIVE

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L–3 ENLARGEMENT PLAN – TYPICALS
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L–5 SECTIONS – STREET B, C & E
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CIVIL

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C5.3 OFFSITE UTILITY PLAN – MOHR AVENUE CONNECTION

EXHIBIT B

ATTACHMENT 2

OWNER
USL PLEASANTON LAKES, L.P.
999 BAKER WAY, SUITE 200
SAN MATEO, CA 94404

DEVELOPER
330 LAND COMPANY, LLC
156 DIABLO ROAD, SUITE 340
DANVILLE, CA 94526
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER
CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: MEGAN ALFERNESS &
LEE ROSENBLATT

ARCHITECT
KTGY GROUP, INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 463-2010
CONTACT: AMANDA HOUSE

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

FEBRUARY 2026

ARROYO LAGO

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

TRACT 8423

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE

330 LAND COMPANY

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

2/5/2026 2:19 PM

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VESTING TENTATIVE MAP - TRACT 8423

EXISTING CONDITIONS

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: JANUARY 2026

0 100 200 300

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SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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JOB NO.: 3435-010

SHEET NO. P-1 OF 2 SHEETS

F:\3435-010\ACAD\TM\P-1.DWG

PARCEL B
PM 11230
(NOT A PART)

STREET A (PUBLIC STREET) — 67' R/W

STREET D (PUBLIC STREET) — 43' R/W

STREET F (PUBLIC STREET) — 62' R/W

LOOP A (PUBLIC STREET) — 56' R/W

STREET E (PUBLIC STREET) — 56' R/W

STREET B (PUBLIC STREET) — 56' R/W

OPEN SPACE

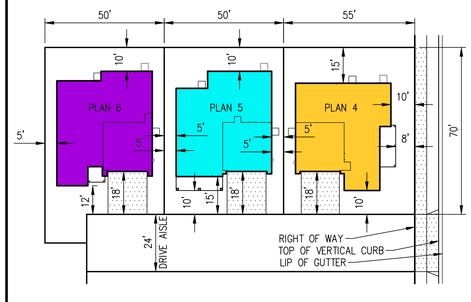
STREET C (PUBLIC STREET) — 43' R/W

ACFC & WCD

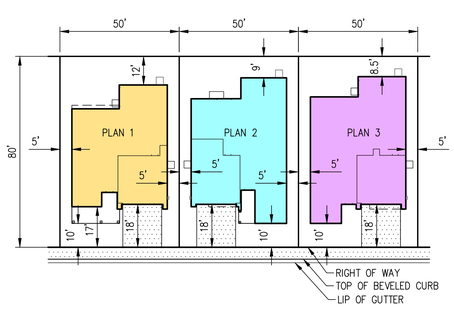
BUSCH ROAD

TRACT 8004
305 M 28

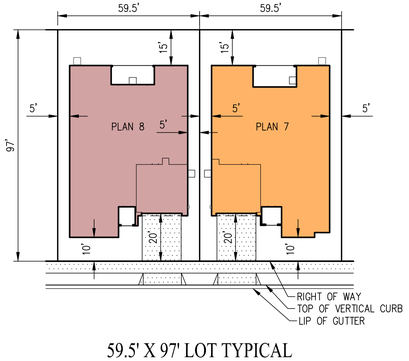
TRACT 8103
321 M 97



50' X 70' LOT TYPICAL
NOT TO SCALE



50' X 80' LOT TYPICAL
NOT TO SCALE



59.5' X 97' LOT TYPICAL
NOT TO SCALE

50'X70' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 4	2,541	20	21%	50,820
PLAN 5	2,620	39	41%	102,180
PLAN 6	2,648	35	37%	92,680
AVERAGES / TOTALS		94	100%	245,680

50'X80' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 1	2,991	21	33%	62,811
PLAN 2	3,306	21	33%	69,426
PLAN 3	3,398	22	34%	74,756
AVERAGES / TOTALS		64	100%	206,993

59.5'X97' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 7	2,642	16	52%	42,272
PLAN 8	2,660	15	48%	39,900
AVERAGES / TOTALS		31	100%	82,172

VESTING TENTATIVE MAP - TRACT 8423

PRELIMINARY DEVELOPMENT PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: JANUARY 2026

0 60 120 180

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JOB NO.: 3435-010

SHEET NO. P-2 OF 2 SHEETS

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Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots

Elevation 2A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots

Front Elevation 8DR-Modern Prairie

Front Elevation 7A -Farmhouse

Front Elevation 7B - Craftsman

59.5x97 Lots

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330 LAND COMPANY, LLC

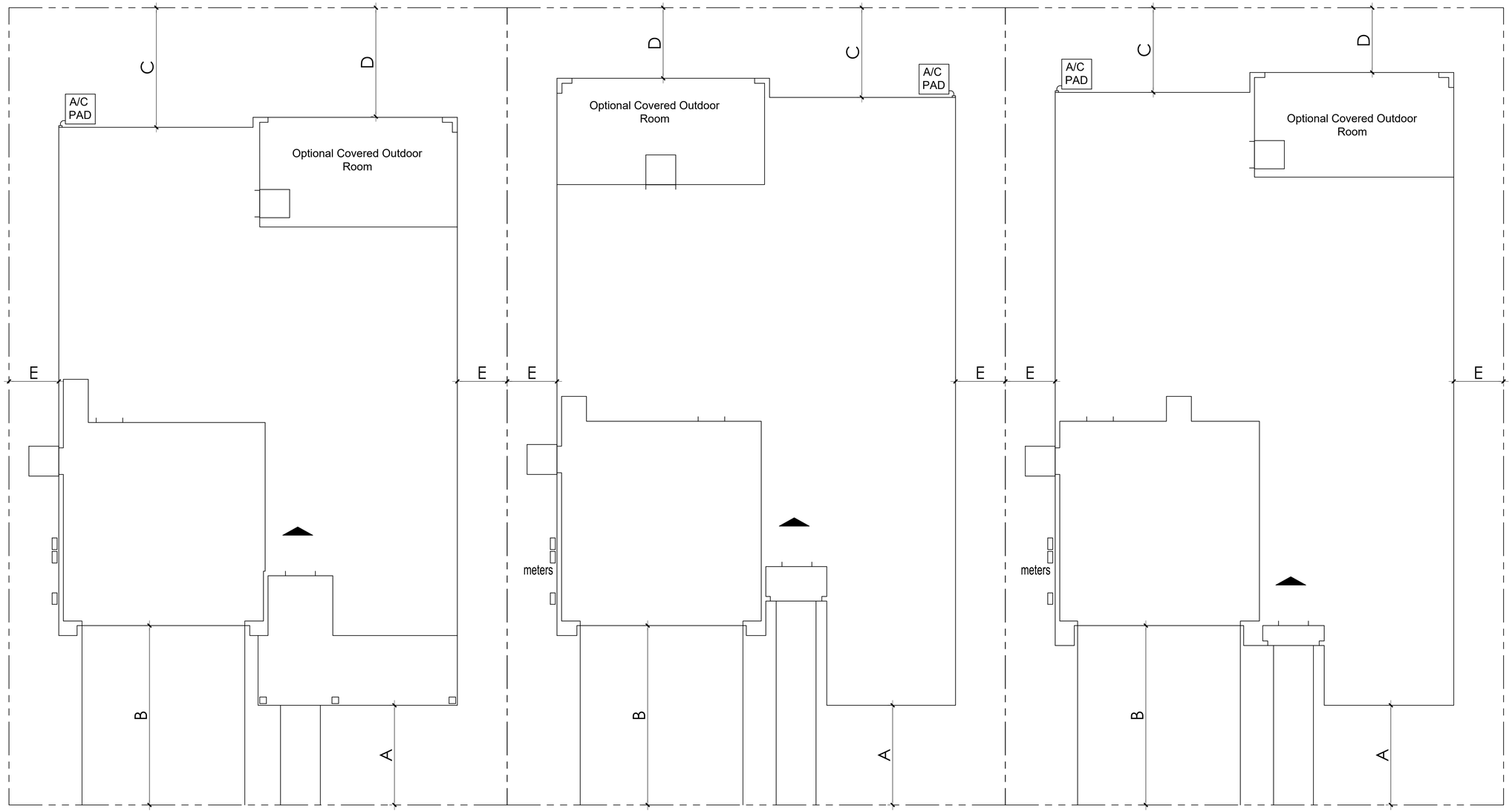
ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

0 4 8 16

STREET SCENE

A0.0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

	PRODUCT TYPE	TRADITIONAL 50 X 80
	Min. Lot Size	4,000 S.F.
A	Min. Front Setback to Structure	10'
B	Min. Front Setback to Garage	18'
C	Min. Rear Setback to Living	8'
D	Min. Rear Setback to Covered Outdoor Patio	5'
E	Min. Side Setback to Structure	5'
	Max. Lot Coverage	60%
	Max. Coverage S.F.	2,400 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING.

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

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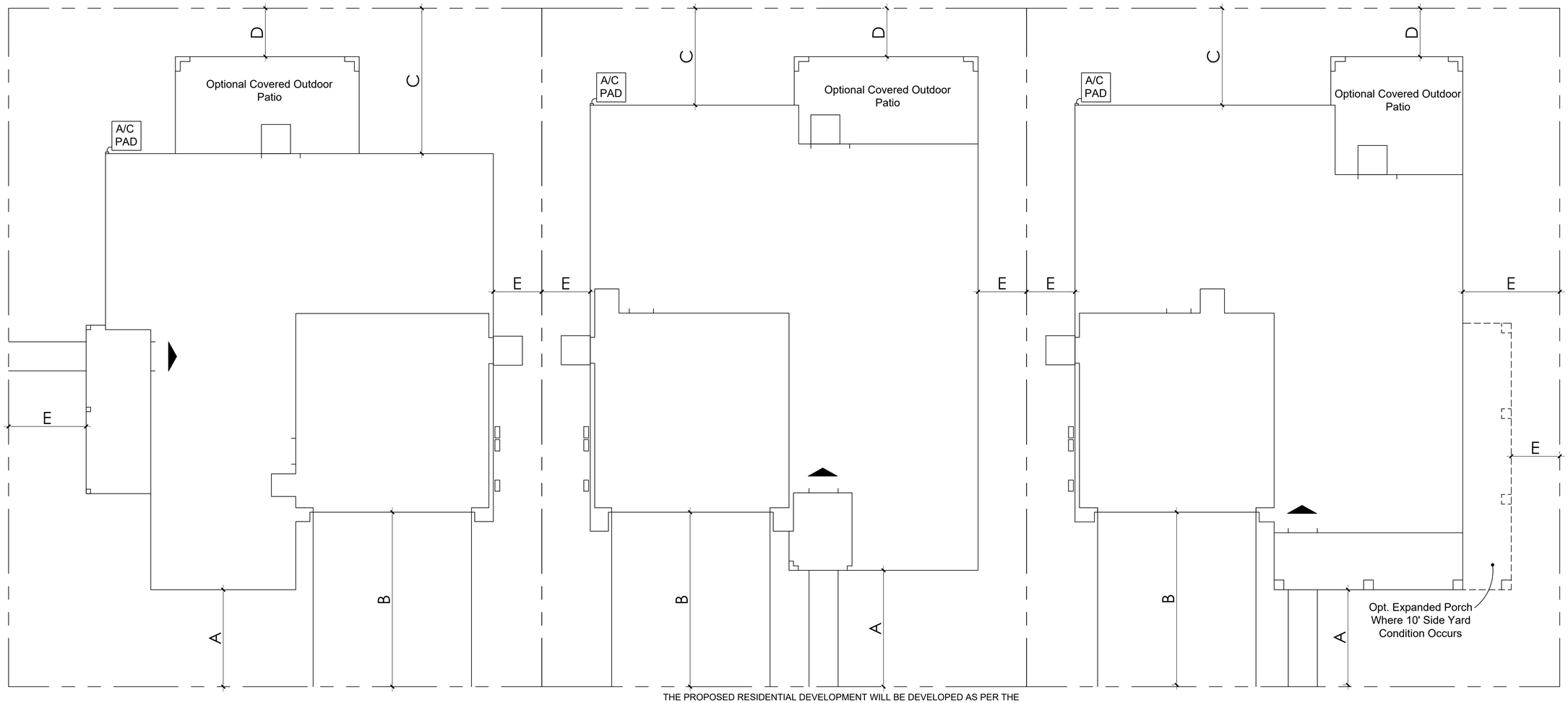
ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

0 4 8 12

DEVELOPMENT STANDARDS

A0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

	PRODUCT TYPE	COTTAGE 50 X 70
	Min. Lot Size	3,500 S.F.
A	Min. Front Setback to Structure	10'
B	Min. Front Setback to Garage	18'
C	Min. Rear Setback to Living	10'
D	Min. Rear Setback to Opt. Covered Outdoor Patio	5'
E	Min. Side Setback to Structure	5'
	Max. Lot Coverage	60%
	Max. Coverage S.F.	2,100 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

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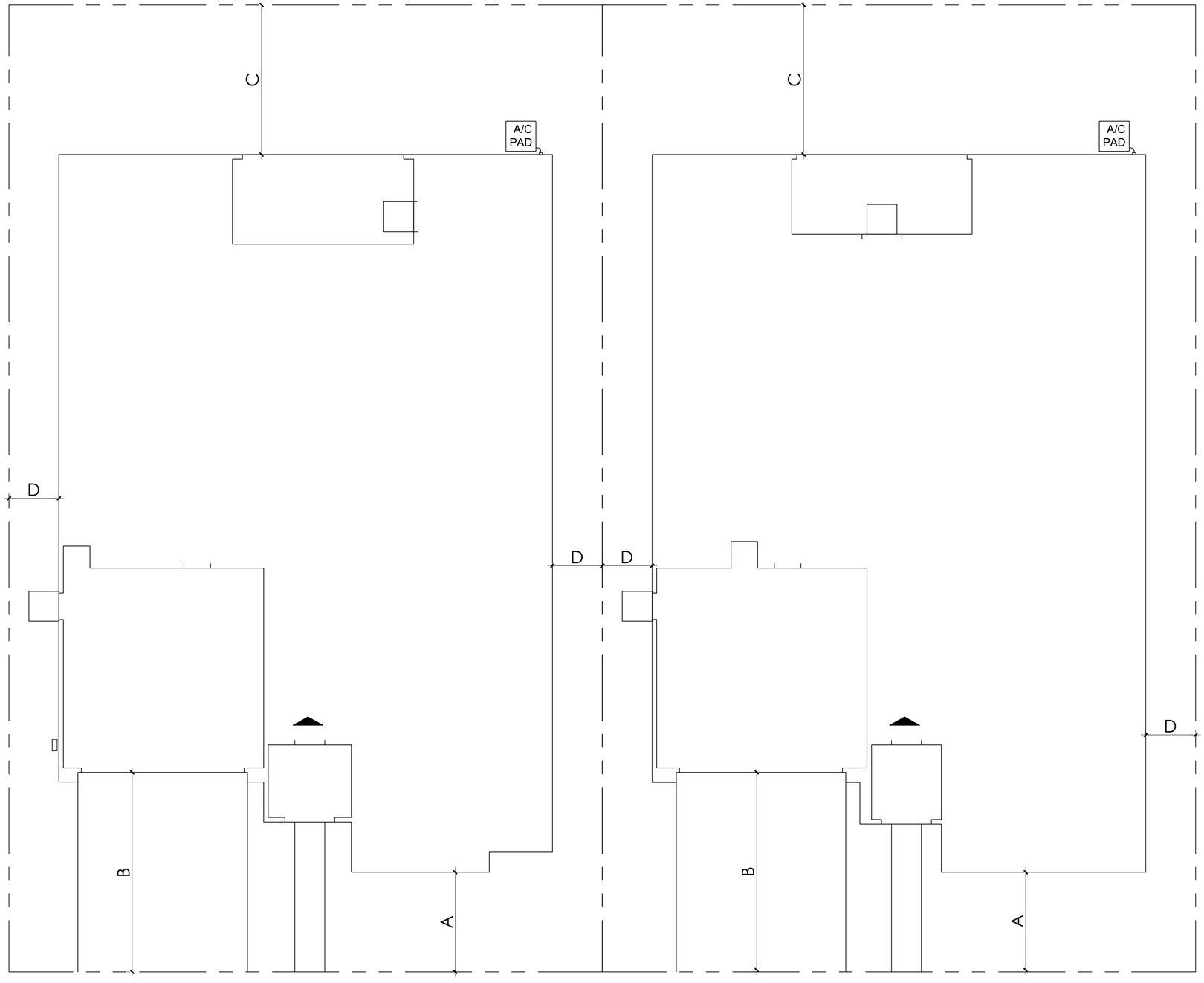
ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

0 4 8 12

DEVELOPMENT STANDARDS

A0.2



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

	PRODUCT TYPE	FARMHOUSE 59.5 X 97
	Min. Lot Size	5,652.5 S.F.
A	Min. Front Setback to Structure	10'
B	Min. Front Setback to Garage	18'
C	Min. Rear Setback to Living	15'
D	Min. Side Setback to Structure	5'
	Max. Lot Coverage	60%
	Max. Coverage S.F.	3,391.5 S.F.

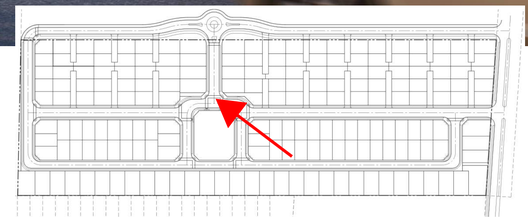
DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.



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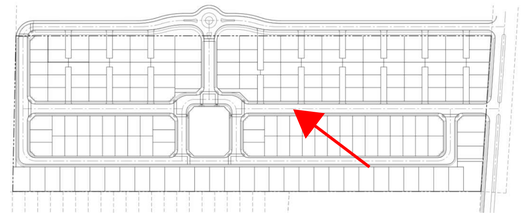
ARROYO LAGO

SCHEMATIC DESIGN

0 4 8 16

PERSPECTIVE RENDERING
50X80 LOTS

A0.4



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330 LAND COMPANY, LLC

ARROYO LAGO

SCHEMATIC DESIGN

0 4 8 16

PERSPECTIVE RENDERING
50X70 LOTS

A0.5

NOTES:
Landscape show for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only, see color and material boards for specific selections.

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330 LAND COMPANY, LLC

ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

PERSPECTIVE RENDERING
59.5'X97' LOTS
SINGLE-STORY

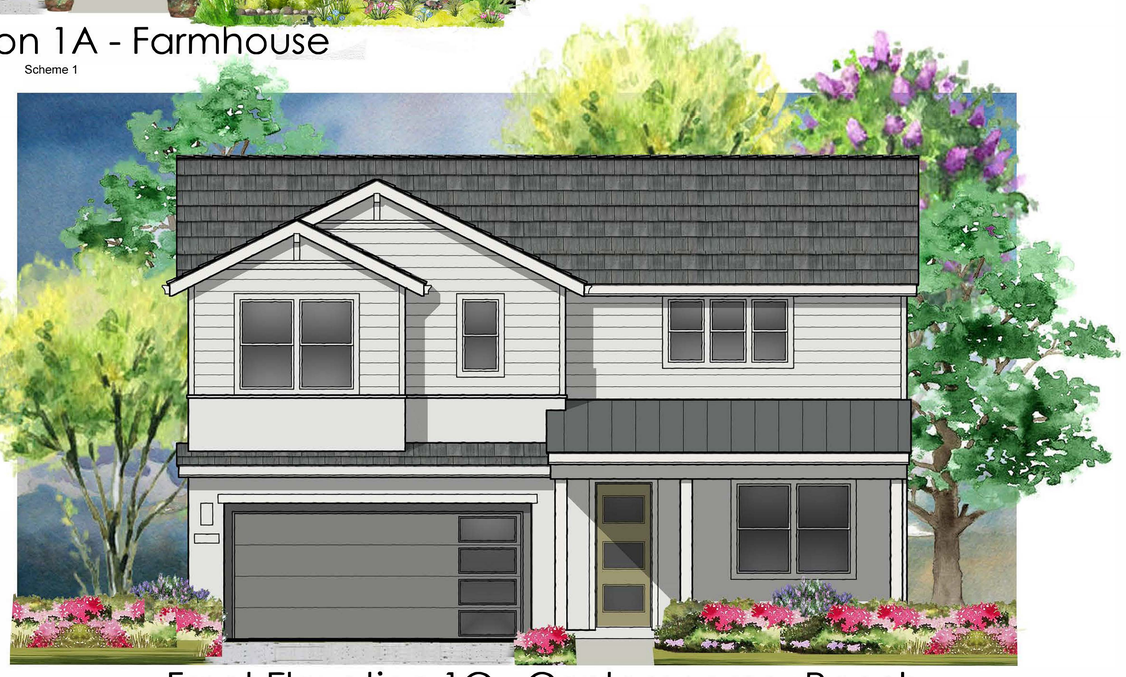
A0.6

Front Elevation 1A - Farmhouse

Scheme 1

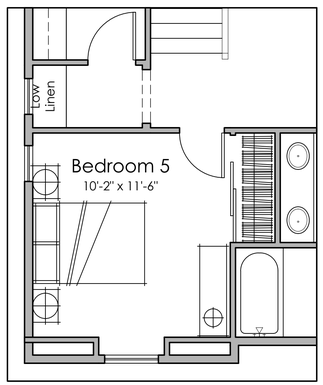
Front Elevation 1B - Craftsman

Scheme 7

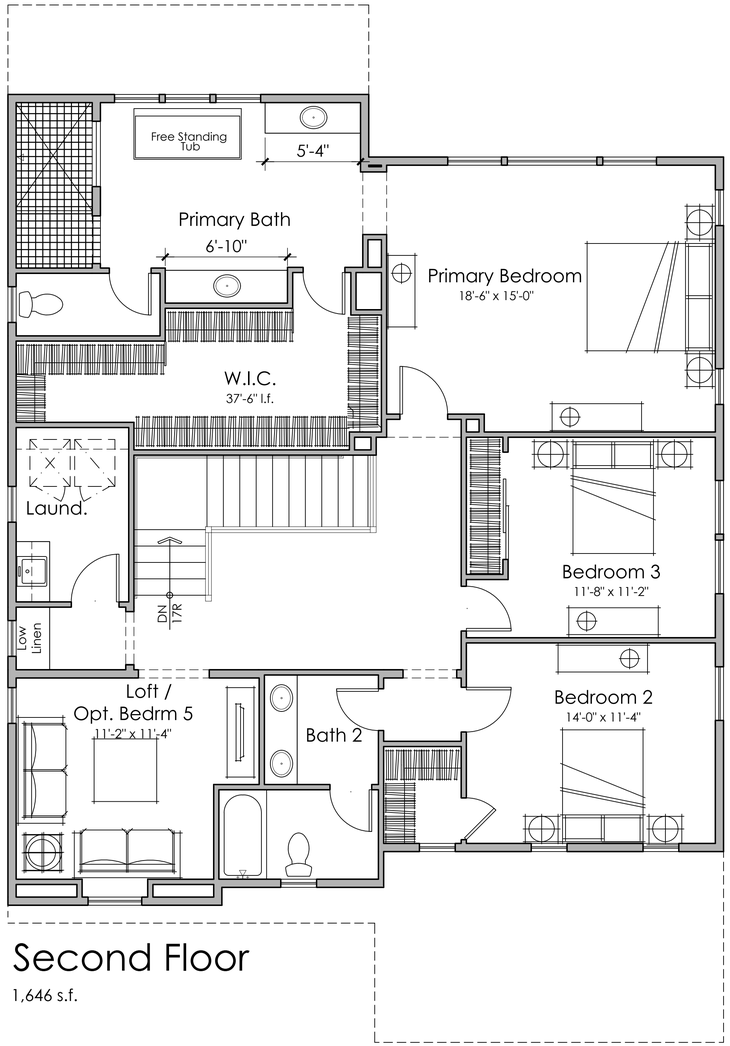


Front Elevation 1C - Contemporary Ranch

Scheme 13

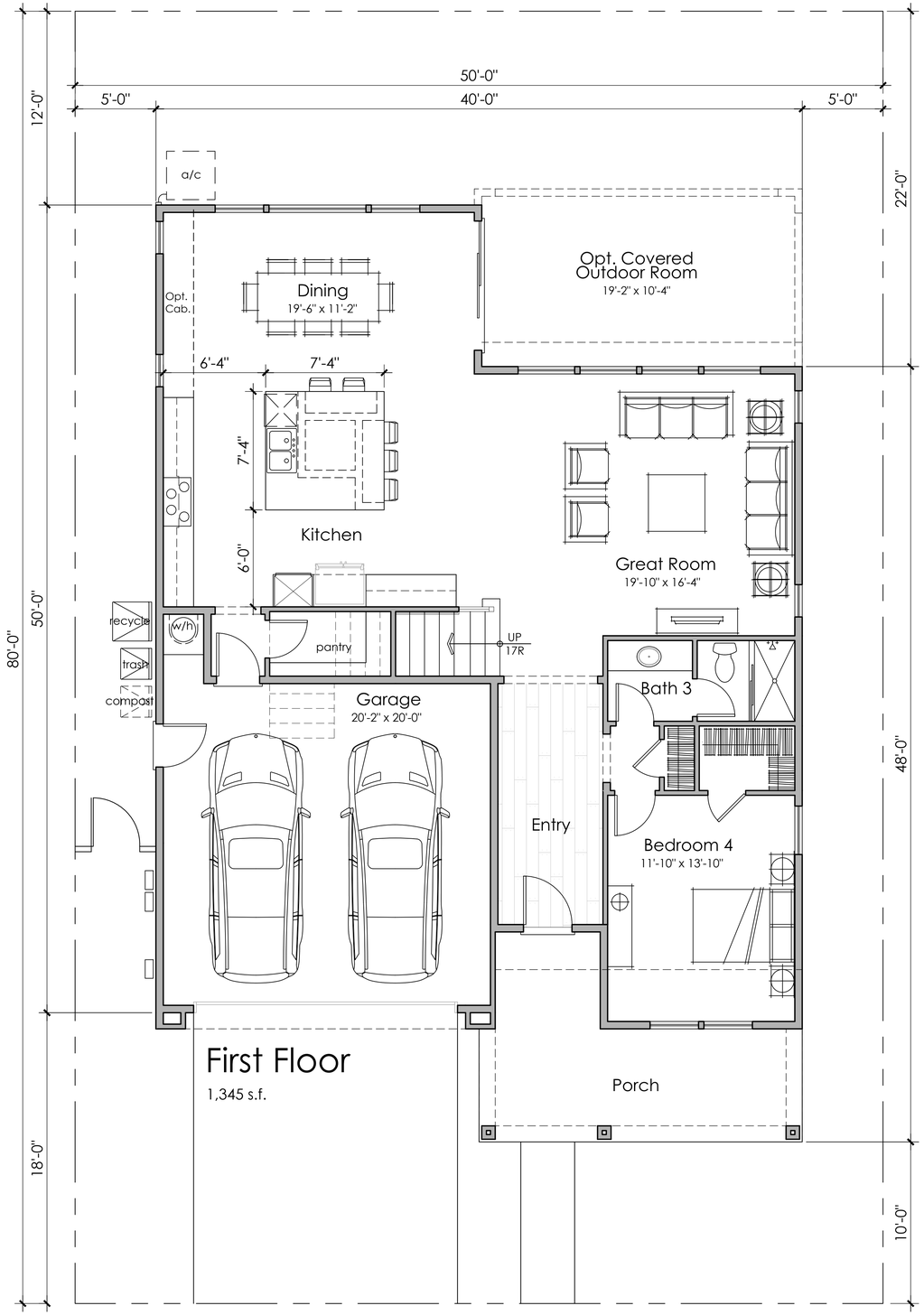


Opt. Bedroom 5



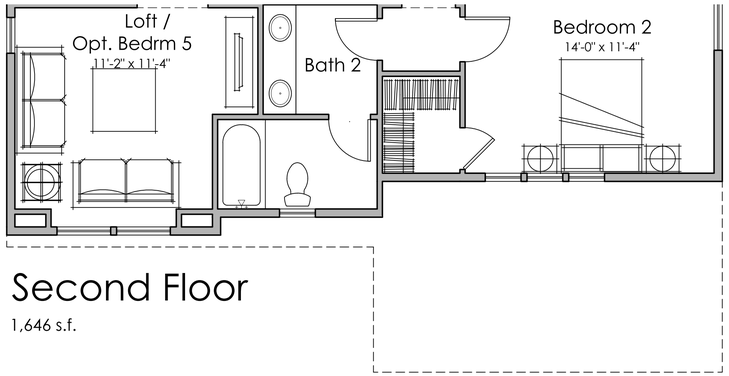
Second Floor

1,646 s.f.



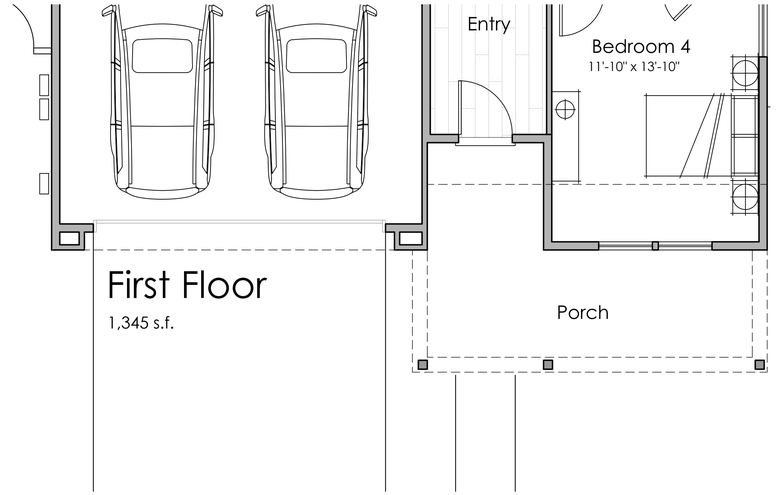
First Floor

1,345 s.f.



Second Floor

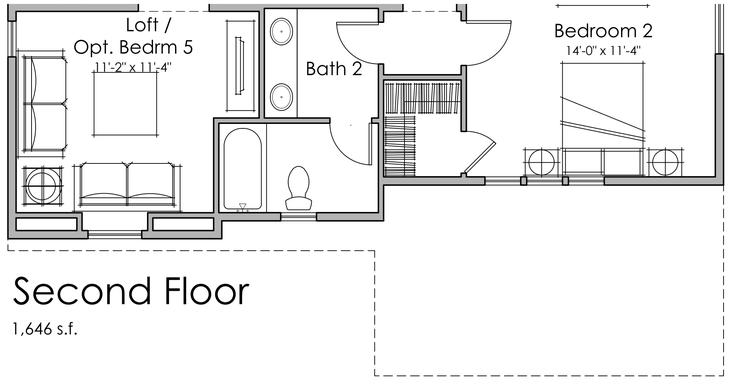
1,646 s.f.



First Floor

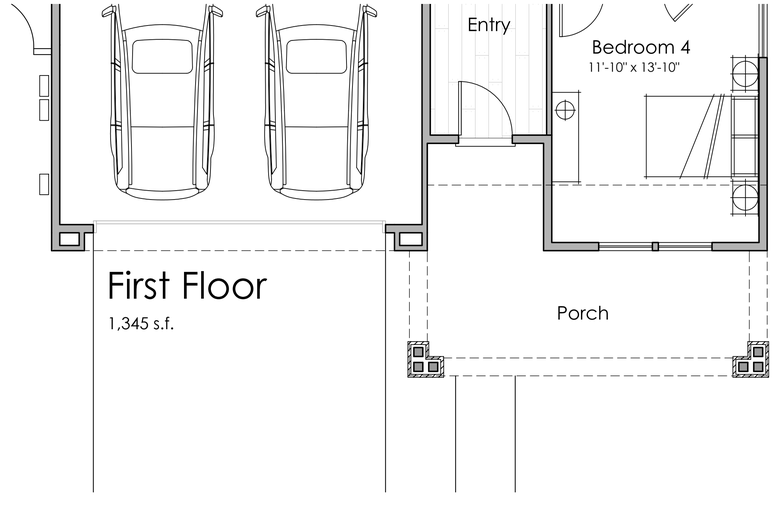
1,345 s.f.

PLAN 1C



Second Floor

1,646 s.f.



First Floor

1,345 s.f.

PLAN 1B

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

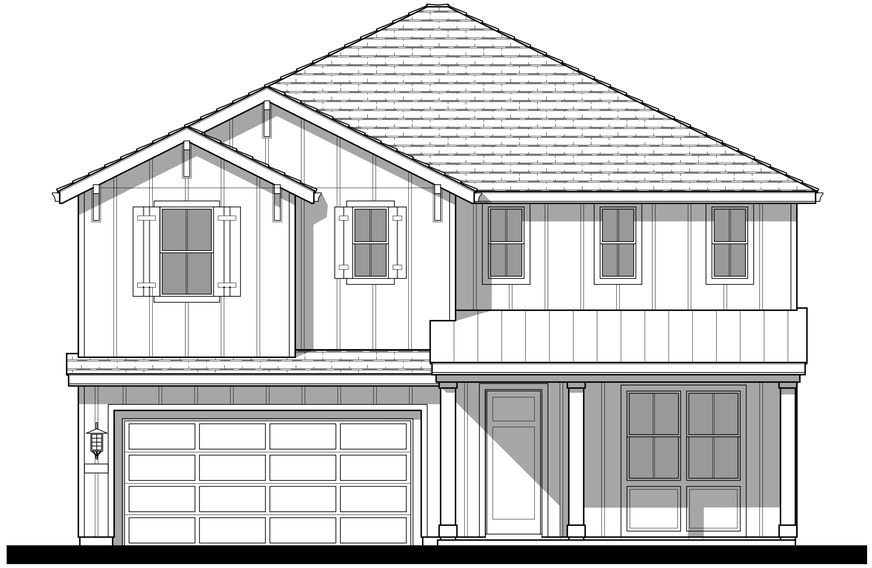
SCHEMATIC DESIGN

0 2 4 8

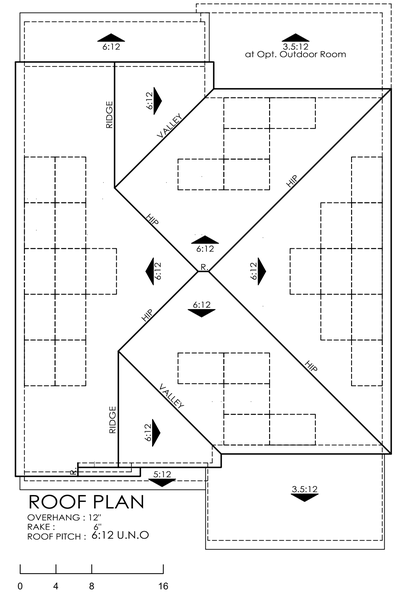
FLOOR PLAN 1 ADDENA

A1.1.1

1A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

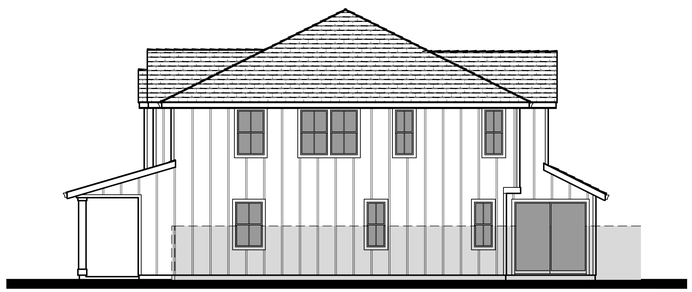


Front Elevation 1A - Farmhouse



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

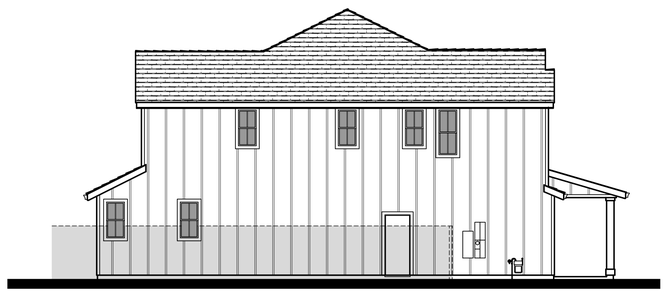


Right Elevation

0 4 8 16

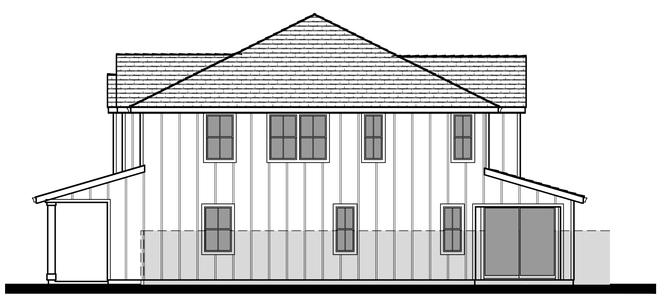
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

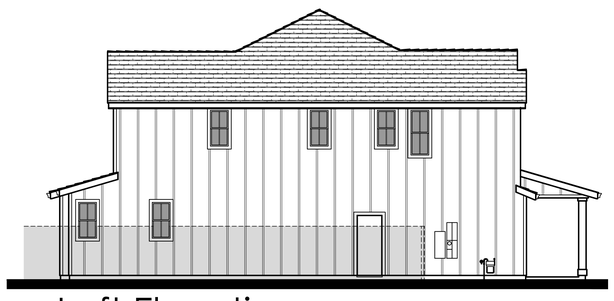


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation
Opt. Outdoor Room

0 4 8 16

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

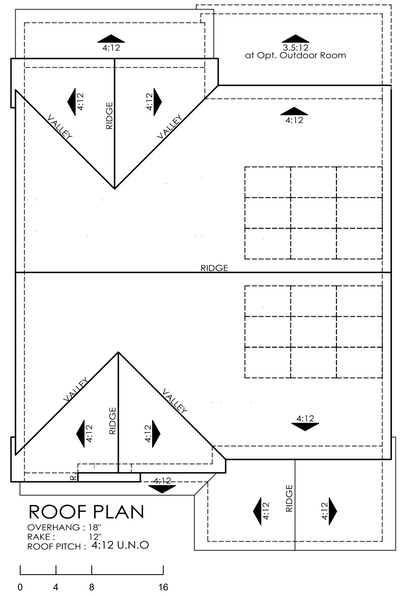
0 2 4 8

PLAN 1A - EXTERIOR ELEVATIONS

A1.2

1B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 1B - Craftsman



Right Elevation

0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16

Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

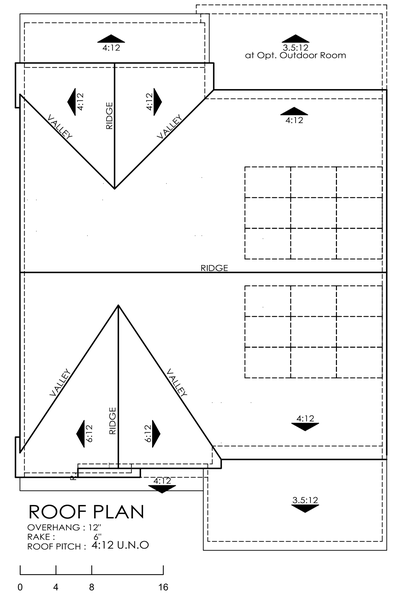
0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

1C - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 1C - Contemporary Ranch



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

0 4 8 16

Right Elevation

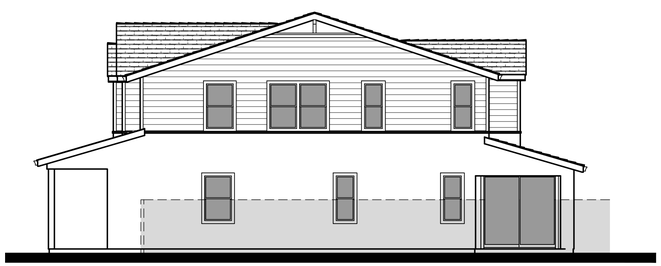
0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16



Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

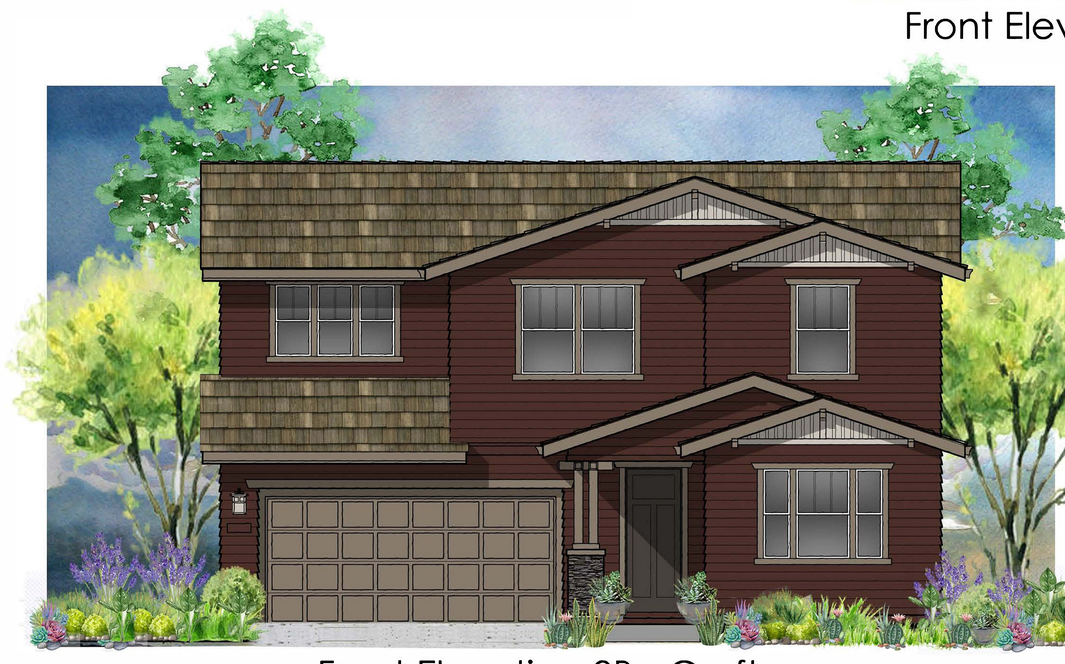
0 2 4 8

PLAN 1C - EXTERIOR ELEVATIONS

A1.4

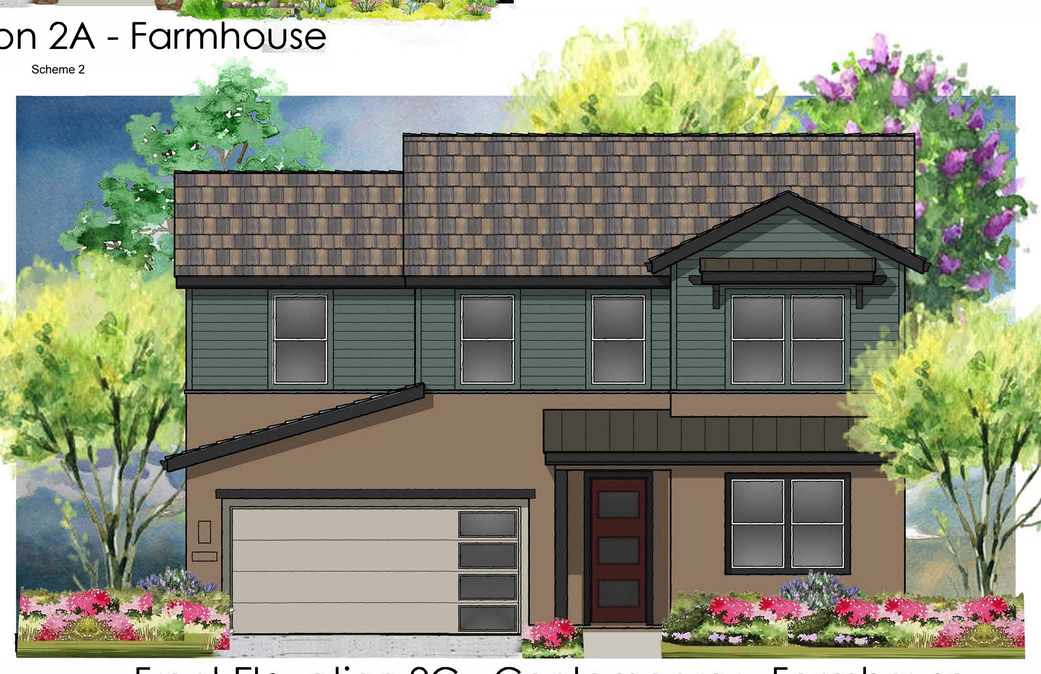
Front Elevation 2A - Farmhouse

Scheme 2



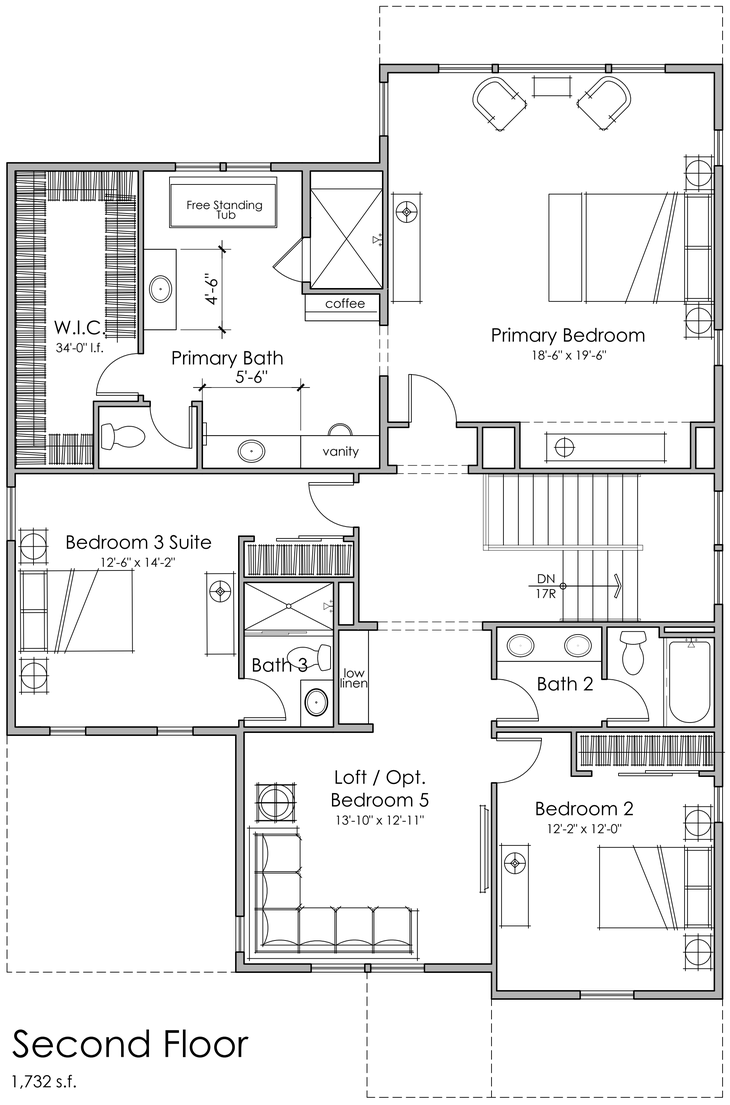
Front Elevation 2B - Craftsman

Scheme 8



Front Elevation 2C - Contemporary Farmhouse

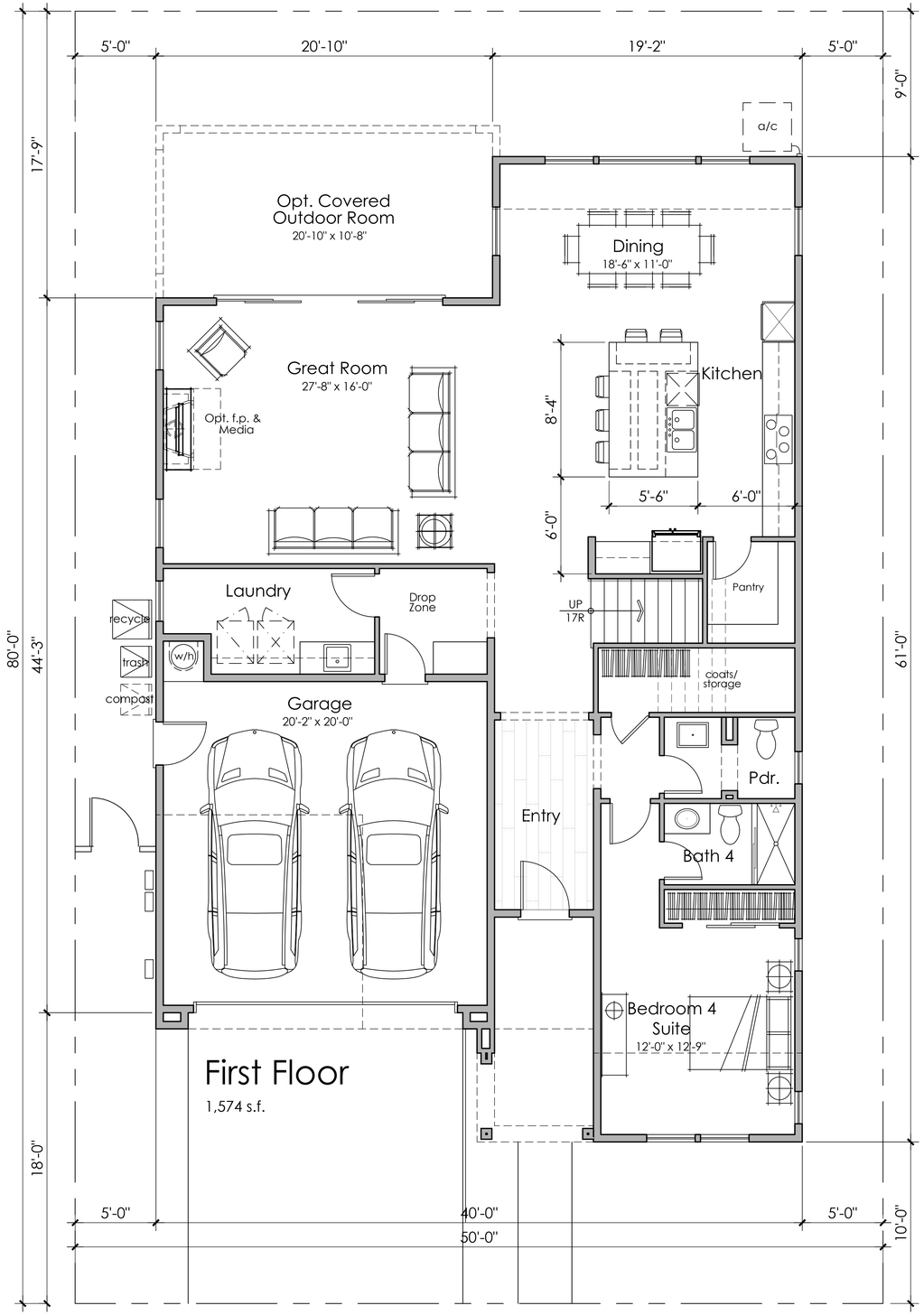
Scheme 14



Second Floor

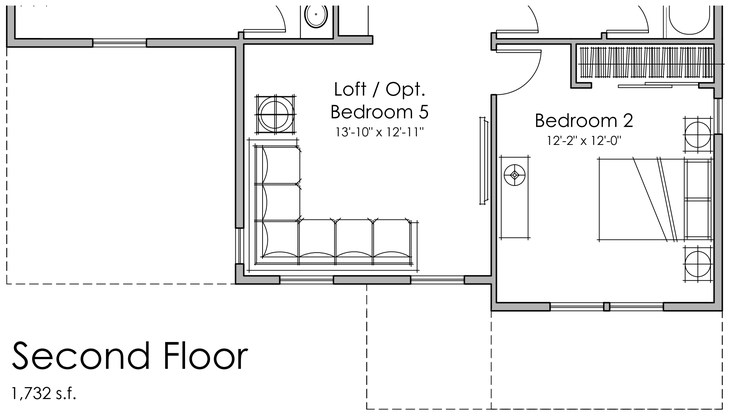
1,732 s.f.

Opt. Bedroom 5



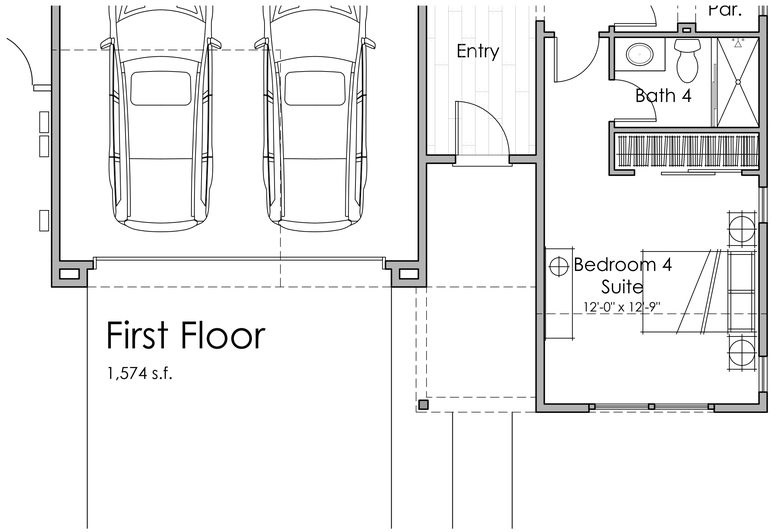
First Floor

1,574 s.f.



Second Floor

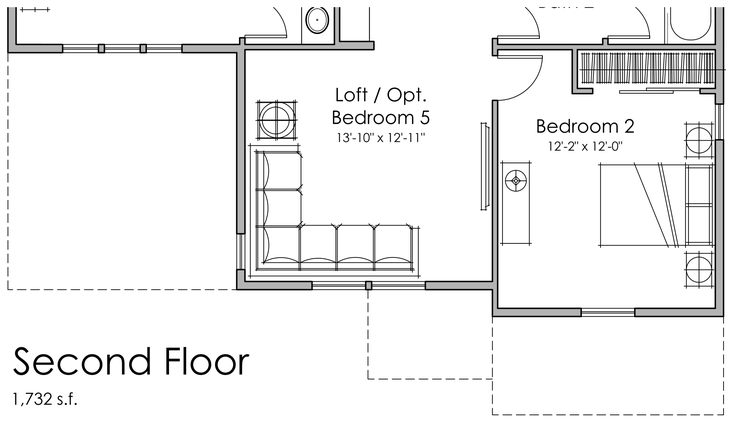
1,732 s.f.



First Floor

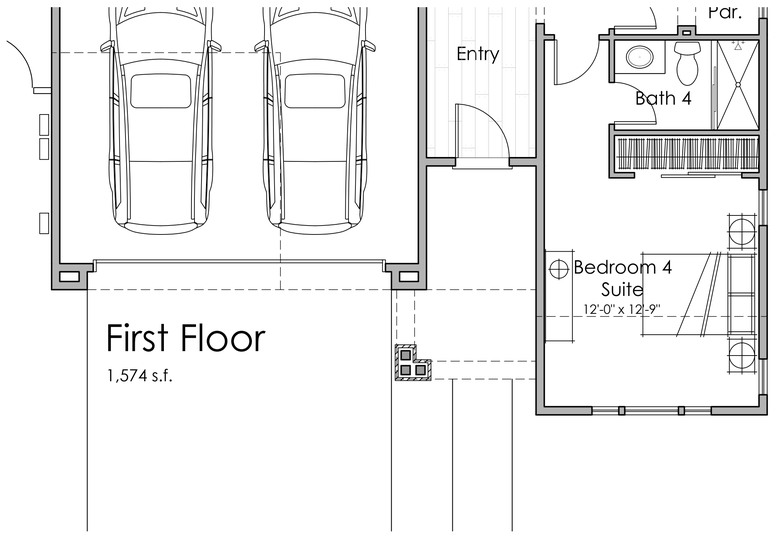
1,574 s.f.

PLAN 2C



Second Floor

1,732 s.f.



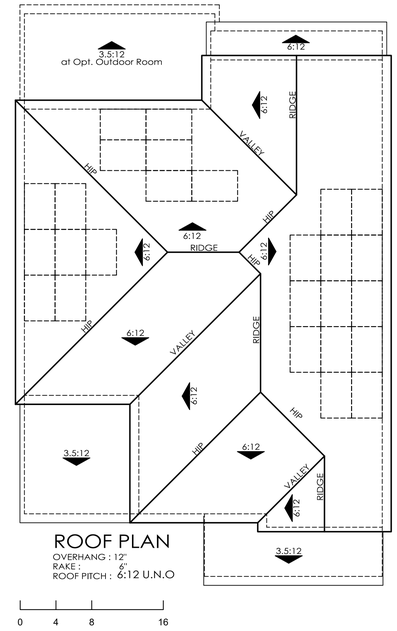
First Floor

1,574 s.f.

PLAN 2B

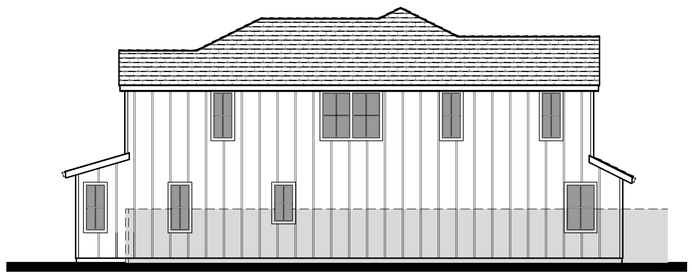
2A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Decorative Shutters
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 2A - Farmhouse



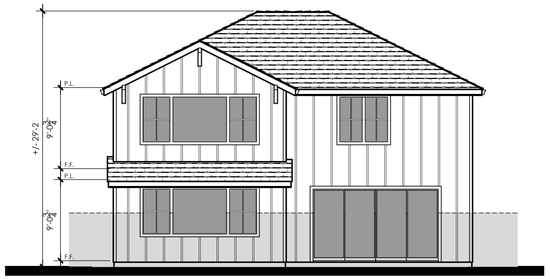
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



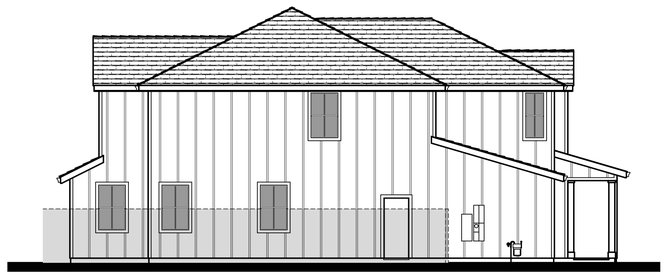
Right Elevation

0 4 8 16



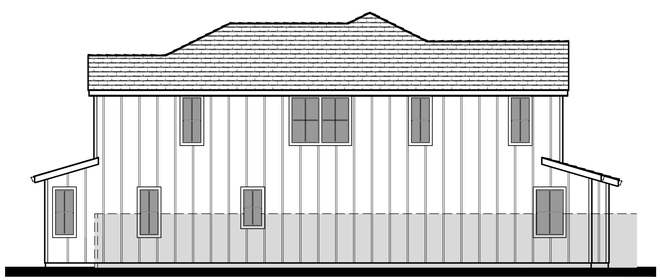
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

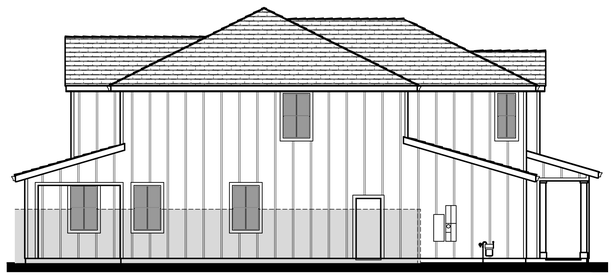


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

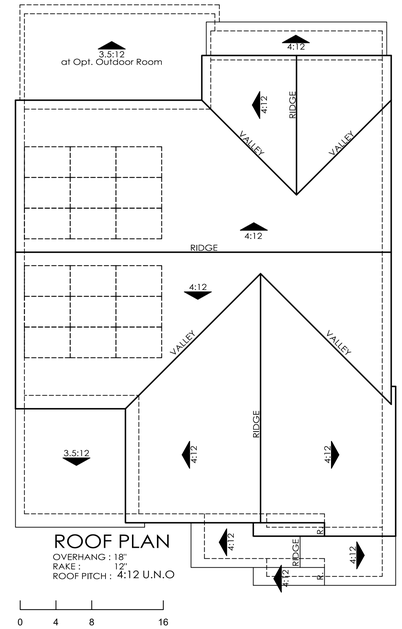


Left Elevation
Opt. Outdoor Room

0 4 8 16

2B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 2B - Craftsman

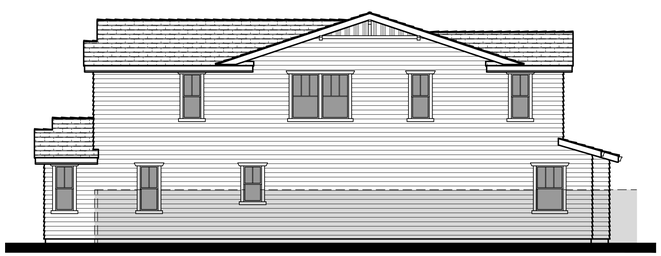


ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

Right Elevation
0 4 8 16

Rear Elevation
0 4 8 16

Left Elevation
0 4 8 16



Right Elevation
Opt. Outdoor Room
0 4 8 16

Rear Elevation
Opt. Outdoor Room
0 4 8 16

Left Elevation
Opt. Outdoor Room
0 4 8 16

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

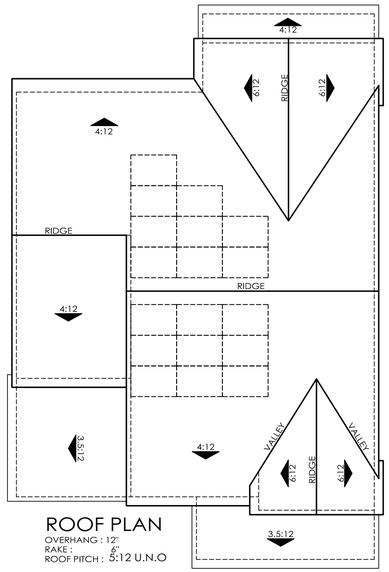
0 2 4 8

PLAN 2B - EXTERIOR ELEVATIONS

A2.3

2C - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 2C - Contemporary Farmhouse



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

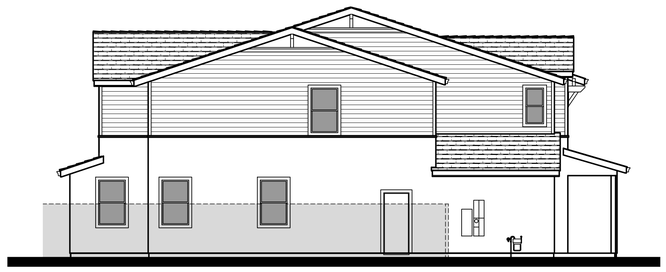
0 4 8 16

Right Elevation

0 4 8 16

Rear Elevation

0 4 8 16



Left Elevation

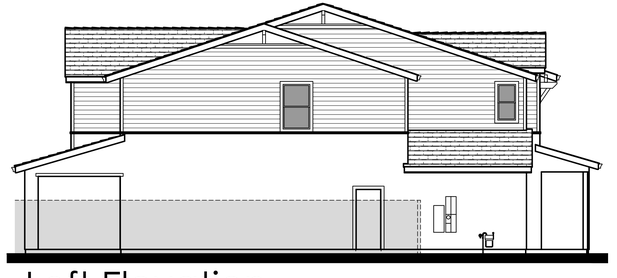
0 4 8 16

Right Elevation
Opt. Outdoor Room

0 4 8 16

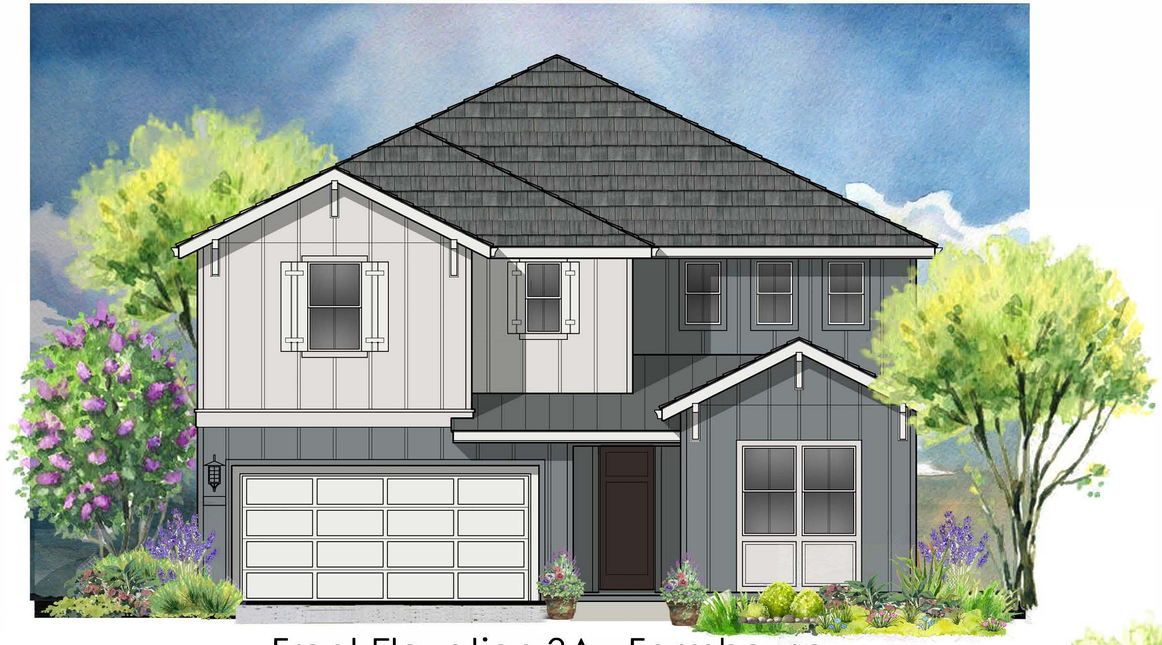
Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation
Opt. Outdoor Room

0 4 8 16

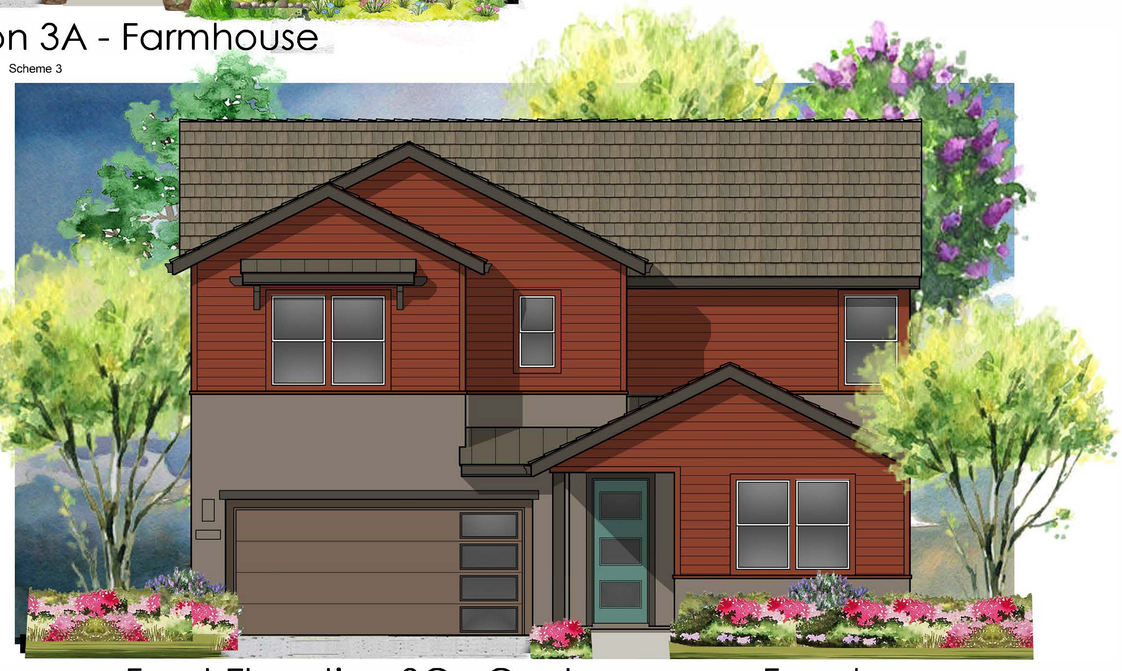


Front Elevation 3A - Farmhouse

Scheme 3

Front Elevation 3B - Craftsman

Scheme 9



Front Elevation 3C - Contemporary Farmhouse

Scheme 15

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330 LAND COMPANY, LLC

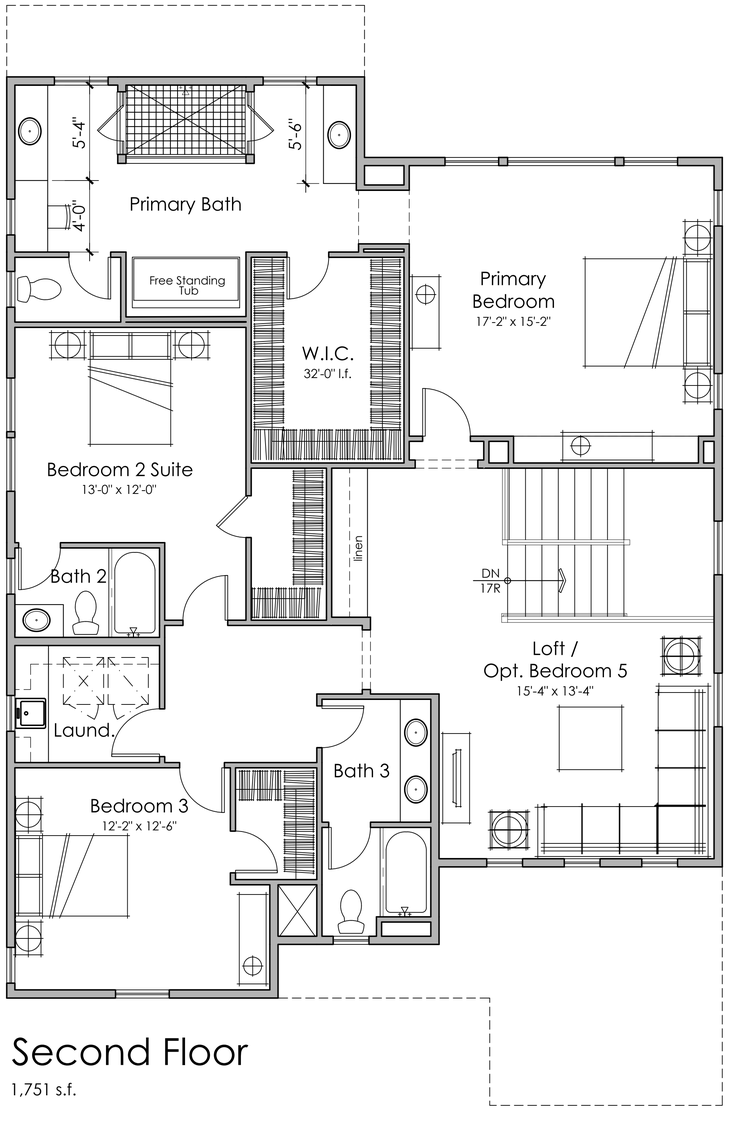
ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

0 2 4 8

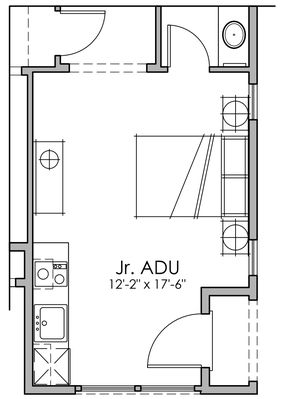
PLAN 3 FRONT ELEVATIONS

A3.0

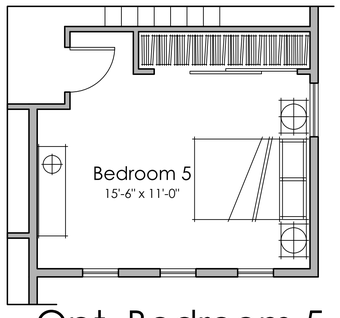


Second Floor

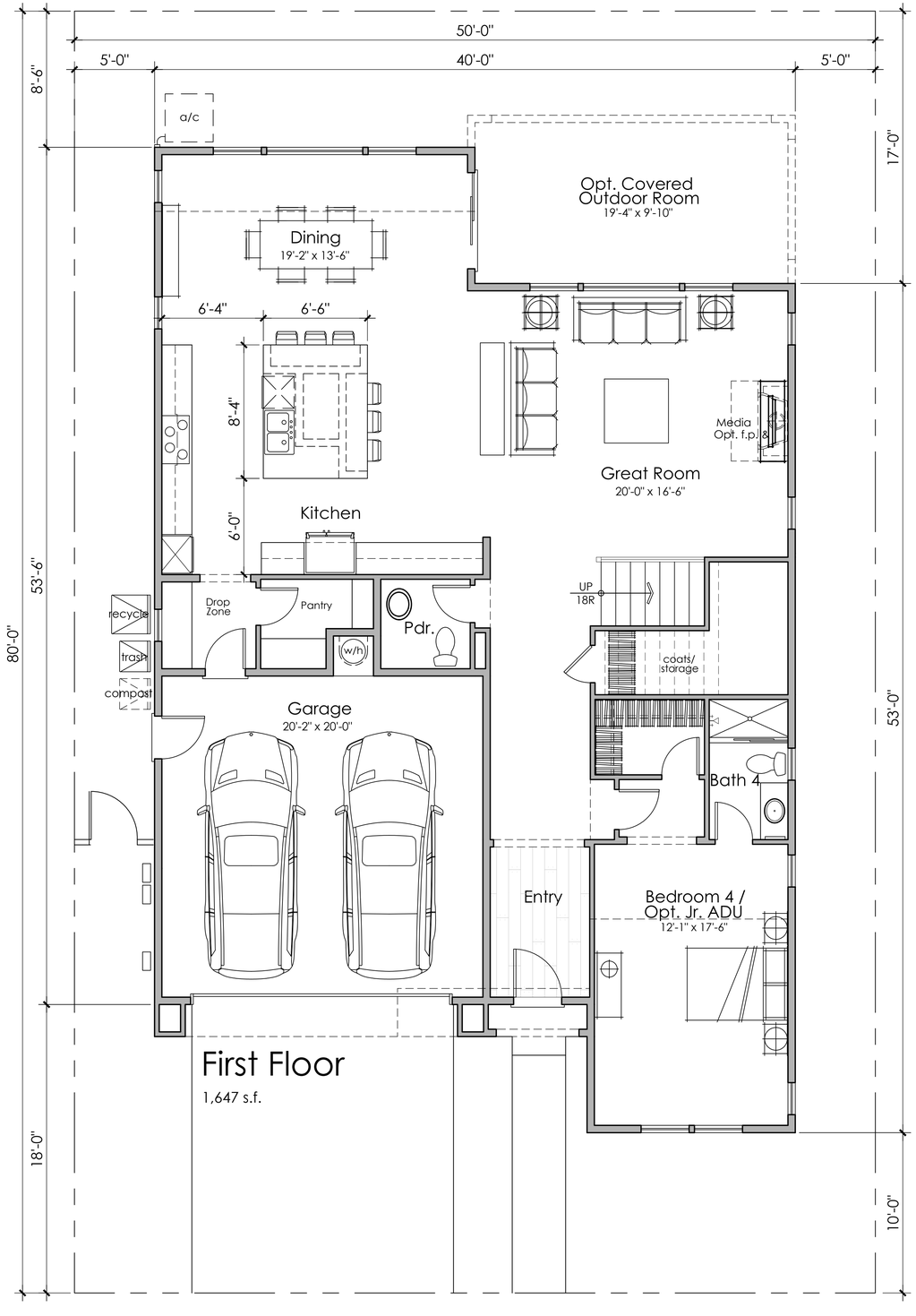
1,751 s.f.



Opt. Jr. ADU



Opt. Bedroom 5



First Floor

1,647 s.f.

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

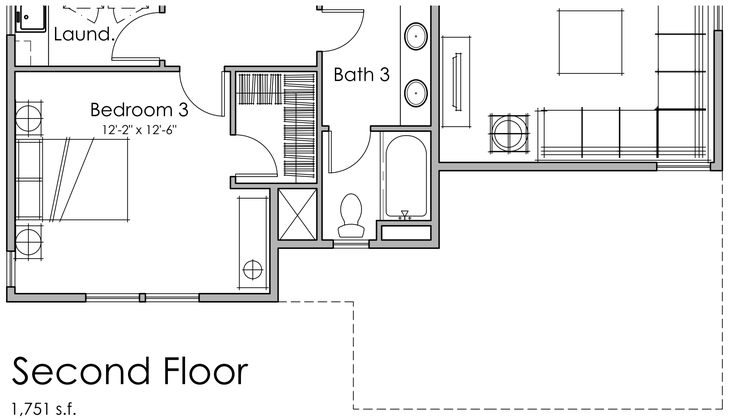
SCHEMATIC DESIGN

0 2 4 8

4 BEDROOMS + LOFT
OPT. BEDROOM 5
4.5 BATHS
3,398 S.F.

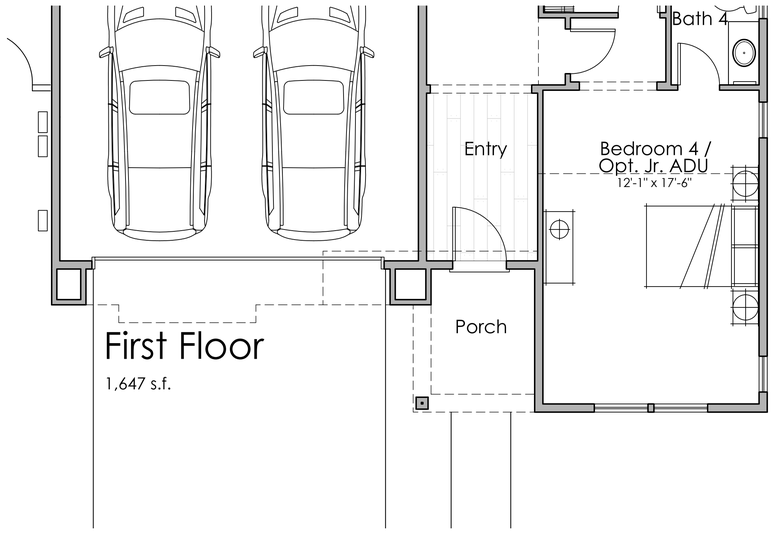
FLOOR PLAN 3

A3.1



Second Floor

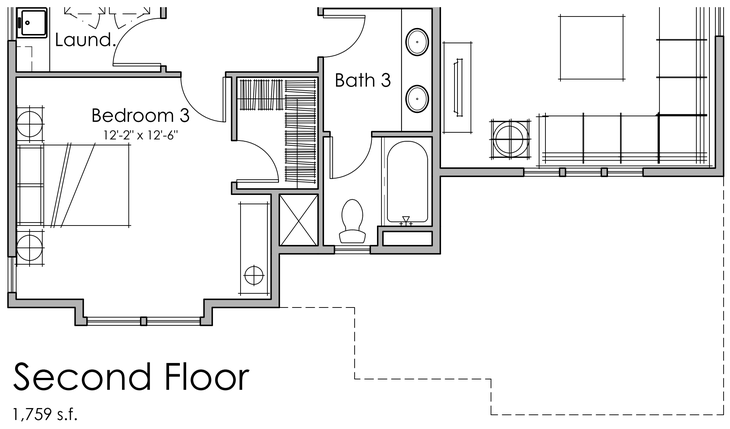
1,751 s.f.



First Floor

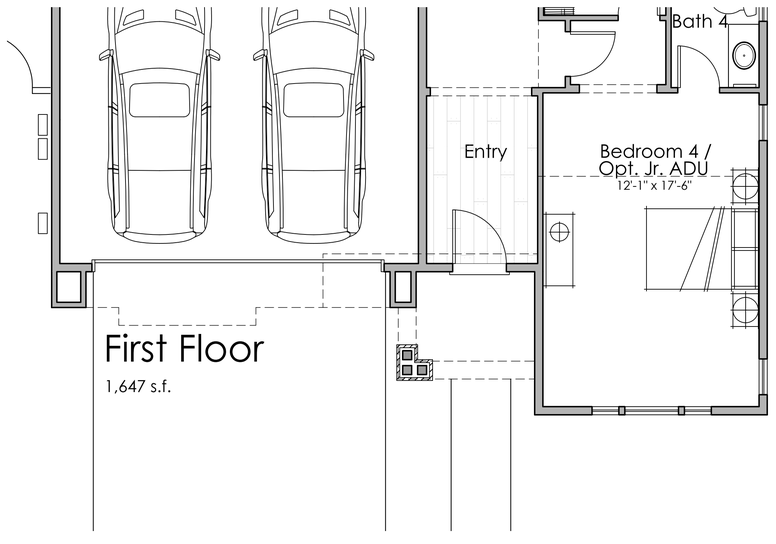
1,647 s.f.

PLAN 3C



Second Floor

1,759 s.f.



First Floor

1,647 s.f.

PLAN 3B

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X80 LOTS

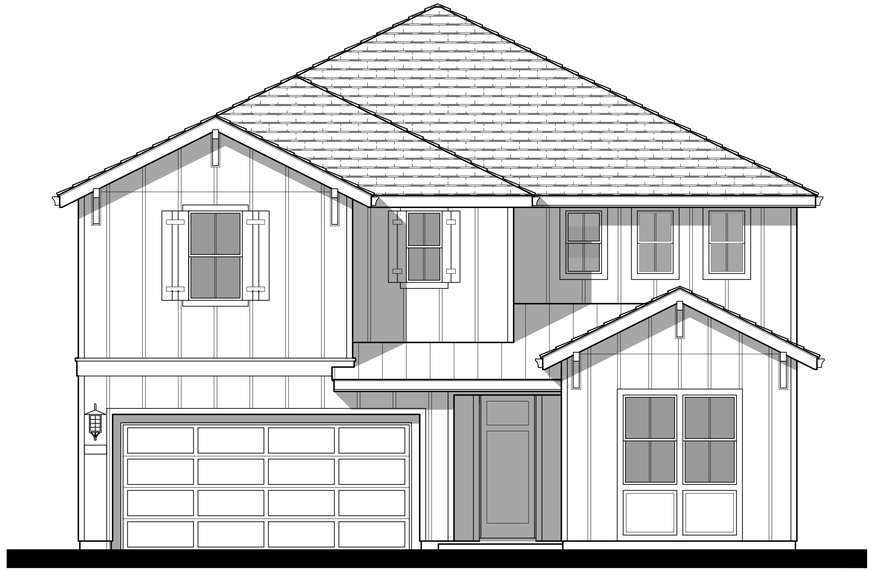
SCHEMATIC DESIGN

0 2 4 8

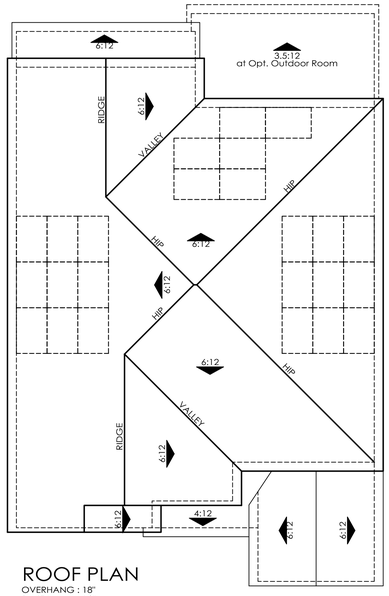
FLOOR PLAN 3 ADDENA

A3.1.1

3A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

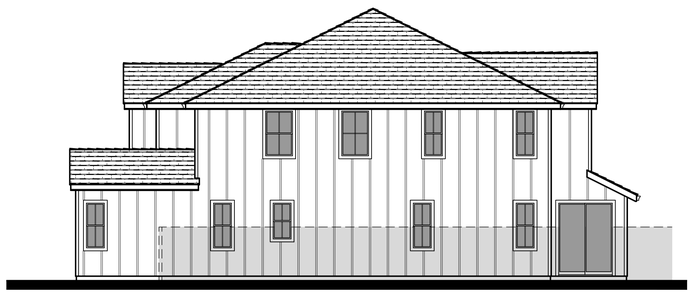


Front Elevation 3A - Farmhouse



ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16

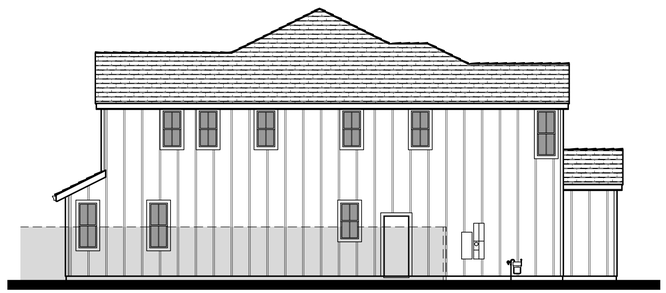


Right Elevation

0 4 8 16

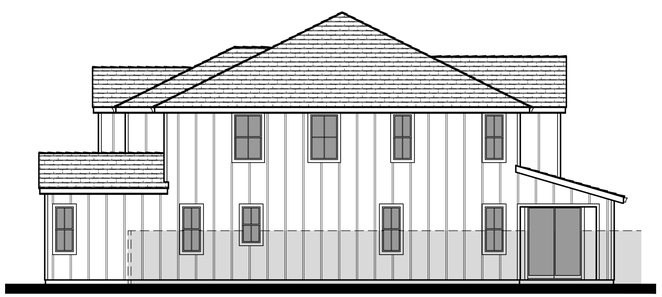
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

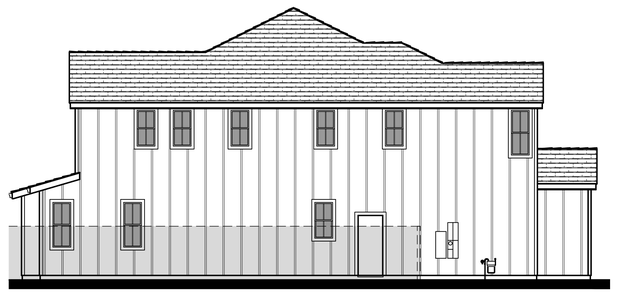


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

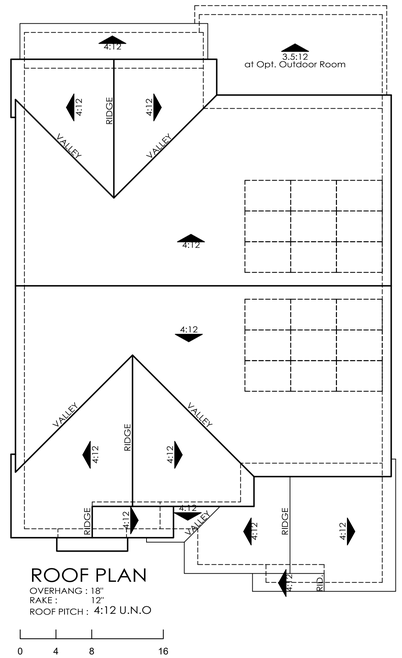


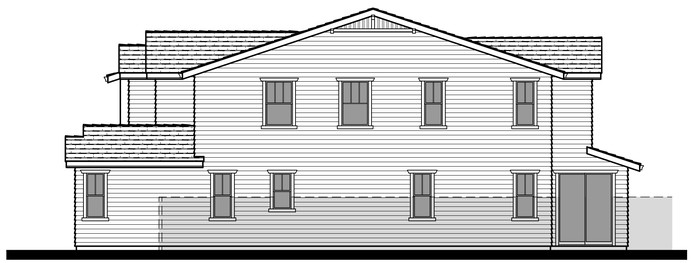
Left Elevation
Opt. Outdoor Room

0 4 8 16

3B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 3B - Craftsman





Right Elevation

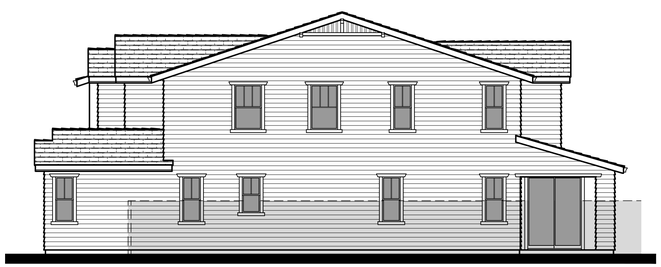
0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16



Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

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ARROYO LAGO - 50X80 LOTS

SCHEMATIC DESIGN

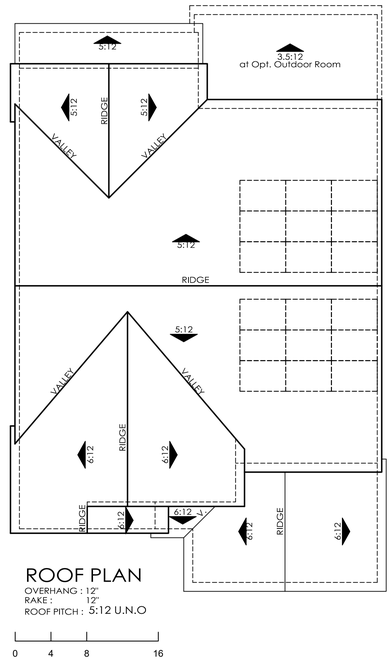
0 2 4 8

PLAN 3B - EXTERIOR ELEVATIONS

A3.3

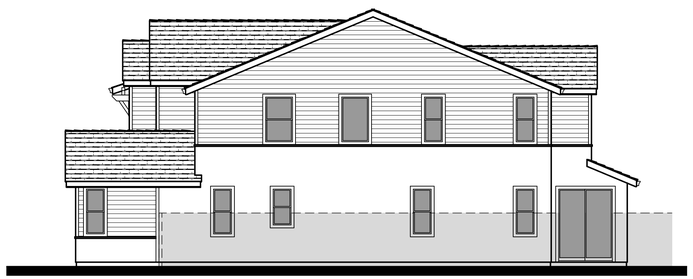
3C - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cememtitious Lap Siding
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 3C - Contemporary Farmhouse



ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16

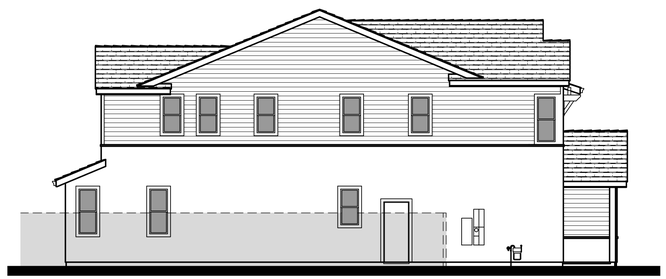


Right Elevation

0 4 8 16

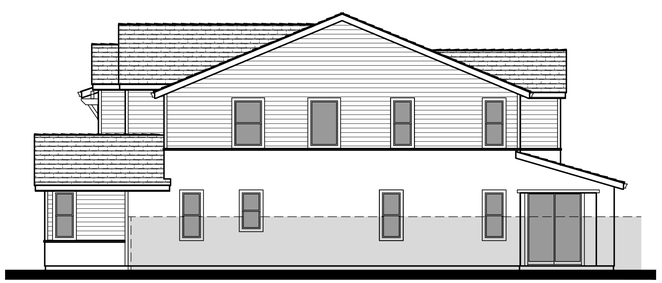
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

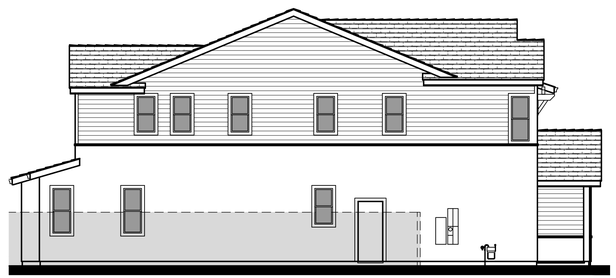


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation
Opt. Outdoor Room

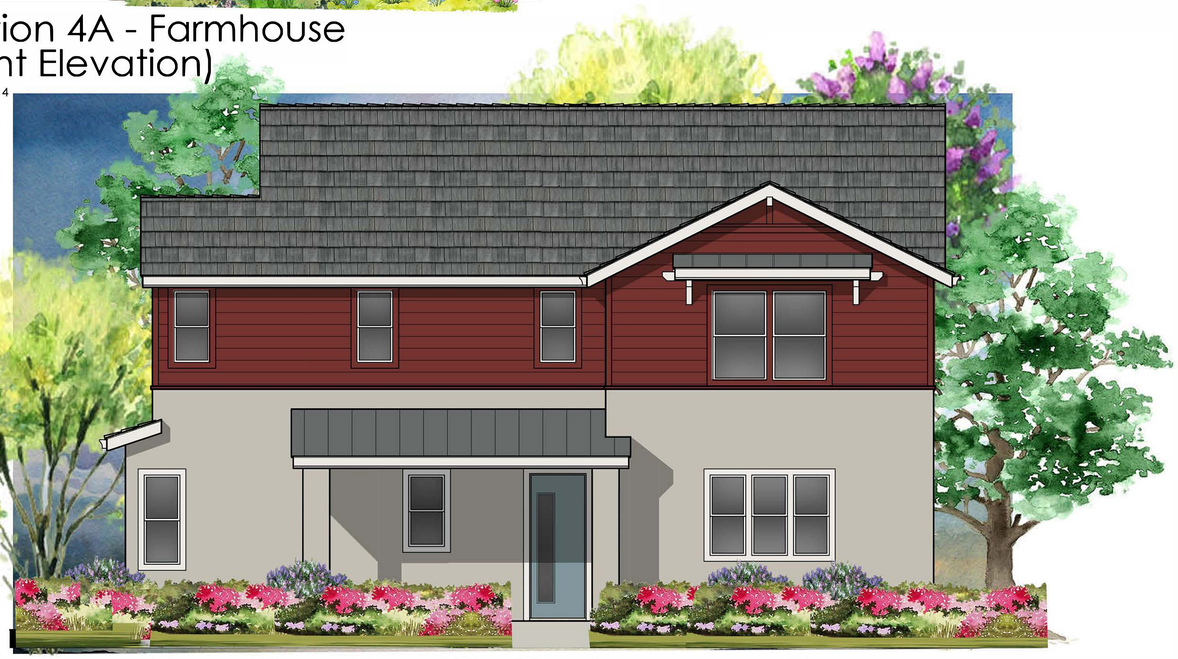
0 4 8 16

Front Elevation 4A - Farmhouse
(Right Elevation)

Scheme 4

Front Elevation 4B - Craftsman
(Right Elevation)

Scheme 10



Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)

Scheme 16

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330 LAND COMPANY, LLC

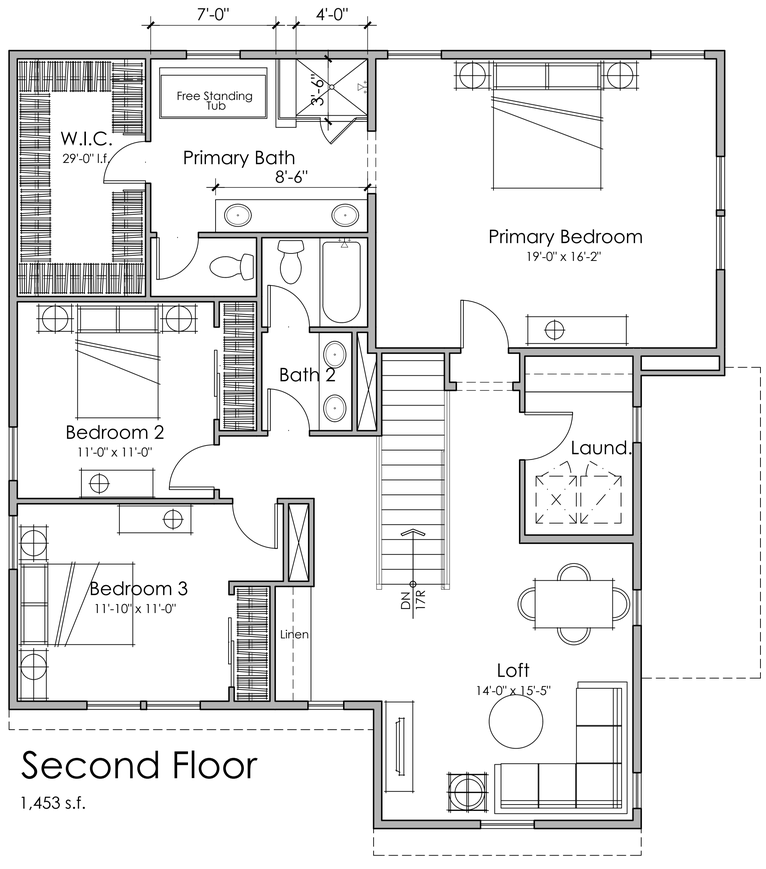
ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

0 2 4 8

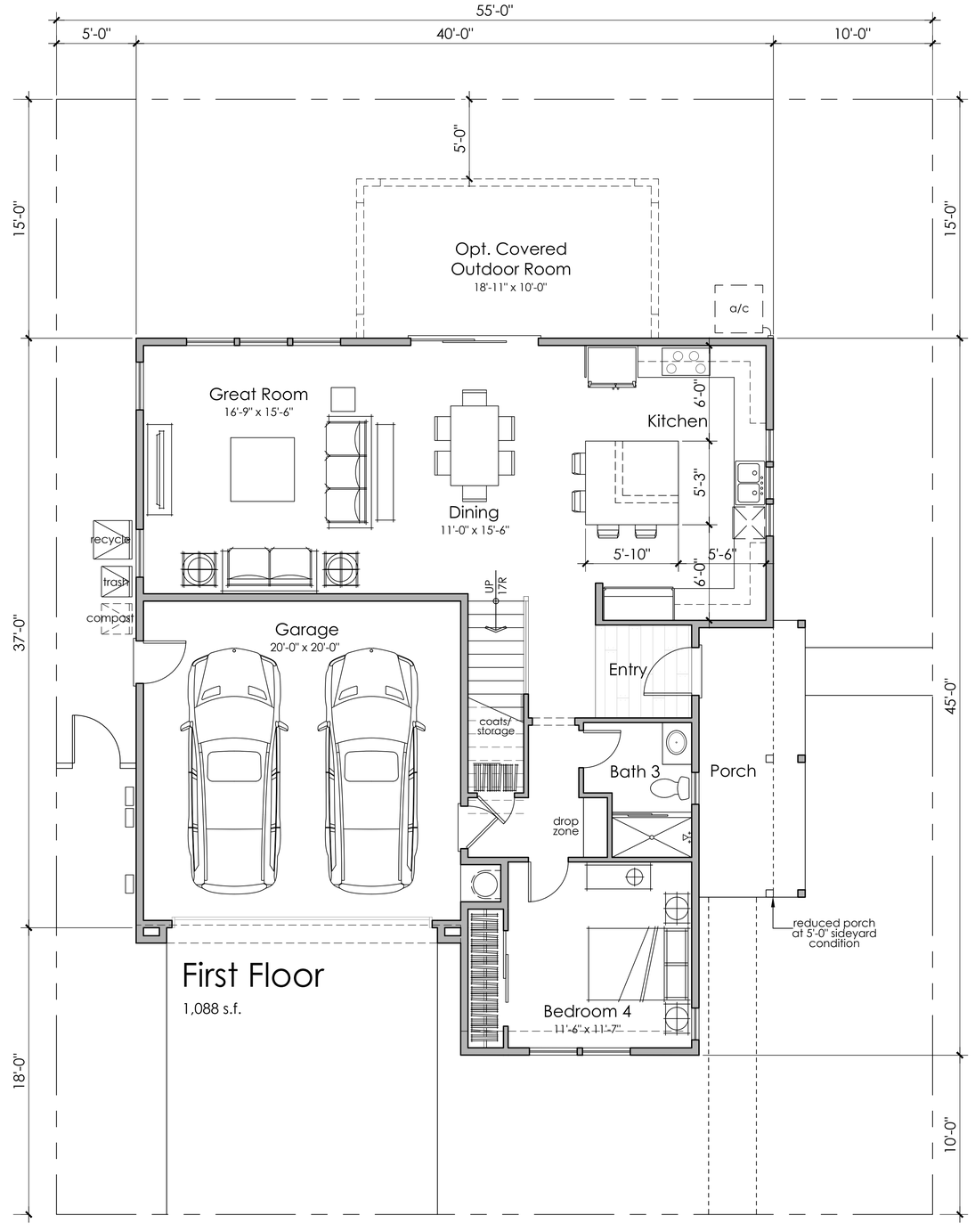
PLAN 4 FRONT ELEVATIONS

A4.0



Second Floor

1,453 s.f.



First Floor

1,088 s.f.

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ARROYO LAGO - 50X70 LOTS

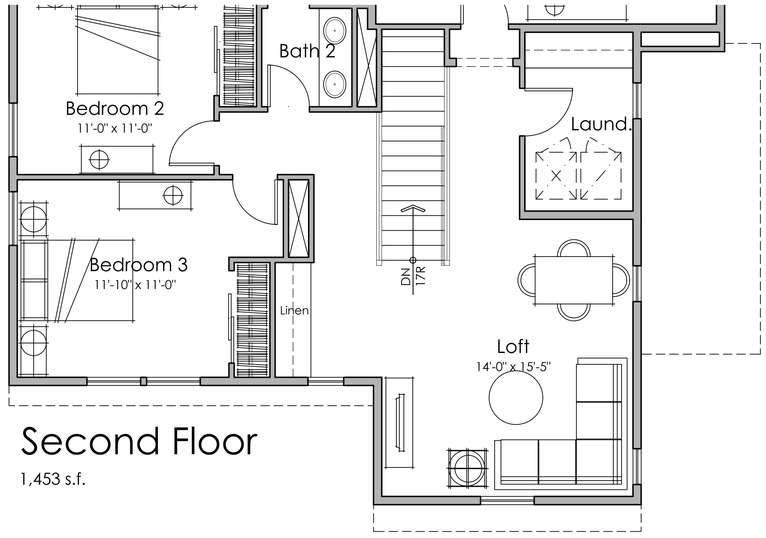
SCHEMATIC DESIGN

0 2 4 8

4 BEDROOMS + LOFT
3 BATHS
2,541 S.F.

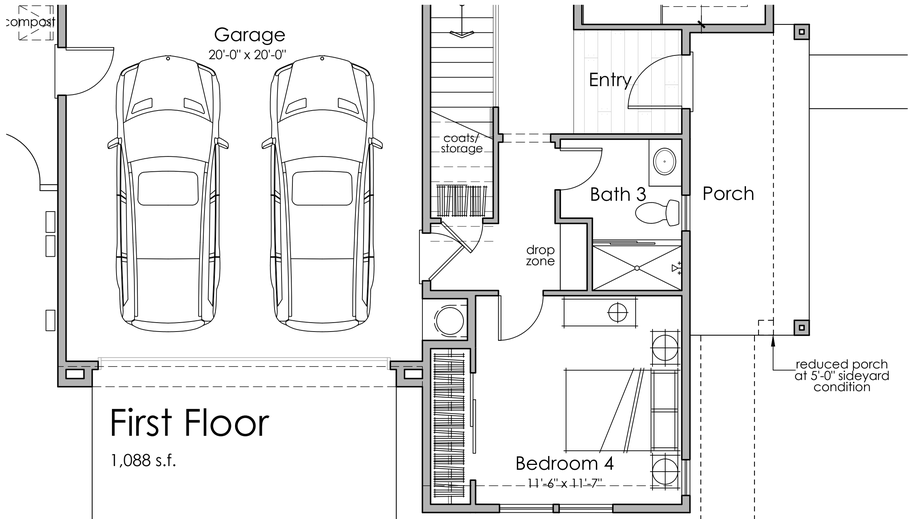
FLOOR PLAN 4

A4.1



Second Floor

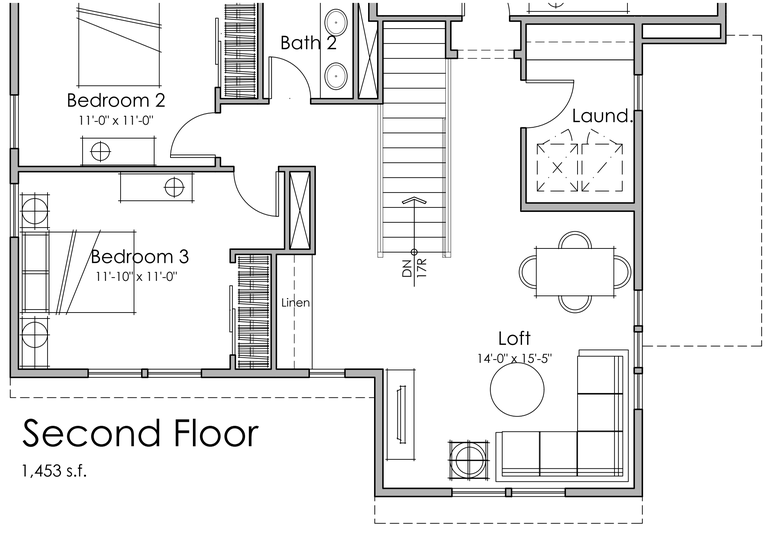
1,453 s.f.



First Floor

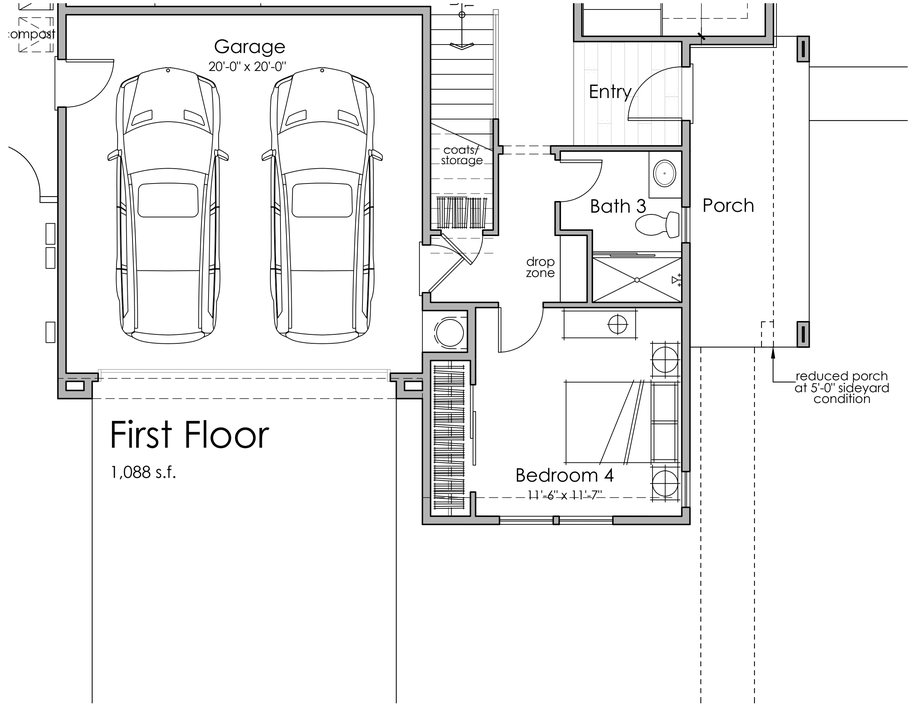
1,088 s.f.

PLAN 4C



Second Floor

1,453 s.f.



First Floor

1,088 s.f.

PLAN 4B

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

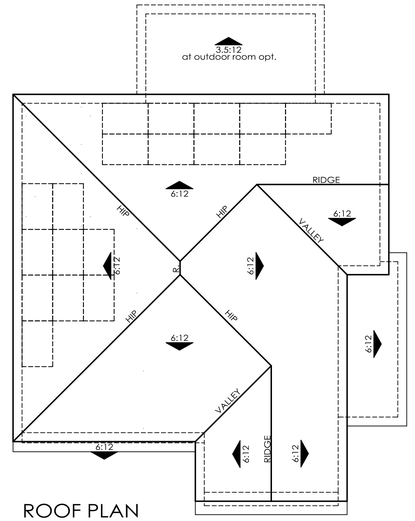
0 2 4 8

FLOOR PLAN 4 ADDENA

A4.1.1

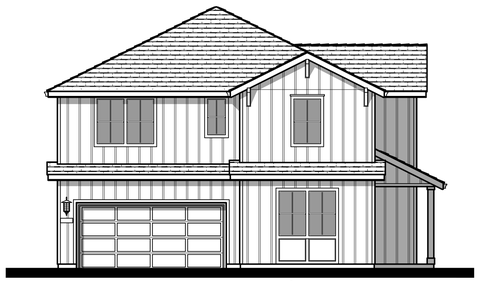
4A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 4A - Farmhouse
(Right Elevation)



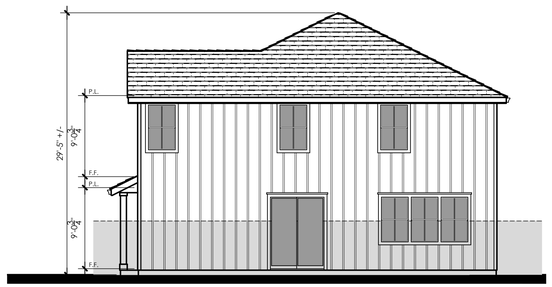
ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



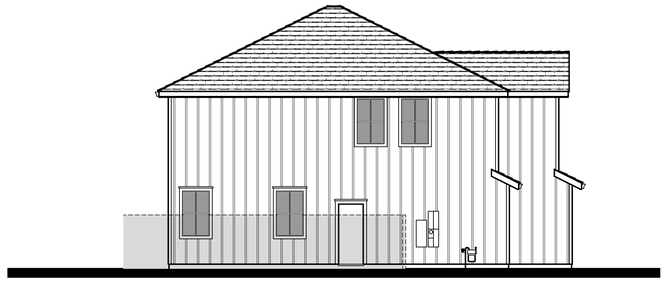
Front Elevation 4A
(Garage Side)

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

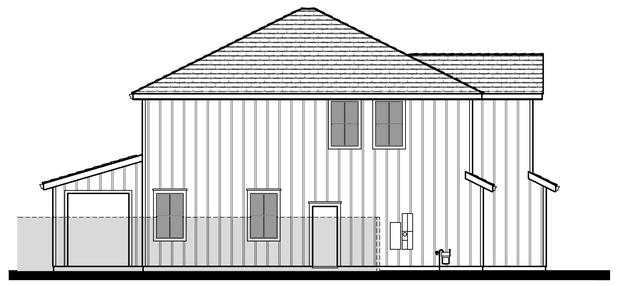
0 4 8 16

Front Elevation 4A - Farmhouse
Opt. Outdoor Rm. (Right Elevation)

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

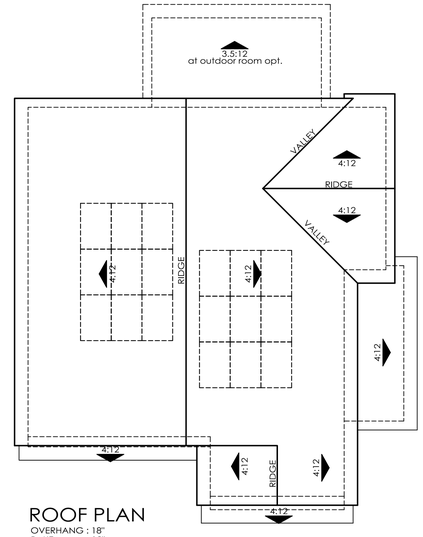


Left Elevation
Opt. Outdoor Room

0 4 8 16

4B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 4B - Craftsman
(Right Elevation)



ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16

Front Elevation 4B
(Garage Side)

0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16

Front Elevation 4B - Craftsman
Opt. Outdoor Rm. (Right Elevation)

0 4 8 16

Rear Elevation
Opt. Outdoor Room

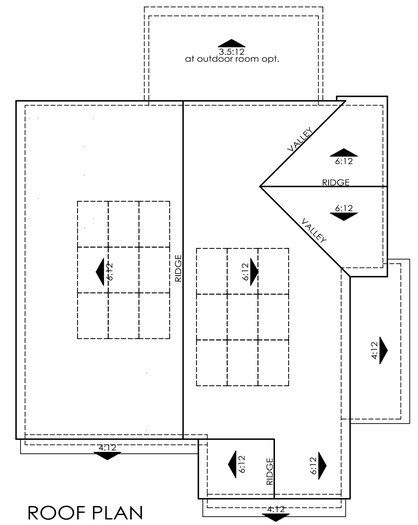
0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

4C - Material Legend:
Flat Concrete Tile Roofing
Metal Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)

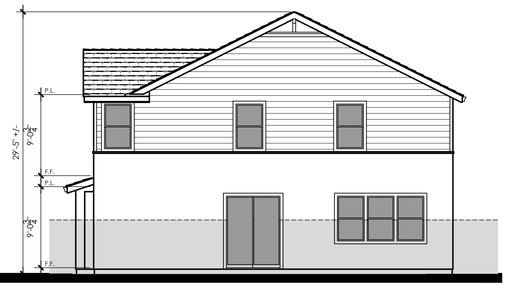


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

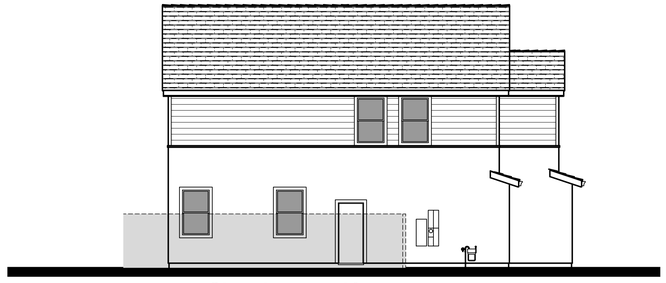
Front Elevation 4C
(Garage Side)

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

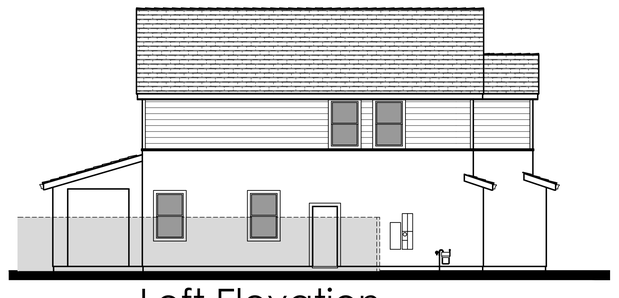
0 4 8 16

0 4 8 16

Front Elevation 4C -
Contemporary Farmhouse
Opt. Outdoor Rm. (Right Elevation)

Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation
Opt. Outdoor Room

0 4 8 16

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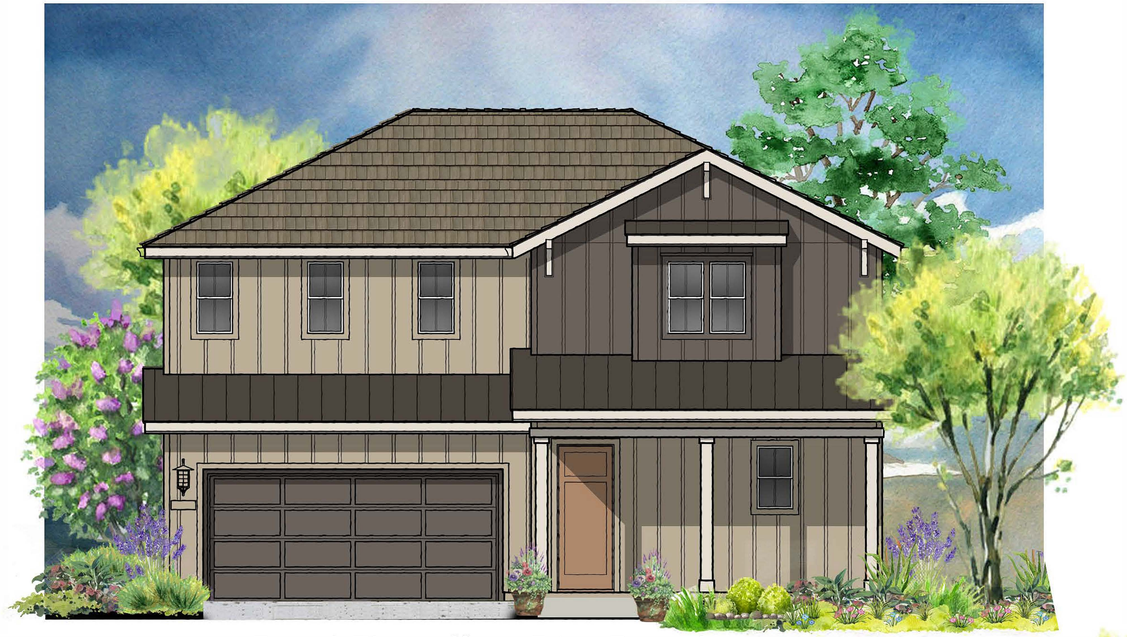
ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

0 2 4 8

PLAN 4C - EXTERIOR ELEVATIONS

A4.4

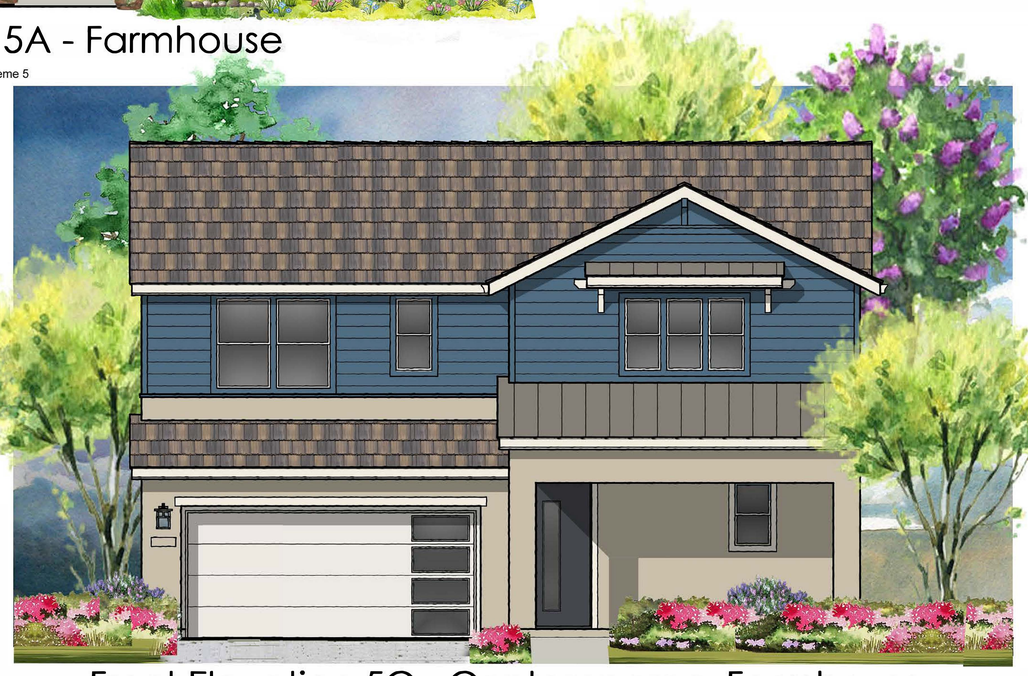


Front Elevation 5A - Farmhouse

Scheme 5

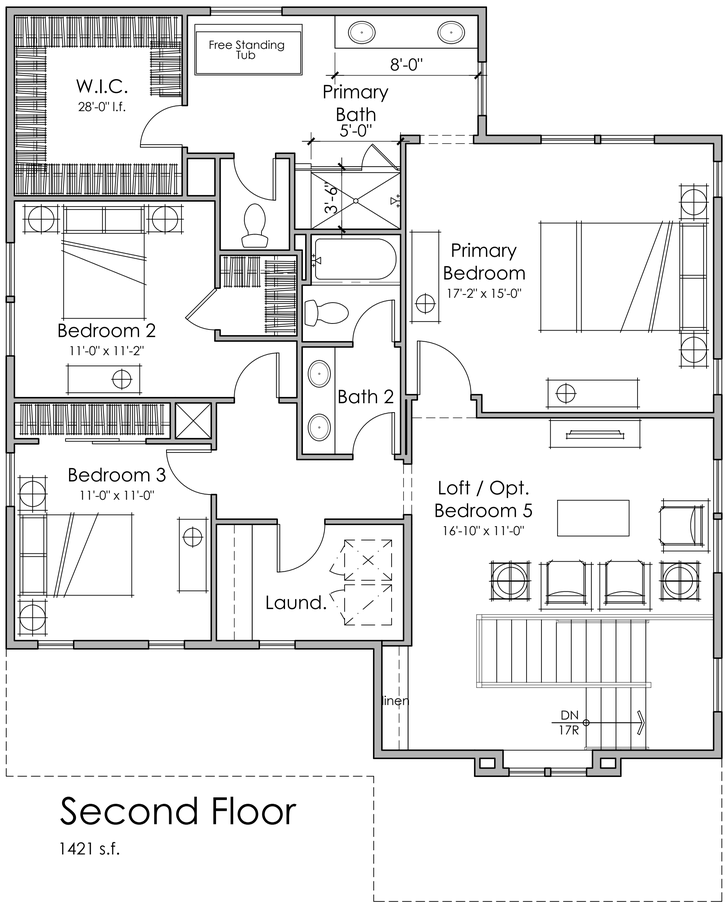
Front Elevation 5B - Craftsman

Scheme 11



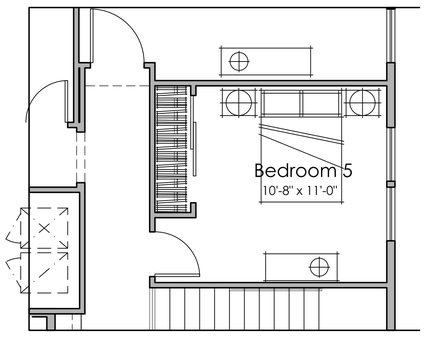
Front Elevation 5C - Contemporary Farmhouse

Scheme 17

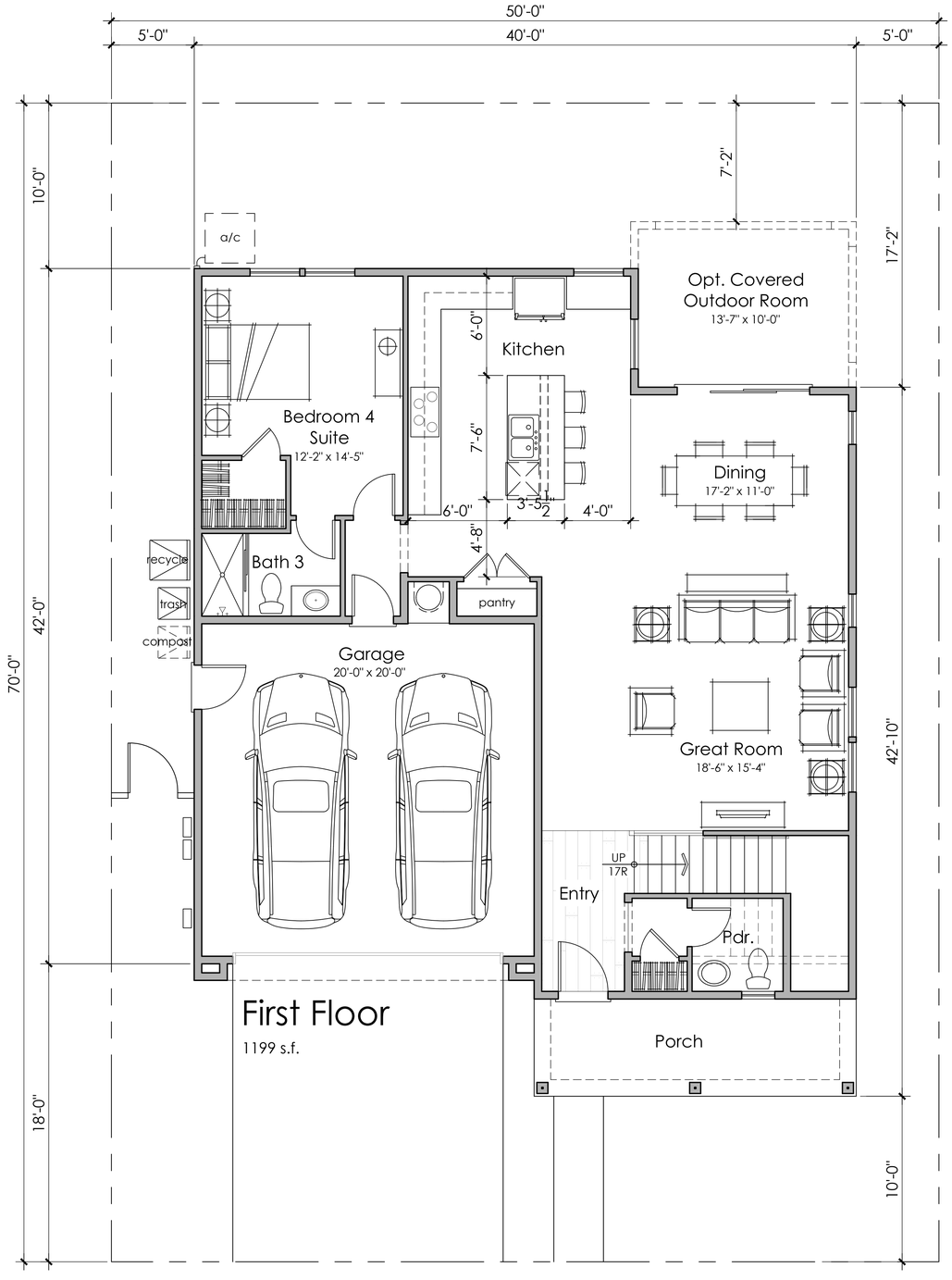


Second Floor

1421 s.f.

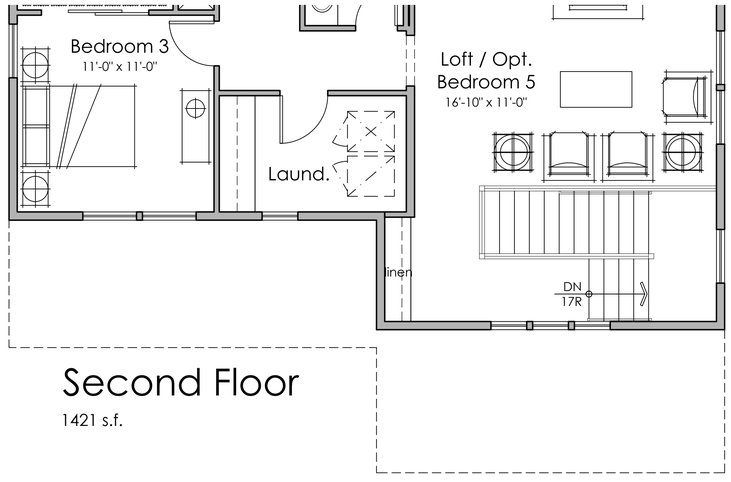


Opt. Bedroom 5



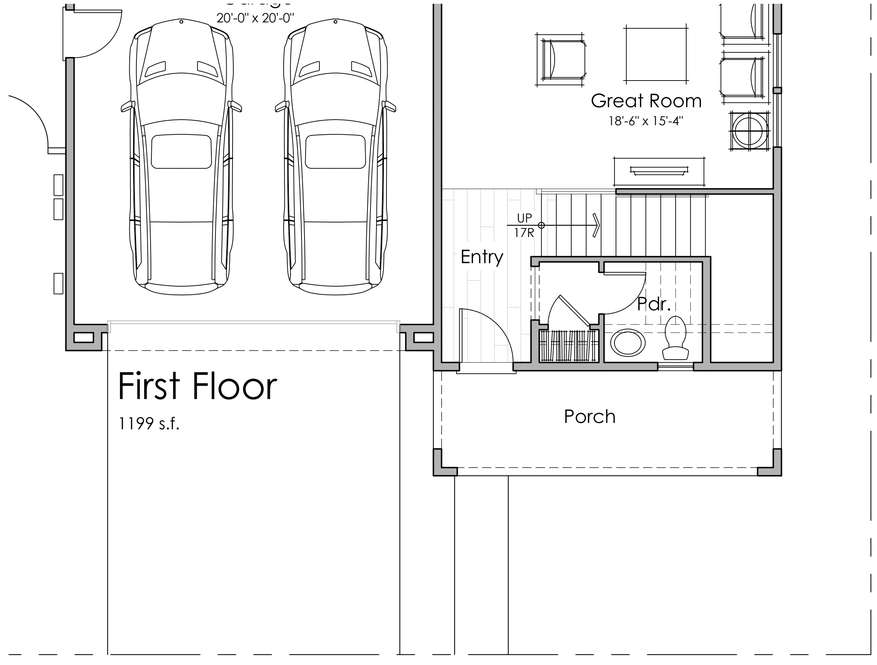
First Floor

1199 s.f.



Second Floor

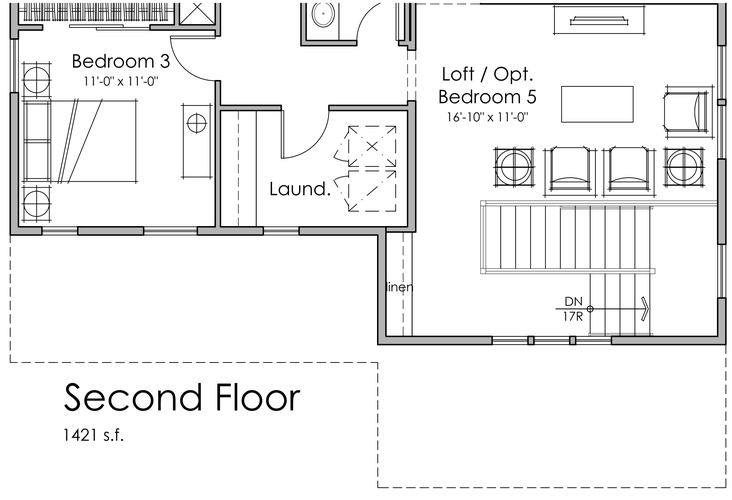
1421 s.f.



First Floor

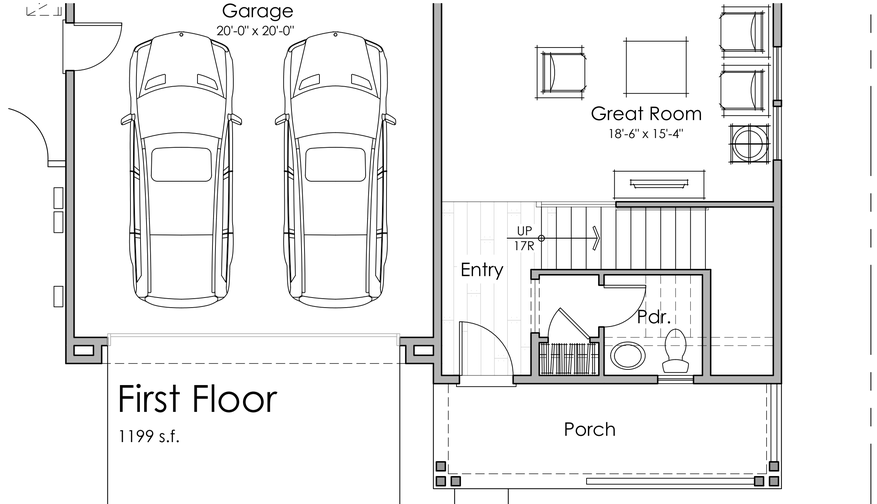
1199 s.f.

PLAN 5C



Second Floor

1421 s.f.



First Floor

1199 s.f.

PLAN 5B

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

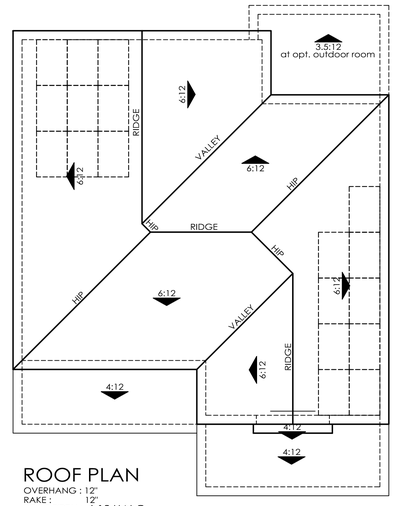
0 2 4 8

FLOOR PLAN 5 ADDENA

A5.1.1

5A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 5A - Farmhouse

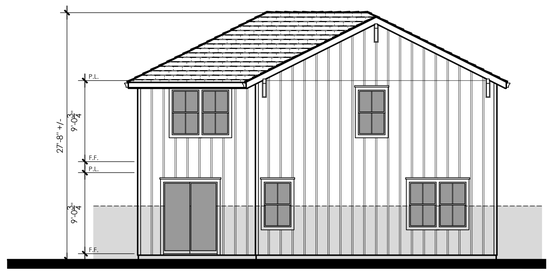


ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

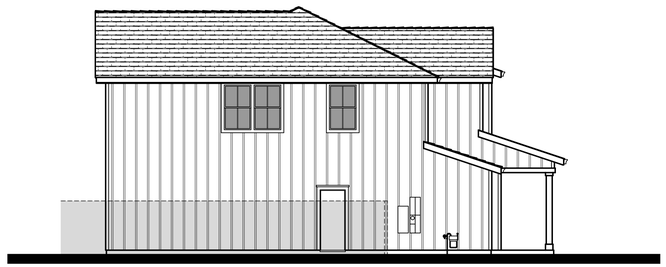
Right Elevation

0 4 8 16



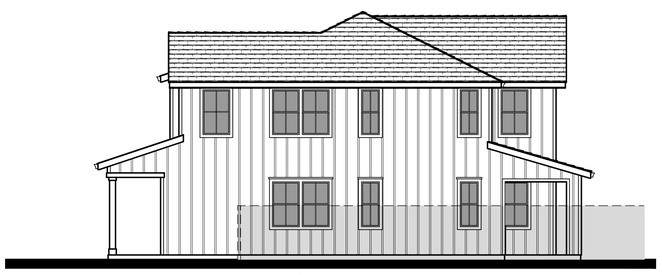
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

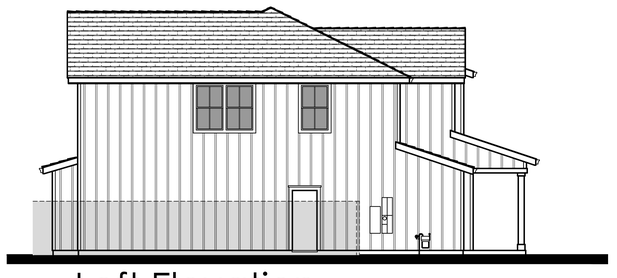


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16



Left Elevation
Opt. Outdoor Room

0 4 8 16

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330 LAND COMPANY, LLC

ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

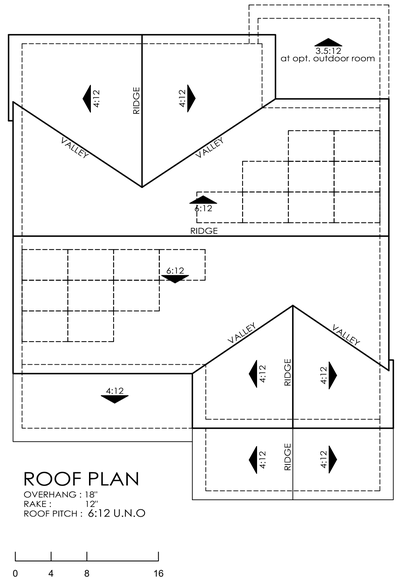
0 2 4 8

PLAN 5A - EXTERIOR ELEVATIONS

A5.2

5B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Deocrative Post and Corbel
Decorative Railing
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 5B - Craftsman



ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

Right Elevation

0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16

Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

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ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

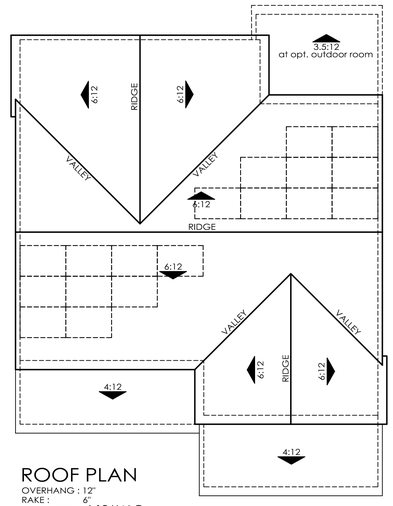
0 2 4 8

PLAN 5B - EXTERIOR ELEVATIONS

A5.3

3C - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 5C - Contemporary Farmhouse

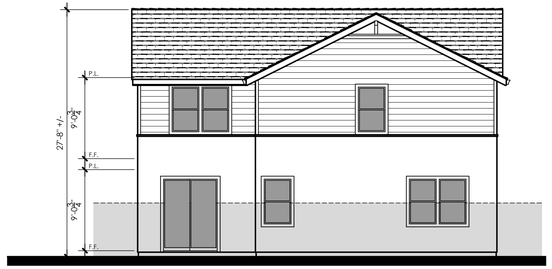


ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

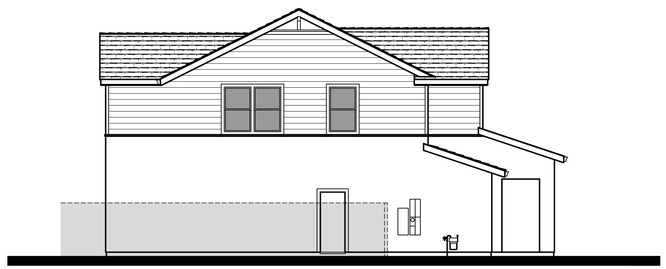
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

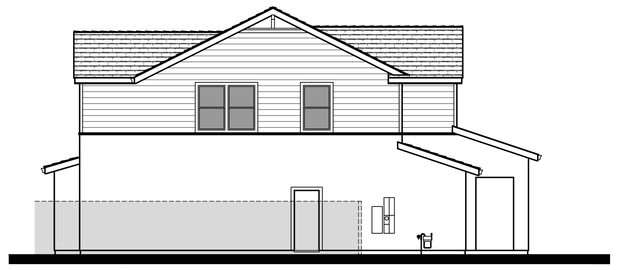
0 4 8 16

Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16



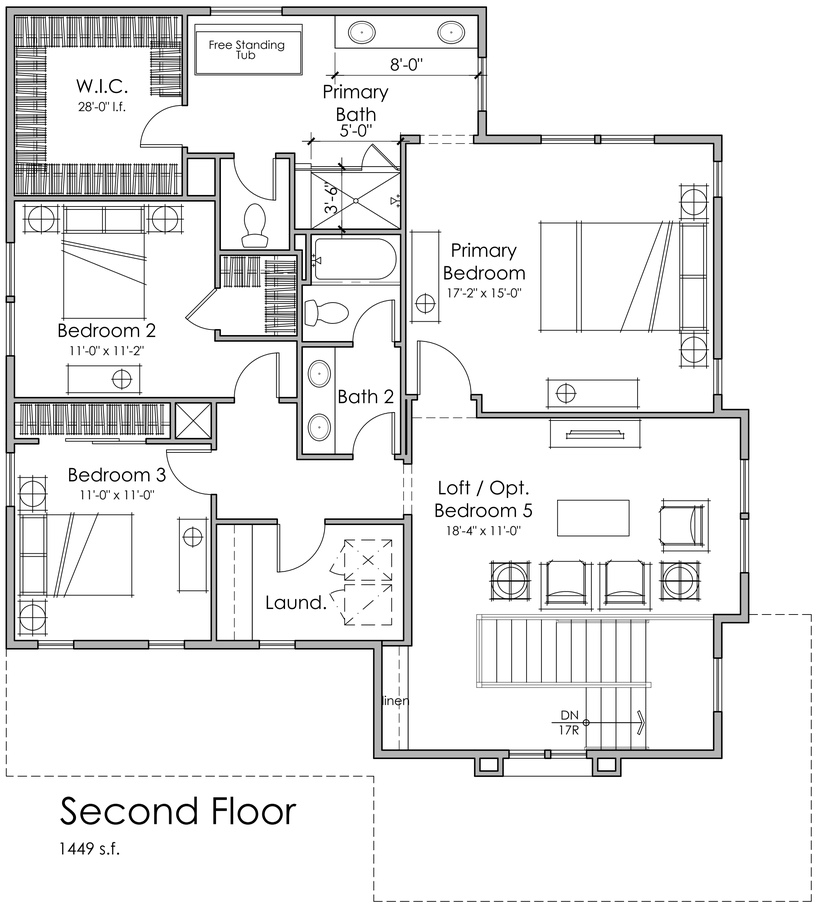
Left Elevation
Opt. Outdoor Room

0 4 8 16

Front Elevation 5XA - Farmhouse

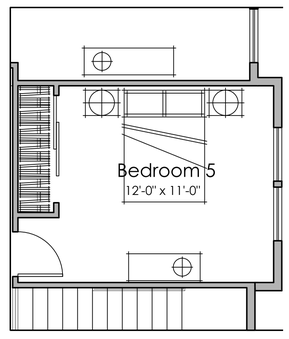
Front Elevation 5XB - Craftsman

Front Elevation 5XC - Contemporary Farmhouse

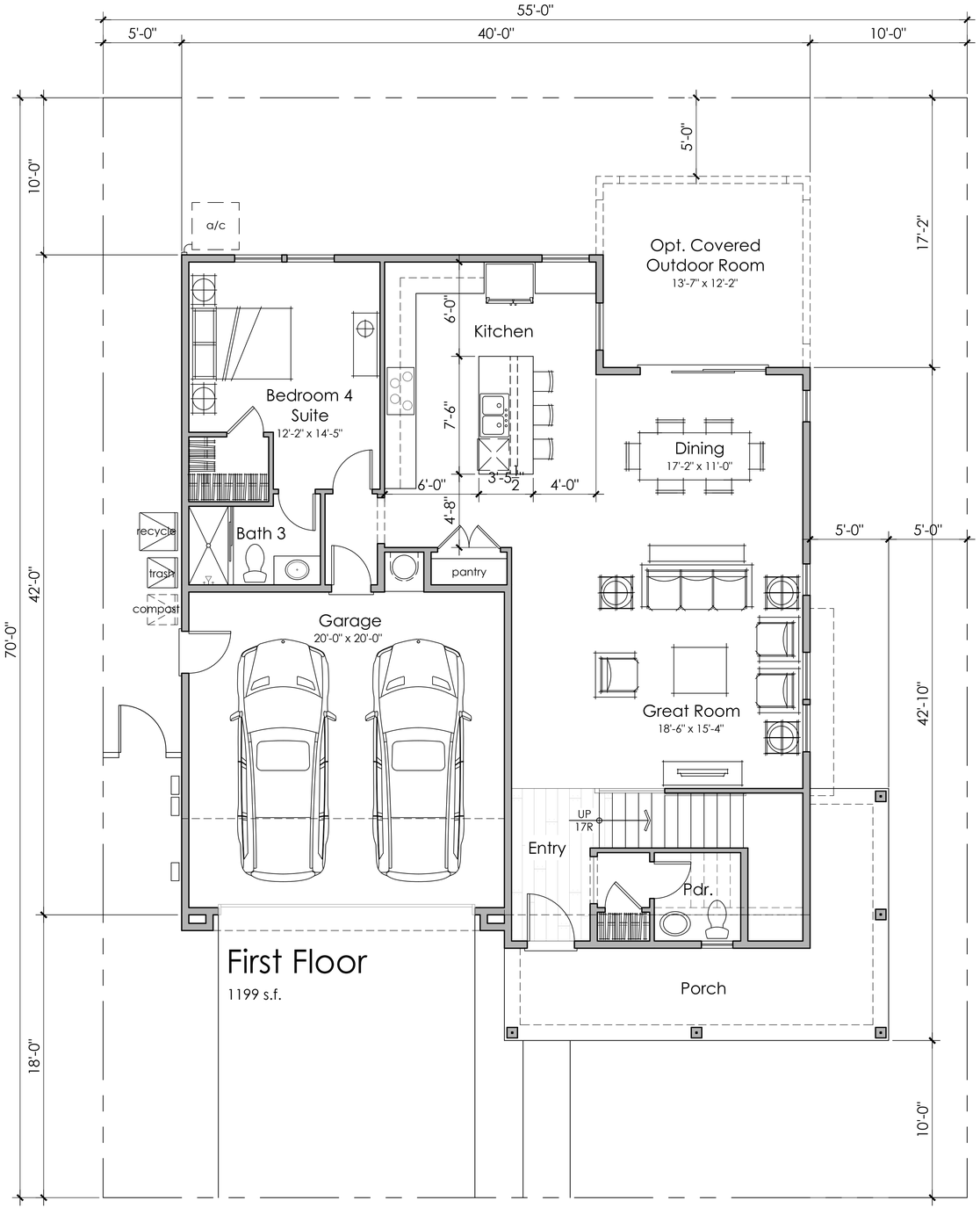


Second Floor

1449 s.f.



Opt. Bedroom 5

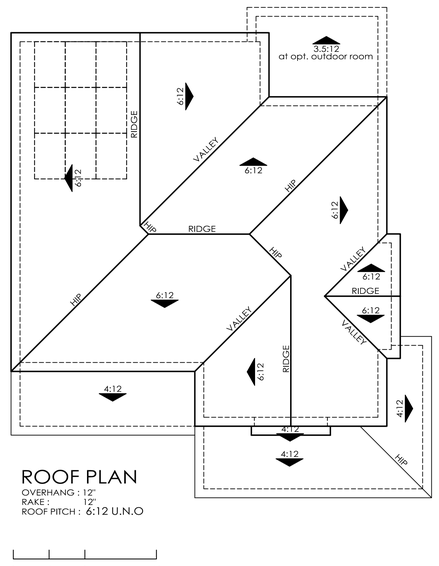


First Floor

1199 s.f.

5A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 5XA - Farmhouse



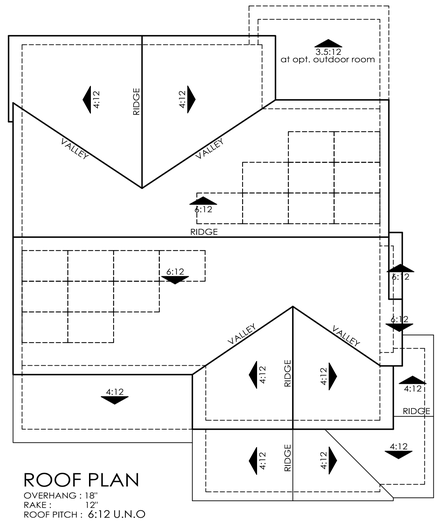
ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16

Right Elevation

5B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Deocrative Post and Corbel
Decorative Railing
Decorative Gable End Detail
Enhanced Head and Sill Trim

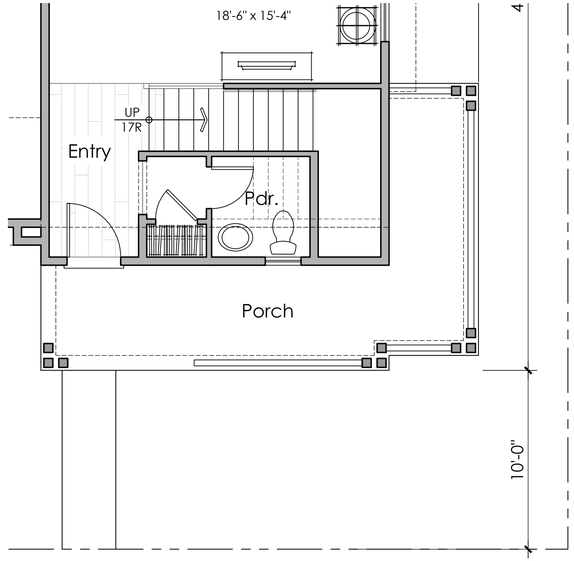
Front Elevation 5XB - Craftsman



ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

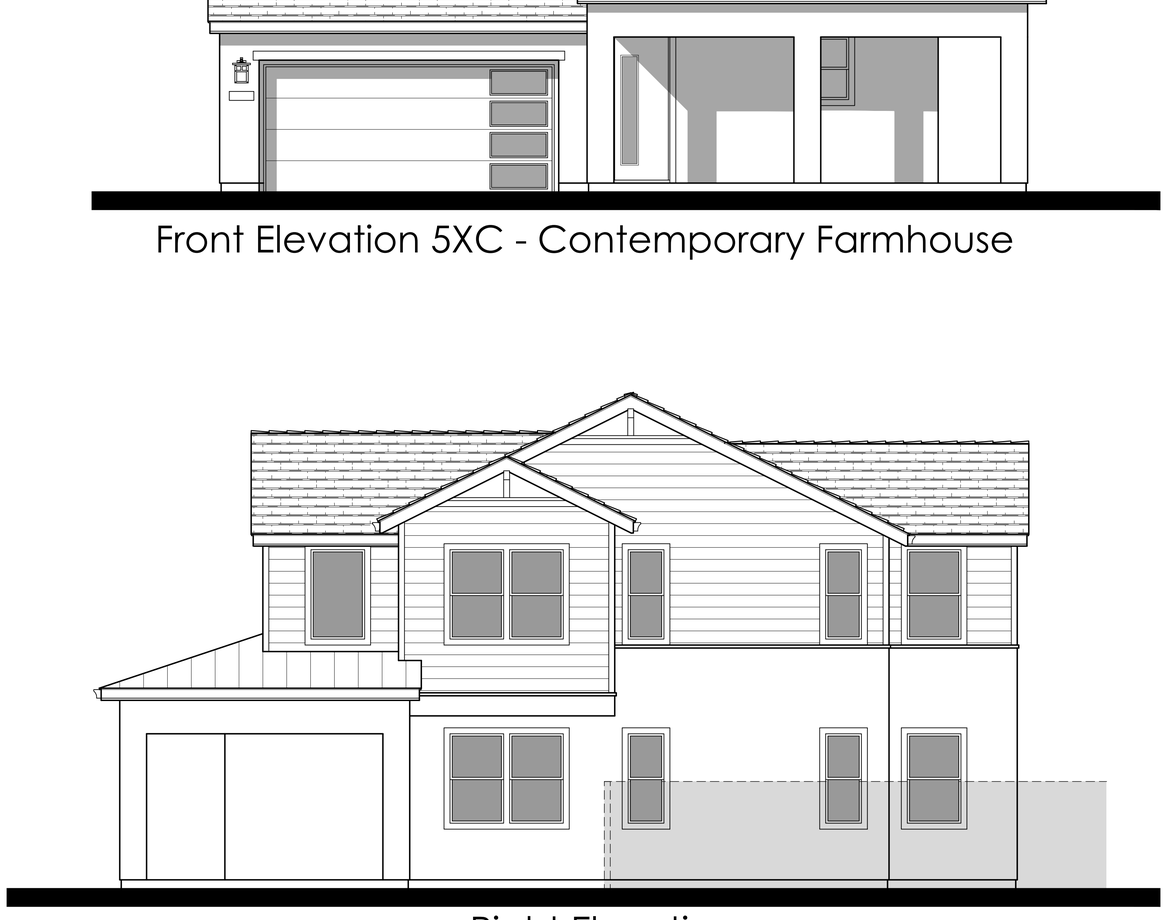
0 4 8 16

Right Elevation

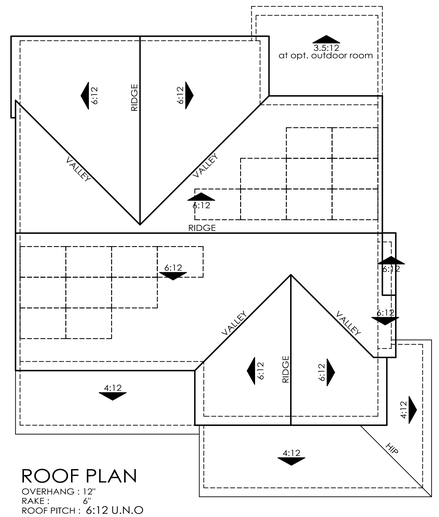


3C - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 5XC - Contemporary Farmhouse

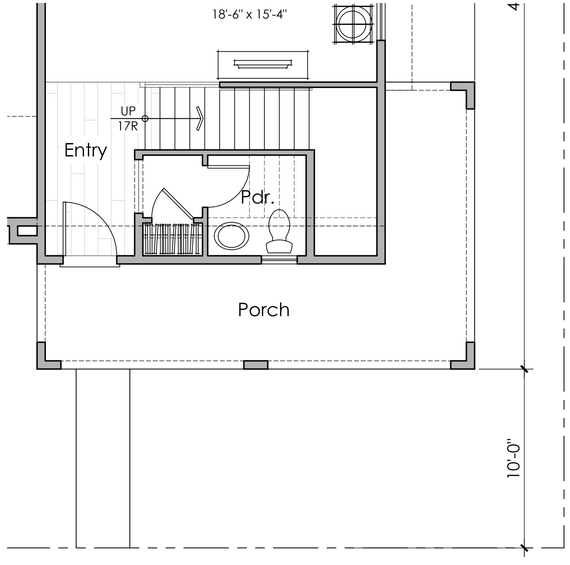


Right Elevation



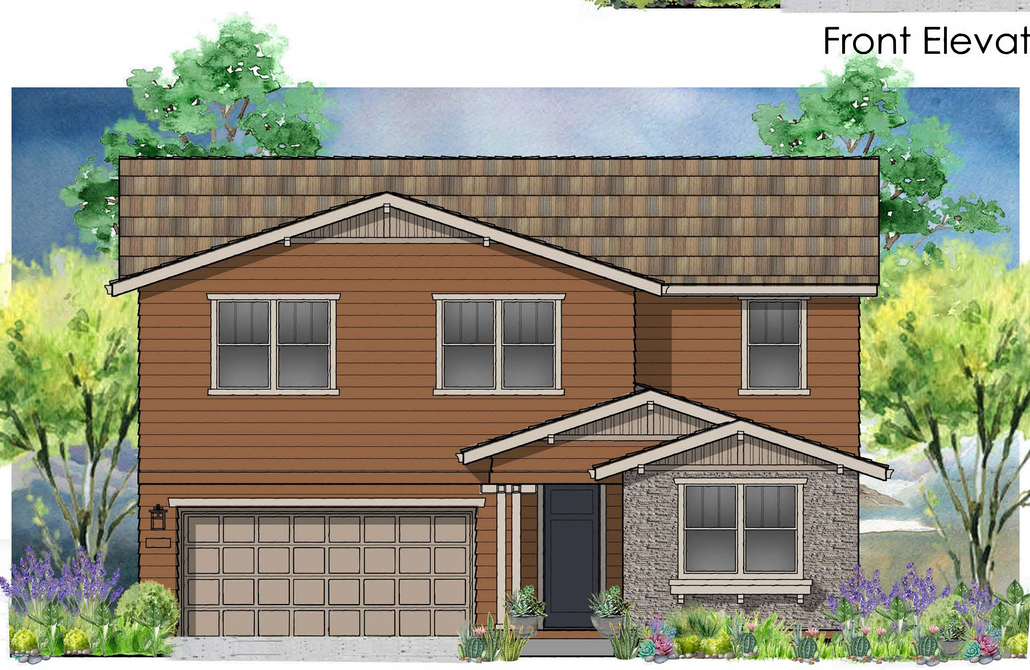
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



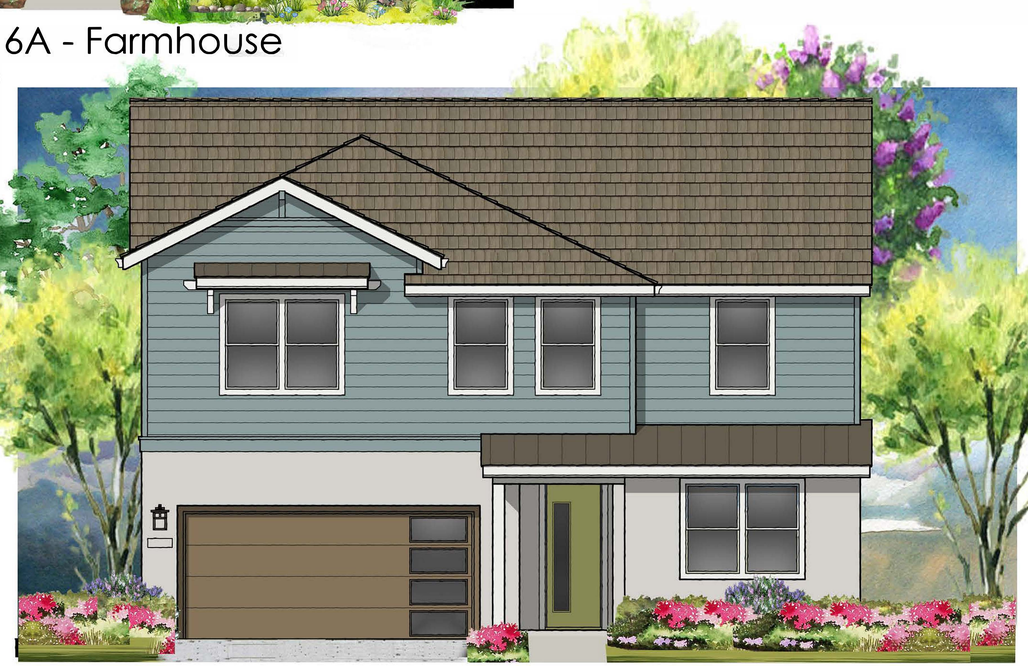
Front Elevation 6A - Farmhouse

Scheme 6



Front Elevation 6B - Craftsman

Scheme 12



Front Elevation 6C - Contemporary Farmhouse

Scheme 18

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ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

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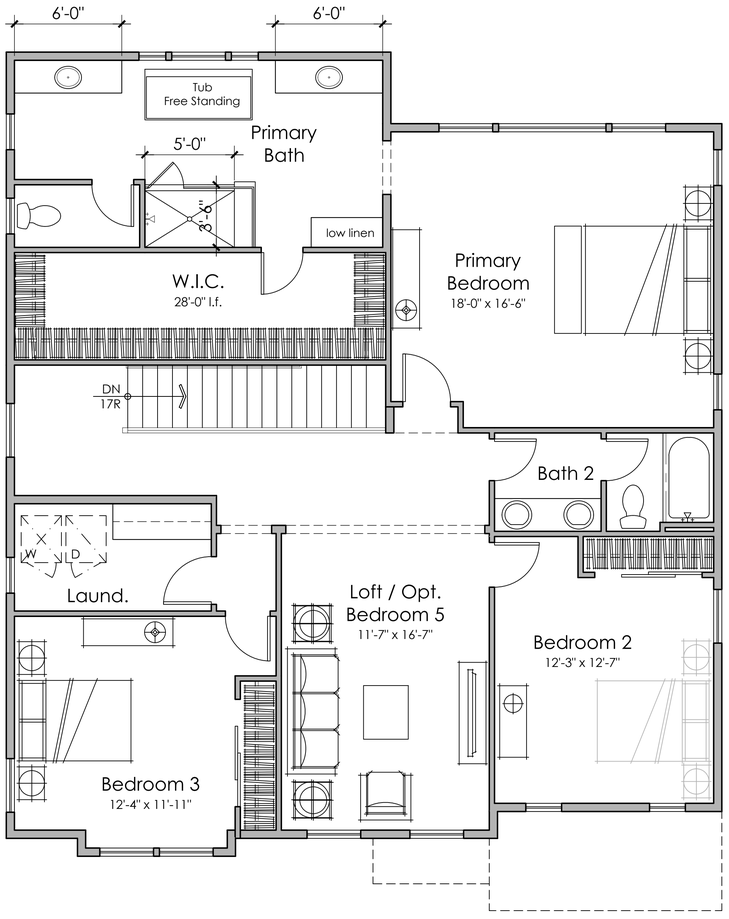
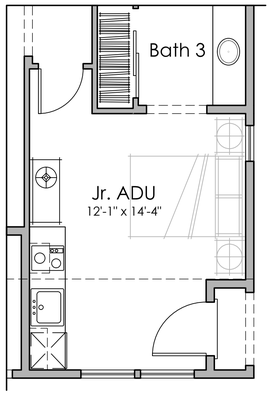
PLAN 6 FRONT ELEVATIONS

A6.0

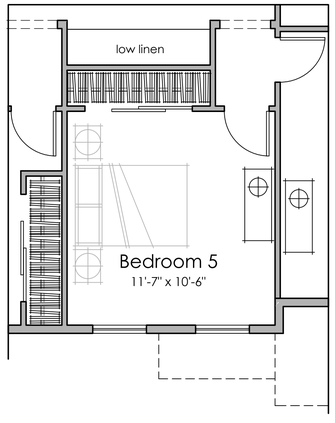


Second Floor

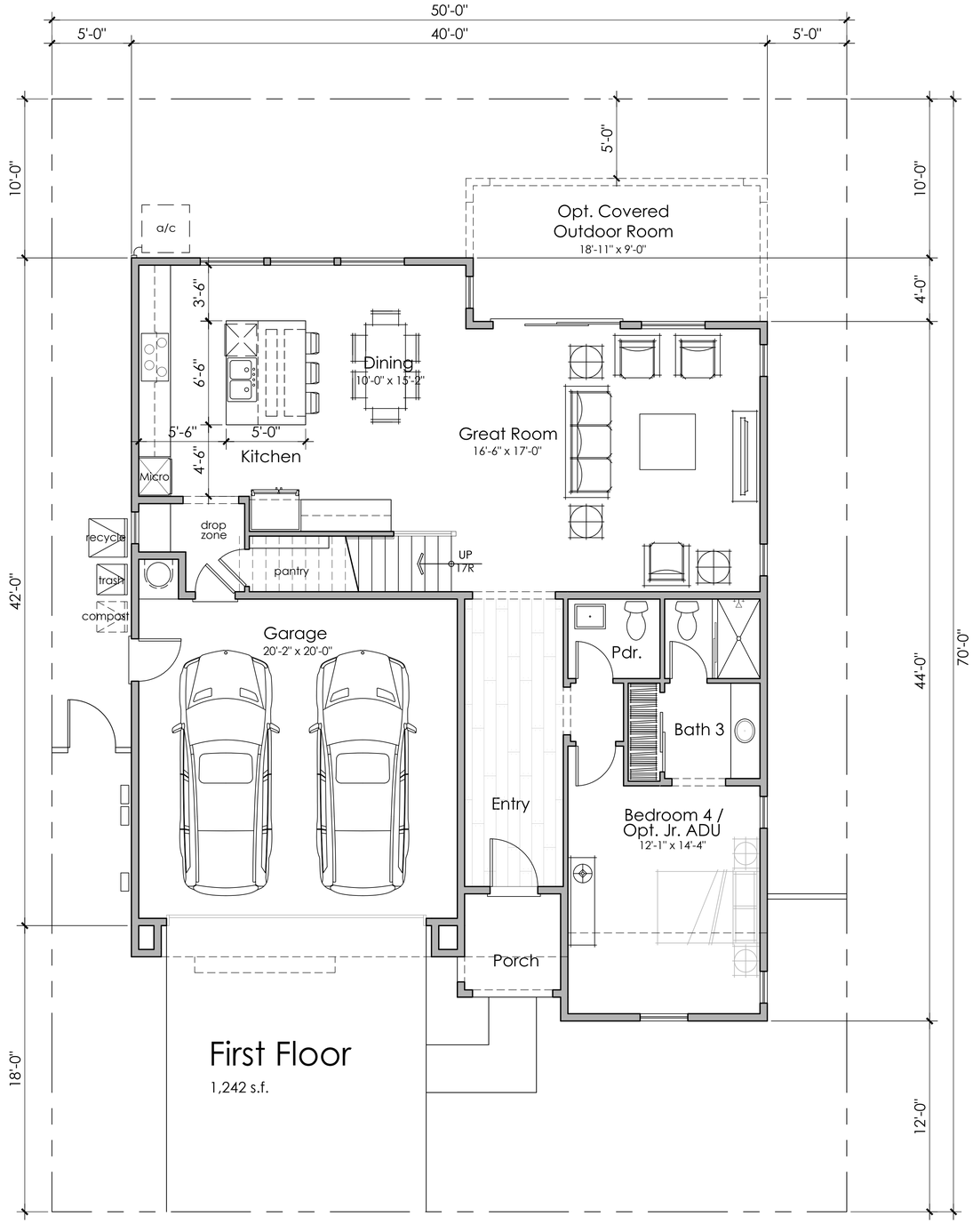
1,641 s.f.



Opt. Jr. ADU

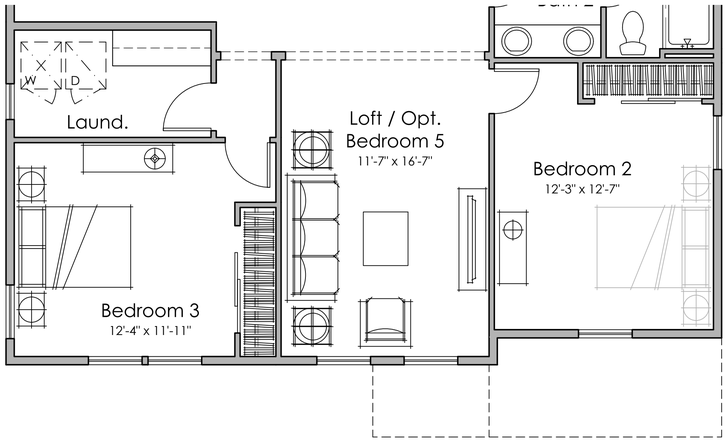


Opt. Bedroom 5



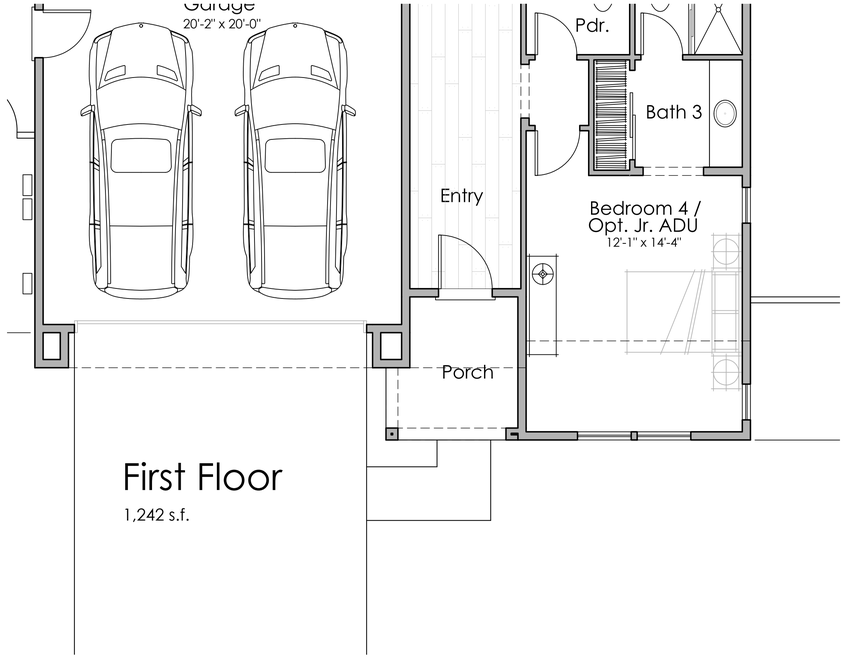
First Floor

1,242 s.f.



Second Floor

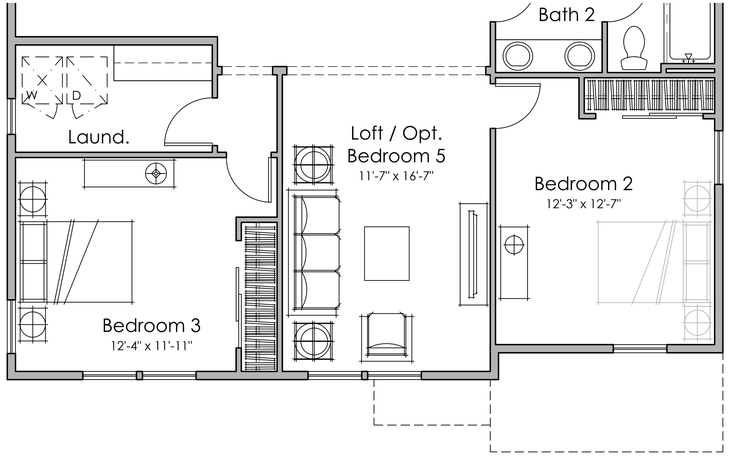
1,633 s.f.



First Floor

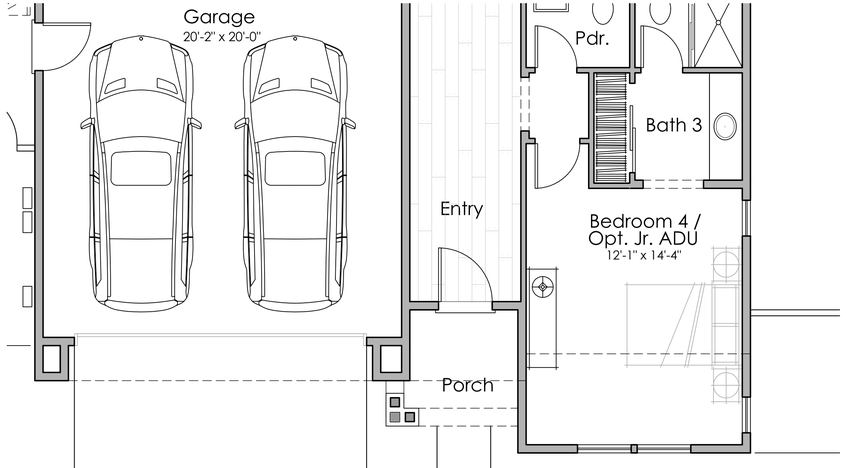
1,242 s.f.

PLAN 6C



Second Floor

1,633 s.f.



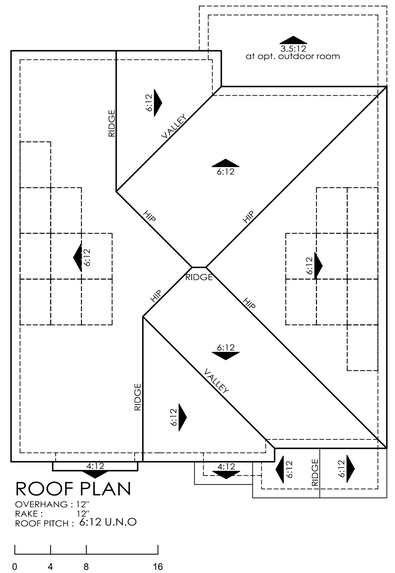
First Floor

1,242 s.f.

PLAN 6B

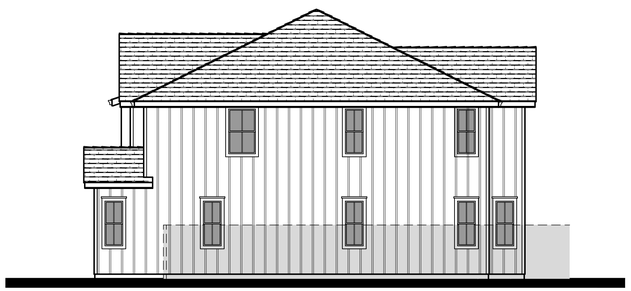
6A - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Board & Batt Siding
Deocrative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 6A - Farmhouse



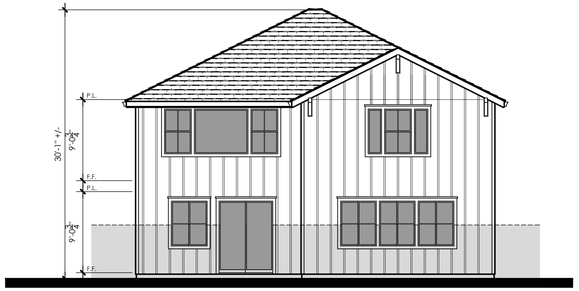
ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



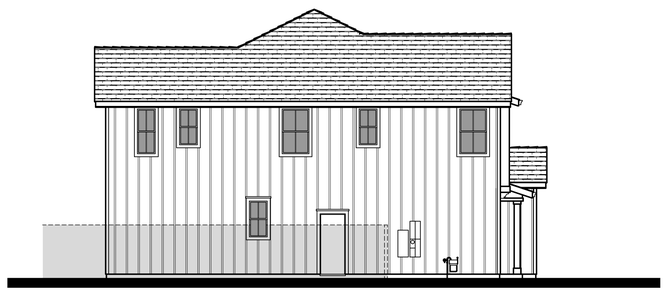
Right Elevation

0 4 8 16



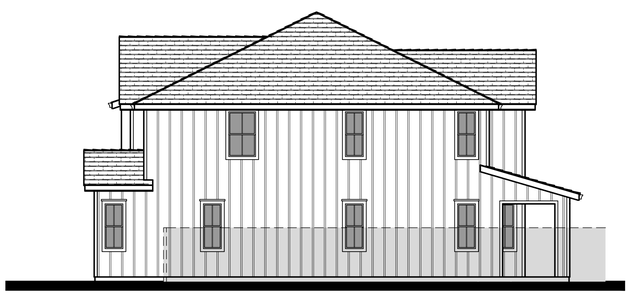
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

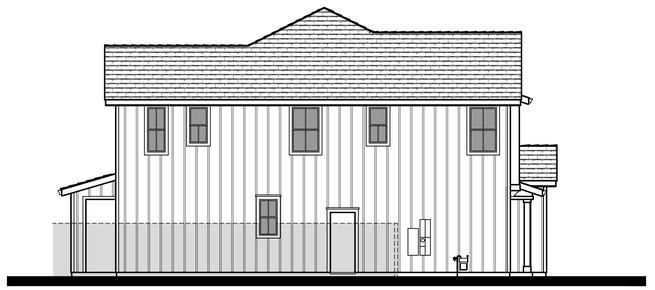


Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

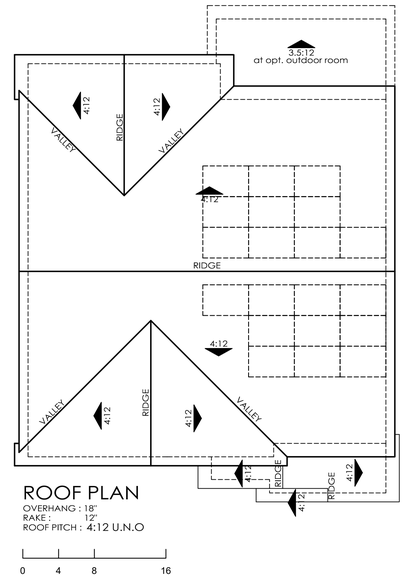


Left Elevation
Opt. Outdoor Room

0 4 8 16

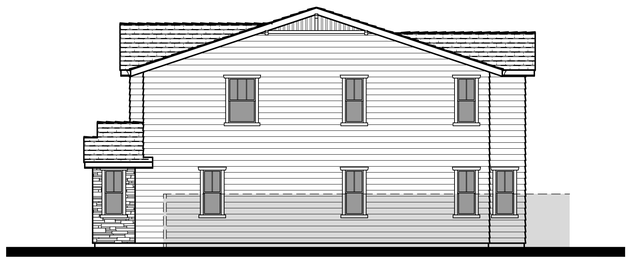
6B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 6B - Craftsman



ROOF PLAN
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



Right Elevation

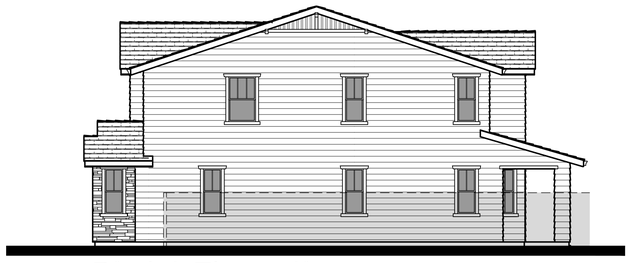
0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16



Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

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ARROYO LAGO - 50X70 LOTS

SCHEMATIC DESIGN

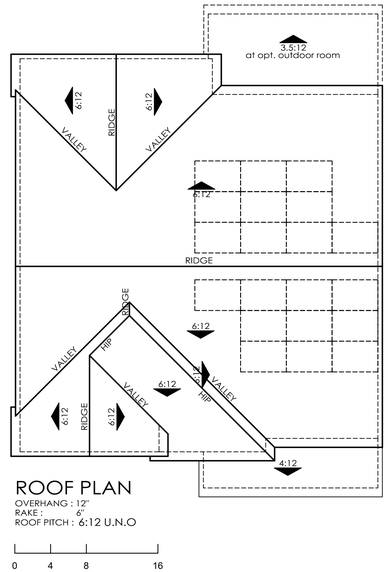
0 2 4 8

PLAN 6B - EXTERIOR ELEVATIONS

A6.3

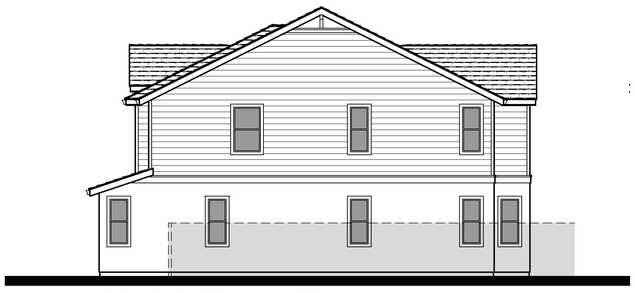
6C - Material Legend:
Flat Concrete Tile Roofing
Metal Roofing
Stucco Finish
Cememtitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

Front Elevation 6C - Contemporary Farmhouse



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



Right Elevation

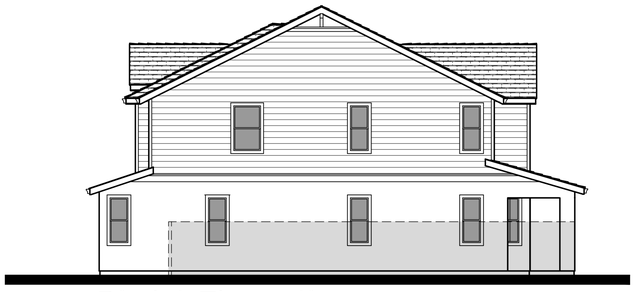
0 4 8 16

Rear Elevation

0 4 8 16

Left Elevation

0 4 8 16



Right Elevation
Opt. Outdoor Room

0 4 8 16

Rear Elevation
Opt. Outdoor Room

0 4 8 16

Left Elevation
Opt. Outdoor Room

0 4 8 16

Front Elevation 7A - Farmhouse

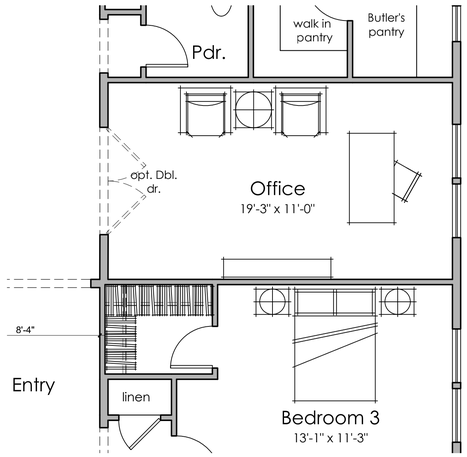
Scheme 1

Front Elevation 7B - Craftsman

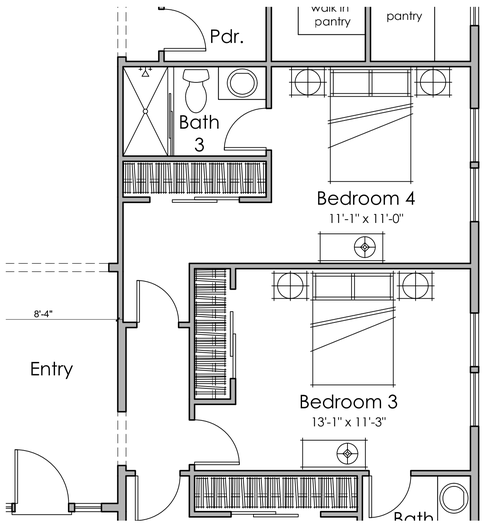
Scheme 7

Front Elevation 7D - Modern Prairie

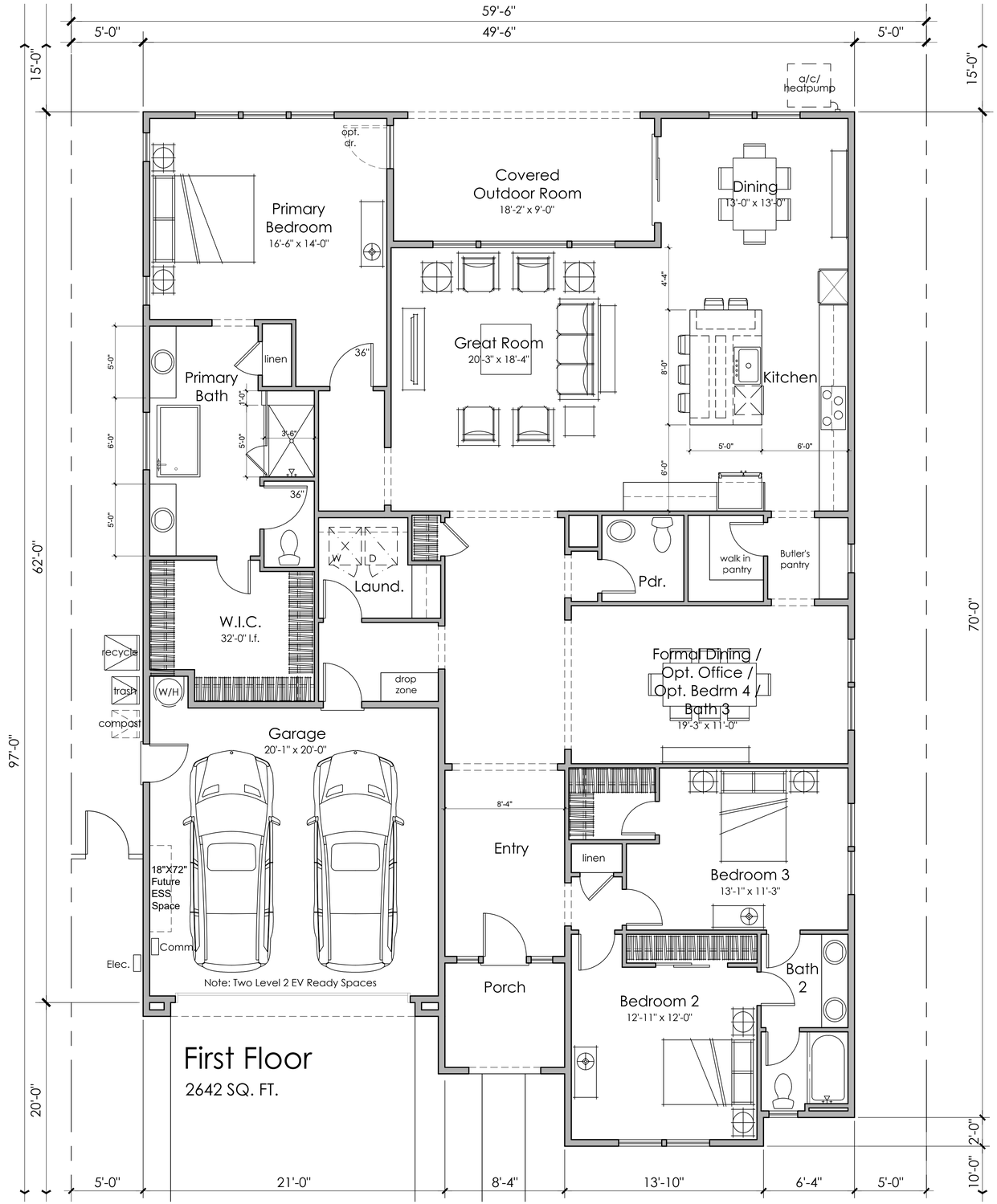
Scheme 13



OPT. OFFICE



OPT. BEDROOM 4 / BATH 3



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ARROYO LAGO - 59.5X97 LOTS

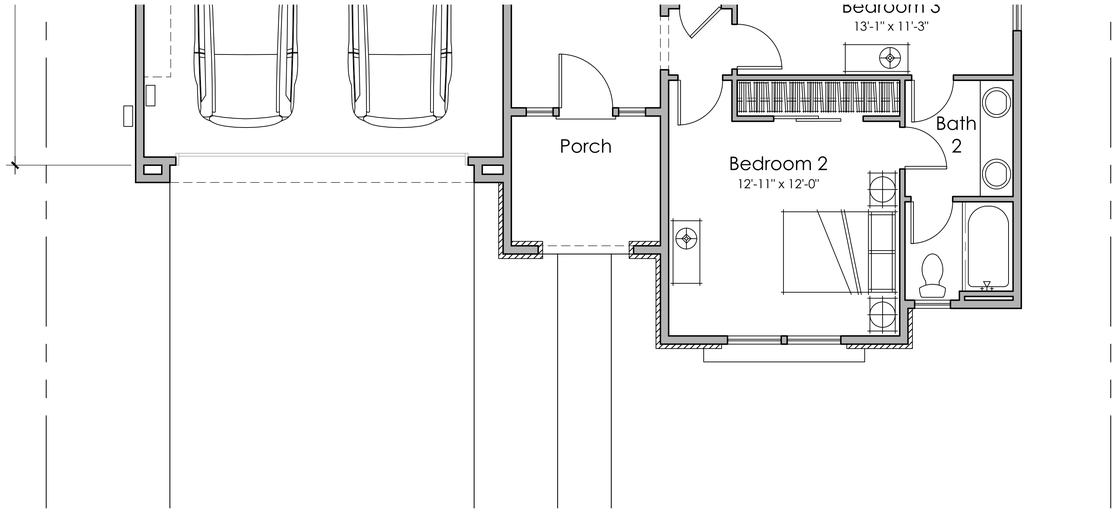
SCHEMATIC DESIGN

0 2 4 8

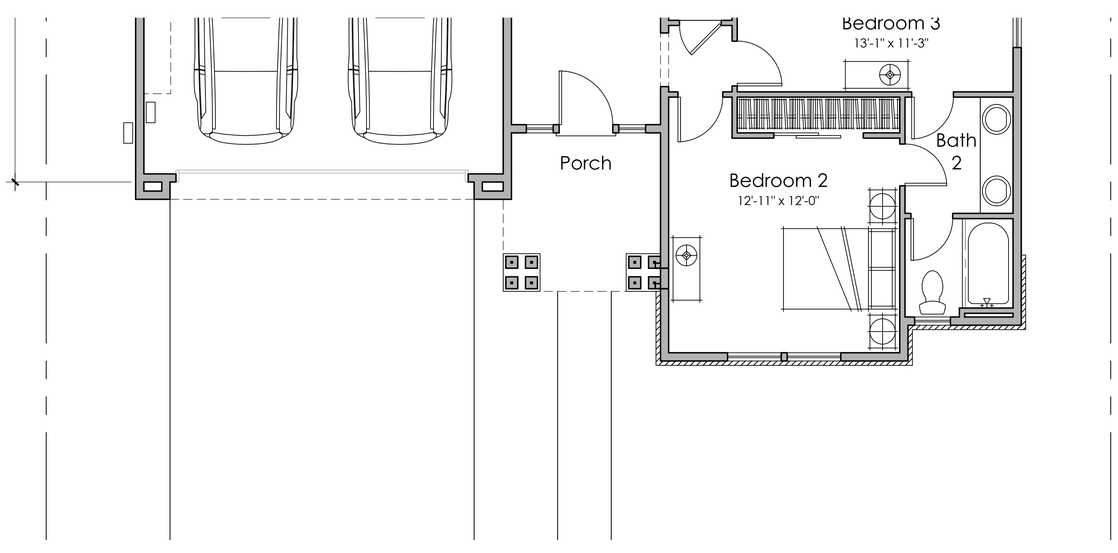
3 BEDROOMS + FORMAL DINING
OPT. OFFICE / OPT. BEDROOM 4
2.5 BATHS (3.5 BATH AT BEDRM OPT)
2,642 S.F.

FLOOR PLAN 7

A7.1



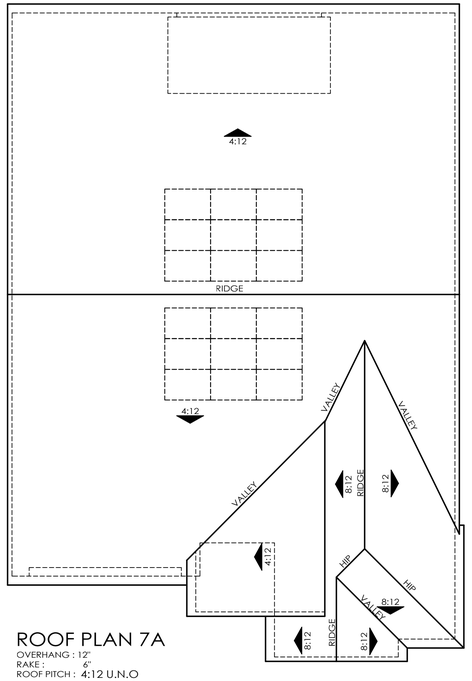
PLAN 7D



PLAN 7B

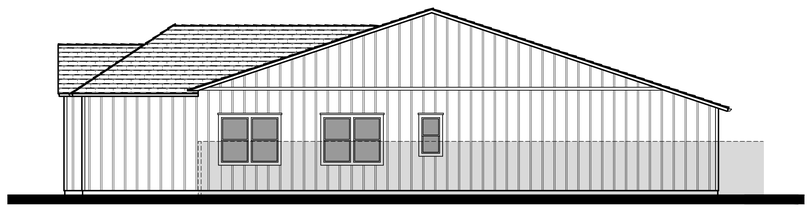
7A - Material Legend:
Flat Concrete Tile Roofing
Cementitious Board & Batt Siding
Cementitious Horizontal Siding
Enhanced Head and Sill Trim
Decorative Coach Light

Front Elevation 7A - Farmhouse



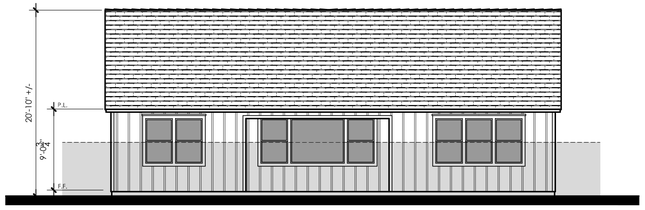
ROOF PLAN 7A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



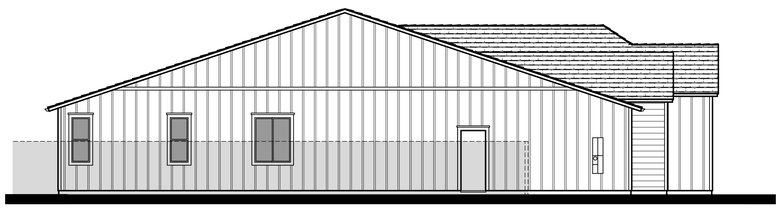
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

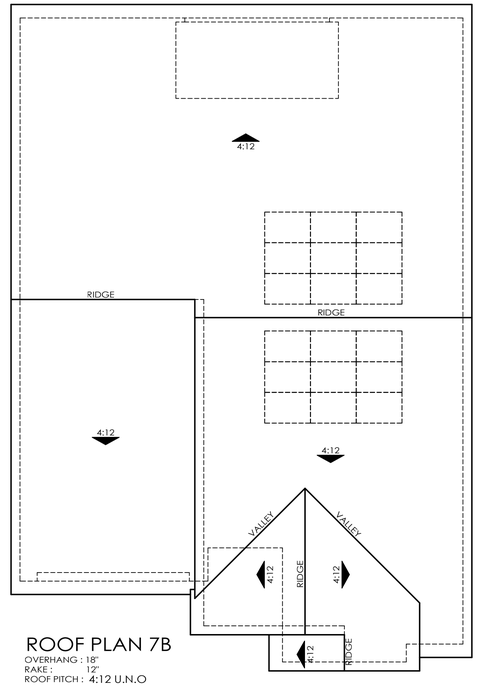
0 2 4 8

PLAN 7A - EXTERIOR ELEVATIONS

A7.2

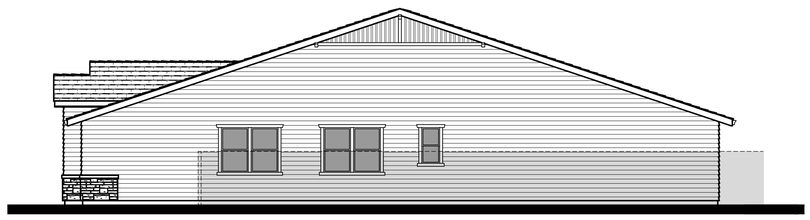
7B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 7B - Craftsman



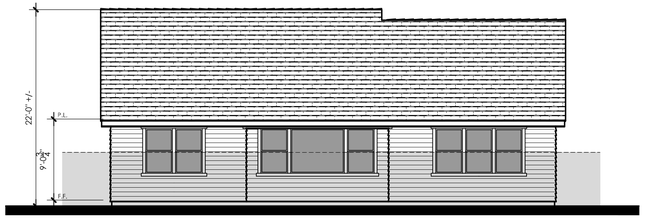
ROOF PLAN 7B
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



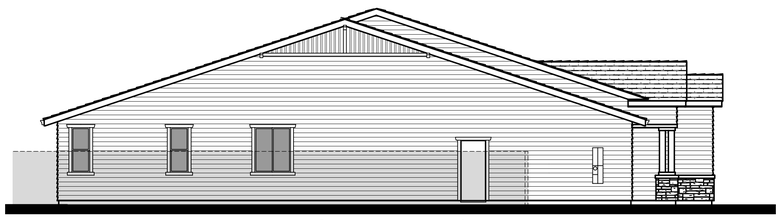
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

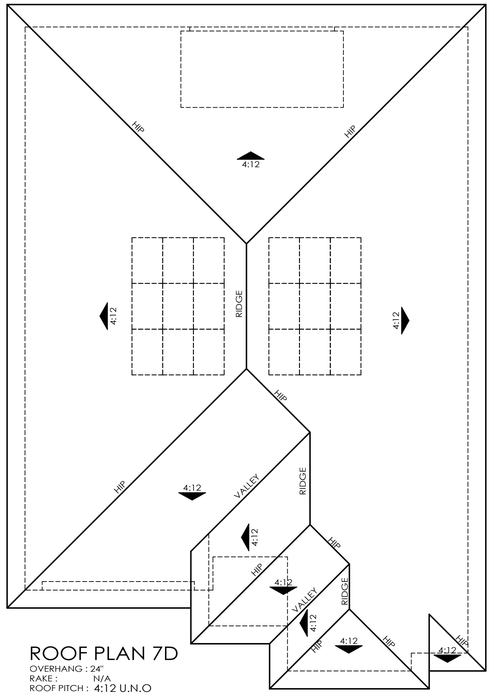
0 2 4 8

PLAN 7B - EXTERIOR ELEVATIONS

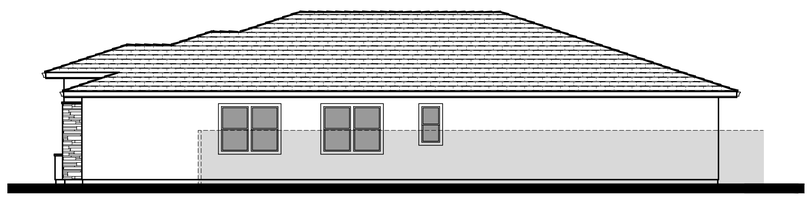
A7.3

7D - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Enhanced Head and Sill Trim
Decorative Coach Light

Front Elevation 7D - Modern Prairie

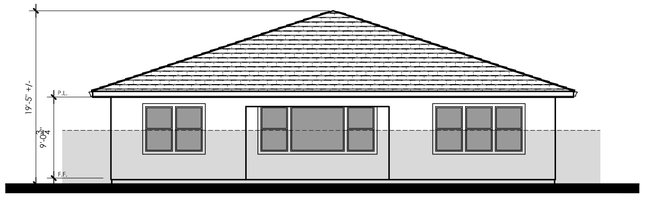


ROOF PLAN 7D
OVERHANG : 24"
RAKE : N/A
ROOF PITCH : 4:12 U.N.O



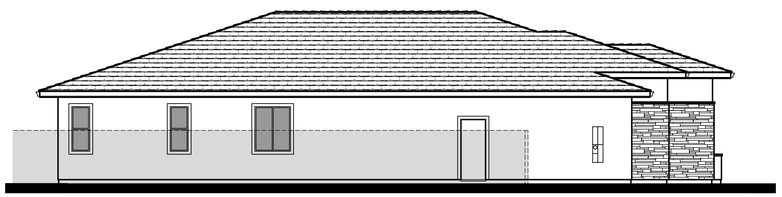
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

0 2 4 8

PLAN 7D - EXTERIOR ELEVATIONS

A7.4

Front Elevation 8A - Farmhouse

Scheme 4

Front Elevation 8B - Craftsman

Scheme 9

Front Elevation 8D - Modern Prairie

Scheme 15

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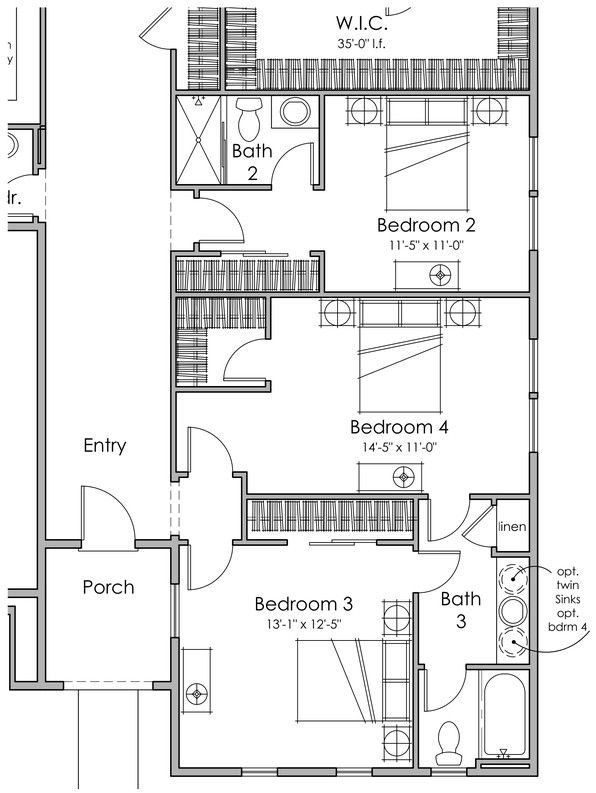
ARROYO LAGO - 59.5X97 LOTS

SCHEMATIC DESIGN

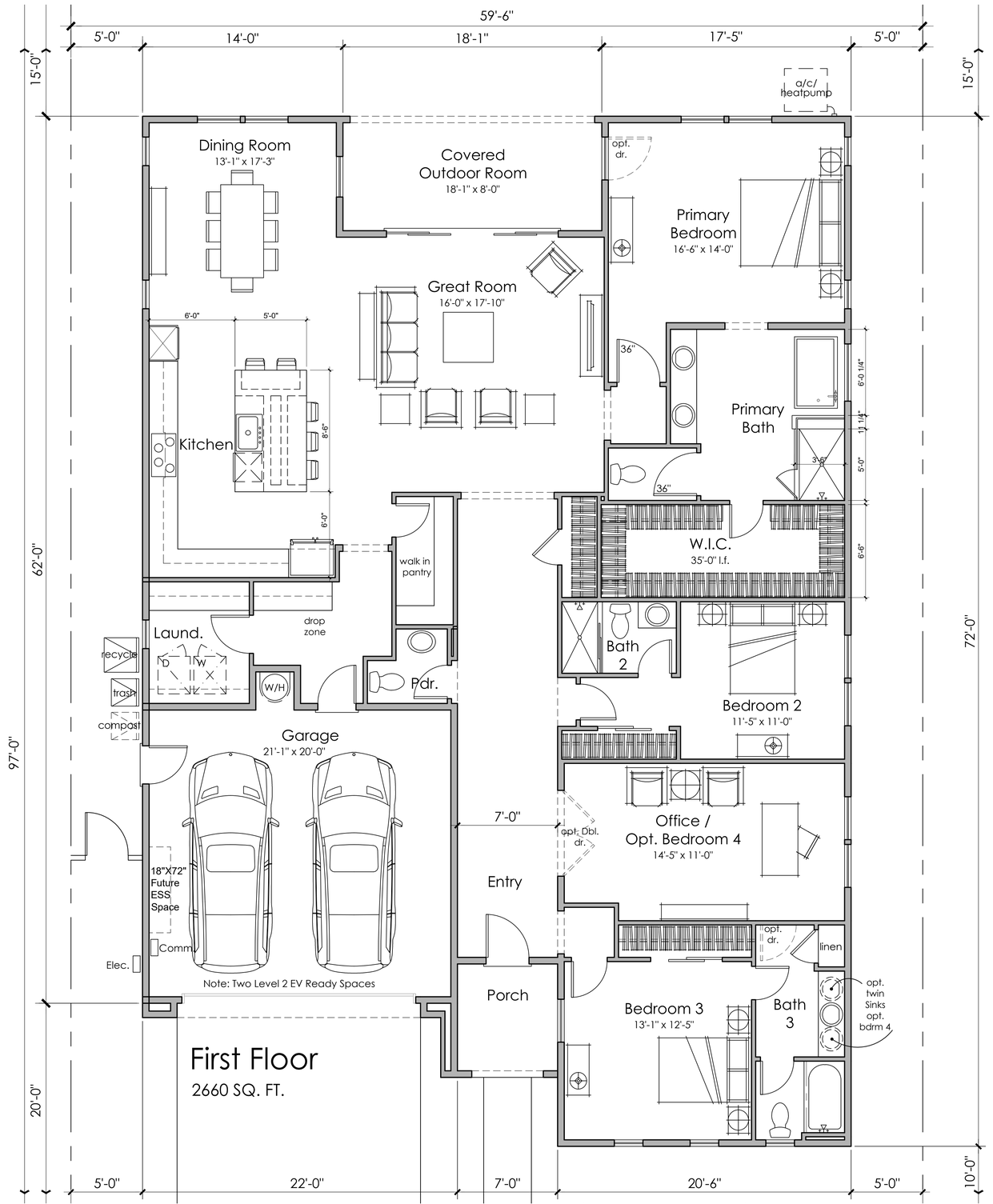
0 2 4 8

PLAN 8 FRONT ELEVATIONS

A8.0



OPT. BEDROOM 4



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ARROYO LAGO - 59.5X97 LOTS

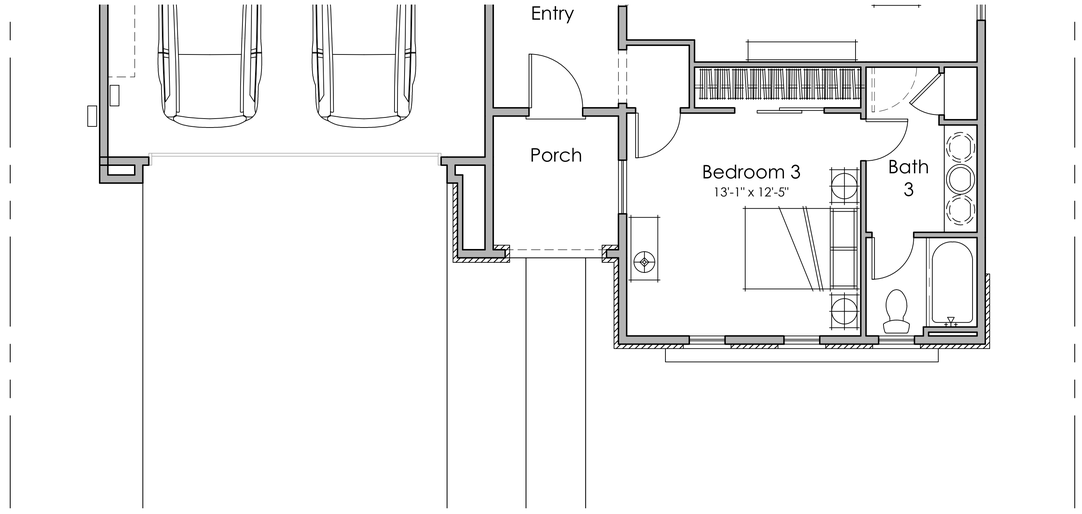
SCHEMATIC DESIGN

0 2 4 8

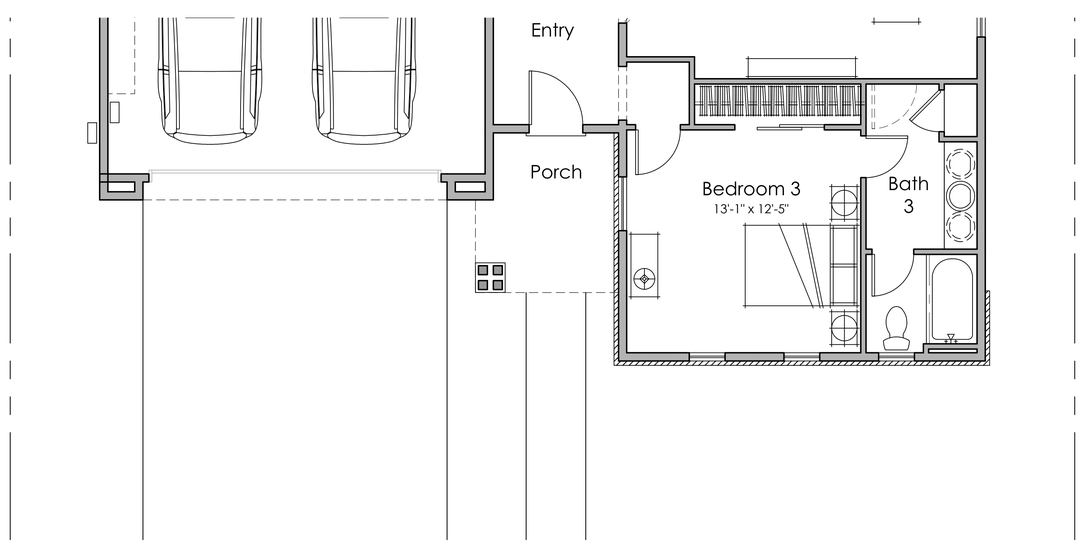
3 BEDROOMS + OFFICE
OPT. BEDROOM 4
3.5 BATHS
2660 S.F.

FLOOR PLAN 8

A8.1



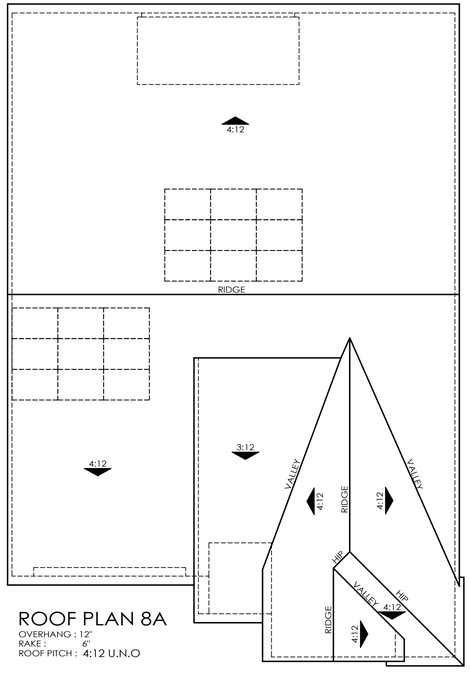
PLAN 8D



PLAN 8B

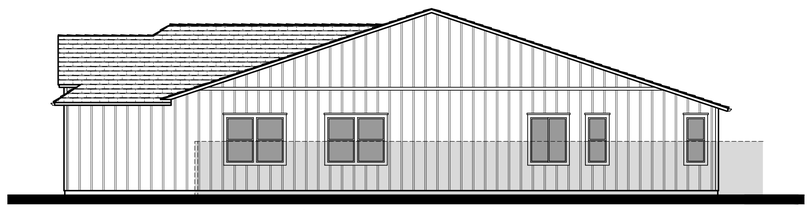
8A - Material Legend:
Flat Concrete Tile Roofing
Cementitious Board & Batt Siding
Cementitious Horizontal Siding
Enhanced Head and Sill Trim

Front Elevation 8A - Farmhouse



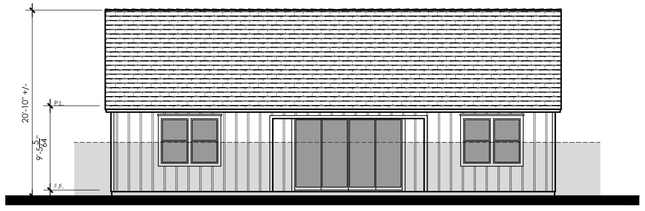
ROOF PLAN 8A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



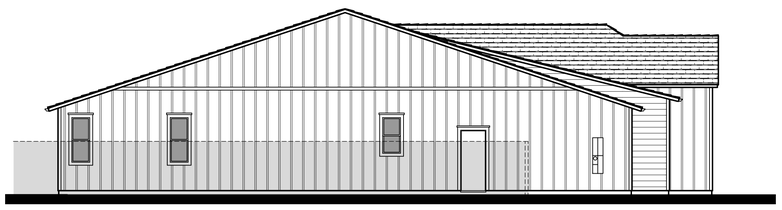
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16

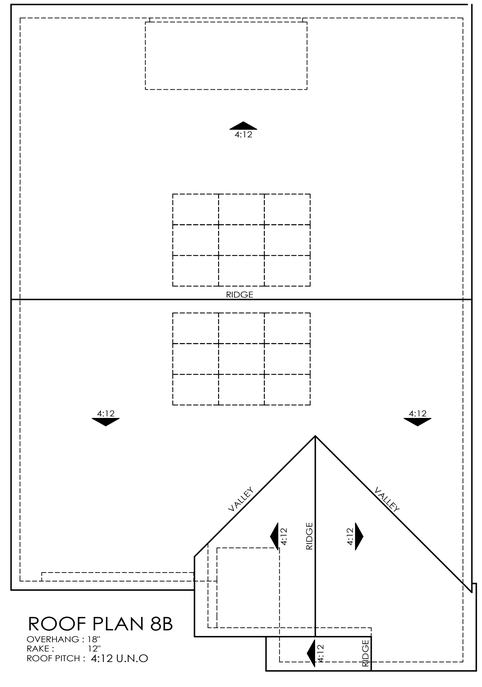


Left Elevation

0 4 8 16

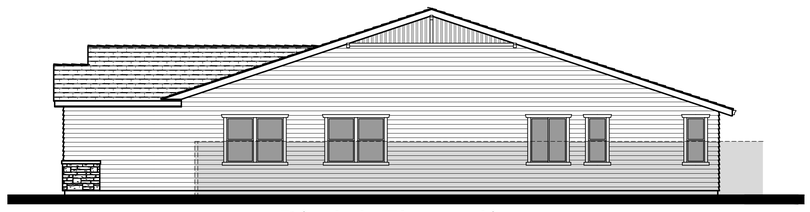
8B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim

Front Elevation 8B - Craftsman



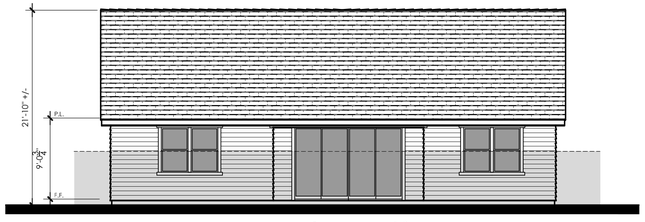
ROOF PLAN 8B
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



Right Elevation

0 4 8 16



Rear Elevation

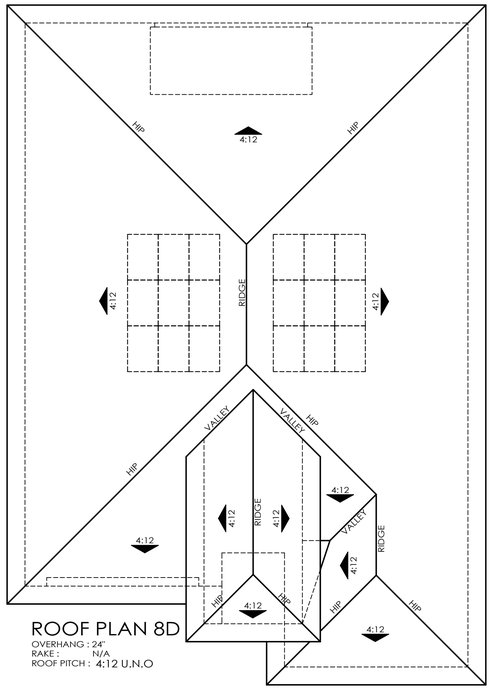
0 4 8 16

Left Elevation

0 4 8 16

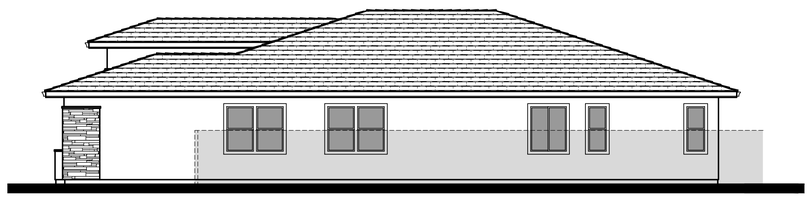
8D - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Enhanced Head and Sill Trim
Decorative Coach Light

Front Elevation 8D - Modern Prairie



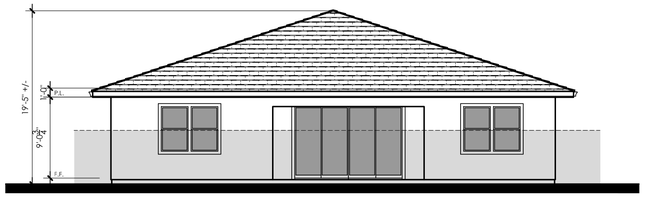
ROOF PLAN 8D
OVERHANG : 24"
RAKE : N/A
ROOF PITCH : 4:12 U.N.O

0 4 8 16



Right Elevation

0 4 8 16



Rear Elevation

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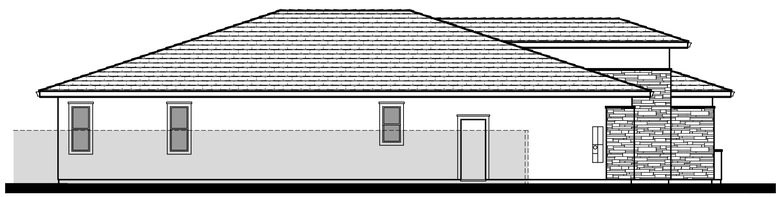

Left Elevation

0 4 8 16

Arroyo Lago - Alameda County, CA

Exterior Color Palette

'A' - FARMHOUSE ELEVATIONS

	1	2	3	4	5	6
ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
METAL ROOFING:	ZINC GRAY	WEATHERED COPPER	STORM GRAY	STORM GRAY	MIDNIGHT BRONZE	STORM GRAY
BATTEN BOARD SIDING 1 INCLUDING ADJACENT TRIM BOARDS	SW 7069 IRON ORE	SW 7012 CREAMY	SW 6000 SNOWFALL	SW 7018 DOVETAIL	SW 7047 PORPOISE	SW 9164 ILLUSIVE GREEN
BATTEN BOARD SIDING 2 INCLUDING ADJACENT TRIM BOARDS	SW 7005 PURE WHITE	SW 7012 CREAMY	SW 7074 SOFTWARE	SW 7029 AGREEABLE GRAY	SW 7543 AVENUE TAN	SW 6385 DOVER WHITE
FASCIA / EAVES / KNEEBRACES / CORBELS / TRIM 3	SW 7006 EXTRA WHITE	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE	SW 7006 EXTRA WHITE	SW 7042 SHOJI WHITE	SW 7004 SNOWBOUND
GARAGE DOORS	SW 7069 IRON ORE	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE	SW 7643 PUSSYWILLOW	SW 7047 PORPOISE	SW 7004 SNOWBOUND
SHUTTERS	SW 7591 RED BARN	SW 6990 CAVIAR	SW 7006 EXTRA WHITE	SW 9182 ROJO MARRON	SW 7725 YEARLING	SW 7605 GALE FORCE
ENTRY DOORS	SW 7591 RED BARN	SW 6990 CAVIAR	SW 6041 OTTER	SW 9182 ROJO MARRON	SW 7725 YEARLING	SW 7605 GALE FORCE

'B' - CRAFTSMAN ELEVATIONS

	7	8	9	10	11	12
ROOF MATERIAL: FLAT SHAKE "PONDEROSA" PROFILE	5671 VILLAGE BLEND	SCP 8804 HERSHEY BLEND	5552 CANYON GRAY	5552 CANYON GRAY	SCP 8804 HERSHEY BLEND	5671 VILLAGE BLEND
LAP SIDING 1 INCLUDING ADJACENT TRIM BOARDS	SW 6079 DIVERSE BEIGE	SW 9182 ROJO MARRON	SW 7544 TENLAND	SW 6043 PERISTYLE BRASS	SW 6179 ARTICHOKE	SW 9045 ANTIQUARIAN BROWN
FASCIA / EAVES / KNEE BRACES / CORBELS / TRIM 1	SW 6075 GARRET GRAY	SW 7032 WARMSTONE	SW 7048 URBANE BRONZE	SW 7068 GRIZZLE GRAY	SW 7035 AESTHETIC WHITE	SW 6078 REALIST BEIGE
GABLE SIDING INSET INCLUDING HORIZONTAL TRIM	SW 7508 TAVERN TAUPE	SW 7043 WORLDLY GRAY	SW 7541 GRECIAN IVORY	SW 7016 MINDFUL GRAY	SW 7035 AESTHETIC WHITE	SW 7507 STONE LION
GARAGE DOORS	SW 6075 GARRET GRAY	SW 7032 WARMSTONE	SW 7053 ADAPTIVE SHADE	SW 6172 HARDWARE	SW 7655 STAMPED CONCRETE	SW 7507 STONE LION
ENTRY DOORS	SW 2803 ROOKWOOD TERRA COTTA	SW 7675 SEALSKIN	SW 0032 NEEDLEPOINT NAVY	SW 7630 RAISIN	SW 7061 NIGHT OWL	SW 2740 MINERAL GRAY
STONE VENEER DRYSTACK TIGHTFIT INSTALLATION	SEQUOIA RUSTIC LEDGESTONE	BLACK RIVER STACKED STONE	ZINC EUROPEAN LEDGESTONE	CHAPEL HILL STACKED STONE	SARATOGA RUSTIC LEDGESTONE	COTTONWOOD EUROPEAN LEDGESTONE

'C' - CONTEMPORARY FARMHOUSE ELEVATIONS

	13	14	15	16	17	18
ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE
METAL ROOFING:	STORM GRAY	MIDNIGHT BRONZE	WEATHERED COPPER	STORM GRAY	ZINC GRAY	WEATHERED COPPER
LAP SIDING INCLUDING ADJACENT TRIM BOARDS	SW 6252 ICE CUBE	SW 6215 ROCKY RIVER	SW 0008 CAJUN RED	SW 7592 CRABBY APPLE	SW 6523 DENIM	SW 9134 DELFT
STUCCO BODY	SW 6252 ICE CUBE	SW 9089 LLAMA WOOL	SW 7025 BACKDROP	SW 7641 COLANNADE GRAY	SW 7542 NATUREL	SW 7647 CRUSHED ICE
FASCIA / EAVES / CORBELS AT EYEBROW ROOF ONLY / TRIM 2	SW 7005 PURE WHITE	SW 6990 CAVIAR	SW 7020 BLACK FOX	SW 7004 SNOWBOUND	SW 8917 SHELL WHITE	SW 7006 EXTRA WHITE
GARAGE DOORS	SW 7067 CITYSCAPE	SW 6170 TECHNO GRAY	SW 6082 COBBLE BROWN	SW 7069 IRON ORE	SW 7004 SNOWBOUND	SW 9124 VERDE MARRON
ENTRY DOORS	SW 7726 LEMON VERBENA	SW 2802 ROOKWOOD RED	SW 6473 SURF GREEN	SW 9135 WHIRLPOOL	SW 7076 CYBERSPACE	SW 9031 PRIMAVERA

'D' - MODERN PRAIRIE ELEVATIONS

	13	14	15
ROOF MATERIAL: COMP ROOF	THUNDERSTORM GRAY	WEATHERED WOOD	MOIRE BLACK
STUCCO BODY / TRIM / GARAGE DOOR	SW 7542 NATUREL	SW 6170 TECHNO GRAY	SW 7059 UNUSUAL GRAY
FASCIA / EAVES	SW 6174 ANDIRON	SW 6151 QUIVER TAN	SW 6990 CAVIAR
TRIM WHERE NOTED	SW 7046 ANONYMOUS	SW 0050 CLASSIC LIGHT BUFF	SW 7068 GRIZZLE GRAY
ENTRY DOORS	SW 6111 COCONUT HUSK	SW 2849 WESTCHESTER GRAY	SW 6131 CHAMOIS
STONE VENEER TIGHTFIT DRYSTACK INSTALL	WHITECAP LEDGECUT 33	SAGE LEDGECUT 33	ZINC EURO LEDGESTONE

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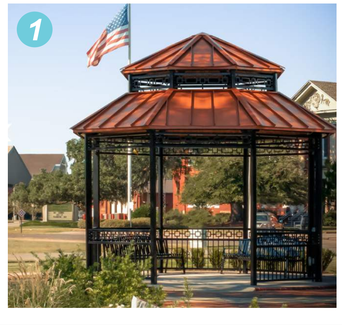
ARROYO LAGO

SCHEMATIC DESIGN

0 2 4 8

COLOR MATERIAL BOARD

A10.0



Lagerstroemia 'Muskogee'
Crape Myrtle

Rhaphiolepis 'Majestic Beauty'
Indian Hawthorn

Cercis occidentalis
Western Redbud

Photinia fraseri
Red Tip Photinia

Pistachia chinensis
Chinese Pistache

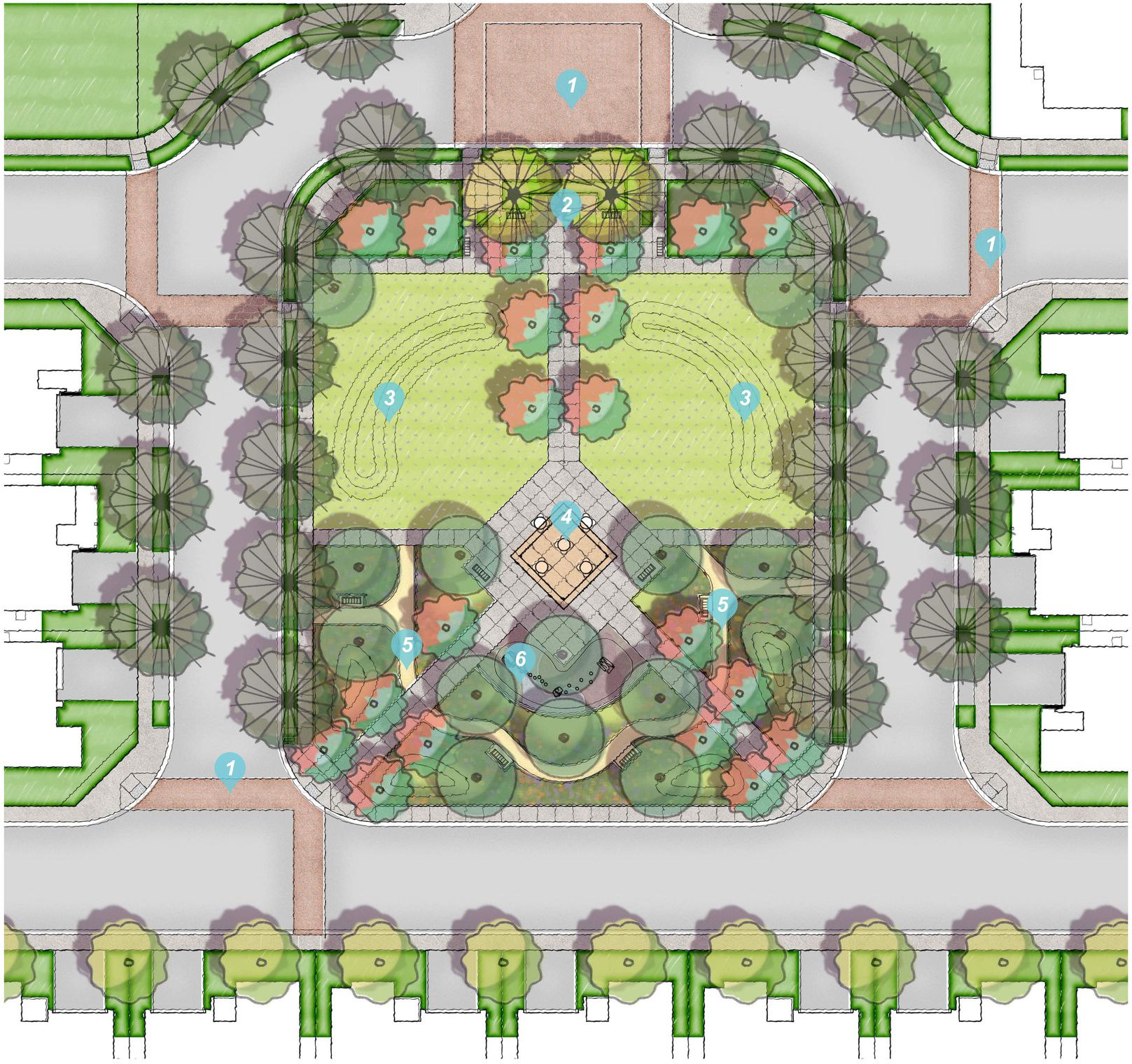
Tilia cordata
Littleleaf Linden

Quercus spp.
Native Oak Species

Ulmus parvifolia
Chinese Elm

1. PARK ENLARGEMENT SEE NEXT PAGE
2. ORNAMENTAL FENCE AT TRAIL EDGE
3. STREET TREES/FRONT YARD TREES
4. MONUMENT SIGN
5. HYDROSEED
6. STREET TREES TO MATCH ADJACENT PROPERTY TO BUSCH RD.
7. MEDIAN TREES ON BUSCH RD.

0 30' 60' 120'



1. ACCENT PAVING
2. ENTRY PLAZA
3. BERMED LAWN
4. CENTER PICNIC PLAZA WITH SHADE STRUCTURE AND SEATING
5. GARDEN WITH DECOMPOSED GRANITE PATH AND SEATING
6. NATURAL PLAY TOT LOT

0 8' 16' 32'

GATES +ASSOCIATES

ARROYO LAGO

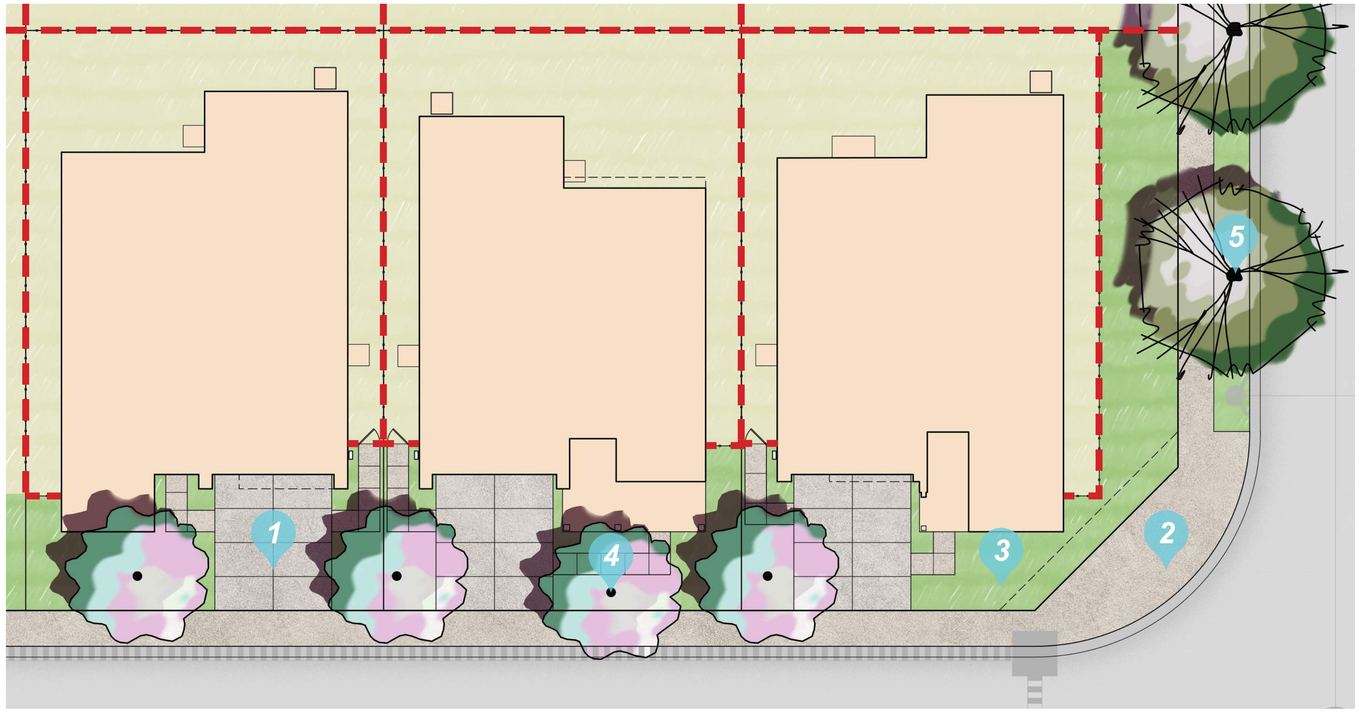
PLEASANTON, CALIFORNIA

PARK ENLARGEMENT PLAN

FEBRUARY 2026

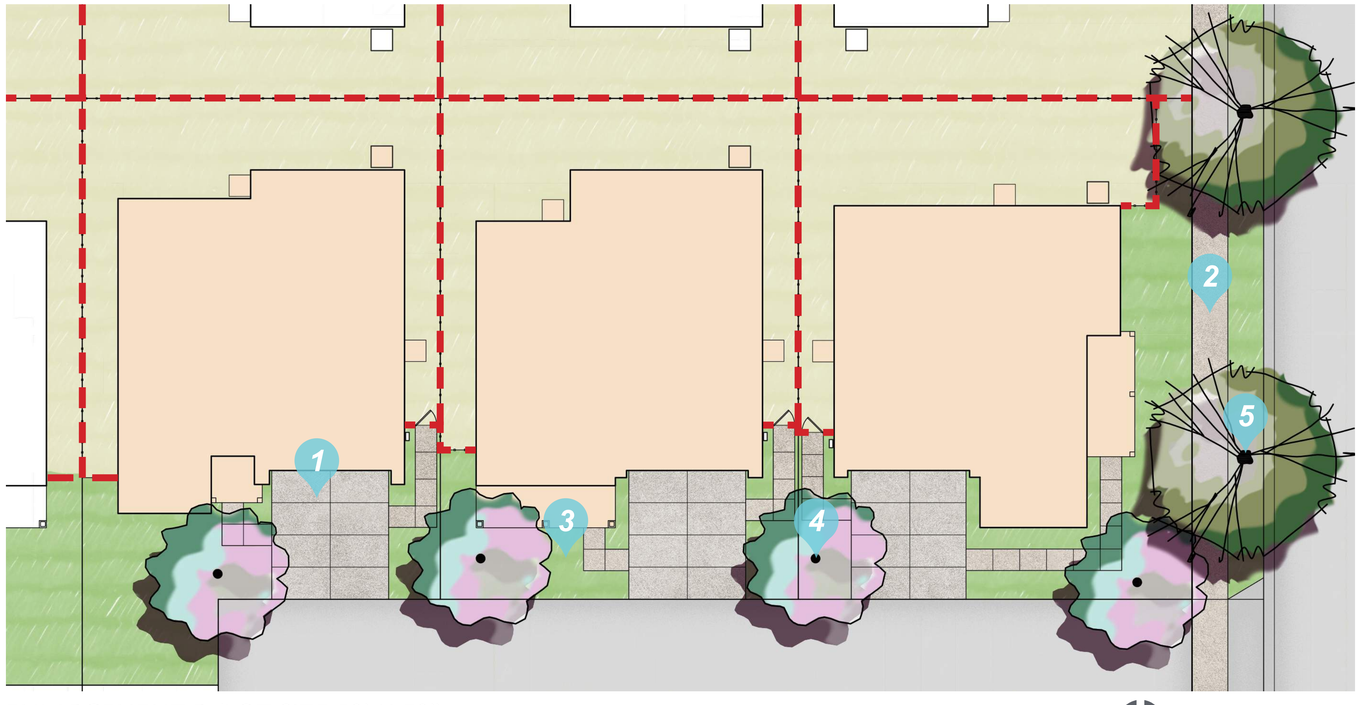
L-2

1 DRIVEWAYS
2 PUBLIC SIDEWALK
3 FRONT YARD LANDSCAPING
4 ACCENT TREES
5 STREET TREES
6' GOOD NEIGHBOR FENCE



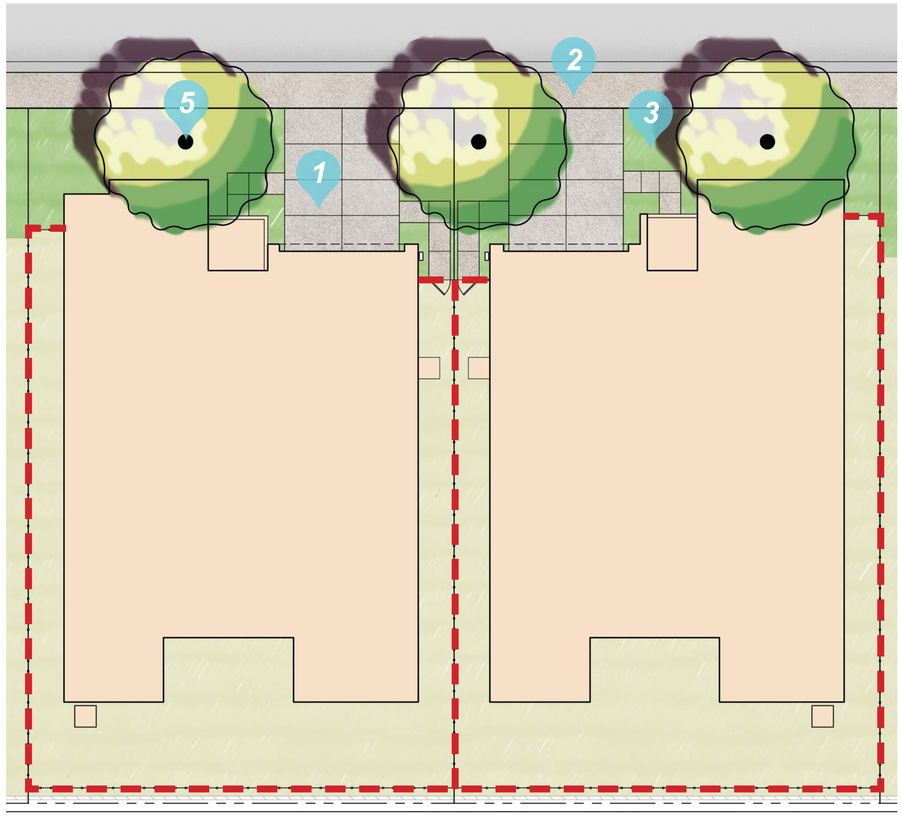
ENLARGEMENT A (LOT SIZE 50' X 80')

0 5' 10' 20'



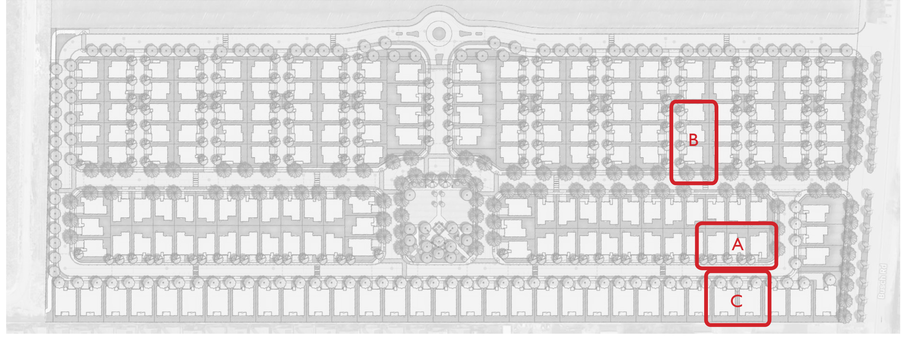
ENLARGEMENT B (LOT SIZE 50' X 70')

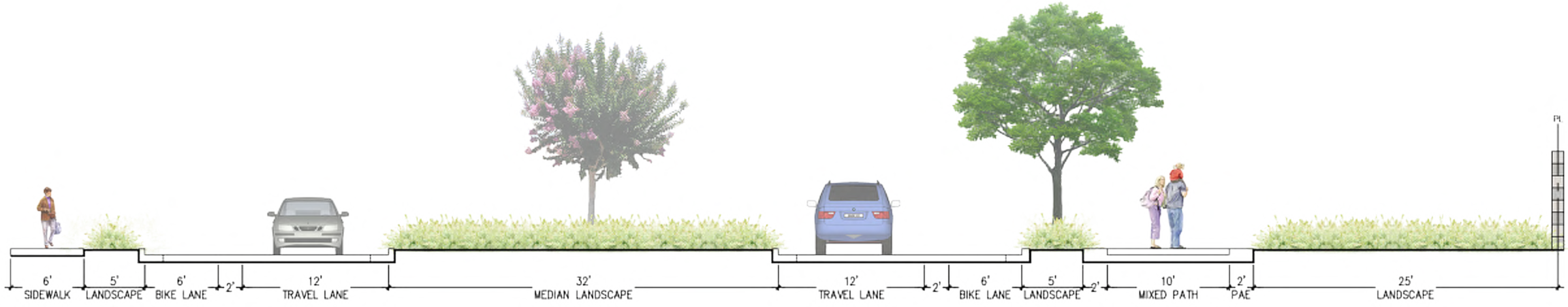
0 5' 10' 20'



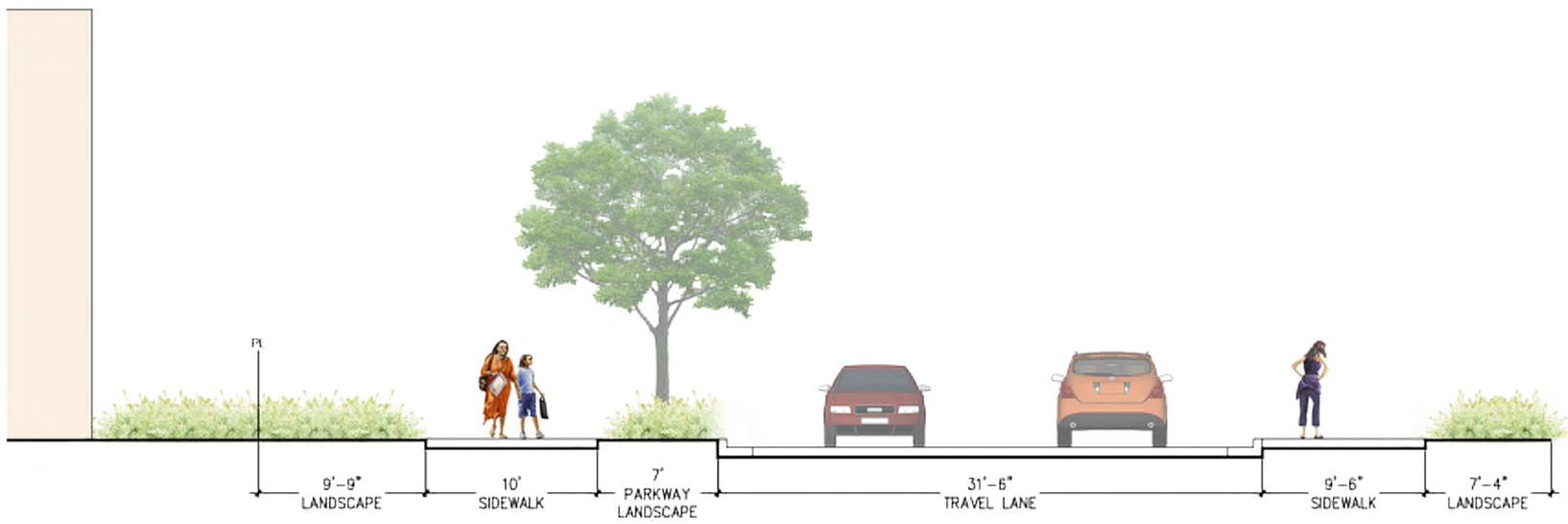
ENLARGEMENT C (LOT SIZE 49.5' X 95')

0 5' 10' 20'

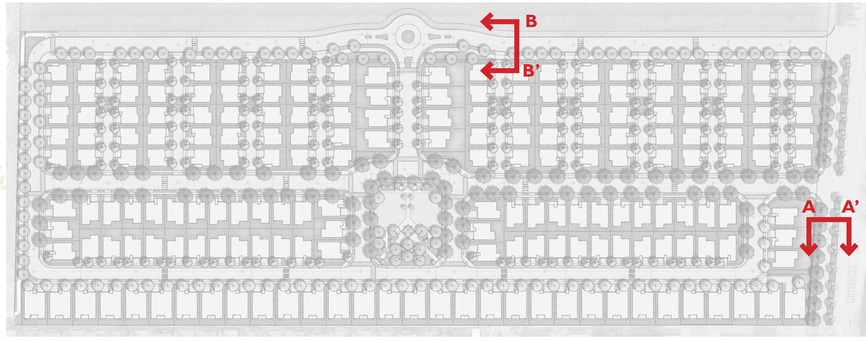


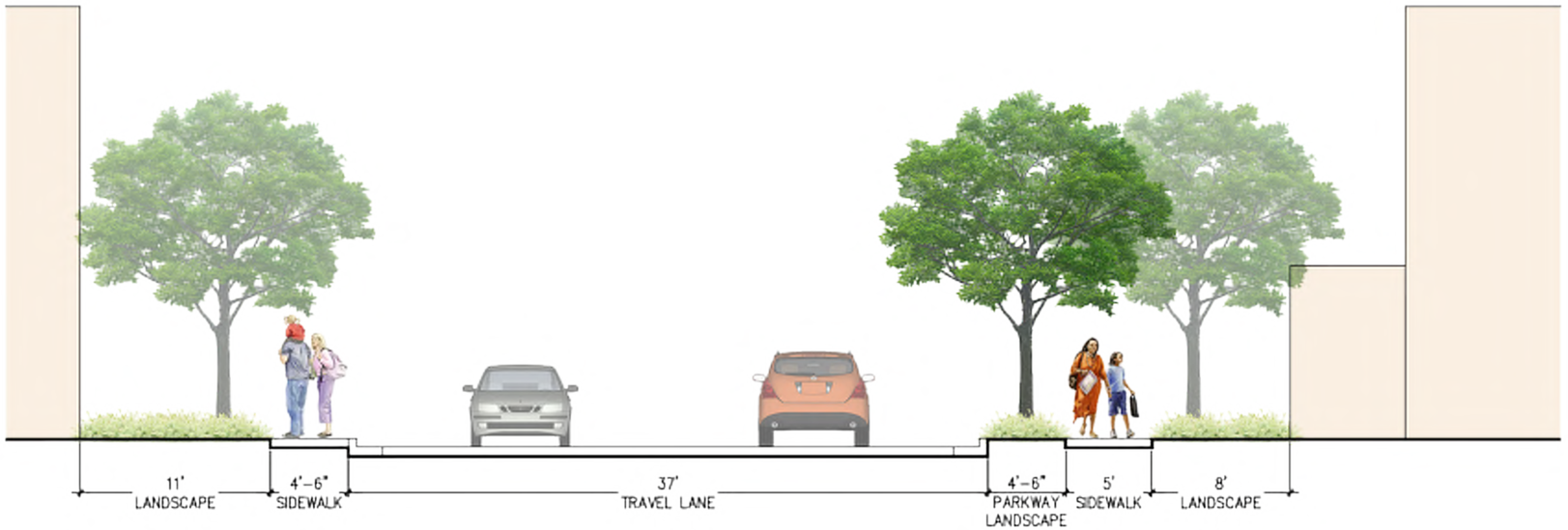


SECTION A-A'
SCALE: 1/4" = 1' - 0"

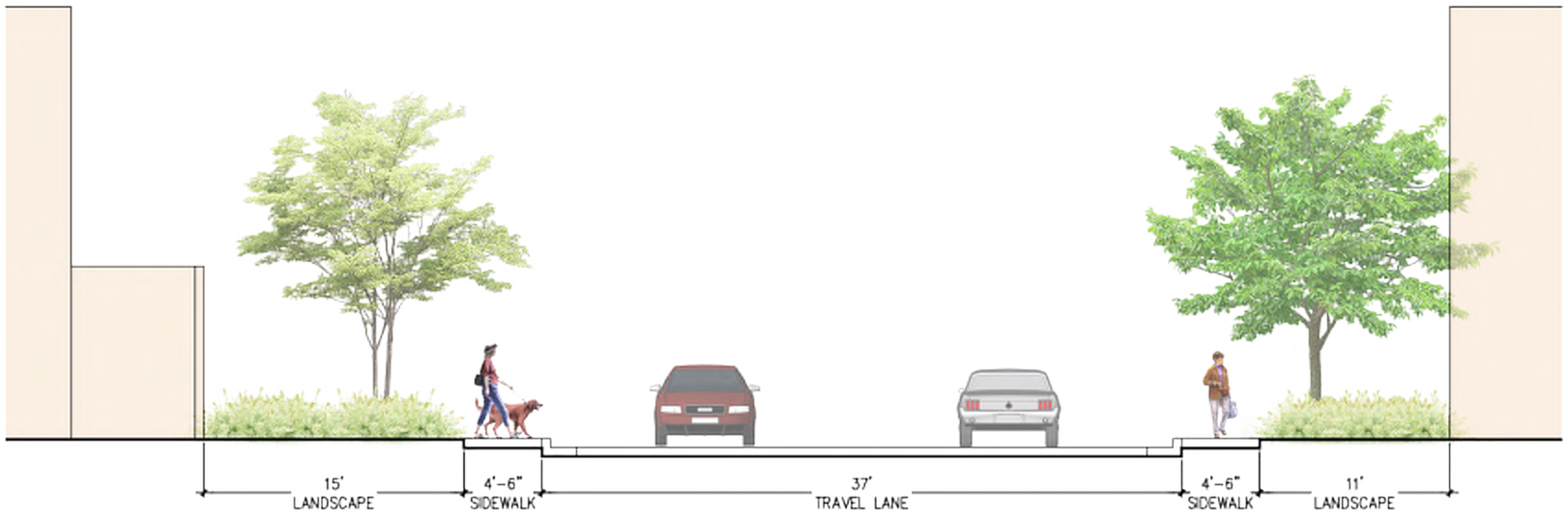


SECTION B-B'
SCALE: 1/4" = 1' - 0"

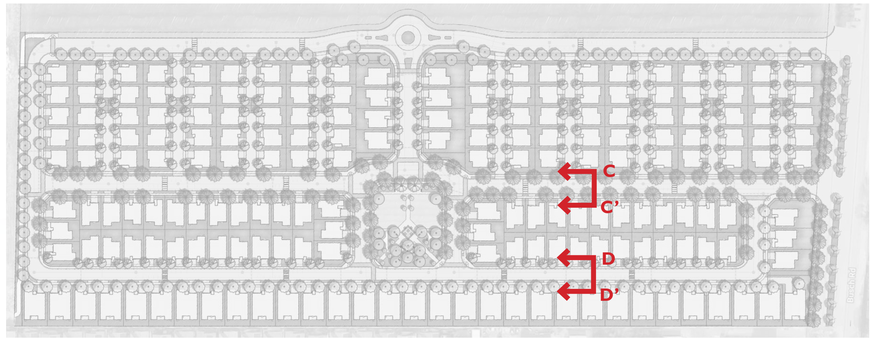




SECTION C-C'
SCALE: 1/4" = 1' - 0"



SECTION D-D'
SCALE: 1/4" = 1' - 0"



TREES

Cercis occidentalis
Western Redbud

Lagerstroemia 'Muskogee'
Crape Myrtle

Photinia fraseri
Red Tip Photinia

Pistachia chinensis
Chinese Pistache

Quercus spp.
Native Oak Species

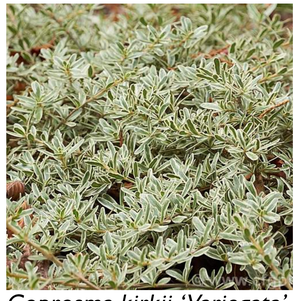
Rhaphiolepis 'Majestic Beauty'
Indian Hawthorn

Tilia cordata
Littleleaf Linden

Ulmus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS

Calamagrostis x a. 'Karl Forester'
Feather Reed Grass



Coprosma kirkii 'Variegata'
Striped Coprosma

Dietes grandiflora 'Variegata'
Fortnight Iris

Erigeron karvinskianus
Mexican Daisy

Festuca mairei
Atlas Fescue

Lavandula augustifolia
Lavender

Lomandra logifolia 'Breeze'
Breeze Dwarf Mat Rush

Muhlenbergia capillaris
Pink Cloud Muhly Grass

Rosmarinus spp.
Rosemary

Salvia l. 'Santa Barbara'
Mexican Bush Sage

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	46.2

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	MIXED LANDSCAPE-L	LOW	0.3	DRIP	0.81	0.37	147,709	**54,707**	1,567,028	4.81	2,094.96	91%
2	MIXED LANDSCAPE - M	MOD	0.5	DRIP	0.81	0.62	2,015	**1,244**	35,628	0.11	47.63	1%
3	LAWN - H	HIGH	0.7	SPRAY	0.75	0.93	11,796	**11,010**	315,359	0.97	421.60	7%
					TOTALS		**161,520**	**66,960**	**1,918,016**	**5.89**	**2,564.19**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME									
3			1							0%
		TOTALS		0						**0%**

MAWA	GALLONS/YR	2,544,618
	ACRE FEET/YR	7.81
	HCF/YR	3,401.90

ETWU	GALLONS/YR	1,918,016
	ACRE FEET/YR	5.89
	HCF/YR	2,564.19

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
80.6%	0.33	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	66,960
TOTAL AREA	161,520
AVG. ETAF	41.46%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.55= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

PLANS WILL COMPLY WITH THE CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

FENCING

Play Fencing

Good Neighbor Fencing

MATERIALS

Accent Paving at Crossing

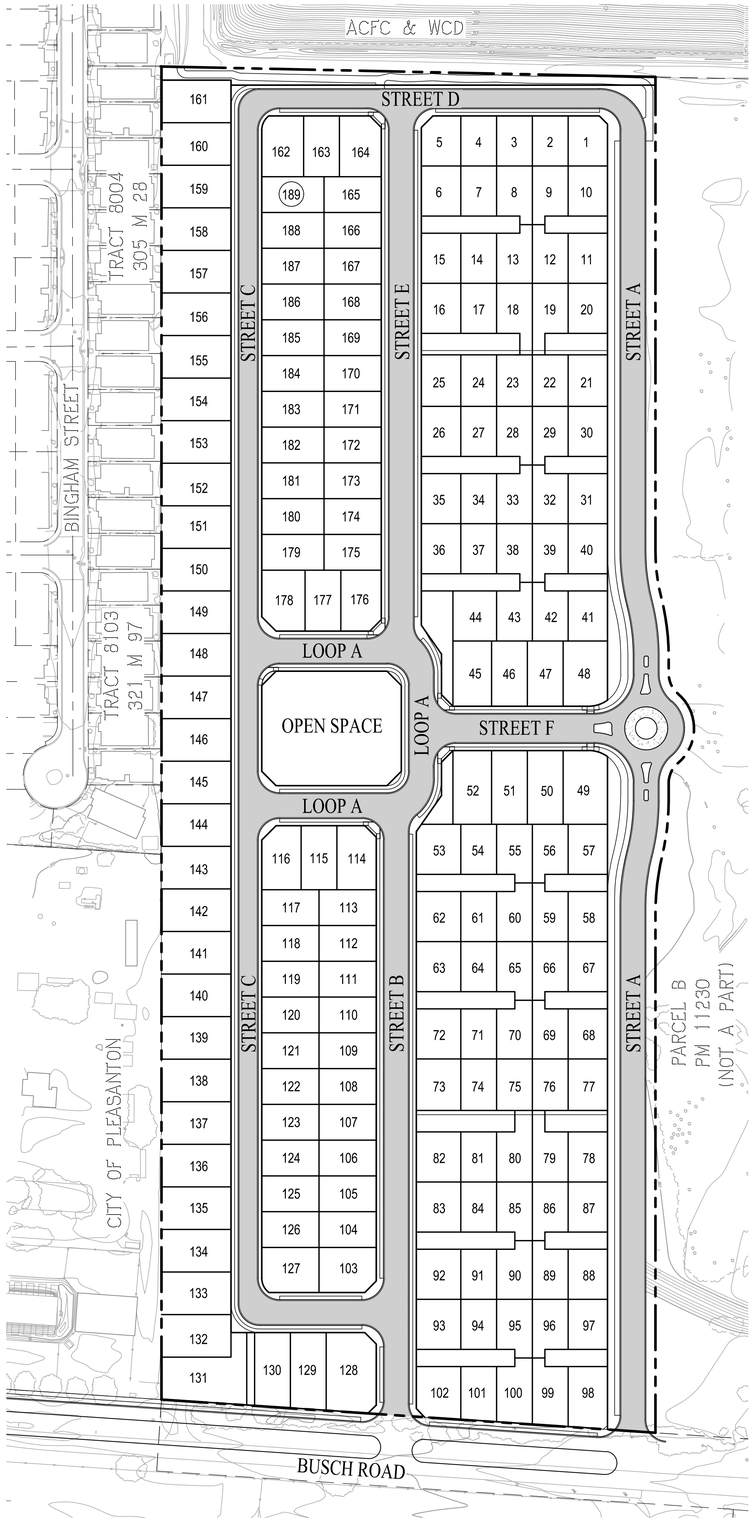
Decomposed Granite

FURNISHING

Bench Lakeside Landscape Forms Backless

Bench Lakeside Landscape Forms

Table Carousel Landscape Forms



GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925)-368-3128
STEVE REILLY

2. OWNER: USL PLEASANTON LAKES, L.P.
999 BAKER WAY, SUITE 200
SAN MATEO, CA, 94404

3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925)-866-0322
LEE ROSENBLATT, R.C.E 65469

4. GEOTECHNICAL ENGINEER: ENGEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925)-866-9000
BROOKS RAMSDELL, CEG

5. ASSESSORS PARCEL NO.: 946-4634-001 & 946-4634-002 (PORTION)

6. SITE ADDRESS: 3030 MOHR AVENUE

7. SITE AREA: 26.6± ACRES (946-4634-001)
3.4± ACRES (PORTION OF 946-4634-002)
30.0± ACRES (TOTAL)

8. EXISTING GENERAL PLAN: EAST COUNTY AREA PLAN – MEDIUM DENSITY RESIDENTIAL (ALAMEDA COUNTY)

9. PROPOSED GENERAL PLAN: MDR – MEDIUM-DENSITY RESIDENTIAL (CITY OF PLEASANTON)

10. EXISTING ZONING: AGRICULTURE

11. PROPOSED ZONING: PUD – PLANNED UNIT DEVELOPMENT

12. DWELLING UNITS: 189 SINGLE FAMILY HOMES

13. BENCHMARK: AN NGS BRASS DISK SET IN BRIDGE SIDEWALK, DESIGNATION P 929 RESET, PID AJ8711, HAVING AN NGVD29 PUBLISHED ELEVATION OF 361.6 FEET.
CONVERSION FACTOR EQUATION: NAVD88 = NGVD29 + 2.76'

14. STREETS: ALL STREETS WITHIN THE SUBDIVISION INCLUDING STREET A (ADJACENT N/S STREET) WILL BE PUBLIC STREETS MAINTAINED BY CITY OF PLEASANTON. DRIVE AISLES WILL BE PRIVATE AND MAINTAINED BY THE HOA.

15. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0336G.

DATED: AUGUST 3, 2009

16. WATER: PUBLIC-CITY OF PLEASANTON

17. SANITARY SEWER: PUBLIC-CITY OF PLEASANTON

18. STORM DRAIN: PRIVATE-HOA

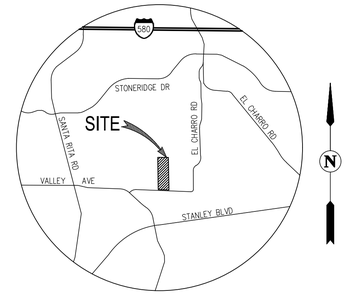
19. GAS & ELECTRIC: PG&E

20. TELEPHONE: AT&T / COMCAST

21. DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

ABBREVIATIONS

CL	CENTERLINE
BD	BOUNDARY
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
INV	INVERT
HP	HIGH POINT
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
OB	OVER-BUILD
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
W	WATER



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		RIGHT OF WAY
		LOT LINE
x 165.0	x 165.0	SPOT ELEVATIONS
EX SD	SD	STORM DRAIN LINE (PRIVATE)
EX SS	SS	SANITARY SEWER (PUBLIC)
EX W	W	WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
	20 / PARCEL A	LOT NUMBER / PARCEL NUMBER
	P	PAD ELEVATION
	0.50%	APPROXIMATE STREET SLOPE
		OVERLAND RELEASE

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.1	OVERALL OFFSITE UTILITY PLAN
C5.2	OFFSITE GRADING AND DRAINAGE PLAN AND STORMWATER CONTROL PLAN
C5.3	OFFSITE UTILITY PLAN – MOHR AVENUE CONNECTION

VESTING TENTATIVE MAP - TRACT 8423

TITLE SHEET

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: JANUARY 2026

0 100 200 300

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ROSEVILLE ▪ (916) 788-4456
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SHEET NO. C0.0 OF 11 SHEETS

JOB NO.: 3435-010

F:\3435-010\ACAD\TM\C0.0.DWG

PARCEL B
PM 11230
(NOT A PART)

PARCEL B
PM 11230
(PORTION)
(3.4± AC)

74.02'

LOT LINE ADJUSTMENT

N00°54'22"W 1891.67'

74.17'

N89°41'49"W 690.31'

616.29'

N87°03'49"W 691.71'

617.54'

ACFC & WCD

EXISTING UTILITY POLE TO BE REMOVED

EX PG&E POLE LINE EASEMENT 99-370054 (TO BE QUITCLAIMED WHEN EX POLE LINE IS UNDERGROUNDED)

EXISTING UTILITY POLE TO BE REMOVED

10' PG&E ELECTRIC EASEMENT 2013097366 (TO BE QUITCLAIMED)

PARCEL A
PM 11230
(26.6± AC)

EXISTING UTILITY POLES TO TO BE REMOVED ALONG PROJECT FRONTAGE (TYP)

EXISTING FENCE TO BE REMOVED

BUSCH ROAD

N00°54'22"W 1863.29'

TRACT 8004
305 M 28

TRACT 8103
321 M 97

VESTING TENTATIVE MAP - TRACT 8423

EXISTING CONDITIONS

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: JANUARY 2026

0 60 120 180

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SHEET NO.
C1.0
OF 11 SHEETS

JOB NO.: 3435-010

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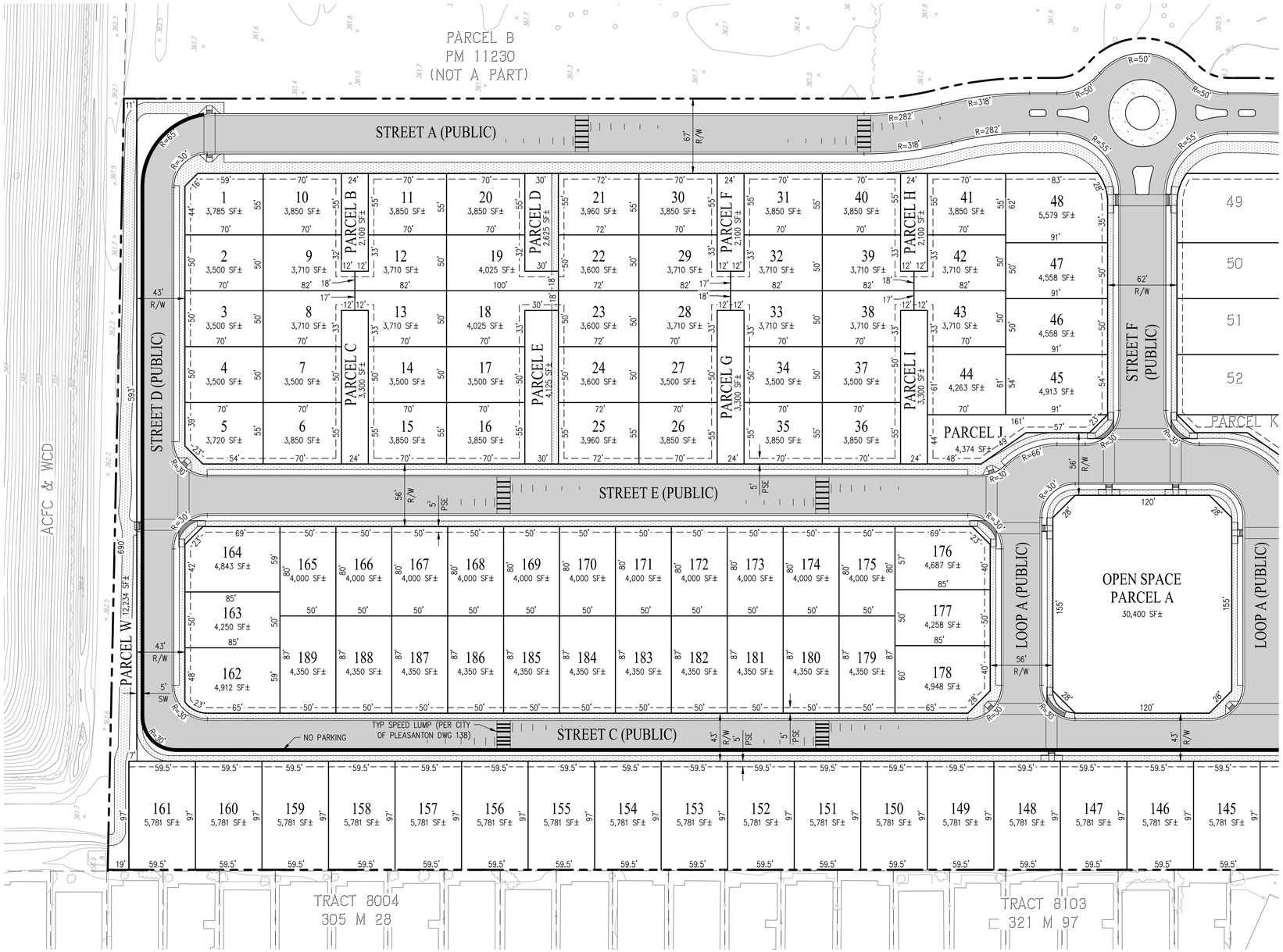
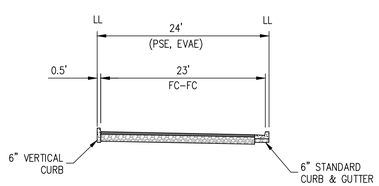


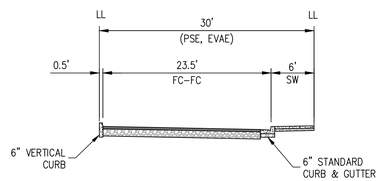
SEE SHEET C2.2

PARCEL	PARCEL AREA (SF)
PARCEL A	30,400
PARCEL B	2,100
PARCEL C	3,300
PARCEL D	2,625
PARCEL E	4,125
PARCEL F	2,100
PARCEL G	3,300
PARCEL H	2,100
PARCEL I	3,300
PARCEL J	4,374
PARCEL W	12,234

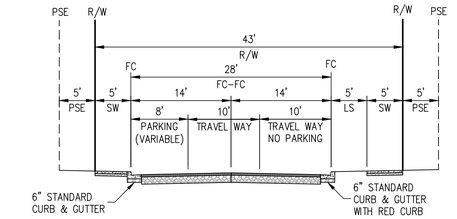
NOTES:
1. SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET PARKING. PROPOSED PARKING SHALL NOT INTERFERE WITH DRIVEWAY APPROACHES OR FIRE HYDRANTS.
2. ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.
3. PARCELS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, & W SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. EACH PARCEL LISTED PREVIOUSLY SHALL HAVE A PSE AND EVAE.



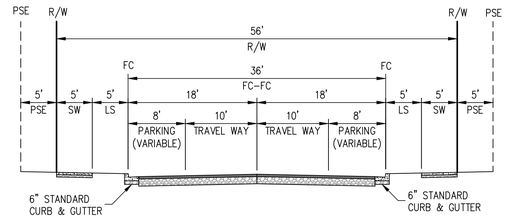
TYPICAL SECTION
(24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'



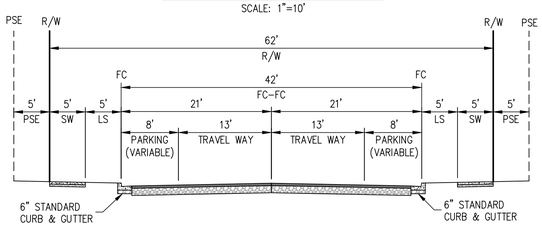
TYPICAL SECTION
(30' PRIVATE DRIVE AISLE)
SCALE: 1"=10'



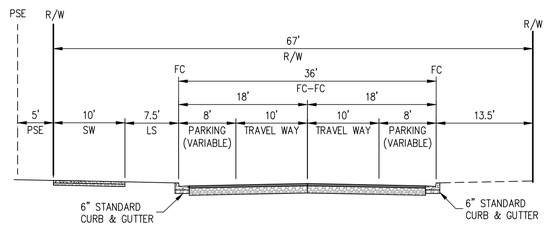
TYPICAL SECTION
(43' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL SECTION
(62' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL SECTION
(67' PUBLIC RIGHT OF WAY*)
SCALE: 1"=10'

*NOTE:
RIGHT OF WAY INCREASES AT AND AROUND ROUNDABOUT

VESTING TENTATIVE MAP - TRACT 8423

SITE PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

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JOB NO.: 3435-010

SHEET NO. C2.1 OF 11SHEETS

F:\3435-010\ACAD\TM\C2.1.DWG

SEE SHEET C2.1

PARCEL B
PM 11230
(NOT A PART)

STREET A (PUBLIC)

STREET F (PUBLIC)

LOOP A (PUBLIC)

OPEN SPACE
PARCEL A
30,400 SF±

PARCEL K
2,092 SF±

STREET B (PUBLIC)

TYP SPEED LUMP (PER CITY OF PLEASANTON DWG NO. 138)

STREET C (PUBLIC)

NO PARKING

* BUSCH ROAD

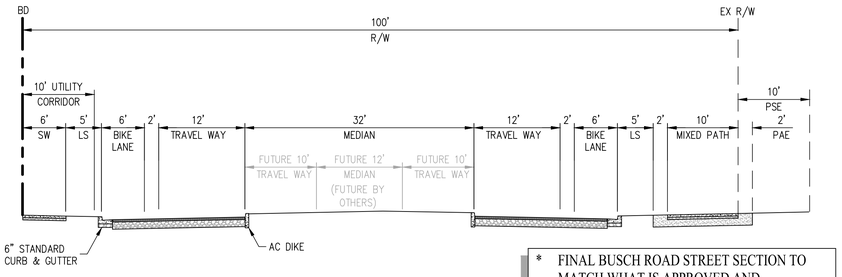
PARCEL V
1,123 SF±
(PSE)

EX 100' R/W

TRACT 8103
321 M 97

CITY OF PLEASANTON

PARCEL	PARCEL AREA (SF)
PARCEL A	30,400
PARCEL K	2,092
PARCEL L	2,100
PARCEL M	3,300
PARCEL N	2,100
PARCEL O	3,300
PARCEL P	2,625
PARCEL Q	4,125
PARCEL R	2,100
PARCEL S	3,300
PARCEL T	2,100
PARCEL U	3,300
PARCEL V	1,123



BUSCH ROAD *
SCALE: 1"=10'

NOTES:
1. SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET PARKING. PROPOSED PARKING SHALL NOT INTERFERE WITH DRIVEWAY APPROACHES OR FIRE HYDRANTS.
2. ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.
3. PARCELS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, & W SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. EACH PARCEL LISTED PREVIOUSLY SHALL HAVE A PSE AND EVAE.

* FINAL BUSCH ROAD STREET SECTION TO MATCH WHAT IS APPROVED AND COORDINATED AS A PART OF THE VILLAGES AT THE QUARRY PROJECT'S IMPROVEMENT PLANS TO THE SOUTH.

VESTING TENTATIVE MAP - TRACT 8423

SITE PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

JOB NO.: 3435-010

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SEE SHEET C5.1 FOR OFFSITE UTILITIES

PARCEL B
PM 11230
(NOT A PART)

OVERLAND RELEASE (TYP)

STREET A

STREET D

STREET E

STREET C

STREET F

LOOP A

PARCEL A
OPEN SPACE

ACFC & WCD

SEE SHEET C3.2

SEE SHEET C5.3 FOR OFFSITE UTILITIES AND OVERLAND RELEASE NOTES

TRACT 8004
305 M 28

TRACT 8103
321 M 97

BINGHAM STREET

1.5' MAX RET WALL

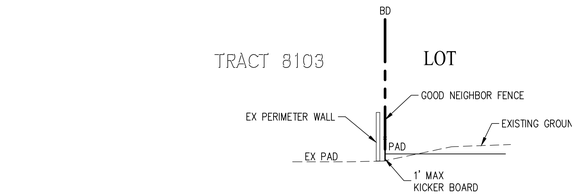
2.0' MAX RET WALL

2.5' MAX RET WALL

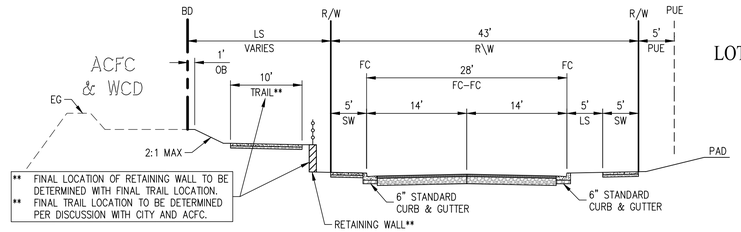
4.0' MAX RET WALL

0'-6' RET WALL

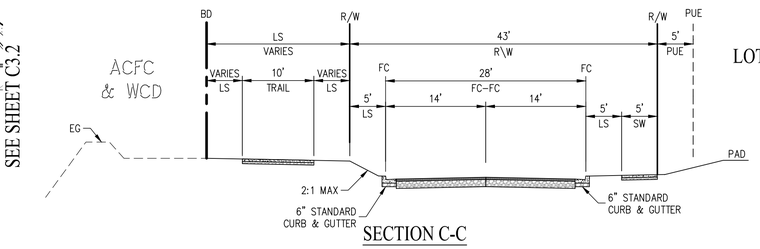
OVERLAND RELEASE SDCB



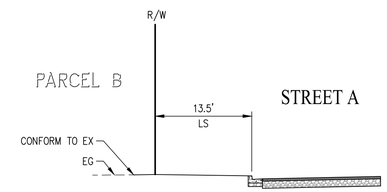
SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'

VESTING TENTATIVE MAP - TRACT 8423

GRADING PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

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JOB NO.: 3435-010

SHEET NO. C3.1 OF 10SHEETS

F:\3435-010\ACAD\TM\C3.1.DWG

SEE SHEET C5.1
FOR OFFSITE UTILITIES

SEE SHEET C3.1

PARCEL B
PM 11230
(NOT A PART)

STREET A

STREET B

STREET C

STREET F

LOOP A

PARCEL A
OPEN SPACE

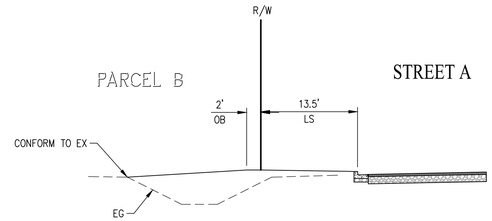
BUSCH ROAD

CITY OF PLEASANTON

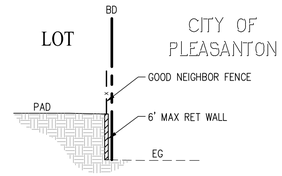
TRACT 8103
321 M 97

OVERLAND RELEASE (TYP)

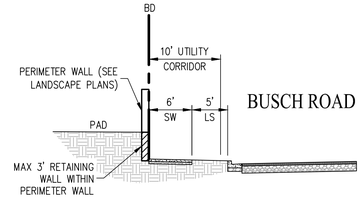
OVERLAND RELEASE PATH



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'

VESTING TENTATIVE MAP - TRACT 8423

GRADING PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

JOB NO.: 3435-010

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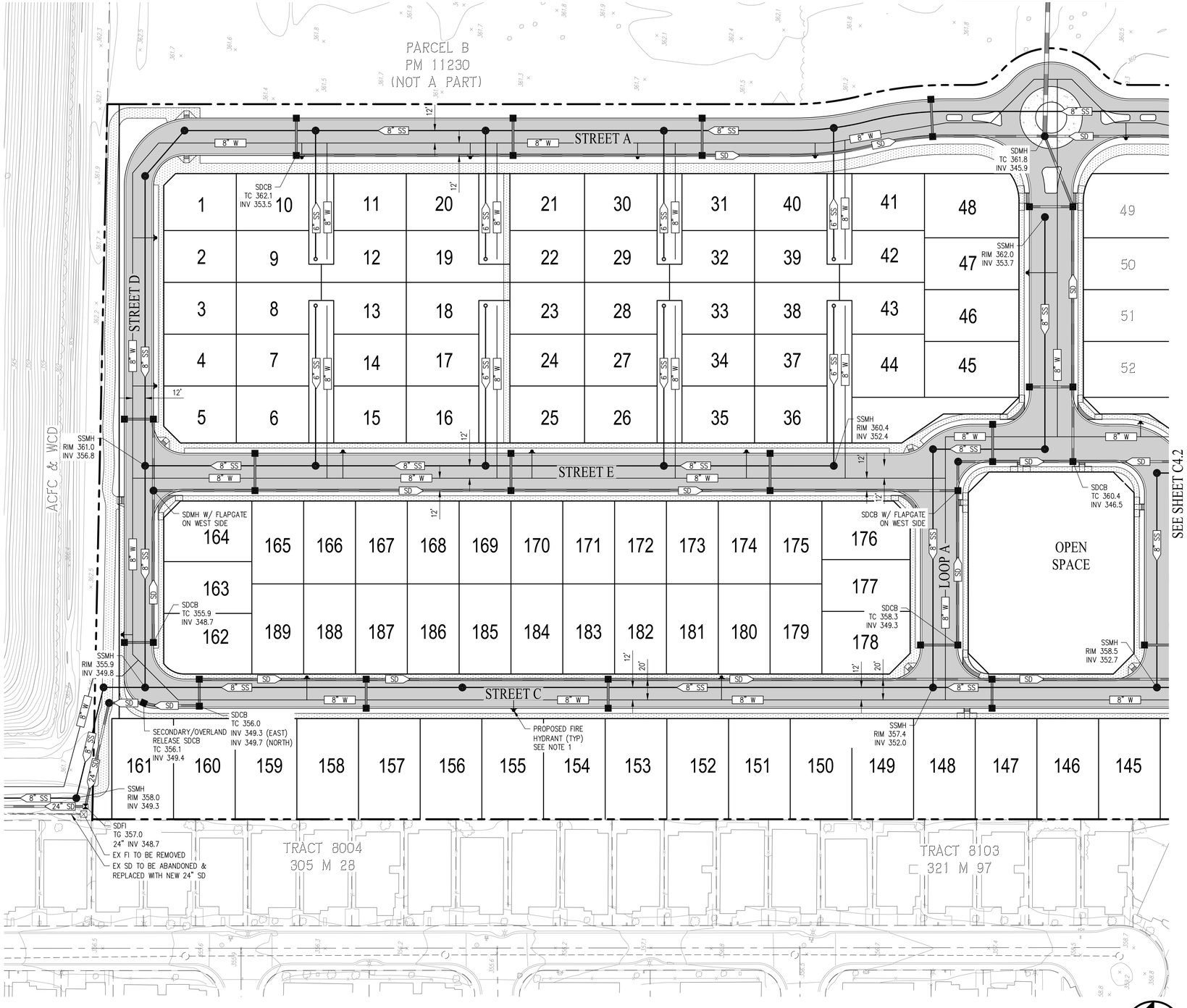
SHEET NO.
C3.2
OF 11 SHEETS

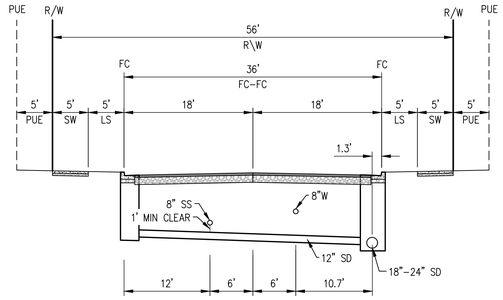
F:\3435-010\ACAD\TM\C3.2.DWG

SEE SHEET C5.1 FOR OFFSITE UTILITIES

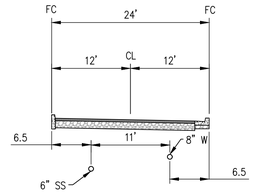


SEE SHEETS C5.1 & C5.3 FOR OFFSITE UTILITIES

SEE SHEET C4.2



TYPICAL UTILITY SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL UTILITY SECTION
(24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'

NOTE:
WATER MAIN TO BE DUCTILE IRON WHERE CLEARANCE TO SEWER LATERAL IS VERTICALLY LESS THAN 1'.

TYPICAL UTILITY LATERAL DETAIL
SCALE: 1"=5'

NOTES:

1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.
2. MINIMUM PROPOSED SLOPE 8" SS = 0.0030
3. MINIMUM PROPOSED SLOPE 6" SS = 0.0050

VESTING TENTATIVE MAP - TRACT 8423

UTILITY PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

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SHEET NO.
C4.1
OF 11 SHEETS

JOB NO.: 3435-010

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SEE SHEET C5.1
FOR OFFSITE UTILITIES

SEE SHEET C5.2
FOR OFFSITE FORCE MAIN

SEE SHEET C4.1

PARCEL B
PM 11230
(NOT A PART)

STREET A

STREET B

STREET C

LOOP A

BUSCH ROAD

OPEN SPACE

TRACT 8103
321 M 97

CITY OF PLEASANTON

SDMH
TC 361.8
INV 345.9

SSMH
RIM 361.1
INV 356.6

SDCB
TC 361.1
INV 353.0

CONNECT TO EX WATER

CONNECT TO EX WATER

SDCB
TC 360.4
INV 346.5

SSMH
RIM 358.5
INV 352.7

SDMH W/ FLAPGATE
ON WEST SIDE

SDCB
TC 359.0
INV 347.1

SSMH
RIM 359.6
INV 355.3

SDCB
TC 359.8
INV 350.5

SSMH
RIM 359.8
INV 355.6

SDCB
TC 359.3
INV 354.5

PROPOSED FIRE
HYDRANT (TYP)
SEE NOTE 1

48	49	57	58	67	68	77	78	87	88	97	98	
47	50	56	59	66	69	76	79	86	89	96	99	
46	51	55	60	65	70	75	80	85	90	95	100	
45	52	54	61	64	71	74	81	84	91	94	101	
		53	62	63	72	73	82	83	92	93	102	

	114	113	112	111	110	109	108	107	106	105	104	103
	115											
	116	117	118	119	120	121	122	123	124	125	126	127

148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	131

	128
	129
	130

NOTES:

1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.
2. MINIMUM PROPOSED SLOPE 8" SS = 0.0030
3. MINIMUM PROPOSED SLOPE 6" SS = 0.0050

VESTING TENTATIVE MAP - TRACT 8423

UTILITY PLAN

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

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SHEET NO.
C4.2
OF 11SHEETS

JOB NO.: 3435-010

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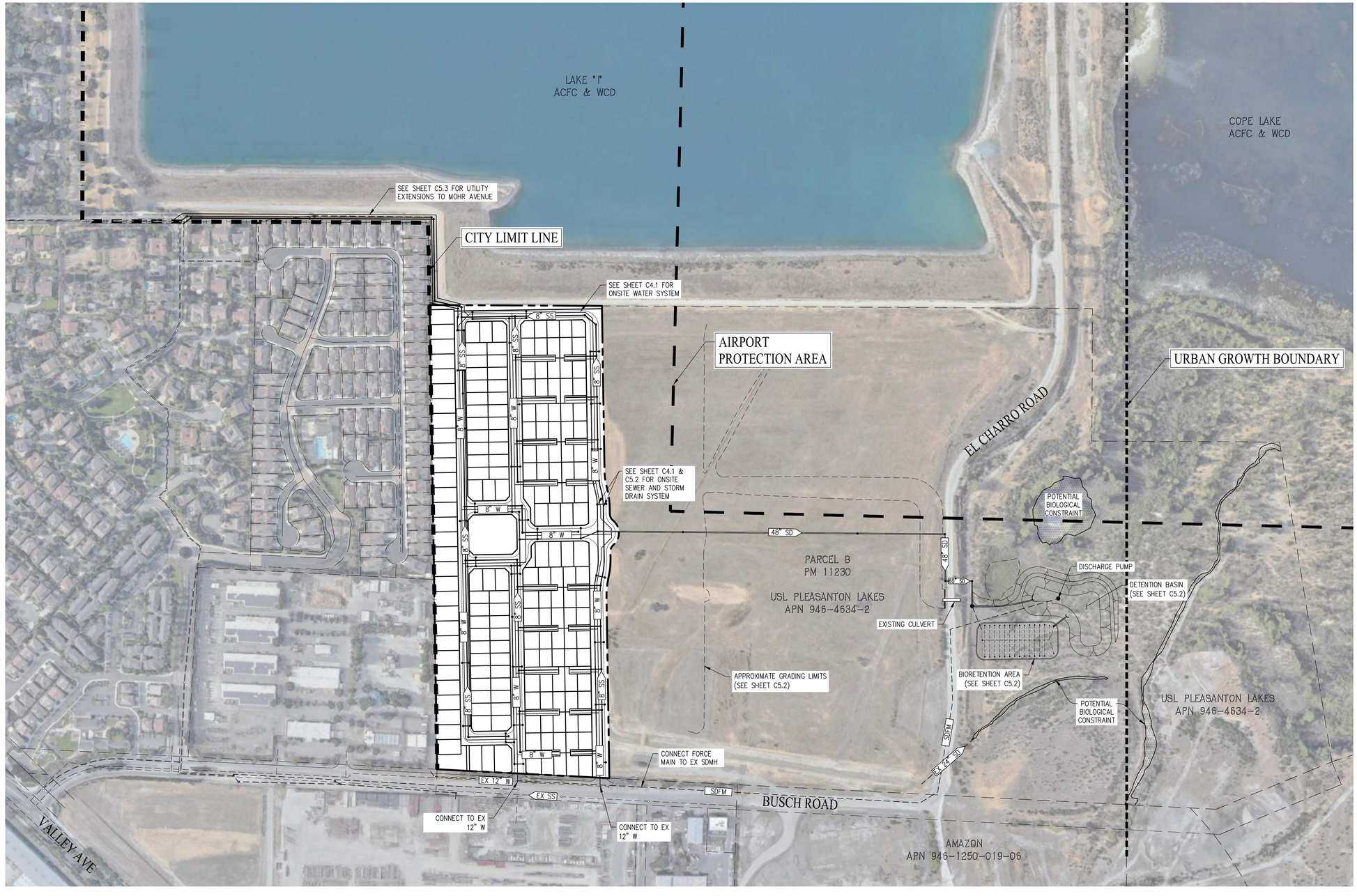

LEGEND

- PROJECT BOUNDARY
- CITY LIMIT LINE
- URBAN GROWTH BOUNDARY
- AIRPORT PROTECTION AREA
- STORM DRAIN LINE (PRIVATE)
- SANITARY SEWER (PUBLIC)
- WATER (PUBLIC)
- POTENTIAL BIOLOGICAL CONSTRAINT

NOTES:

1) PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

2) ALL STORM DRAIN FACILITIES EAST OF STREET A SHALL BE PUBLIC AND WITHIN A PUBLIC STORM DRAIN EASEMENT.

VESTING TENTATIVE MAP
TRACT 8423
OVERALL OFFSITE UTILITY PLAN
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 200' DATE: JANUARY 2026

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0 200 400 600

SHEET NO. C5.1 OF 11 SHEETS

JOB NO.: 3435-010

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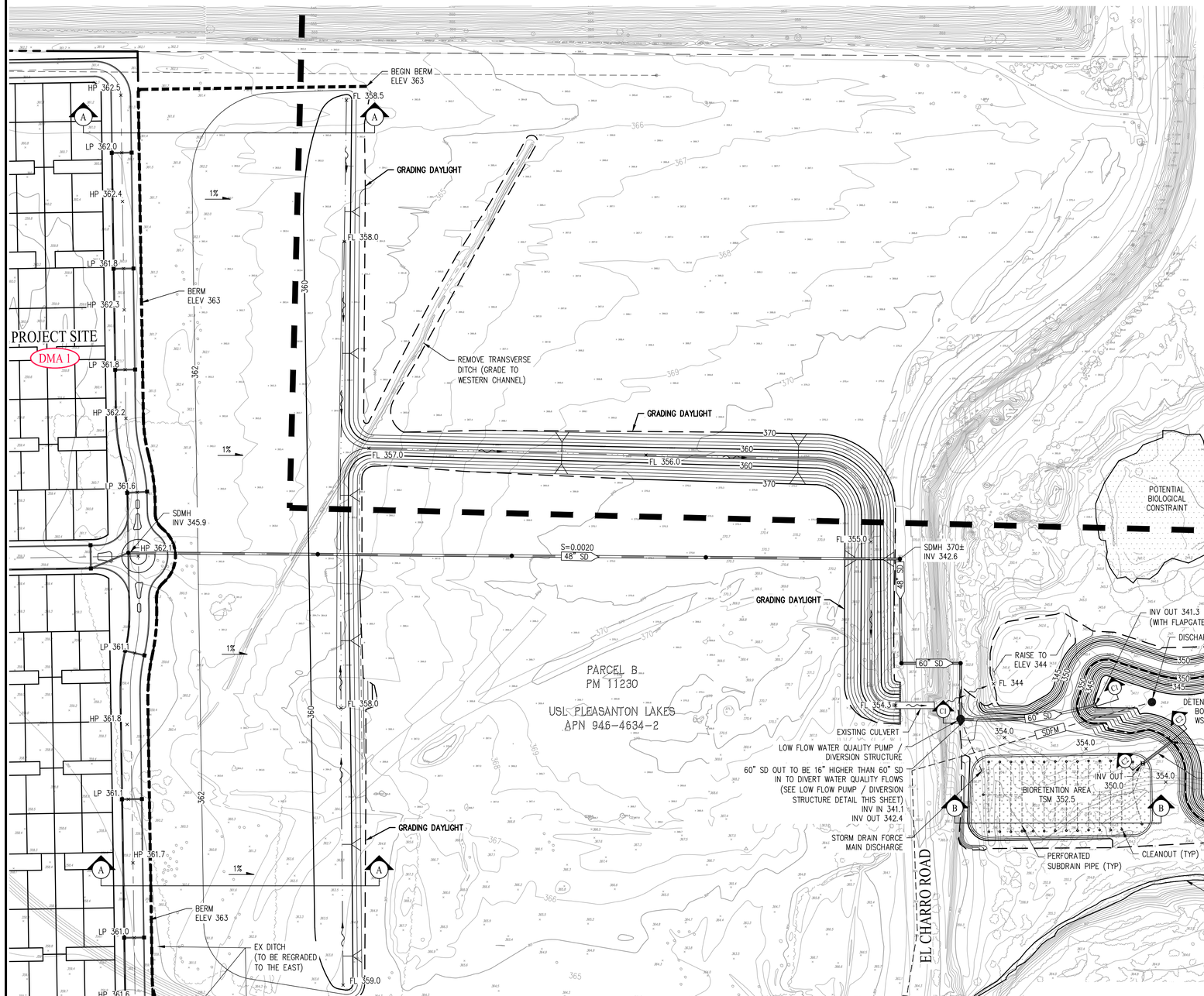
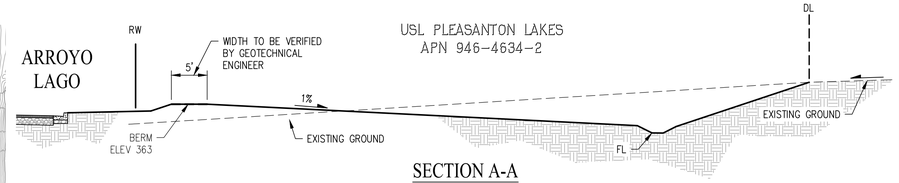
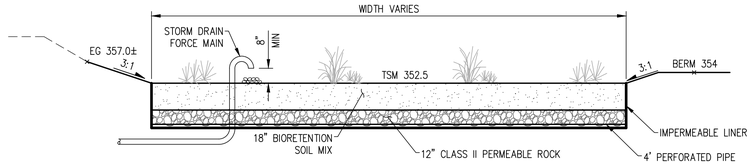
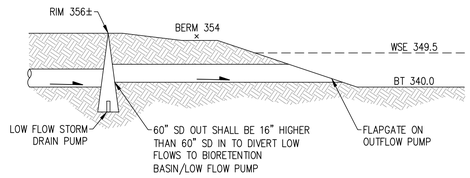




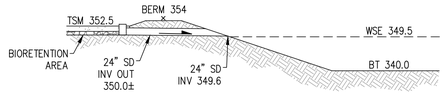
SECTION A-A



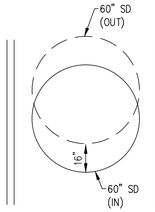
SECTION B-B



SECTION C1-C1



SECTION C2-C2



NOTES

1. 16" IS REPRESENTATIVE OF 4 CFS (TREATMENT FLOW)
2. FLOAT TO BE INCORPORATED INTO FINAL PUMP DESIGN TO TURN OFF PUMP IF WATER IS OVER THE 16" LEVEL.

LOW FLOW PUMP / DIVERSION STRUCTURE DETAIL

DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	922,043	361,248	958,168	38,327	40,000

NOTES

- VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
- REQUIRED TREATMENT AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS.

LEGEND

BIORETENTION AREA

DMA 1 — DRAINAGE MANAGEMENT AREA

VESTING TENTATIVE MAP
TRACT 8423
OFFSITE GRADING AND DRAINAGE PLAN AND STORMWATER CONTROL PLAN
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: JANUARY 2026

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0 100 200 300

SHEET NO. C5.2 OF 11SHEETS

JOB NO.: 3435-010

F:\3435-010\ACAD\TM\C5.2-ALT 2.DWG

PROPOSED INLET WITH FLAP GATE FOR OVERLAND RELEASE INTO MOHR AVENUE FROM A PORTION OF THE ARROYO LAGO PROJECT.

GRATE ELEVATION IS BELOW ARROYO LAGO FOR OVERLAND RELEASE. STORM WATER WILL BUBBLE UP IN LARGER STORM EVENTS INTO MOHR AVENUE WHEN THE EXISTING 54" MOHR AVENUE STORM DRAIN PIPE IS FULL (ONLY INITIATED IF PRIMARY ARROYO LAGO SYSTEM IS ALSO AT CAPACITY PER STANDARDS OR BLOCKAGE)

ACFC

CITY OF PLEASANTON

CONNECT TO EX 16"

EXISTING OVERLAND RELEASE

MOHR AVENUE

EX 18" W

EX 54" SD

EX 8" SS

355±

12" W

8" SS (S=0.3%)

24" SD

APPROXIMATE EX FENCE

REMOVE EXISTING CHAIN LINK FENCE FOR PEDESTRIAN ACCESS

SDMH RIM 360.0 INV 345.3

SSMH RIM 360.0 INV 348.3

CONNECT TO EX 54" INV 338.3±

CONNECT TO EX 8" INV 345.2±

REMOVE/ABANDON EX PIPE

SSMH RIM 354.0 INV 346.7

UPSIZE EXISTING SD PIPE FOR SECONDARY RELEASE OF PORTION OF ARROYO LAGO

APPROXIMATE EX JT FACILITIES

APPROXIMATE EX JT FACILITIES

APPROXIMATE EX JT FACILITIES

PROPOSED 40' EASEMENT FOR NEW SD, SS, W, AND PUBLIC ACCESS (RESTRICTED TO BIKES/PEDESTRIANS AND AUTHORIZED CITY MAINTENANCE EQUIPMENT

ACFC

TRACT 7431

BINGHAM COURT

EX SD

SAGEWOOD COURT

IRONGATE DRIVE

IRONWOOD TRACT 8004

BRADFORD WAY

CHATHAM PLACE

SSMH RIM 358.0 INV 349.3

EX FI TG 357.0 EX 12" INV 351.8 PR 24" INV 348.9

SECONDARY/OVERLAND RELEASE SDCB

356

8" W

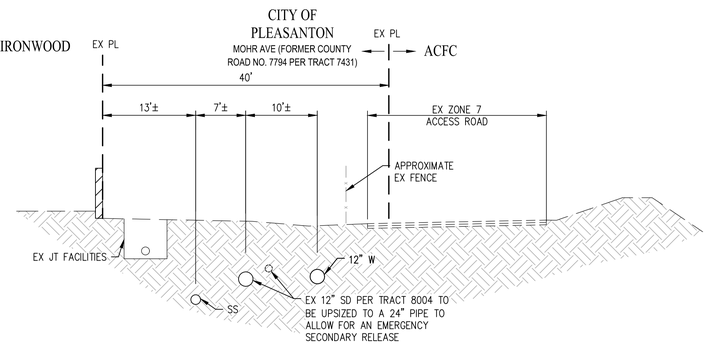
8" SS

SD

FLOW TO SECONDARY RELEASE PIPE (ONLY INITIATED IF PRIMARY ARROYO LAGO IS AT CAPACITY PER STANDARDS OR BLOCKAGE)

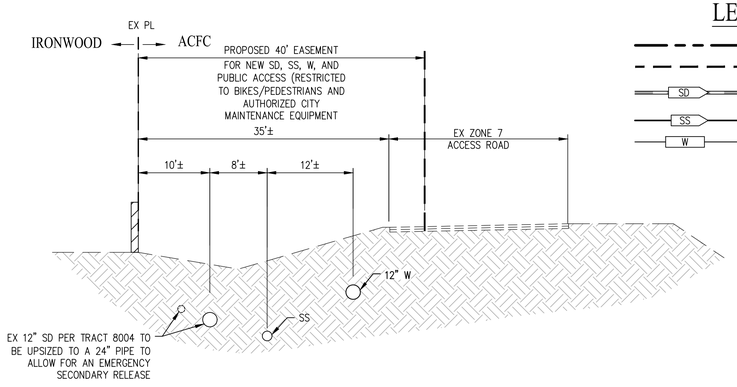
PRIMARY STORM DRAIN WITH FLAPGATE TO PREVENT BACKWATER FROM ARROYO LAGO ENTERING SECONDARY RELEASE PIPE (ADDITIONAL NECESSARY FLAPGATES SHOWN ON SHEETS C4.1 & C4.2)

ARROYO LAGO



SECTION A-A

SCALE: 1" = 10'



SECTION B-B

SCALE: 1" = 10'

LEGEND

- PROJECT BOUNDARY
- PROPOSED EASEMENT
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER
- W — WATER

VESTING TENTATIVE MAP - TRACT 8423

OFFSITE UTILITY PLAN - MOHR AVENUE CONNECTION

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JANUARY 2026

0 50 100 150

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SHEET NO. C5.3 OF 11 SHEETS

JOB NO.: 3435-010

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EXHIBIT C

RESOLUTION NO. PC-2026-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL APPROVE THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLEASANTON AND 330 LAND COMPANY, LLC, FILED UNDER CASE NOS. P25-0115, P25-0116, P25-0118, PUD-154, and TRACT 8423

WHEREAS, on February 25, 2025, 330 Land Company, LLC (the "Applicant"), on behalf of USL Pleasanton Lakes LP (the "Property Owner"), applied for the following development on a site to the immediate east of 3333 Busch Road: (1) annexation (P25-0115) of approximately 30 acres from unincorporated Alameda County to the City of Pleasanton (consisting APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2); (2) adoption of General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (4) Rezone (P25-0118) said parcels in County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (5) a Planned Unit Development (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (6) a Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (7) approval of a Pre-Annexation and Development Agreement (hereinafter the "Project"); and

WHEREAS, the Project site is a vacant site located on the north side of Busch Road with APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2; and

WHEREAS, the Project site is part of the area to be regulated by the East Pleasanton Specific Plan (when adopted), and currently has no General Plan land use designation; and

WHEREAS, the Applicant and the City have negotiated a proposed Pre-Annexation and Development Agreement ("PADA") to strengthen the public planning process, encourage private participation in comprehensive planning, secure certain community benefits, and reduce the economic risk of development of the Project; and

WHEREAS, the Applicant and City have likewise negotiated an Affordable Housing Agreement ("AHA"), stipulating the terms of the Project's requirement to provide affordable housing per the applicable provisions of Pleasanton Municipal Code Chapter 17.44; and

WHEREAS, the City of Pleasanton, as Lead Agency for the Project's compliance with the California Environmental Quality Act ("CEQA") prepared an Addendum to the Environmental Impact Report ("EIR") (SCH 2023050339) prepared for the Project, in compliance with CEQA Guidelines Sections 15162 and 15164, addressing minor revisions to the proposed annexation of the Project to the City; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, and prior to making a recommendation on the Project, the Planning Commission considered the Addendum and adopted Resolution No. PC-2026-15, recommending the City Council adopt the Addendum as prepared in compliance with CEQA Guidelines Sections 15162 and 15164, and finding that the

DRAFT

Addendum adequately described the Project, its significant environmental impacts, and mitigation measures; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, the Planning Commission conducted a public hearing at which it considered the agenda report, all public testimony, relevant exhibits, and staff recommendations regarding the approvals of the Project entitlements and adopted Resolution No. PC-2026-16, recommending the City Council approve the Project entitlements and approvals listed above, except for the PADA; and

WHEREAS, at its duly noticed public meeting of June 24, 2026, the Planning Commission conducted a public hearing at which it considered the agenda report, all public testimony, relevant exhibits, and staff recommendations regarding the approvals of the Project entitlements and the Pre-Annexation and Development Agreement labeled as Attachment 1 included hereto and made a part hereof; and

WHEREAS, the Planning Commission has reviewed the PADA and found it to be consistent with the General Plan, as proposed to be amended, and that it would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written agenda reports and all public comments and testimony:

Section 1: Adopts the recitals set forth above as if restated here in full.

Section 2: Pursuant to California Government Code Section 65867.5, the Planning Commission finds and recommends that the City Council, after taking action on the Project, find that the approval of the Pre-Annexation and Development Agreement, based on the terms, would provide substantial public benefits, including transportation and infrastructure improvements, and financial contributions toward public facilities, and is consistent with the General Plan, insomuch as it:

a. Contains all terms required by state law, as reflected in California Government Code Section 65865.2, including the duration (a 10-year term with no extension), as well as the permitted uses of the property (single-family homes, public park, subdivision improvements, and trail extension), density (6.3 dwelling units/acre), maximum height (22'-30') and size of proposed buildings (2,551 ft^2 – 3,398 ft^2), and provisions for reservation or dedication of land for public purposes, as set forth in the Project entitlement approvals described above;

b. Is consistent with the General Plan, per California Government Code Section 65867.5(b), in that it will implement various General Plan policies and programs, including:

i. Sustainability Program 2.6 (“Require design features in new development and redevelopment areas to encourage transit, bicycle, and pedestrian access, such as connections between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible”) in that it will include a Class 1 trail extension between the Project site and Mohr Avenue to facilitate transit, bicycle, and pedestrian access.

ii. Land Use Policy 25 (“Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards”) as it will annex a portion of unincorporated land immediately adjacent to city limits where the applicant is willing to accept City services and comply with City development standards, as reflected in the requested PUD for the Project.

iii. Land Use Policy 23 (“Maintain a permanent Urban Growth Boundary [UGB] beyond which urban development shall not be permitted”) as the Project site is within the City’s UGB.

c. Provides, as required by California Government Code Section 65867.5(c), that the tentative map prepared for the subdivision will comply with California Government Code Section 66473.7.

Section 3: The Planning Commission hereby recommends the City Council adopt an ordinance approving the Pre-Annexation and Development Agreement.

Section 4: 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 June 24, 2026, by the following vote:

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

ATTEST:

_____
Derek Farmer
Secretary, Planning Commission

_____
Brandon Pace
Chair

APPROVED AS TO FORM:

_____
Katherine Wisinski
Assistant City Attorney

EXHIBIT C

ATTACHMENT 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Pleasanton
City Clerk's Office
123 Main Street
Pleasanton, CA 94566

Recording Fees Exempt Pursuant to
Government Code § 27383

ABOVE SPACE FOR RECORDER'S USE

PRE-ANNEXATION AND DEVELOPMENT AGREEMENT

FOR ARROYO LAGO RESIDENTIAL DEVELOPMENT AT 3030 MOHR AVENUE, PLEASANTON, CALIFORNIA

THIS PRE-ANNEXATION AND DEVELOPMENT AGREEMENT ("***Agreement***") is made and entered into in the City of Pleasanton on _____, 2026, by and between the CITY OF PLEASANTON, a municipal corporation ("***City***"), and 330 Land Company, a California limited liability company ("***Developer***"), pursuant to the authority of California Government Code §§ 65864, *et seq.* City and Developer are sometimes referred to herein individually as a "***Party***" and collectively as the "***Parties***."

RECITALS

1. Developer has a legal or equitable interest in certain undeveloped real property located in the County of Alameda, California, consisting of approximately 29.9-acres located directly east of City's municipal limits between Lake I of the Zone 7 Chain of Lakes north of the subject property, Cope Lake to the east of the property and Busch Road to the south of the property, as more particularly described in **DA Exhibit A-1** attached hereto, and as diagrammed in **DA Exhibit A-2** attached hereto (the "***Project Site***"). Developer proposes to construct a residential subdivision comprising a total of one hundred and eighty-nine (189) single-family, detached market rate homes and forty-eight (48) deed-restricted Junior Accessory Dwelling Units (each, a "***JADU***"), and related on- and off-site improvements to serve the proposed residential uses, as detailed more fully in the Project Approvals (defined below) (the "***Project***").

2. The Alameda County Local Agency Formation Commission ("***LAFCO***") is the public agency responsible for designating the Sphere of Influence ("***SOI***") for the City and approving changes to the boundaries of the City according to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Cal. Government Code §§ 56000 *et seq*.) (the "***CKH Act***"). It is anticipated that LAFCO will approve annexation of the Project Site into the City in 2026.

3. The Project Site is located within the City's SOI and Urban Growth Boundary; and also falls within the East Pleasanton Specific Plan Area identified in the City's General Plan, for which the adoption of a Specific Plan potentially accommodating a variety of uses including residential, light industrial, commercial, and open space uses, has been long-contemplated but never completed and approved. The Project Site has the County land use designation of Medium Density Residential (MDR) until such time as the Project Site is annexed to City.

4. On June 14, 2022, prior to filing a formal development application, Developer filed a Preliminary Application pursuant to Senate Bill (SB) 330 with Alameda County. On November 18, 2022, Developer submitted a Development Plan and Vesting Tentative Subdivision Map Application (TR-8423) (collectively referred to herein as the "***County Development Application***") for a total of one hundred ninety four (194) market rate single-family detached homes and a minimum of forty nine (49) deed restricted accessory dwelling units (collectively, "***ADUs***"), along with related on- and off-site improvements to serve the proposed residential uses (collectively, the "***County Proposal***").

5. On February 17, 2023, the County deemed the County Development Application complete and thereafter made a consistency determination. The discretionary entitlement process for the County Proposal was subject to compliance with CEQA. To satisfy requirements under CEQA, the County, as lead agency, caused the preparation of an environmental impact report for the County Proposal (SCN: 2023050339), which consists of the Draft Environmental Impact Report, the Final Environmental Impact Report, and all appendices attached thereto (collectively, the "***Project EIR***"). As detailed more fully therein, the Project EIR evaluated the impacts of the construction and operation of the County Proposal as well as included an alternatives analysis that considered annexation of the Project Site into City for purposes of developing the proposed residential uses. City participated in the process for the Project EIR, including providing the County with comments thereon. On January 5, 2026, the County Planning Commission certified the Project EIR and approved the various discretionary entitlements associated with the County Development Application to allow the County Proposal to proceed. Thereafter, an appeal was filed by Zone 7 challenging the certification of the Project EIR and the Planning Commission's approval of the Project. On February 10, 2026, at a duly noticed public hearing, the Alameda County Board of Supervisors heard, considered and took action, denying the appeal, certifying the Project EIR, adopting the necessary CEQA findings, and approving the Project.

6. On February 18, 2025, the Pleasanton City Council ("***City Council***") considered the potential merits of annexation of the Project Site to allow for the development of the Project into the City, and provided direction to Developer to proceed with applications for annexation into the City. On February 25, 2025, formal applications for annexation and development were formally submitted to City, with the County Development Application continuing to be concurrently processed by Alameda County. On October 20, 2025, the City Council considered the key terms of this Agreement and provided further direction to City staff and Developer in this regard, and also directed the Parties to proceed with preparing and finalizing this Agreement for consideration by the City Council.

7. Despite obtaining entitlement approvals from the County, Developer has requested that the Project Site be annexed into the City, and related thereto Developer has proceeded to modify portions of the County Proposal (as reflected in the Project) to more closely align with applicable City development standards, adjusted grading, selected lot configurations, home designs and unit count to provide a better transition to the adjacent Village at Ironwood subdivision. Developer has also requested access to City services for purposes of the Project development, including but not limited to, water, sewer, police, fire and other government services. Developer applied for the following Project Approvals (defined below) from City: (a) General Plan Amendment (P25-0116) to designate the Project Site Medium Density Residential (MDR); (b) Pre-zoning (P25-0118) for the Project Site to Planned Unit Development (PUD) – MDR and related Planned Unit Development/Planned Unit Development Plan (PUD-154); (c) Request for City to initiate Annexation Proceedings (P25-0115); (d) Vesting Tentative Map (Tract No. 8423); and (e) this Agreement.

8. In compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City has prepared an Addendum to the Project EIR prepared and certified by the County for the Project.

9. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the State of California enacted California Government Code §§ 65864, *et seq*. (the "***Development Agreement Statute***"), which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property. City has determined that by entering into this Development Agreement:

a. City is receiving assurances of a quality development of the Project in accordance with the goals and policies set forth in the City of Pleasanton's General Plan as it exists on the "***Effective Date***" (defined below);

b. City will benefit and the public interest will be served from the annexation of this planned residential development into the City in order to more effectively provide municipal services to the Project's residents; contribute to local property taxes; and support new transportation and utilities infrastructure to serve the Project;

c. It will reduce uncertainties in planning and provide for the orderly development of the Project Site;

d. As detailed more fully herein, development of the Project Site will provide the City with the following public benefits:

i. Design and construction of an approximately 0.7-acre private park with an overlying public access easement in the Project Site.

ii. Design and installation of a public trail connection consistent with the Trails Master Plan along "Street A", as well as from "Street D" to Mohr Avenue at the Irongate Drive intersection, within the same easement area as the public utility corridor, subject to approval by the Zone 7 Water Agency ("***Zone 7***").

iii. In addition to required Project frontage improvements, design and installation of a six-foot wide sidewalk, as well as curb and gutter and roadway paving, on the north side of Busch Road extending from the westerly boundary of the project site to the westerly boundary of the City Operations Services Center/Public Works facility.

iv. Based on the increased infrastructure demand created by the Project, in combination with demand from other unrelated developments, Developer shall be responsible for its fair share costs of certain off-site water and sewer improvements as set forth in detail in Section 3.2(f) of this Agreement. As Developer will be funding and constructing such off-site water and sewer improvements and such improvements also provide a benefit to third parties, Developer shall receive fee credits and reimbursement from City, as well as directly from the benefitting properties through reimbursement agreements for their proportional benefit, for the oversizing of such off-site water and sewer improvements, all as detailed more fully herein.

v. If value-engineered engineering solutions are found that reduce the overall costs and are acceptable to City, then the Project's fair share will be recalculated utilizing the same methodology, but with the lower total improvement costs. In addition to required transportation development fees as specified below, payment of a monetary contribution to City

by Developer shall be made, to be used by City for the purpose of designing and constructing El Charro Road as a public road connection of up to four lanes from Stoneridge Drive to Busch Road and/or Stanley Boulevard ("***El Charro Extension***") in order to improve circulation within the broader East Pleasanton area and within the City.

vi. Construction of a total of forty-eight (48) JADUs in conjunction with the Project, which shall be deed-restricted for lower income households, and which shall satisfy the Project's affordable housing obligation under the City's local Inclusionary Zoning Ordinance.

vii. Designation of the City as the Point of Sale for Project-related construction materials and fixtures, to the extent permitted under applicable law.

10. CEQA Compliance. An Addendum to the Project EIR was prepared for and adopted by City. The Addendum was prepared to determine whether or not the Project EIR prepared for and certified by the County of Alameda for the County Proposal remains sufficient to address the potential impacts of the Project being proposed in City, which was a responsible agency for purposes of the Project EIR, or whether additional documentation is required under the California Environmental Quality Act (Public Resources Code [PRC] § 21000, *et seq*. and Cal. Code of Regulations, Tit. 14, Div. 6, Chapter 3, §§ 15000–15387) (CEQA). Pursuant to CEQA Guidelines Sections 15162 and 15164, the Addendum evaluated the proposed changes and documented the basis for the conclusion that the proposed changes would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and further, that no new information of substantial importance has occurred. Therefore, it was found and determined by City that preparation of a subsequent or supplemental EIR is not required.

11. Project Approvals. City has undertaken to consider and approve several actions to plan for future housing on the Project Site, including, without limitation, the following approvals (collectively, "***Project Approvals***"):

a. General Plan Amendment (P25-0116) ("***GPA***") to designate the Project Site Medium Density Residential (MDR); PUD Prezoning and Related Development Plan, Vesting Tentative Map, Pre-Annexation and Development Agreement, Initiation of Annexation Proceedings. Following review and recommendation by the City Planning Commission and after a duly noticed public hearing, the City Council approved the proposed GPA via Resolution No. _____, introduced ordinances to prezone the Project Site (P25-0118) and approve the related Planned Unit Development/Planned Unit Development Plan (PUD-154) by Ordinance Nos. _____ and _____. The City Council also approved: the Vesting Tentative Map (Tract No. 8423), this Agreement by introduction of Ordinance No. _____, and a Resolution to Initiate Annexation (P25-0115) for the Project as more particularly described in the foregoing City approval documents. Thereafter, at a duly noticed public hearing, the City Council adopted Ordinance Nos. ____, _____, and _____, respectively.

b. Approval of Alternative Means of IZO Compliance; Regulatory Affordable Housing Agreement. The City Council approved Developer's proposed alternative means of complying with City's Inclusionary Zoning Ordinance ("***IZO***") as reflected herein. Related thereto, the City Council, by Resolution No. _____, approved a Regulatory Affordable Housing Agreement (pursuant to City Municipal Code section 17.44.060) for the Project Site, which was in substantially the same as attached **DA Exhibit B** (the "***Regulatory AHA***").

12. In exchange for the benefits to City summarized in Recital 5(d) and detailed in Section 3.2 of this Agreement, together with the other public benefits that will result from the development of the Project Site with the Project, and subject to LAFCO approval, Developer will receive by this Agreement assurance that it may proceed with the Project in accordance with the Project Approvals and the Applicable Law (defined below), and therefore desires to enter into this Agreement.

13. Subject to LAFCO approval and completion of annexation, it is intended that City will annex the Project Site, and will have issued or shall concurrently with this Agreement issue, the Project Approvals relating to the development of the Project Site with the Project.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

AGREEMENT

ARTICLE A Pre-Annexation Obligations and Commitments

Section A.1 Annexation of Project Site. Within ten (10) days of the City Council's first reading of Ordinance No. ____ approving this Agreement, and consistent with the covenants, terms and conditions of this Agreement, City and Developer shall initiate proceedings under the CKH Act for annexation of the Project Site into the City. City and Developer agree to take such subsequent actions as may be reasonably required to complete the annexation of the Project Site under the conditions imposed by LAFCO and reasonably acceptable to City and Developer. Consistent with the Recitals set forth above, the Parties desire for the Project Site to be annexed into the City for development of the Project.

Section A.2 Support Annexation. In reliance on the representations and covenants herein, the Parties agree to support the annexation of the Project Site to the City, including to cooperate in: (i) the timely preparation and submittal of the annexation application of the Project Site to LAFCO; (ii) providing for the orderly transfer of jurisdiction over the Project Site from Alameda County to the City to avoid duplication of effort and any delay in processing occasioned by the annexation as evidenced by the Parties' cooperation in submitting and expeditiously processing the annexation request; and (iii) completing the annexation to enable the subdivision and development as contemplated by this Agreement and the other Project Approvals.

Section A.3 Binding Provisions. The Parties acknowledge and agree that the Term of this Agreement (described in Section 1.3 below) commences on the Effective Date; provided, however, that it shall not become operative until completion of annexation. This Agreement shall be a Development Agreement in accordance with the Development Agreement Statute as set forth in Government Code Section 65864, *et seq*., the Pleasanton Municipal Code, and the CKH Act.

ARTICLE 1 Description of Project Site, Effective Date and Term

Section 1.1 Description of Project Site. The real property which is the subject of this Agreement is the Project Site, as more particularly described and depicted in the attached **DA Exhibit A-1** and **DA Exhibit A-2**.

Section 1.2 Effective Date. The effective date of this Agreement ("***Effective Date***") shall be the later of (a) thirty (30) days after the date the City ordinances approving this Agreement and PUD Application No. 154 are adopted by the City Council and attested by the City Clerk, or (b) if a referendum petition is timely circulated, filed and qualified by the Elections Official, the date the election results on the ballot measure by City voters rejecting said petition and thereby approving this Agreement are certified by the City Council in the manner provided by the Elections Code. The Effective Date shall be inserted above, where indicated. Pursuant to Government Code Section 65865(b), this Agreement shall not become operative until annexation proceedings are completed pursuant to applicable laws and regulations no later than six (6) months from the Effective Date ("***Annexation Timing***"); provided, however, Developer shall have the right, in its sole discretion, to extend the Annexation Timing so long as the application to annex the Project Site ("***Annexation Application***") has been submitted to LAFCO for processing and consideration, with the Annexation Timing being so extended until such time as LAFCO takes action on and approves the Annexation Application and the related Certificate of Completion is prepared, executed and recorded by LAFCO. This Agreement shall be executed, acknowledged and recorded by the Parties within ten (10) days after the later of subsection (a) or (b) of this Section 1.2**.**

Section 1.3 Term. Subject to Sections 1.4 and 2.5 below, the term of this Agreement shall commence on the Effective Date and expire ten (10) years thereafter (the "***Term***"). Following the expiration of the Term, this Agreement shall be deemed terminated and of no further force or effect, subject to the provisions of Sections 6.2 and 6.3 that shall survive such termination; provided, however, such termination shall not affect any right or duty arising from the other Project Approvals.

Section 1.4 Effect of Development Project Approvals Challenge. In the event that any of the Project Approval(s) are challenged by a third party through a judicial action that results in a writ of mandate or court order that requires the City to modify or rescind the subject Project Approval(s), the effectiveness of this Agreement shall be suspended pending such modification or rescission. City's modification of the subject Project Approval(s) may necessitate that the Parties to this Agreement negotiate an amendment to this Agreement. City's rescission of the subject Project Approval(s) shall result in this Agreement no longer being in force and effect. In the event that Ordinances _____ and/or _____ adopting the PUD zoning/Development Plan and this Agreement, respectively, are challenged by a referendum petition, and such petition is timely circulated, filed and qualified for the ballot by the Elections Official, the effectiveness of this Agreement shall be suspended pending the results of the election upon the ballot measure. If the voters reject the referendum petition and thereby approve the subject Ordinance(s), then this Agreement shall no longer be suspended and this Agreement shall be in full force and effect as of the Effective Date. If the voters do not reject the referendum petition and thereby do not approve the subject Ordinance(s), then this Agreement shall no longer be in force and effect. Notwithstanding anything to the contrary in the foregoing, nothing in this Section 1.4 shall constitute a waiver by Developer of its right to challenge in court the validity of any such referendum petition. Pursuant to Section 2.5 below, the Term shall be extended for any period the effectiveness of the Agreement is suspended under this Section 1.4.

ARTICLE 2 Standards, Laws and Procedures Governing the Project

Section 2.1 Vested Right to Develop. Subject to annexation and Section 1.4 above, Developer shall have a vested right to construct and operate the Project at the Project Site in substantial conformance with the terms and conditions of this Agreement, the other

Project Approvals, the Subsequent Approvals (defined in Section 4.3 below) (as and when issued), the Applicable Law (defined in Section 2.3 below) and any amendments to the Project Approvals, Subsequent Approvals or this Agreement as shall, from time to time, may be approved pursuant to this Agreement.

Section 2.2 Permitted Uses. The permitted uses and the density and intensity of use of the Project Site; the maximum height, bulk and size of the proposed buildings; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Project, shall be as set forth in the Project Approvals and any Subsequent Approvals (but not in any way limit or otherwise conflict with any right to construct and operate as set forth in the Project Approvals).

Section 2.3 Applicable Law. "***Applicable Law***" shall mean, collectively, the Project Approvals and the other City laws, rules, regulations, official policies, standards and specifications governing development of the Project Site (including, but not limited to, the Zoning Ordinance, General Plan, and design and construction standards as amended by the Project Approvals), which are in force and effect on the Effective Date, except as otherwise provided in this Section 2.3 and Section 3.3 below. During the Term, to the extent there are any conflicts between the other Project Approval(s) or the Subsequent Approvals, including, but not limited to, condition(s) attached thereto, and this Agreement, the terms and conditions of this Agreement, including, without limitation, Developer's vested rights hereunder, shall govern and prevail.

This Section 2.3 shall not preclude the application to development of the Project or Project Site of:

a. Changes in Applicable Law if and to the extent that the terms of which are specifically mandated and required by changes in State or Federal laws or regulations. In the event State or Federal laws or regulations enacted after the Effective Date of this Agreement prevents or precludes compliance with provision(s) of this Agreement or requires changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal law or regulation.

b. Any ordinances, resolutions, orders, rules, official policies, standards, specifications, or other regulations promulgated or adopted by City or its electorate (through their power of initiative or otherwise) after the Effective Date (collectively, "***New City Laws"***) that relate to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure imposed at any time; provided, that such New City Laws are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties and such procedures are not inconsistent with procedures set forth in this Agreement.

c. New City Laws that revise City's uniform construction codes, including City's building code, plumbing code, mechanical code, electrical code, fire code, grading code and other uniform construction codes, as of the date of permit issuance; provided, that such New City Laws are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties.

d. Subject to the requirements set forth in Section 3.3(b)(4) below, New City Laws that are necessary to protect physical health and safety of the public; provided, that such

New City Laws are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties.e. New City Laws that do not conflict with this Agreement, the Vested Approvals or the Subsequent Approvals and further provided that such New City Laws are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties.

Section 2.4 Moratorium, Initiatives and Conflicting Enactments. To the extent consistent with State law (and excepting a declaration of a local emergency or state emergency as defined in Government Code § 8558), if any ordinance, resolution or other measure is enacted subsequent to the Effective Date, whether by action of City, by initiative, referendum, or otherwise, that imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which would otherwise affect the timely development or implementation of the Project or Project Approvals or Subsequent Approvals for all or any part of the Project Site ("***City Law***"), City agrees that such City Law shall not apply to the Project, the Project Site, this Agreement, the Project Approvals, or the Subsequent Approvals, if any, during the Term.

Section 2.5 Life of Project Approvals or Subsequent Approvals. The term of any other Project Approval or Subsequent Approval shall automatically be extended for the longer of the Term or the term otherwise applicable to such Project Approval or Subsequent Approval if this Agreement is no longer in effect. The term of any other Project Approval or Subsequent Approval shall not include any period of time during which any applicable development or utility moratorium, lawsuit, or the actions of other public agencies that regulate land use, delays the granting of any Subsequent Approval or the development of the Project, including, but not limited to, the period of time of any lawsuit challenging the Project Approvals and/or Subsequent Approvals. Any tentative map prepared for the Project shall comply with Government Code Section 66473.7.

Section 2.6 Reliance on Addendum. An Addendum to the Project EIR was prepared for and adopted by City. The Addendum was prepared to determine whether or not the Project EIR prepared for and certified by the County of Alameda in connection with the County Proposal remains sufficient to address the potential impacts of the Project being proposed in the City, which was a responsible agency for purposes of the Project EIR, or whether additional documentation is required under CEQA. Pursuant to CEQA Guidelines Sections 15162 and15164, the Addendum evaluated the proposed changes and documented the basis for the conclusion that the proposed changes would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and further, that no new information of substantial importance has occurred.

Section 2.7 Subsequent CEQA Review. In the event that any additional CEQA documentation is legally required for any discretionary Subsequent Approval for the Project, then the scope of such documentation shall be focused, to the extent possible consistent with CEQA, on the specific subject matter of the Subsequent Approval, and the City shall conduct such CEQA review in a timely manner.

ARTICLE 3 Developer Obligations

Section 3.1 Obligations of Developer Generally. The Parties acknowledge and agree that City's agreement to perform and abide by the covenants and obligations of City set forth in this Agreement is a material consideration for Developer's agreement to perform and abide by its covenants and obligations, as set forth herein.

Section 3.2 Developer Obligations. Developer shall comply with all of the requirements set forth below:

a. Design and complete grading for the Project in a manner that minimizes the grade differential between the Project's westerly lots and the abutting easterly lots within the Village at Ironwood subdivision; to satisfy this obligation, Developer shall perform the foregoing work in substantial conformance with the approved plans dated February 2026 (collectively, the "***Approved Plans***") and as otherwise set forth in the Project Approvals and Subsequent Approvals.

b. Design and construct an approximately 0.7-acre private park with an overlying public access easement within the Project Site, as set forth in more detail on Sheet L2 of the VTM. Developer shall be solely responsible for all costs associated with the design, installation, and ongoing maintenance of the Park, which shall be in substantial conformance with Sheet L2, except if and to the extent the Parties mutually agree to modify the foregoing. The Park shall be substantially completed, to the satisfaction of the City Engineer, no later than issuance of the certificate of occupancy for the one hundred (100th) residential unit in the Project (including model homes but exclusive of JADUs), except that the Director of Community and Economic Development may extend this to no later than the one hundred fiftieth (150^{th}) residential permit, upon request by Developer and should the Director of Community and Economic Development make the determination that completing and opening the Park to use at that time would present an unacceptable health and safety risk to the users of the Park (for example, due to construction activity). Developer shall provide City with a public access easement in recordable form over the area upon which the Park will be constructed, in a form reasonably approved by the City Attorney. "***Substantially complete***" for purposes of this subsection (b) is defined to mean the Park improvements have been installed pursuant to this subsection (b) and available to be used for the intended purpose but City's final inspection has not yet occurred.

c. Design and install (1) a trail extension from the Project's "Street A" to the area just north of Lot 161 along the project's northern property line, as well as (2) a trail extension from the property line just north of Lot 161 to Mohr Avenue at the Irongate Drive intersection, within the same easement area as the public utility corridor located north of the Village of Ironwood, which trail extension is identified in the 2019 Trails Master Plan Figure 3-2, as set forth in more detail on Sheet C4.1 and C5.3 of the VTM (collectively, the "***Trail Extension***"), which shall be dedicated to City in fee. Notwithstanding anything to the contrary in the foregoing, the portion of the Trail Extension to be located from the property line to Mohr Avenue at the Irongate Drive intersection shall be subject to the grant of the necessary easement to City by Zone 7 or other procurement of property rights to the same by City or Developer. Developer shall be solely responsible for all costs associated with the design, installation, and ongoing maintenance of the Trail Extension through the Maintenance CFD. The Trail Extension shall be substantially completed, to the satisfaction of the City Engineer, no later than one (1) year after both of the following have occurred: (i) the required easement from Zone 7 has been recorded, and (ii) all required approvals, entitlements and permits necessary to install the Trail Extension (including approval of related improvement plans by City and Zone 7) have been obtained. "***Substantially complete***" for purposes of this subsection (c) is defined to mean the required Trail Extension improvements have been installed pursuant to this subsection (c) and available to be used for the intended purpose and City's final inspection has occurred.

d. Pay the applicable transportation impact fee ("***TIF***") to City pursuant to this Agreement subject to applicable fee credits and reimbursements as provided for in attached **DA Exhibit H** and pursuant to the Applicable Law.

e. Participate in the necessary improvements to Busch Road. Per applicable provisions of Pleasanton Municipal Code Title 19 ('Subdivisions'), Developer is required to make certain improvements along and to Busch Road to allow for safe pedestrian, bicycle and vehicular ingress and egress to and from the Project Site, as reflected in the Project Approvals and **DA Exhibit C**. In addition, Developer will undertake, through construction or payment of a supplemental fair share payment, additional improvements along and to Busch Road. Collectively, these additional foregoing obligations are described as follows:

i. Pay one-third (1/3) of the total actual costs to construct the Busch Road Improvements (defined below) ("***Busch Road Reimbursement***") to City, which City shall promptly submit to the developer of the Villages of the Quarry Project ("***Kiewit Developer***") to reimburse same for Developer's fair share of the following improvements on Busch Road (collectively, "***Busch Road Improvements***") that the Kiewit Developer is conditioned to install. Payment of the Busch Road Reimbursement shall occur prior to the issuance of the building permit for the vertical construction of the Project's first residential unit (excluding model homes). The Busch Road Improvements shall, collectively, consist of:

1. Construction of Busch Road along the entirety of the Project frontage, as a two-lane roadway with landscaped median, sidewalks, and buffered bike lanes (with said improvement not being eligible for fee credit);

a. 2. Installation of a six-foot wide sidewalk, curb and gutter and roadway paving on the north side of Busch Road, extending to the western boundary of the City Operations Services Facility parcel (with said improvement eligible for fee credit as outlined in Exhibit C);

3. Installation of a single-lane roundabout at the intersection of Busch Road and Street B (with said improvement not being eligible for fee credit); and
4. Installation of a right turn lane on Busch Road, to the east of the roundabout, to allow for vehicles accessing the PGS weigh station to queue outside of the through travel lane (with said improvement not being eligible for fee credit).

ii. Notwithstanding the foregoing, if the Kiewit Developer does not install the Busch Road Improvements and thus Developer is required to so install pursuant to this Agreement and related Project conditions of approval, then Developer shall not be required to pay the Busch Road Reimbursement and instead shall construct said Improvements and shall receive all required fee credits and reimbursements in connection therewith as shown in **DA Exhibit C**, including, without limitation, any and all supplemental fair share payments for said improvements that City receives.

f. The Parties shall cooperate to process, consider and form or annex the Project into a maintenance Community Facilities District ("***CFD***") which shall provide adequate annual funding for maintenance (consistent with typical City service levels), in perpetuity, of the Trail Extension (to the extent installed pursuant to Section 3.2(c) above), in-tract public streets, sidewalks, lighting, in-tract utility facilities, and storm drainage (proposed to be located on

private property to the east of the Project Site), as further shown in attached **DA Exhibit D-1** and **DA Exhibit D-2** (the "**Maintenance CFD**"). The Parties shall formally commence this formation process promptly upon completion of annexation, and shall work collaboratively and with diligence and good faith to attempt to complete said formation process within six (6) months thereafter or within such other reasonable time frame agreed upon by the Parties. Formation of said Maintenance CFD shall occur prior to issuance of the building permit for the first residential unit. At Developer's request, the Parties shall also cooperate to process, consider and form a facilities CFD (the "**Facilities CFD**"). The combined total effective special tax rate for the Maintenance and Facilities CFDs shall not exceed one and one half percent (1.5%) of the total tax burden on each home. Furthermore, to the extent all or a portion of the Project's landscaping obligations are covered by the Project's Homeowners' Association ("***HOA***"), then the amount of said obligations shall be correspondingly reduced in the Maintenance CFD. If City fails to approve the foregoing CFD formation despite Developer's cooperation in this regard, Developer shall have no further obligations under this subsection (f). Notwithstanding anything to the contrary in the foregoing, the Parties agree that City shall be under no obligation to accept Project improvements until the Maintenance CFD is formed.

g. Pursuant to the timing set forth in the Project Approvals, Developer shall fund and construct the Off-site Water Improvements and the Off-site Sewer Improvements, as identified on attached **DA Exhibits E** and **F**, respectively, and consisting of the following: i) installation of a looped water distribution system that complies with the Planning and Design Criteria Summary presented in Table ES.1 of the City's Water Distribution System Capacity Master Plan dated May 2024, as further delineated in the Water Report, and ii) sizing of existing downstream sewer lines as described in Section 6.2.2 (Scenario 2, Option A: CIP) in the Sewer Report by Woodard & Curran Collectively, the foregoing shall be referred to herein as the "***Off-site Water and Sewer Improvements***").

Based on the increased infrastructure demand created by the Project, in combination with demand from other unrelated developments, Developer shall be responsible for its fair share costs of the Off-site Water and Sewer Improvements as set forth in this Section 3.2(g). Since Developer will be funding and constructing the Off-site Water and Sewer Improvements and because such improvements also provide a benefit to third parties (each, a "***Benefitting Developer***"), then Developer shall receive City connection fee credits for the total cost (including both hard and soft costs as evidenced by City-verified contractor invoicing) of the Off-site Water and Sewer Improvements. In addition, since City connection fee credits will not fully offset the costs of the Off-site Water and Sewer Improvements, Developer shall also be reimbursed by City via funds from any and all supplemental fair share payments made to City by other Benefitting Developers (e.g., Kiewit Developer, with respect to the Off-site Sewer Improvements). Furthermore, to the extent that Developer has not been fully reimbursed for the foregoing costs via fee credits and the foregoing reimbursement via City-collected fees, Developer also shall have the right to be reimbursed directly from other Benefitting Developers via reimbursement agreements with said Benefitting Developers ("***Third-Party Reimbursement***"). City shall facilitate such Third-Party Reimbursement by imposing condition(s) of approval on development applications that benefit from the installation of the Off-site Water Improvements and/or Off-site Sewer Improvements submitted by such Benefitting Developers. The amount due by such Benefitting Developers shall be calculated based on a fair share methodology consistent with the assumptions used in the Off-Site Water Report (as set forth in attached **DA Exhibit E**) and Off-Site Sewer Report (as set forth in **DA Exhibit F)**.

h. A monetary contribution to City that shall be used by City for the purpose of designing and constructing El Charro Road improvements in order to improve traffic

circulation and reduce existing and future congestion in Pleasanton ("***El Charro Road Improvement Contribution***"). If paid to City in full by the third anniversary of the completion of annexation, the El Charro Road Improvement Contribution shall total Three Million Dollars ($3,000,000), and shall be divided by the total number of building permits being sought for the Project's single-family market rate units ($3,000,000 / 189 = $15,873.02, rounded up), and such amount shall be paid by Developer to City at issuance of each residential building permit for a single-family market rate unit in the Project (including model homes) until the full $3,000,000 has been paid to City. In the event the full El Charro Road Improvement Contribution has not been paid to City by the deadline set forth above, each subsequent payment thereof shall be subject to those annual adjustments pursuant to the ENR Construction Cost Index for San Francisco in effect at the time of the building permit issuance for each residential unit. To the extent the Developer has not made full payment of the El Charro Road Improvement Contribution by the end of the term of this Agreement, any balance shall be paid to City no later than the expiration date of the Term of this Agreement.

i. In connection with the construction of the relevant single-family homes, Developer shall construct a total of forty-eight (48) JADUs, which shall be deed-restricted to lower-income households that will promote and serve the housing needs of residents within the City. Said deed restriction shall be in substantially the same form as Exhibit ____ to the form of Regulatory AHA attached hereto as **DA Exhibit B.**

j. To the extent permitted by applicable laws, Developer shall use good faith and commercially reasonable efforts to require all persons and entities providing Project-related construction materials and fixtures, including bulk lumber, concrete, structural steel and pre-fabricated building components, such as roof trusses, used in connection with the construction and development of, or incorporated into, the Project, to designate the Project Site as the place of use of material used in the construction of the Project in order to have the local portion of the sales and use tax distributed directly to City, all to the extent allowed by law. To satisfy the foregoing obligation, Developer shall instruct, in writing, its general contractor to cooperate with City as follows. To assist City in its efforts to ensure that the full amount of such local sales and/or use tax is allocated to the City, Developer shall include a provision in the relevant general contractor's contract that instructs its general contractor to provide City with an annual spreadsheet, which includes a list of all subcontractors, a description of all applicable work, and the dollar value of such subcontracts. City may use said spreadsheet sheet to contact each subcontractor who may qualify for local allocation of use taxes to City. The terms of this subsection shall only apply to the construction of the buildings and structures in connection with the initial Project buildout and shall not apply to any subsequently performed tenant or individual lot owner improvement work within a building or structure

Section 3.3 Vested Development Rights. Subject to annexation, the Project shall vest rights to construct and operate the Project on the Project Site in accordance with this Agreement and the Applicable Law, which shall include the following:

a. The City's General Plan and the Pleasanton Municipal Code (as modified by the Project Approvals), in effect on the Effective Date and the other Project Approvals;

b. All other adopted City policies, ordinances, resolutions, rules, regulations, and standards applicable to development or use of the Project Site on the Effective Date, except that Developer shall:

1. Pay the City Impact Fees and Other City Fees, as such fees are defined in Section 3.4 below, at the time of issuance of a building permit for each residential unit in the amounts determined by Section 3.4 below.

2. Subject to any applicable exception(s) under state law, comply with the Building Code requirements in effect on a City-wide basis at time of complete building plan check submittal.

3. Comply with construction and technical design standards or specifications for public improvements that are applicable City-wide at time of complete Subdivision Improvement Plan submittal. In the event the Subdivision Improvement Plan expires, and no construction activities thereunder have been started, the City Engineer may, at his/her discretion, require the Subdivision Improvement Plan to be updated to reflect the current technical design standards or specifications for public improvements at the time of renewal or extension.

4. Comply with changes in City laws, regulations, plans or policies applicable City-wide, the terms of which are found by the City Council, based on substantial evidence, to be (1) required as a result of a specific and identifiable issue in each case that is presently unknown or unforeseeable that would otherwise have an immediate and substantially adverse risk on the physical health and safety of the public, and (2) based on further written findings by the City Council, and transmitted to Developer, specifically identifying, based on objective and quantifiable evidence in the official record, the precise nature and extent of the dangerous or hazardous circumstance(s) requiring such condition or denial or change in Applicable Law, why there are no feasible mitigation or alternatives to the imposition of such condition or denial or changes in the law, and how such condition or denial or new law would alleviate the dangerous or hazardous circumstance ("***Public Health and Safety Exception***").

5. Comply with a change in City law, regulations, plans or policies that is specifically mandated by state or federal law pursuant to Section 2.3 above.

6. Following any subsequent environmental review, comply with required mitigation measures.

c. The Parties agree that the obligations set forth in this Agreement are conditioned upon LAFCO approval of the annexation of the Project Site into the City of Pleasanton. Upon approval of the Project Approvals by City, City agrees to act in good faith, in collaboration with Developer, to support and timely process the annexation application with LAFCO. Developer shall be responsible for all costs associated with the annexation, including, but not limited to, preparation of the LAFCO application, LAFCO application submittal fees, and any other City-related annexation fees. Developer shall prepare the application for annexation of the Project Site for City's review and approval; thereafter, City and Developer shall work in good faith to finalize the annexation application. City shall formally submit the final annexation application to LAFCO no later than fifteen (15) days from the Effective Date of this Agreement, unless extended by Developer as reflected in writing, and provided that, at the Effective Date, City has received all information, exhibits, attachments and documentation necessary to support the application from Developer. Parties shall work cooperatively to attempt to complete annexation of the Project Site within than six (6) months from the Effective Date of this Agreement, unless Developer agrees to extend this timeline as documented in writing to City.

Section 3.4 City Development Impact Fees and Exactions; TIF Credits. Notwithstanding any provision herein to the contrary and in accordance with and subject to this Article 3, during the Term, Developer shall be responsible for only those types and amounts of City development impact fees and utility connection fees in effect on December 17, 2024 in accordance with City Council Resolution No. ____ as set forth in attached **DA Exhibit G**, as the Project is considered to be "already in process" under said Resolution, subject to those annual adjustments pursuant to the ENR Construction Cost Index for San Francisco in effect at the time of the building permit issuance for each residential unit within the Project. Included within attached **DA Exhibit H** is a complete list of the types and amounts of City development impact fees and utility connection fees applicable to the Project pursuant to this Section 3.4 (collectively, "***City Impact Fees***"). In addition to City Impact Fees, Developer shall also pay all other applicable fees and exactions, such as building permit and other development-related fees applicable to the Project and collectible by City (for City's own account or on account of other agencies as set forth in Section 3.7) (all such other fees collectible by City for its own account are referred to collectively as "***Other City Fees***"). An estimate of all City Impact Fees as calculated as of the Effective Date is attached as **DA Exhibit H**. Other City Fees to be paid by Developer shall be those fees which are in effect at the time of building permit issuance for each residential unit within the Project except as otherwise allowed by state law. The obligations set forth in this Section 3.4 shall be subject to fee credits due to Developer as detailed in **DA Exhibit D**.

Section 3.5 Inclusionary Housing. Developer shall enter into the Regulatory Affordable Housing Agreement ("***AHA***") in substantially the same form as **DA Exhibit B**, which obligates Developer to construct a total of forty-eight (48) deed-restricted JADUs within the Project Site for purposes of satisfying City's IZO obligations. After the construction of said JADUs, the rental of same shall be governed by the Regulatory AHA, as further detailed in **DA Exhibit B** and consistent with Pleasanton Municipal Code Chapter 17.44.

Section 3.6 Building Permit and Processing Fees.

a. Building Permit. Subject to Section 3.4 above, Developer shall pay to City building permit fees (which fall under the category of Other City Fees) in accordance with City's adopted fee schedule in effect at the time Developer submits the applications for building permits.

b. Processing Fees. Developer shall pay to City its reasonable application processing fees (which fall under the category of Other City Fees) for the Project in accordance with City's adopted fee schedule in effect at the time Developer submits the applications for Subsequent Approvals (defined in Section 4.4 below).

Section 3.7 Other Agency Fees. The Parties acknowledge and agree that the Project will be subject to applicable fees and fee estimates collectible by City on account of the Dublin San Ramon Services District ("***DSRSD***"), Zone 7 for sewer and water connections, respectively, and the Tri-Valley Transportation Development Fee on account of the Tri-Valley Transportation Council ("***TVTC***"), for the Project. The Parties acknowledge that DSRSD, Zone 7 and TVTC, and not City, control the amount and timing of payment of such fees. Developer shall pay to City the amount of such DSRSD, Zone 7, and TVTC fees then in effect when payment is due or any such other amount that may be agreed upon in writing by Developer and DSRSD, Zone 7, or TVTC.

ARTICLE 4 City Obligations

Section 4.1 Availability of Public Services. To the maximum extent permitted by law and consistent with its authority under applicable enabling laws, City shall reserve and allocate capacity and/or supply for sewer, water and any other utilities or services in an amount sufficient to serve the Project.

Section 4.2 Developer's Right to Rebuild. City agrees that Developer may renovate or rebuild the Project Site within the Term of this Agreement should it become necessary due to natural disaster, or changes in seismic requirements. Any such renovation or rebuilding shall be subject to the square footage and height limitations vested by this Agreement, and shall comply with the Project Approvals, any Subsequent Approvals, the building codes existing at the time of such rebuilding or reconstruction (except as otherwise provided under state law), and the applicable requirements of CEQA.

Section 4.3 Processing Subsequent Approvals and Subsequent Entitlements. "***Subsequent Approvals***" shall mean, collectively, those certain other land use approvals, entitlements, and permits other than the Project Approvals which are necessary for, and consistent with, the development of the Project on the Project Site. The Subsequent Approvals may include, without limitation, the following: amendments of the Project Approvals, lot line adjustments and/or parcel maps or final subdivision maps, improvement agreements, grading permits, building permits, encroachment permits, public access easements, sewer and water connection permits, and certificates of occupancy.

Section 4.4 Regulation by Other Public Agencies. Other public agencies not within the control of City may possess authority to regulate aspects of the development of the Project Site separately from or jointly with City, and this Agreement does not limit the authority of such other public agencies. In the event any state or federal resources agency (e.g., California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board, Bay Area Air Quality Management District), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements that require modifications to the Project, then at Developer's discretion, the Parties shall use their best efforts to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such permit requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

Section 4.5 Other Government Permits. At Developer's sole discretion and in accordance with Developer's construction schedule (also within Developer's sole discretion), the Parties acknowledge and agree that Developer will need to apply for such other permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Project. City shall use reasonable efforts to assist Developer in obtaining such permits and approvals, including, at the reasonable request of Developer, attending meetings with other governmental or quasi-governmental entities, providing documents reasonably requested by other governmental or quasi-governmental entities, and assisting Developer, at Developer's sole cost and expense, in implementing mitigation measures or other measures required by any such entity, and may, in its sole discretion, from time to time at the request of Developer, enter into binding agreements with any such entity as may be necessary to ensure the timely availability of such permits and approvals.

ARTICLE 5 Mortgagee Protection

Section 5.1 Mortgagee Protection. This Agreement shall not prevent or limit Developer in any manner, at Developer's sole discretion, from encumbering the Project Site or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Project Site ("***Mortgage***"). This Agreement shall be superior and senior to any lien placed upon the Project Site or any portion thereof after the date of recording this Agreement, including the lien of any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against and inure to the benefit of any person or entity, including any deed of trust beneficiary or mortgagee ("***Mortgagee***") who acquires title to the Project Site, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

Section 5.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 5.1 above, no Mortgagee shall have any obligation or duty under this Agreement to perform Developer's obligations or other affirmative covenants of Developer hereunder; except that the Mortgagee and its successor shall have no vested right to develop the Project without fully complying with the terms of this Agreement and executing and delivering to City, in a form and with terms reasonably acceptable to City, an assumption agreement of Developer's obligations hereunder. Upon subsequent transfer from a Mortgagee to a third party, the third party shall be subject to all the terms of this Agreement, including, but not limited to, the assignment and assumption provisions of this Agreement.

Section 5.3 Notice of Default to Mortgagee; Right of Mortgagee to Cure. If City receives a notice from a Mortgagee requesting a copy of any Default Notice given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed a default, and if City makes a determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right (but not the obligation) during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice, for a period of sixty (60) days after the Mortgagee receives the written notice of noncompliance, or any longer period as is reasonably necessary, not to exceed one hundred twenty (120) days, to remedy such items of non-compliance, by mutual consent of City and the Mortgagee provided that said Mortgagee shall continuously and diligently pursue the remedy at all times until the item of non-compliance is cured.

Section 5.4 No Supersedure. Nothing in this Article 5 shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Project outside this Agreement, nor shall any provision of this Article 5 constitute an obligation of City to such Mortgagee, except as to the notice requirements of Section 5.3 above.

Section 5.5 Technical Amendments to this Article 5. City agrees to reasonably consider interpretations and/or amendments or modifications to the provisions of this Agreement that are required by lenders for the acquisition and construction of the improvements on the Project Site or any refinancing thereof and to otherwise cooperate in good faith to

facilitate Developer's negotiations with lenders. City agrees upon request, from time to time, to meet with Developer and with representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City shall not unreasonably withhold, delay or condition its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement, and all Applicable Laws and applicable New City Laws (if any).

ARTICLE 6 Insurance, Indemnity, and Cooperation in the Event of Legal Challenge

Section 6.1 Insurance Requirements. Prior to commencement of construction activities (excluding grading that is occurring prior to the Effective Date pursuant to County permits) and through completion of all construction activities for the Project, Developer shall procure and maintain, or cause its contractor(s) to procure and maintain, commercial general liability insurance at least as broad as Insurance Services Office (ISO) CG 00 01 for at least Two Million Dollars ($2,000,000) per occurrence, Four Million Dollars ($4,000,000) general aggregate, and Two Million Dollars ($2,000,000) products and completed operation aggregate for bodily injury and property damage. The policy shall include a per project or per location general aggregate endorsement. If a per project/location endorsement is not available, the limit for the general aggregate shall be doubled. The policy shall provide that City, its officials, officers, employees, and agents are named additional insureds as evidenced by an additional insured endorsement using ISO form CG 20 10 (or equivalent) for ongoing operations and satisfactory to the City Attorney. The policy shall allow and be endorsed primary insurance for work performed by Contractor and its subcontractors, and that no other insurance or self-insurance effected by City or other additional insured will be called on to contribute to or cover a loss covered thereunder. Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officials, officers, employees, and agents.

Developer's insurance shall be placed with insurers with a current A.M. Best's rating of no less than A-: VII or a rating otherwise approved by City in its sole discretion. The certificate of insurance shall contain a statement of obligation on the part of the carrier to notify City of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination (ten (10) days advance notice in the case of cancellation for non-payment of premiums) where the insurance carrier provides such notice to Developer.

Section 6.2 Indemnity and Hold Harmless. Developer shall indemnify, defend (with counsel reasonably acceptable to City) and hold harmless City Parties from and against any and all present and future Claims, including Claims for any bodily injury, death, or property damage, resulting directly or indirectly from the development or construction of the Project, compliance with the terms of this Agreement, including the construction and/or provision of public or community benefits, and/or from any other acts or omissions of Developer under this Agreement, whether such acts or omissions are by Developer or any of Developer's contractors, subcontractors, agents or employees, except to the extent such Claims arise from the active negligence or willful misconduct of any City Party. The Parties acknowledge that the indemnification obligations set forth in this Section 6.2 are intended to cover the possibility that, among other things, a Claim may be brought after construction is completed and the Project is occupied under circumstances, such as, for example, where a third-party brings a Claim against City in connection with allegations of harm associated with City's approval of Project improvements. The Parties further acknowledge that this Section 6.2 includes any and all present and future Claims arising out of Developer's or its contractors' obligations to comply with

any applicable State Labor Code requirements and implementing regulations of the Department of Industrial Relations pertaining to "public works" (collectively, "***Prevailing Wage Laws***") during construction of the Project, including all Claims that may be made by contractors, subcontractors or other third party claimants pursuant to Labor Code sections 1726 and 1781. Developer's obligations under this Section 6.2 shall survive the expiration or earlier termination of this Agreement.

Section 6.3 Cooperation. City and Developer shall cooperate in the defense of any court action or proceeding instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, or the Project Approvals ("***Litigation Challenge***"), and the Parties shall keep each other informed of all developments relating to such defense, subject only to confidentiality requirements that may prevent the communication of such information. To the extent Developer desires to contest or defend such Litigation Challenge, (a) Developer shall take the lead role defending such Litigation Challenge and may, in its sole discretion, elect to be represented by the legal counsel of its choice, with the costs of such representation, including Developer's administrative, legal and court costs, paid by Developer; (b) City may, in its sole discretion, elect to be separately represented by the legal counsel of its choice in any such action or proceeding with the costs of such representation, including City's administrative, legal, and court costs and City Attorney oversight expenses, paid by City; and (c) Developer shall indemnify, defend, and hold harmless City Parties from and against any damages, attorneys' fees or cost awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against City by way of judgment, settlement, or stipulation. Any proposed settlement of a Litigation Challenge shall be subject to Developer's and City's approval not to be unreasonably withheld, conditioned or delayed. If the terms of the proposed settlement would constitute an amendment or modification of this Agreement or any Project Approvals, the settlement shall not become effective unless such amendment or modification is approved by Developer and City in accordance with Applicable Law, and City reserves its full legislative discretion with respect to any such City approval. If Developer opts not to contest or defend such Litigation Challenge, City shall have no obligation to do so. Developer's obligations under this Section 6.3. shall survive the expiration or earlier termination of this Agreement.

The obligations of City and Developer pursuant to this Section 6.3 shall be suspended as provided as set forth above in the event the Project Approvals are challenged by a referendum petition, or in the event Ordinance _____ adopting this Agreement is challenged by a referendum petition.

ARTICLE 7 Miscellaneous

Section 7.1 Amendments. The Agreement may be amended in writing by the Parties, by mutual agreement, consistent with the procedures set forth in the Development Agreement Statute, as it is amended from time to time.

Section 7.2 No Damages Relief. The Parties acknowledge that neither Party would have entered into this Agreement if it were exposed to damages claims by the other Party for any breach of this Agreement. The Parties agree and recognize that, as a practical matter, it may not be possible to determine an amount of monetary damages which would adequately compensate Developer for its investment of time and financial resources in planning to arrive at the kind, location, intensity of use, and improvements for the Project, nor to calculate the consideration City would require to enter into this Agreement to justify the exposure. As such, the Parties agree that in no event shall either Party be entitled to recover damages against the other Party for breach of this Agreement. To the extent permitted by law, specific enforcement

of this Agreement, including, but not limited to, specific performance of Developer's payment obligations set forth in Section 3.2, is the proper and desirable remedy.

Section 7.3 Defaults. Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party (unless such period is extended by mutual written consent), shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence ("***Default Notice***") shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of a default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action. In the event City or Developer defaults under the terms of this Agreement, the non-defaulting party shall have all rights and remedies provided under law. No default hereunder shall render invalid the lien of any deed of trust, Mortgage or security interest in or upon the Project Site or any improvements or fixtures at any time located thereon. Notwithstanding anything to the contrary in the foregoing, if more than one Developer has obtained rights and assumed obligations hereunder as a result of an Assignment pursuant to Section 7.8 below, then provisions under this Section 7.3 shall apply only to the extent those rights and obligations so assumed by a Developer are implicated with respect to a default hereunder.

Section 7.4 Periodic Review.

a. Conducting the Periodic Review. Throughout the Term of this Agreement, at least once every twelve (12) months following the Effective Date, City shall review the extent of good-faith compliance by Developer with the terms of this Agreement. This review (the "***Periodic Review***") shall be conducted by the Director of Community and Economic Development or his/her designee and shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code § 65865.1.

b. Good Faith Compliance. During the Periodic Review, the Director of Community and Economic Development shall review Developer's good-faith compliance with the terms of this Agreement. At the conclusion of the Periodic Review, if the Director of Community and Economic Development finds, based on substantial evidence in the record, that Developer has not complied in good faith with the terms and conditions of this Agreement, the Director shall notify Developer in writing of the City's findings. Developer shall have ten (10) business days from the date of the City's notice to respond to City's evaluation of Developer's performance. Within ten (10) business days of receipt of the Developer's response, the Director of Community Development shall provide a written determination, based on findings, as to whether Developer has complied in good faith with the terms and conditions of this Agreement. The decision of the Director of Community and Economic Development shall be appealable to the City Council by Developer. If the Director of Community and Economic Development finds and determines that Developer has not complied with such terms and conditions, the Director of Community and Economic Development may recommend to the City Council that it terminate or modify this Agreement by giving notice of its intention to do so, in the manner set forth in California Government Code § 65867 and § 65868, although the City Council shall be the final decision maker in this regard subject to Developer's ability to challenge this decision in court.

The costs incurred by City in connection with the Periodic Review process described herein shall be the responsibility of the Developer.

Section 7.5 California Law. This Agreement shall be construed and enforced in accordance with California Law.

Section 7.6 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

Section 7.7 Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns, representatives, and all other persons acquiring all or a portion of the Project Site, or any interest therein, whether by operation of law or in any manner whatsoever, including, without limitation, purchasers or ground lessees thereof. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code Section 1468.

Section 7.8 Assignment of Interests, Rights and Obligations. Because of the necessity to coordinate development of the entirety of the Project Site pursuant to the Project Approvals and plans for the Project, particularly with respect to the provision of public benefits as provided in Article 3, certain restrictions on the right of Developer to assign or transfer its interest under this Agreement with respect to the Project Site, or any portion thereof, are necessary in order to assure the achievement of the goals, objectives and public benefits of the Project and this Agreement. Developer agrees to and accepts the restrictions set forth in this Section 7.8 as reasonable and as a material inducement to City to enter into this Agreement. The Project Site, as well as the rights and obligations of Developer under this Agreement, may not be transferred or assigned, in whole or in part, by Developer to a successor in interest, assignee, or transferee (collectively, "***Transferee***"), without City's consent, which consent shall not be unreasonably withheld, conditioned or delayed.

No such assignment or transfer shall be valid until and unless the following occur:

a. Developer, or any successor Transferor, gives thirty (30) days' prior written notice to City of its intention to assign or transfer any of its interests, rights or obligations under this Agreement with respect to all or a portion of the Project Site, and a disclosure of the identity of the Transferee, including copies of the articles of incorporation in the case of corporations and the names of individual partners in the case of partnerships. Any failure by Developer or any successor Transferor to provide the notice shall be curable in accordance with the provisions in Section 7.3 above. Any such notice of proposed assignment or transfer shall include reasonable evidence of the proposed assignee's experience as a reputable developer of projects of similar size and complexity as the portion of the Project being transferred and the proposed assignee has the financial resources to meet its obligations under the proposed assignment. If the City Manager does not take action on this request within this 30-day period, the request shall be deemed denied and Developer shall have the right to appeal this denial to the City Council, based on the evidence previously submitted (and any other evidence Developer elects to provide or that is requested by the City), with such appeal being heard at the next available City Council meeting where proper notice can be given. If the City

Manager denies the request for consent to the transfer, he or she shall provide written reasons for the decision, and shall meet with Developer in good faith to determine what additional information may be necessary, including any list of requested corrections to be made in order to obtain consent to the same. Developer shall pay the actual costs borne by City in connection with its review of the proposed assignment, including the costs incurred by the City Attorneys Office. Upon any such appeal, if the City Council does not consent to the assignment to such Transferee, the City Council shall provide its reasons in writing. For avoidance of doubt, change in stock or other ownership interests in a corporate or business entity shall not constitute a transfer or assignment subject to an Assignment under this Agreement, unless so requested by Developer.

b. Unless otherwise stated elsewhere in this Agreement to the contrary, a Transferee expressly and unconditionally assumes all of those rights and obligations of this Agreement transferred or assigned by Developer and which are expressly set forth in the applicable Assignment Agreement.

c. Each Transferee of all or any portion of the Project Site shall be solely and only liable for performance of such Transferee's obligations applicable to its portion of the Project Site under this Agreement as specified in the applicable Assignment Agreement, Upon the assignment or transfer of all or any portion of the Project Site together with any obligations assignable under this Agreement, the Transferee shall become solely and only liable for the performance of those assigned or transferred obligations so assumed and shall have the assumed rights of Developer under this Agreement; which such rights and obligations shall be set forth specifically in the Assignment Agreement, executed by the transferring Developer, and the Transferee, as of the date of such transfer, assignment or conveyance of all or the applicable portion of the Project Site. The failure of a Transferee of any portion of the Project Site to perform such Developer's obligations set forth in the applicable Assignment Agreement may result, at the City's option, in a declaration that this Agreement has been breached with respect to those obligations so assumed and City may, but shall not be obligated to, exercise its rights and remedies under this Agreement solely as it relates to the defaulting Transferee's portion of the Project Site as provided for in Section 7.5 hereof, subject to such defaulting Transferee's right to notice and opportunity to cure the default in accordance with provisions of Section 7.3 hereof. Any partial termination of this Agreement as it relates to that Transferee's holding is severable from the entire Agreement, and shall not affect the remaining entirety of the Agreement and the rights of the non-defaulting Developer (or subsequent Transferor(s)) hereunder.

d. With respect to a transfer and assignment of Developer's interest in the Project Site and the related rights and obligations hereunder, upon the effective date of any such transfer and assignment, as evidenced by the execution of an Assignment Agreement pursuant to this Section 7.8 between Developer and the Transferee and delivery of such Assignment Agreement to the City, Developer shall automatically be released from any further obligations to the City under this Agreement with respect to the Project Site or portion thereof so transferred.

e. A Transferee shall not be liable for any obligations to the City under this Agreement relating to any portion of the Project Site other than that portion transferred to such Transferee, and no default by a Developer under this Agreement with respect to such other portions of the Project Site shall be deemed a default by such Transferee with respect to the portion of the Project Site transferred to such Transferee.

f. Upon City approval of an Assignment to a Transferee, City, upon request by Developer, Developer (or its successor), Transferee and City shall each execute, and cause the recordation in the Official Records of the County of, a "Memorandum of Assignment" (in a form substantially similar to the Memorandum of Assignment set forth in **Exhibit I** to this Agreement).

Section 7.9 Exhibits. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

DA EXHIBIT A-1	Legal Description of Project Site
DA EXHIBIT A-2	Diagram of Project Site
DA EXHIBIT B	Form of Regulatory Affordable Housing Agreement
DA EXHIBIT C	Scope of and Fee Credits for Transportation Improvements
DA EXHIBIT D	Scope of Maintenance CFD
DA EXHIBIT E	Off-Site Water Improvements
DA EXHIBIT F	Off-Site Sewer Improvements
DA EXHIBIT G	Resolution No. ___ Showing City Impact Fees
DA EXHIBIT H	Estimate of City Impact Fees and Other City Fees
DA EXHIBIT I	Form of Memorandum of Assignment

Section 7.10 Termination.

a. Termination Upon Completion of Project or Expiration of Term. Except for the provisions of this Agreement that survive termination as provided in Section 1.3 above, this Agreement shall terminate upon the earlier of the expiration of the Term or when the Project on the Project Site has been fully developed in accordance with the Project Approvals and Subsequent Approvals, as evidenced by (a) the issuance of the last Certificate of Occupancy necessary for Project buildout, and (b) written documentation approved by both Parties that confirms Parties' respective obligations in connection therewith and with this Agreement have been fully satisfied.

b. Termination Due to Default. After notice and expiration of the cure period as specified in Section 7.3 above, if the default has not been cured or it is not being diligently cured in the manner set forth above, the noticing Party may, at its option, give notice of its intent to terminate this Agreement pursuant to the Development Agreement Statute ("***Notice of Intent to Terminate***")***.*** Within thirty (30) days of receipt of a Notice of Intent to Terminate, the matter shall be scheduled for consideration and review in the manner set forth in the Development Agreement Statute. Following consideration of the evidence presented in said review, the Party alleging the default may give written notice of termination of this Agreement. If a Party elects to terminate as provided herein, upon sixty (60) days' written notice of termination, this Agreement shall be terminated as it relates to the defaulting Party's rights and obligations hereunder. Notwithstanding the foregoing, a written notice of termination given under this Section 7.10(b) is effective to terminate the obligations of the noticing Party only if a default has occurred. If the

noticing Party is not so authorized to terminate, the non-noticing Party shall have all rights and remedies provided herein or under applicable laws and regulations, including, without limitation, the right to specific performance of the defaulting Party's obligations under this Agreement. Once a Party alleging default has given a written notice of termination, legal proceedings may be instituted to obtain a declaratory judgment determining the respective termination rights and obligations under this Agreement. Notwithstanding the foregoing, any such default and related termination shall only extend to the defaulting Party's rights and obligations hereunder and shall not affect the rights and obligations of any other Transferee who has acquired other portion(s) of the Project Site in accordance with Section 7.8 above.

c. Termination by Mutual Consent. This Agreement may be terminated by mutual consent of the Parties in the manner provided in the Development Agreement Statute and in City's Development Agreement Procedures.

d. Termination for Ultimate Individual Lots. This Agreement shall automatically terminate with respect to any for sale individual residential lot and such lot shall be released and shall no longer be subject to this Agreement, without the execution or recordation of any further document, upon the issuance of a certificate of occupancy for the building(s) on each said lot.

e. Documentation of Termination. While the Parties intend the foregoing termination to be automatic and self-executing upon the relevant trigger(s), City agrees to promptly execute and deliver such documents and instruments in recordable form as Developer may reasonably request in order to evidence the termination of this Development Agreement. Thereafter, Developer may cause a notice of such termination to be duly recorded in the official records of Alameda County.

Section 7.11 Notices. Any notice or communication required hereunder between City and Developer must be in writing, and may be given either personally, by email, by registered or certified mail (return receipt requested), or by FedEx or other similar courier promising overnight delivery to the respective addresses specified by each Party. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City, to: City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: City Manager
Telephone: (925) 931-5002
E-mail:

With Copies to: City of Pleasanton
123 Main Street
P.O. Box 520
Pleasanton, CA 94566
Attn: Dan Sodergren, City Attorney
Telephone: (925) 931-5015
Email: dsodergren@cityofpleasanton.gov

If to Developer, to: 330 Land Company, LLC

156 Diablo Road, Suite 340
Danville, CA 94526
Attn: Steve Reilly
Telephone (925) 368-3128
Email: sreilly@330land.com

With Copies to: USL Pleasanton Lakes, L.P.

999 Baker Way, Suite 200
San Mateo, CA 94404
Attn: Bridget Metz
Telephone: (925) 364-0898
Email: bmetz@steelwavellc.com

GVR Partners LLP
345 California Street
Suite 700
San Francisco, California 94104
Attn: Nadia Costa
Telephone: (415) 462-2202
Email: nadia.costa@gvrpartners.com

Section 7.12 Entire Agreement, Counterparts and Exhibits. This Agreement is executed in two (2) duplicate counterparts, each of which is deemed to be an original. This Agreement constitutes in full, the final and exclusive understanding and agreement of the Parties and supersedes all prior and contemporaneous negotiations or agreements of the Parties with respect to all or any part of the subject matter hereof. Any waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer.

Section 7.13 Estoppel Certificate. Developer may, at any time, and from time to time, deliver a written notice to City requesting City to certify in writing that: (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments entered into by the Parties, and/or (c) to the knowledge of City, neither Party is or has been in default under this Agreement, or if any such default has to City's knowledge occurred, describing the nature of any such event of default and any cure thereof. City shall execute and return such certificate to Developer within ten (10) business days following City's receipt thereof, and if City fails so to do within such ten (10) business day period, the information in Developer's notice shall conclusively be deemed true and correct in all respects. The Director of Community Development, on behalf of City, shall execute certificates requested by Developer hereunder. City acknowledges that any certificate hereunder may be relied upon by any transferee or Mortgagee of any interest of Developer hereunder.

Section 7.14 Further Assurances. Each of the Parties covenants, on behalf of itself and its successors and assigns, to take all actions and to execute, with acknowledgment or affidavit if required, any and all documents and writings, that may be reasonably necessary, proper or convenient to achieve the purposes and objectives of this Agreement.

Section 7.15 Interpretation. Captions and headings in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of any provision of this Agreement. The Parties have jointly participated in the negotiation and drafting of this Agreement, and this Agreement shall be construed fairly and equally as to the Parties, without regard to any rules of construction relating to the Party who drafted a particular provision of this Agreement.

Section 7.16 Recordation of Development Agreement. Pursuant to California Government Code § 65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the Official Records of the County of Alameda.

Section 7.17 No Waiver. No delay or omission by the City or Developer in exercising any right or power accruing upon the other Party's noncompliance or failure to perform under the provisions of this Agreement shall impair or be construed to waive any right or power. A waiver by City or Developer of any of the covenants or conditions to be performed by the other Party shall not be construed as a waiver of any succeeding breach of the same or other covenants and conditions.

Section 7.18 Project as a Private Undertaking; No Joint Venture or Partnership. The Project constitutes private development, neither City nor Developer is acting as the agent of the other in any respect hereunder, and City and Developer are independent entities with respect to the terms and conditions of this Agreement. Nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer joint venturers or partners.

Section 7.19 Time Is of the Essence. Time is of the essence for each provision of this Agreement for which time is an element.

Section 7.20 Third-Party Beneficiaries. City and Developer hereby renounce the existence of any third-party beneficiary to this Agreement and agree that nothing contained herein shall be construed as giving any other person or entity third-party beneficiary status.

Section 7.21 City Business License. Developer, at its expense, shall obtain and maintain a City of Pleasanton business license at all times during the Term, and shall include a provision in all general contractor agreements for the Project requiring each such general contractor to obtain and maintain a City of Pleasanton business license during performance of the work of construction

Section 7.22 Recitals. The recitals to this Agreement are part of the Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the day and year first above written.

"**CITY**"

Dated:_____

CITY OF PLEASANTON,
a municipal corporation

By:_____
Joseph Calabrigo, Interim City Manager

Dated:_____

Approved as to form:

By: _____
Daniel G. Sodergren, City Attorney

Dated:_____

Attest:

By: _____
Jocelyn Kwong, City Clerk

"**DEVELOPER**"

Dated:_____

Name of Developer

By: _____

Its: Manager

EXHIBIT A-1
TO
AGREEMENT

LEGAL DESCRIPTION OF PROJECT SITE

[See Attached]

APRIL 30, 2026
JOB NO. 3435-010

EXHIBIT A
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION
RESULTANT LOT 1

REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF ALAMEDA, STATE OF CALIFORNIA, COMPRISING A SINGLE LEGAL LOT DESCRIBED AS FOLLOWS:

ALL OF PARCEL A, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT PARCEL MAP 11230 RECORDED MAY 9, 2022, IN BOOK 354 OF MAPS AT PAGE 91 FILED IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY;

TOGETHER WITH:

A PORTION OF PARCEL B, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON SAID MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID PARCEL B, BEING A POINT ON THE NORTHERN RIGHT OF WAY LINE OF BUSCH ROAD (100' WIDE), AS SAID ROAD IS SHOWN ON SAID MAP;

THENCE, LEAVING SAID POINT OF BEGINNING ALONG THE WESTERN LINE OF SAID PARCEL, NORTH 00°54'22" WEST 1,891.67 FEET TO THE NORTHERN LINE OF SAID PARCEL;

THENCE, ALONG SAID NORTHERN LINE, SOUTH 89°41'49" EAST 74.02 FEET;

THENCE, LEAVING SAID NORTHERN LINE, SOUTH 00°54'22" EAST 661.79 FEET;

THENCE, ALONG THE ARC OF A TANGENT 268.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°15'54", AN ARC DISTANCE OF 66.85 FEET;

THENCE, ALONG THE ARC OF A REVERSE 331.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°15'54", AN ARC DISTANCE OF 82.53 FEET;

THENCE, SOUTH 00°54'22" EAST 24.56 FEET;

THENCE, ALONG THE ARC OF A TANGENT 36.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°49'43", AN ARC DISTANCE OF 31.74 FEET;

THENCE, ALONG THE ARC OF A REVERSE 63.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°39'27", AN ARC DISTANCE OF 110.45 FEET;

THENCE, ALONG THE ARC OF A REVERSE 36.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°49'43", AN ARC DISTANCE OF 31.74 FEET;

THENCE, SOUTH 00°54'22" EAST 24.56 FEET;

THENCE, ALONG THE ARC OF A TANGENT 331.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°12'07", AN ARC DISTANCE OF 76.38 FEET;

THENCE, ALONG THE ARC OF A REVERSE 368.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°12'07", AN ARC DISTANCE OF 84.91 FEET;

THENCE, SOUTH 00°54'22" EAST 723.63 FEET TO THE SOUTHERN LINE OF SAID PARCEL, BEING COMMON WITH SAID NORTHERN RIGHT OF WAY LINE OF BUSCH ROAD;

THENCE, ALONG SAID COMMON LINE, NORTH 87°03'49" WEST 74.17 FEET TO THE **POINT OF BEGINNING.**

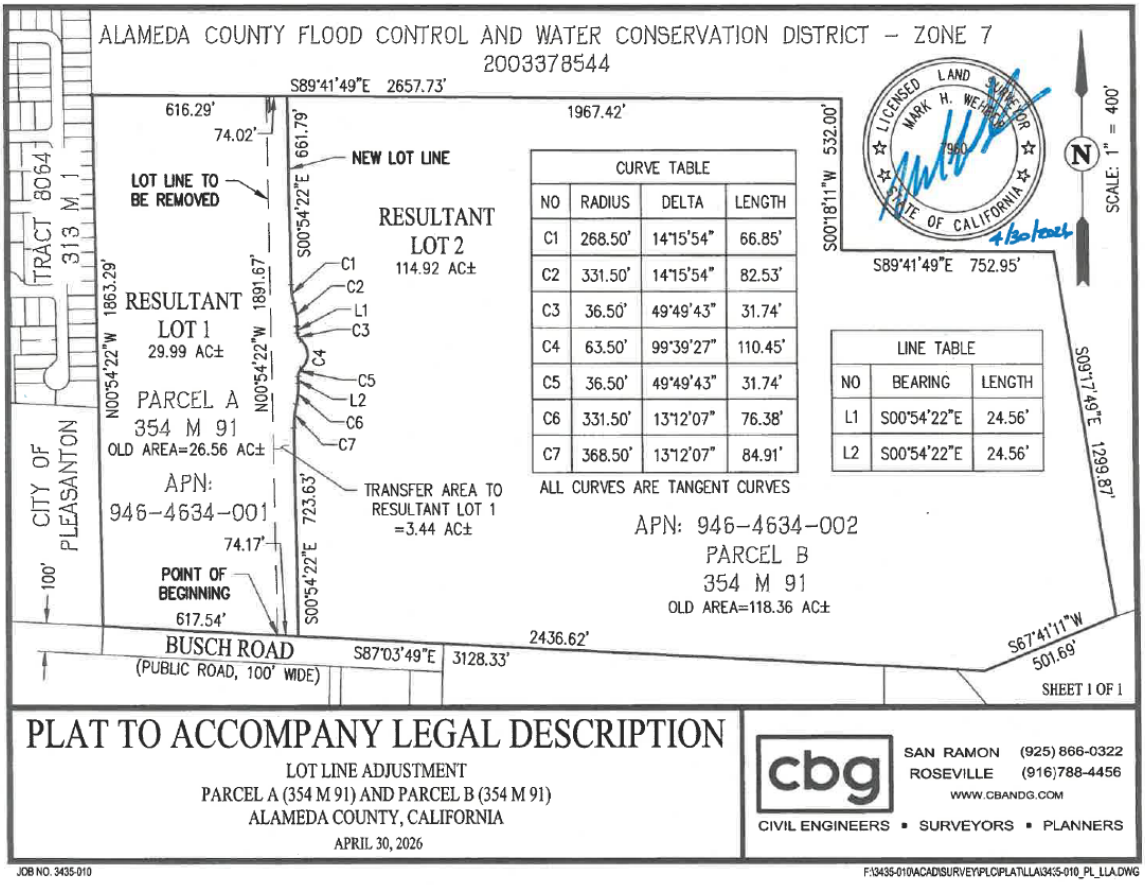
CONTAINING 29.99 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS EXHIBIT B, A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

4/30/2026

MARK H. WEHBER, P.L.S.
L.S. NO. 7960



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	268.50'	14°15'54"	66.85'
C2	331.50'	14°15'54"	82.53'
C3	36.50'	49°49'43"	31.74'
C4	63.50'	99°39'27"	110.45'
C5	36.50'	49°49'43"	31.74'
C6	331.50'	13°12'07"	76.38'
C7	368.50'	13°12'07"	84.91'

LINE TABLE		
NO	BEARING	LENGTH
L1	S00°54'22"E	24.56'
L2	S00°54'22"E	24.56'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
PARCEL A (354 M 91) AND PARCEL B (354 M 91)
ALAMEDA COUNTY, CALIFORNIA
APRIL 30, 2026

cbg
SAN RAMON (925) 866-0322
ROSEVILLE (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO. 3435-010

F:\3435-010\ACAD\SURVEY\PLC\PLAT\LLA\3435-010_PL_LLA.DWG

EXHIBIT A-2
TO
AGREEMENT

DIAGRAM OF PROJECT SITE

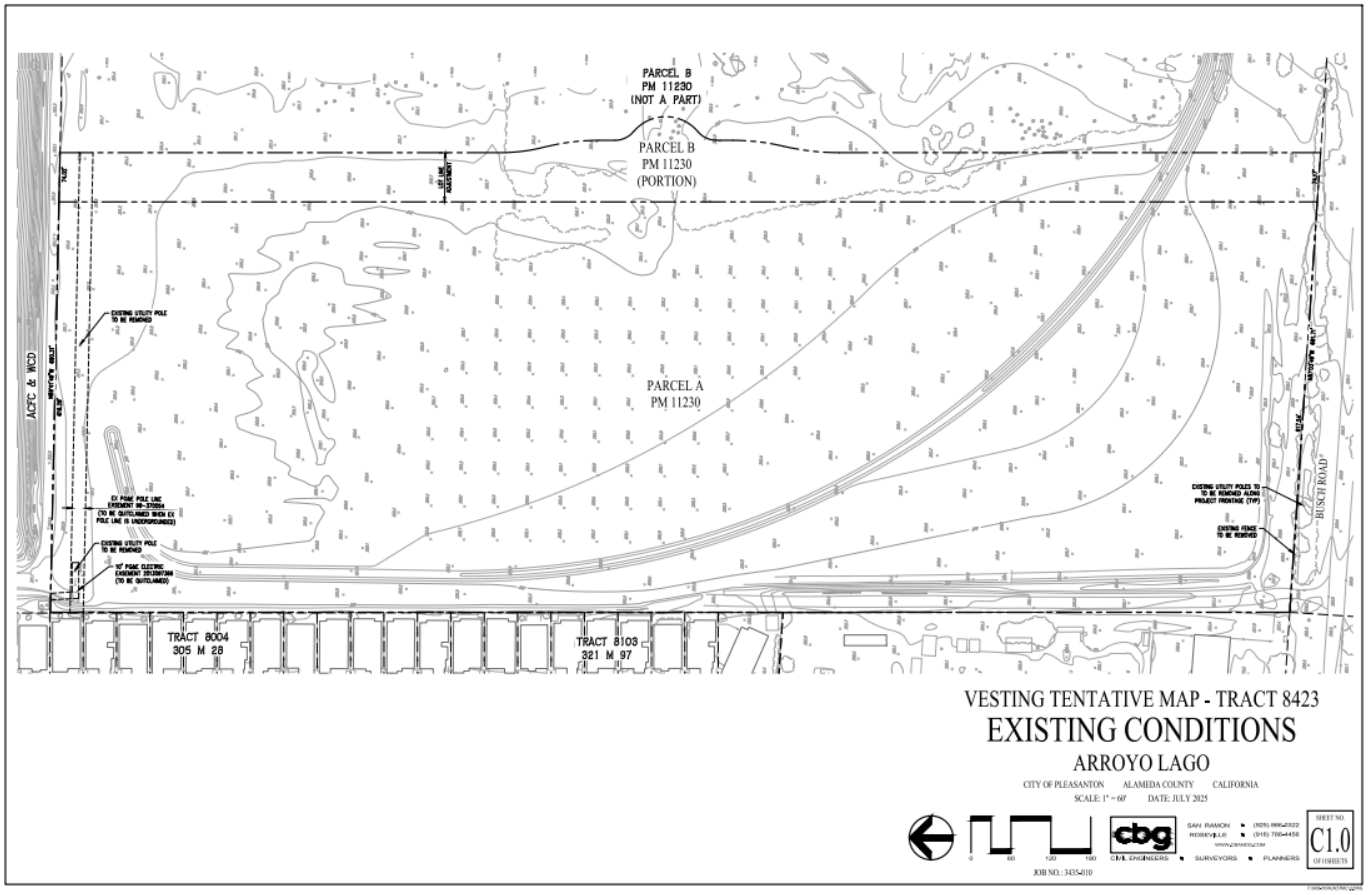


EXHIBIT B
TO
AGREEMENT

FORM OF
REGULATORY AFFORDABLE HOUSING AGREEMENT

[See Attached]

RECORDING REQUESTED BY and
AFTER RECORDING RETURN TO:

City Clerk
City of Pleasanton
123 Main Street | P. O. Box 520
Pleasanton, CA 94566

[This document is exempt from recording fees pursuant to Government Code § 27383 and exempt from Documentary Transfer Tax pursuant to Revenue and Taxation Code § 11922]

AFFORDABLE HOUSING AGREEMENT

This **AFFORDABLE HOUSING AGREEMENT** ("Agreement") is made this_____day of _____, 2026, by the **CITY OF PLEASANTON**, a Municipal Corporation ("City"), and **330 Land Company, LLC**, a California limited liability company ("Project Developer").

RECITALS

A. Project Developer currently owns a legal or equitable interest in certain undeveloped real property located in the County of Alameda, California, consisting of approximately 29.9 acres located directly east of the City's municipal limits between Lake I of the Zone 7 Chain of Lakes north of the subject property, Cope Lake to the east of the property and Busch Road to the south of the property, as more particularly described in the legal description in Attachment 1 [DA Exhibit A-1 attached hereto, and as diagrammed in DA-Exhibit A-2 attached hereto and incorporated herein by reference (the "Property")].

B. Project Developer is proposing to develop a total of one hundred and eighty-nine (189) single-family, detached market rate residential units with forty-eight (48) Junior Accessory Dwelling units ("JADUs"), along with related improvements (collectively, the "Project").

C. Pleasanton Municipal Code ("PMC") Section 17.44.080(G) provides options to satisfy the requirements of PMC Chapter 17.44 ("IZO"), allowing for an alternative method to meet the requirements set forth in PMC Chapter 17.44.020.

D. Project Developer has proposed an alternate method of complying with the IZO requirements by constructing 48 deed-restricted JADUs in the Project, which may be rented to households with incomes up to eighty percent (80%) of Area Median Income ("AMI"), as so described as lower income households, as further described in Attachment 2 attached hereto and incorporated herein by reference.

E. AMI shall mean the area median income for the San Francisco-Oakland-Fremont Metropolitan Statistical Area adjusted for household size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor statute.

F. Execution and fulfillment of this Agreement meets the requirements of the City's

IZO in effect on February 21, 2025 (the date a complete preliminary application for the Project was submitted) for the Project and is provided in lieu of paying the City's Affordable Housing Fee for the Project.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions contained herein, City and Project Developer agree as follows:

1. Project Developer shall provide for the construction of forty-eight (48) attached JADUs which shall, if rented, be available and restricted to Low Income Households with incomes up to 80% AMI (collectively, the "JADU Inclusionary Units") in accordance with the following:

Unit Type	Lower Income (80% AMI)
JADU	48

A. Unit Location. Project Developer shall construct the 48 required JADU Inclusionary Units in the locations identified in the approved Inclusionary Unit Map (Attachment 2). For the purpose of flexibility in location, Attachment 2 shows a total of fifty-seven (57) lots, all of which would be suitable to incorporate JADU Inclusionary Units; the parties acknowledge and agree that only 48 JADU Inclusionary Units are required hereunder. The Community and Economic Development Director may administratively approve changes in the location of the JADU Inclusionary Units provided that he or she finds that the units are reasonably dispersed as required by PMC Section 17.44.050.A.

B. Unit Size. All 48 JADU Inclusionary Units shall be at least one hundred seventy (170) square feet, consistent with the approved Site Development Review, and shall have a kitchenette and bathroom facility. The City Council, in approving this Agreement, hereby finds that the JADU Inclusionary Units is a permitted alternative method of meeting the purpose set forth in PMC Chapter 17.44.020 and the applicable requirements of the IZO.

C. Regulatory Agreements. Prior to transferring ownership to a buyer of a single family home which includes a JADU Inclusionary Unit, Project Developer shall require that the initial buyer and the City execute a Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants (the "JADU Regulatory Agreement") in substantially the form attached hereto as Attachment 3. The Regulatory Agreements shall restrict all JADU Inclusionary Units, if rented, to Low Income Households. Upon the initial sale of the single family home with a JADU Inclusionary Unit and the recordation of the Regulatory Agreement against such home, Project Developer shall have no further obligations or liabilities with respect to such JADU Inclusionary Unit, including but not limited to, monitoring the compliance with this Agreement or the Regulatory Agreement by the owner of the home or any successor thereto, and responsibility for compliance with the Regulatory Agreement as to that JADU Inclusionary Unit shall thereafter be the responsibility of the then single-family home owner. Project Developer shall remain responsible for compliance with this Agreement as to all other JADU Inclusionary Units that are included within single-family

units not yet sold. The City and Project Developer agree that a breach of the Regulatory Agreement by a purchaser of a home with a JADU Inclusionary Unit shall not constitute a default or breach by the Project Developer. The JADU Inclusionary Units may be rented in accordance with PMC Section 18.106.080.F.

D. As required by PMC Section 18.106.070.E, the owner of a single-family home with a JADU Inclusionary Unit shall participate in the City's monitoring program to document the rent levels of the Junior Accessory Dwelling Units (JADUs) being rented.

2. The single-family homes with the JADU Inclusionary Units shall be constructed concurrently with the construction of the subject single-family market-rate units.

3. By providing the 48 JADU Inclusionary Units, the entire Project, as approved by City Council Resolution No. ___, is exempt from any obligation to pay the Affordable Housing Fee described in Pleasanton Municipal Code section 17.40.030.

4. Project Developer shall provide forty-eight (48) Junior Accessory Dwelling Units (JADUs), each of which will be attached to the corresponding primary unit. The JADUs are not required to be rented from the primary unit; however, if rented, they must be rented at no more than 80% of the City's published AMI rent levels. JADUs shall not be permitted to be sold separately in accordance with Pleasanton Municipal Code section 18.106.080.G.

5. All JADU Inclusionary Units shall remain affordable, if rented, in perpetuity.

6. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators and assigns, to the extent consistent with the foregoing provisions of this Agreement.

7. Project Developer shall provide written notice to the initial buyers of the single-family homes with the JADU Inclusionary Units that they are required to comply with the restrictive covenants recorded on the subject JADU Inclusionary Units. The initial buyers and subsequent buyers of the single-family homes with the JADU Inclusionary Units shall execute a JADU Regulatory Agreement. The restrictive covenants set forth therein shall remain in perpetuity as long as the initial buyer or any successor, heir or assign owns the single-family home with the JADU Inclusionary Unit.

8. Project Developer shall have the right to transfer and assign all or any portion of its rights, duties and obligations under this Agreement to any person or entity acquiring fee simple title to all or any portion of the Property. Project Developer shall be immediately released from its obligations under this Agreement upon such assignment so long as: (i) Project Developer was not in default of this Agreement at the time of conveyance, (ii) Project Developer provided to City prior written notice of such transfer, and (iii) the transferee executes and delivers to City a written assumption agreement in which: (1) the name and address of the transferee is set forth, and (2) the transferee expressly assumes the relevant obligations of Project Developer under this Agreement. Failure to deliver a written assumption agreement hereunder shall not negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement.

9. The execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate either of the parties hereto to, any person or entity not a party to this Agreement.

10. If Project Developer fails to perform an obligation hereunder, and such failure continues for thirty (30) days after delivery of written notice of such failure by the City (or such longer period of time as may be reasonably necessary to cure such failure) then Project Developer shall be in default hereunder and the City's sole remedy hereunder shall be to pursue an action for specific performance against ProjectDeveloper.

11. Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be delivered by hand, sent by air courier, email, or sent by prepaid registered or certified mail with return receipt requested, and shall be deemed to have been given on the earliest of (a) receipt or refusal of receipt; (b) one business day after delivery to an air courier for overnight expedited delivery service; (c) five business days after the date deposited in the United States mail, registered or certified, with postage prepaid and return receipt requested (provided that such return receipt must indicate receipt at the address specified); or (d) on the day of its transmission by email if transmitted during the business hours of the place of receipt, otherwise on the next business day, provided that a copy of such notice, consent or other communication is also delivered pursuant to clause (b) or (c) above. All references to "business days" herein shall exclude weekends and State or Federal holidays. All notices shall be addressed as follows (or to such other or further addresses as the parties may designate by notice given in accordance with this section):

    If to the City, at:
    City of Pleasanton Attention: City Manager
    P.O. Box 520
    Pleasanton, CA 94566
    Email: _____

    If to the Project Developer, at:
    330 Land Company LLC
    156 Diablo Road, Suite 340
    Danville, CA 94526
    Email: sreilly@330land.com

12. Notwithstanding anything to the contrary in this Agreement, the restrictions set forth in this Agreement shall be enforceable solely by the City and not by, or on behalf of, any tenant or third-party purchaser of the Project or any residents within the Project.

13. This Agreement may be executed in counterparts, and when all counterpart documents are executed, the counterparts shall constitute a single binding agreement.

14. This Agreement shall be recorded in Alameda County, shall run with the land, and shall bind the parties and their successors in interest.

---------- Signatures follow on next page. ----------

THIS AGREEMENT is executed as of the date and year first above written.

CITY:
CITY OF PLEASANTON,
a Municipal Corporation

By: _____
_____, City Manager

Project Developer:
330 Land Company, LLC,
a California limited liability company

By: _____
Title: _____

ATTEST**:**

By: _____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

By: _____
Daniel Sodergren, City Attorney

Attachments:
1. DA Exhibit A-1 and DA Exhibit A-2
2. Identification of JADU Inclusionary Units
3. Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants

ATTACHMENT 1

Legal Description

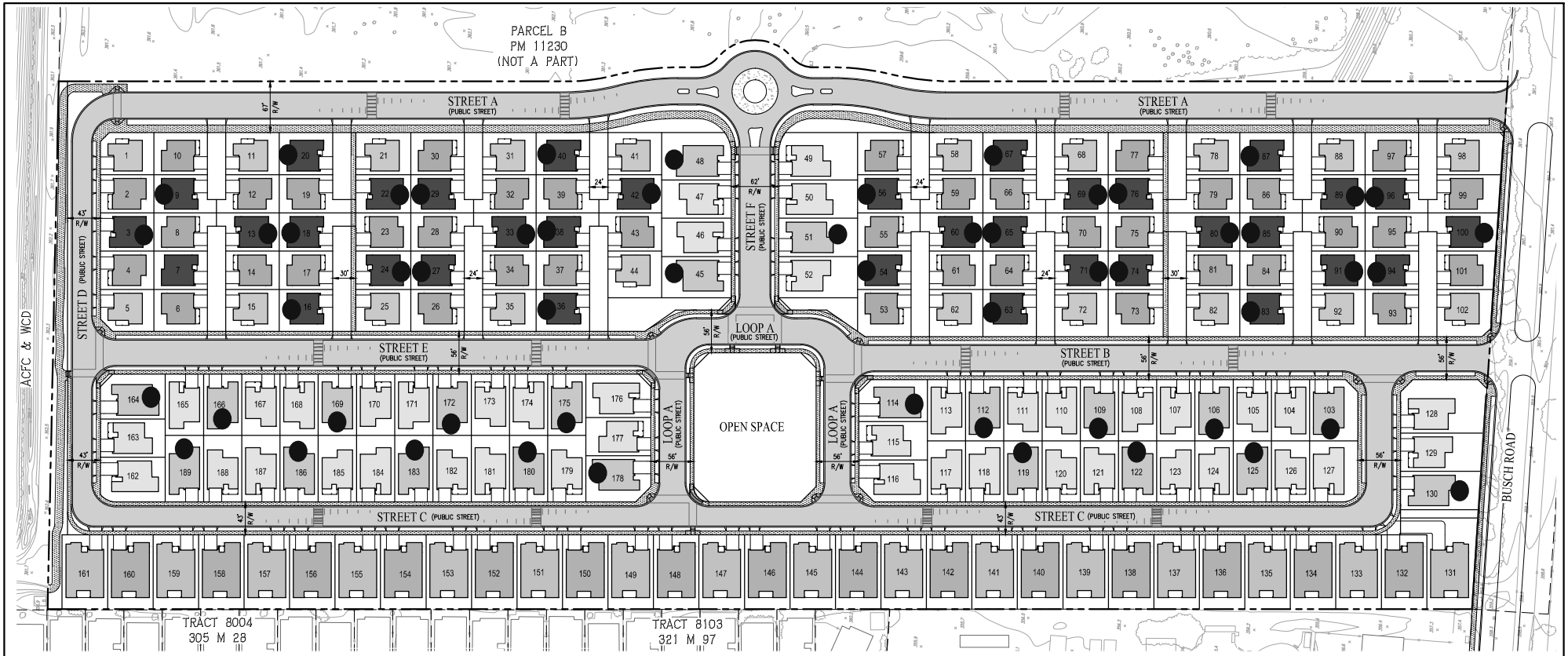
DA Exhibit A-1 and DA Exhibit A-2

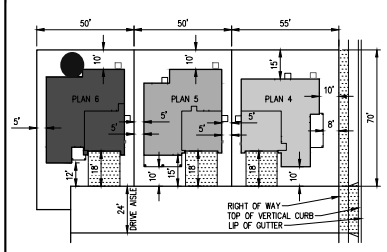
[Attached]

ATTACHMENT 2

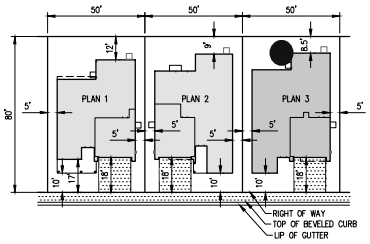
Identification of JADU Inclusionary Units

[Attached]

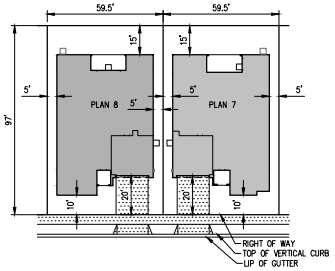




50' X 70' LOT TYPICAL
NOT TO SCALE



50' X 80' LOT TYPICAL
NOT TO SCALE



59.5' X 97' LOT TYPICAL
NOT TO SCALE

POTENTIAL JADU LOCATIONS

Arroyo Lago

50'X70' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 4	2,541	20	21%	50,820
PLAN 5	2,620	39	41%	102,180
PLAN 6	2,648	35	37%	92,680
AVERAGES / TOTALS		94	100%	245,680

50'X80' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 1	2,991	21	33%	62,811
PLAN 2	3,306	21	33%	69,426
PLAN 3	3,398	22	34%	74,756
AVERAGES / TOTALS		64	100%	206,993

59.5'X97' PRODUCT MIX				
	PLAN SF	NO. OF LOTS	% MIX	TOTAL SF
PLAN 7	2,642	16	52%	42,272
PLAN 8	2,660	15	48%	39,900
AVERAGES / TOTALS		31	100%	82,172

0 60 120 180

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3435-010

SHEET NO.
P-2
OF 2 SHEETS

P:\3435\DWG\3435TMP2.DWG

ATTACHMENT 3

Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants

[Attached]

FORM OF DECLARATION OF RESTRICTIVE COVENANT FOR ACCESSORY DWELLING UNITS

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

City of Pleasanton
City Clerk's Office
123 Main Street, P.O. Box 520
Pleasanton, CA 94566

Recording requested pursuant to
Govt. Code § 27383 & 6103 – NO FEE

SECONDARY UNIT REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS

Owner:	**Name**
Property Address:	**Address, Lot # Pleasanton, CA 94568**
Name of Development:	**Arroyo Lago**

This Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants (this "Agreement') is entered into effective as of _____ ("Effective Date") by and between the City of Pleasanton, municipal corporation ("City") and _____ (the "Owner"). City and Owner are hereinafter collectively referred to as the "Parties" and individually referred to as a "Party".

Recitals

A Owner is the owner of certain real property that contains a Junior Accessory Dwelling Unit ("JADU") Inclusionary Unit ("JADU Inclusionary Unit"), which is located in the City of Pleasanton, County of Alameda, State of California and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). The Property is located within a residential development project commonly referred to as "Arroyo Lago" (the "Project") that was subject to the City's Inclusionary Zoning Ordinance (IZO) (Chapter 17.44 of the Pleasanton Municipal Code), which requires that developments consisting of 10 or more residential units include a specified percentage of units that are subject to affordability restrictions set forth in a binding agreement recorded against the property or as otherwise required pursuant to an

alternative means of compliance approved by the City Council pursuant to PMC section 17.44.080.

B. The Project Developer of the Project sought to satisfy its IZO obligations through, among other things, the construction of secondary units on some of the residential lots in the Project, including on the Property, and requiring the purchasers of single-family homes with JADU Inclusionary Units to enter into regulatory agreements restricting the rents charged for the JADU Inclusionary Units to affordable rents, in accordance with the IZO and that certain *Affordable Housing Agreement* entered into by the Project Developer and City dated _____, 2026 ("Affordable Housing Agreement"). The City Council approved this alternative means of complying with the IZO through adoption of Resolution No. _____ on _____, 2026.

C. The Parties have agreed to enter into and record this Agreement in order to satisfy the requirements described in the foregoing Recitals. Subject to Owner's election to rent the Restricted Unit (defined below) on the Property, the purpose of this Agreement is to regulate and restrict the occupancy and rents of the Property's Restricted Unit for the benefit of the occupants of said Restricted Unit. The covenants in this Agreement are intended to run with the land and be binding on Owner and its successors and assigns for the full term of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Parties hereby agree as follows:

1. Definitions. The following terms have the meanings set forth in this Section wherever used in this Agreement or the attached exhibits.

"Applicable Income Level" means the annual gross income level specified as **Low-income**; which shall mean a household whose annual income is more than 50 percent but does not exceed 80 percent of the **Area Median Income**.

"Area Median Income" or **"AMI"** AMI shall mean the area median income for the San Francisco-Oakland-Fremont Metropolitan Statistical Area adjusted for household size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor statute.

"Eligible Household" means a household whose gross income does not exceed the Applicable Income Level and that is otherwise eligible to rent a Restricted Unit.

"Qualifying Rent" means a monthly rent which does not exceed one-twelfth of thirty percent (30%) of the Applicable Income Level adjusted for household size, less a utility allowance as specified by the Housing Authority of Alameda County. By way of example, pursuant to the 2026 Annual Income Limits published for Alameda County, the maximum Applicable Income Level would be $95,050 (divided by 12 months would equate to $7,921 per month). Based on the foregoing, the Qualifying Rent (1/12 of 30%) would be $2,376 per month (one person) and $2,715 per month (two persons), less the applicable utility allowance.

"Restricted Unit" means the JADU Inclusionary Unit on the Property that is depicted in attached Exhibit B and that, if rented, may only be rented and occupied at a Qualifying Rent in accordance with and as set forth in Section 2.

2. Use and Affordability Restrictions. Owner represents and warrants that it has not entered into any agreement that would restrict or compromise its ability to comply with the occupancy and affordability restrictions set forth in this Agreement, and Owner covenants that it shall not enter into any agreement that expressly conflicts with such restrictions without the express written consent of City.

2.1 Affordability Requirements. Owner shall have the right, but not obligation, to rent the Restricted Unit. Provided, however, that if Owner elects to rent the Restricted Unit, it shall be rented at not more than Qualifying Rent and occupied by Eligible Households. Owner shall ensure that language is contained in all leases and contracts with tenants (if any) executed by Owner that prohibits subleasing of the Restricted Unit.

2.2 Rents for Restricted Units. Rent charged to, and paid by, a tenant for the Restricted Unit shall be not more than Qualifying Rent.

2.3 Non-Discrimination: Compliance with Fair Housing Laws. Owner shall not discriminate against persons or groups of persons on account of race, color, religion, creed, sex, sexual orientation, marital status, familial status, ancestry or national origin in the rental of the Restricted Unit, nor shall Owner or any person claiming under or through Owner establish or permit any such practice or practices of discrimination or segregation with reference to the rental of the Restricted Unit in the Property. Owner shall each ensure that language prohibiting such discrimination shall be included in all deeds, leases and contracts executed by Owner or its successors and assigns with respect to the Restricted Unit. Owner shall comply with applicable state and federal fair housing laws in the marketing and rental of the Restricted Unit in the Property.

3. Reporting Requirements as to Rental Tenants of JADU's.

3.1 Tenant Verification. If Owner elects to rent the Restricted Unit, then Owner or its authorized agent shall obtain from each Eligible Household prior to initial occupancy of the Restricted Unit, and on every anniversary thereafter, written documentation verifying each tenant's eligibility containing all of the following, including additional documentation as City may reasonably require (collectively hereinafter "Written Verification"):

(a) Number of people in the household; and

(b) Total household income.

Owner or its authorized agent shall retain Written Verification for not less than three (3) years, and upon City's request, shall make the Written Verification available for inspection by City and shall provide copies of the Written Verification to City. Owner or its authorized

agent may require each Eligible Household to certify the Written Verification.

3.2 Annual Report: Inspections. If Owner elects to rent the Restricted Unit, then Owner shall submit an annual report ("JADU Inclusionary Unit Annual Survey") in substantially the same form as attached Exhibit C. The Annual Report shall, at a minimum, include the following information: (a) identification of the Restricted Unit by address; (b) the monthly rents charged and proposed to be charged; (c) the number of people residing in the Restricted Unit; and (d) the total household income of residents. Upon City's request, Owner shall include with the Annual Report a copy of the Written Verification Owner obtained pursuant to Section 3.1 above, and such additional information as City may reasonably request from time to time in order to show compliance with this Agreement.

4. Term of Agreement.

4.1 Term of Restrictions. This Agreement shall remain in perpetuity.

4.2 Effectiveness Succeeds Conveyance of Property. This Agreement shall remain effective and fully binding for the full term hereof regardless of any sale, assignment, transfer, or conveyance of the Property, unless this Agreement is terminated earlier by City in a recorded writing.

5. Binding Upon Successors: Covenants to Run with the Land. Owner hereby subjects its interest in the Property to the covenants and restrictions set forth in this Agreement. City and Owner hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, transferees, and assigns of Owner and City, regardless of any sale, assignment, conveyance or transfer of the Property or any part thereof or interest therein. Each reference in this Agreement to a specifically named party shall be deemed to mean a reference to the successor of each such Party. Any successor-in-interest to Owner, including without limitation any purchaser, transferee or lessee of the Property (other than the tenants of the Restrictive Unit within the Property) shall be subject to all of the duties and obligations imposed hereby for the full term of this Agreement. Each and every contract, deed, ground lease or other instrument affecting or conveying the Property or any part thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, restrictions, duties and obligations set forth herein, regardless of whether such covenants, restrictions, duties and obligations are set forth in such contract, deed, ground lease or other instrument. If any such contract, deed, ground lease or other instrument has been executed prior to the date hereof, Owner hereby covenants to obtain and deliver to City an instrument in recordable form signed by the parties to such contract, deed, ground lease or other instrument pursuant to which such parties acknowledge and accept this Agreement and agree to be bound hereby.

Owner agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Property in favor of City.

6. Property Management: Repair and Maintenance: Marketing.

6.1 Management Responsibilities. If Owner elects to rent the Restricted Unit, then Owner shall be responsible for all management functions with respect to the Restricted Unit, including without limitation the selection of tenants, certification and recertification of household income and eligibility, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. Except as City may otherwise agree in writing, City shall have no responsibility for management or maintenance of the Restricted Unit. The contracting of management services to a management entity shall not relieve Owner of its primary responsibility for proper performance of management duties.

6.2 Repair, Maintenance, and Security. If Owner elects to rent the Restricted Unit, then throughout the term of this Agreement, Owner shall at its own expense, maintain the Restricted Unit in good physical condition, in good repair, and in decent, safe, sanitary, habitable and tenantable living conditions in conformity with all applicable state, federal, and local laws, ordinances, codes, and regulations. Without limiting the foregoing, Owner agrees to maintain the Restricted Unit in a condition reasonably free of all waste, nuisance, debris, unmaintained landscaping, graffiti, disrepair, abandoned vehicles/appliances, and illegal activity, and shall take all reasonable steps to prevent the same from occurring in the Restricted Unit. If Owner elects to rent the Restricted Unit, then Owner shall prevent and/or rectify any physical deterioration of the Restricted Unit and shall make all repairs, renewals and replacements necessary to keep the Restricted Unit and the improvements located thereon in good condition and repair.

6.3 Restrictions on Transfer. If Owner elects to rent the Restricted Unit, then upon the conveyance, sale or lease of the Property, the purchaser or transferee shall submit an Annual Report to the City.

7. Recordation: No Subordination. This Agreement shall be recorded in the Official Records of Alameda County. Owner hereby represents, warrants and covenants that with the exception of easements and restrictions of record, absent the written consent of City, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Property. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against the Property in position superior to this Agreement, upon the request of City, Owner hereby covenants and agrees to promptly undertake all action necessary to clear such matter from title or to subordinate such interest to this Agreement consistent with the intent of and in accordance with this Section, and to provide such evidence thereof as City may reasonably request.

8. Encumbrance.

8.1 Encumbrances. Owner agrees to use best efforts to ensure that any deed of trust secured by the Property shall contain each of the following provisions: (a) the holder of such deed of trust shall use commercially reasonable efforts to provide to City a copy of any notice of default issued to Owner concurrently with provision of such notice to Owner (provided however, the failure to do so shall not impair such holder's rights and remedies); and (b) City shall have the reasonable right, but not the obligation, to cure any default by Owner within the same period of time provided to Owner for such cure, extended by an additional thirty (30) days.

8.2 Mortgagee Protection. No violation of any provision contained herein shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon all or any portion of the Property, and the purchaser at any trustee's sale or foreclosure sale (or transferee pursuant to a deed-in-lieu of foreclosure) shall not be liable for any violation of any provision hereof occurring prior to the acquisition of title by such purchaser. Such purchaser shall be bound by and subject to this Agreement from and after such trustee's sale or foreclosure sale (or deed-in-lieu of foreclosure). Promptly upon determining that a violation of this Agreement has occurred, City shall give written notice to the holders of record of any mortgages or deeds of trust encumbering the Property that such violation has occurred. As used herein, "First Lender" shall refer to a mortgagee under a mortgage or a beneficiary under a deed of trust that is first in priority under the recording statutes of the State of California over all other mortgages or deeds of trust encumbering the Property, and any insurer or governmental guarantor of such mortgage or deed of trust. Notwithstanding any other provision of this Agreement, in no event shall the use and affordability restrictions contained herein, or any other provision of this Agreement, impair the rights of the First Lender to cure a default under the loan terms, to foreclose on the Property, or to otherwise protect its interests under the mortgage.

9. Default and Remedies.

9.1 Events of Default. Owner's failure to cure any default in performance of Owner's obligations under this Agreement within thirty (30) days following City's delivery of a notice of default shall constitute an Event of Default hereunder and shall entitle the City to proceed with any of the remedies described below. Notwithstanding the foregoing, if the default is such that it is not reasonably capable of being cured within thirty (30) days, an Event of Default shall not arise hereunder if Owner commences to cure the default within 30 days and thereafter prosecutes the curing of such default to completion with due diligence and in good faith, but in no event later than ninety (90) days after receipt of City's notice of default or such longer period as City may agree to in writing.

(a) Bring an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief;

(b) For violations of obligations with respect to rents for Restricted Units, impose as liquidated damages a charge in an amount equal to the actual amount collected in excess of the Qualifying Rent;

(c) Pursue any other remedy allowed at law or in equity.

9.2 Remedies Cumulative. Each of the remedies provided herein is cumulative and not exclusive. City may exercise from time to time any rights and remedies available to it under applicable law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement.

10. Indemnification. In the event that Owner elects to rent the Restricted Unit, then Owner shall defend (with counsel approved by City), indemnify and hold City and its officials, officers, directors, employees, and agents (collectively, the "Indemnified Parties")

harmless from and against any and all losses, damages, liabilities, claims, demands, judgments, actions, court costs, and legal or other expenses (including reasonable attorneys' fees) arising from: (i) Owner's performance or failure to perform any obligation required by this Agreement; or (ii) any act or omission by Owner, or any of Owner's contractors, subcontractors, agents, employees, licensees or suppliers related to the Restricted Unit, except to the extent arising from the gross negligence or willful misconduct of such Indemnified Party. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

11. Miscellaneous.

11.1 Amendments. This Agreement may be amended or modified only by a written instrument signed by both Parties.

11.2 No Waiver. Any waiver by City of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by City to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or applicable law. No failure or delay by City at any time to require strict performance by Owner of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

11.3 Notices. Except as otherwise specified herein, all notices to be sent pursuant to this Agreement shall be made in writing, and sent to the Parties at their respective addresses specified below or to such other address as a Party may designate by written notice delivered to the other parties in accordance with this Section. All such notices shall be sent by:

(a) personal delivery, in which case notice is effective upon delivery;

(b) certified or registered mail, return receipt requested, in which case notice shall be deemed delivered upon receipt if delivery is confirmed by a return receipt;

(c) nationally recognized overnight courier, with charges prepaid or charged to the sender's account, in which case notice is effective on delivery if delivery is confirmed by the delivery service;

(d) email transmission, in which case notice shall be deemed delivered upon transmittal, provided that (a) a duplicate copy of the notice is promptly delivered by first-class or certified mail or by overnight delivery, or (b) a transmission report is generated reflecting the accurate transmission thereof. Any notice given by emailshall be considered to have been received on the next business day if it is received after 5:00 p.m. recipient's time or on a nonbusiness day.

City:	**Owner:**
City of Pleasanton Housing Division	Buyers Address Pleasanton, CA 94568

200 Old Bernal
P.O. Box 520
Pleasanton, CA 94566
Email: _____

Email: _____

11.4 Further Assurances. The Parties shall execute, acknowledge and deliver to the other such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

11.5 Parties Not Co-Venturers. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another.

11.6 Action by the City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by City is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by the City Manager or by any person who shall have been designated by the City Manager, without further approval by the City Council.

11.7 Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by City, or for any amount of money which may become due to Owner or its successor or for any obligation of City under this Agreement.

11.8 Headings: Construction. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party.

11.9 Time is of the Essence. Time is of the essence in the performance of this Agreement.

11.10 Governing Law. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law.

11.11 Severability. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

11.12 Entire Agreement: Exhibits. This Agreement contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect thereto. The exhibits attached hereto are incorporated herein by this reference.

11.13 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as

of the date first written above.

CITY OF PLEASANTON

By: _____
Print: _____
City Manager

ATTEST

By: _____
Print: _____
City Clerk

OWNER(S)

By: _____
Print: _____

By: _____
Print: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature

EXHIBIT A

Property Legal Description

EXHIBIT B

Identification of JADU Inclusionary Unit

EXHIBIT C

Form of

Annual Report

Annual Survey Sample

JUNIOR ACCESSORY DWELLING UNIT (JADU) INCLUSIONARY UNIT
ANNUAL SURVEY

Please submit your completed survey electronically within 30 days to:
City of Pleasanton Housing Division – housing@cityofpleasantonca.gov

Owner Name(s): _____

Unit Address & Development: _____

Mailing Address: _____

Contact Information (email & phone number): _____

Rental and Ownership Verification
Your secondary unit is a JADU Inclusionary Unit restricted for income-eligible households.

To verify the maximum monthly rent a tenant may be charged and household income limits, visit:
https://www.cityofpleasantonca.gov/our-government/housing/housing-programs/#rental-housing

		YES	NO
1.	I am currently renting my JADU Inclusionary Unit to another household/individual.	☐	☐

If yes:

a. Indicate the monthly rent being charged. $_____

b. Identify the number of persons in the tenant household. _____

c. Indicate the annual gross income of the tenant household $_____

d. Provide a copy of the lease agreement to the City.

2. Provide a copy of your current homeowner's insurance to the City.

I understand that there are restrictions on my property and if I choose to refinance, sell, or rent my property, I must contact the City of Pleasanton Housing Division at 925-931-5011 or at housing@cityofpleasantonca.gov.

I understand that, per my Secondary Unit Regulatory Agreement, if I choose to rent my JADU Inclusionary Unit, the monthly rent cannot exceed one-twelfth of thirty percent (30%) of the 80% Area Median Income (AMI), adjusted for household size, less a utility allowance as specified by the Housing Authority of the County of Alameda (HACA.net).

In affixing my/our signature/s below, I/we affirm that all information provided in this form is true and correct. I/we understand that if any information is falsely reported, the City of Pleasanton may take legal action against me/us.

_____ _____
Signature of Owner, Print Name Date

_____ _____
Signature of Owner, Print Name Date

FORM OF PERFORMANCE DEED OF TRUST, ASSIGNMENT OF RENTS, FIXTURE FILING AND SECURITY AGREEMENT

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

City of Pleasanton
City Clerk's Office
123 Main Street, P.O. Box 520
Pleasanton, CA 94566

Recording requested pursuant to
Govt. Code § 27383 & 6103 – NO FEE

APN:

PERFORMANCE DEED OF TRUST, ASSIGNMENT OF RENTS, FIXTURE FILING AND SECURITY AGREEMENT

THERE ARE RESTRICTIONS ON THE USE OF THE PROPERTY ENCUMBERED BY THIS DEED OF TRUST. RENTAL OF THE SECONDARY UNIT (JADU INCLUSIONARY UNIT) ON THIS PROPERTY IS LIMITED TO INCOME-ELIGIBLE HOUSEHOLDS AT A QUALIFYING RENT PURSUANT TO THE CITY OF PLEASANTON'S AFFORDABLE HOUSING PROGRAM. CERTAIN LIMITATIONS APPLY TO THE SALE OF THIS PROPERTY.

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, FIXTURE FILING AND SECURITY AGREEMENT (this **"Deed of Trust"**) is made as of **DATE ("Effective Date")** by **OWNER (s) as they appear on title** (collectively, **"Trustor"**) to the City of Pleasanton (the **"Trustee"**) whose business address is 123 Main Street, Pleasanton, CA 94566 for the benefit of the City of Pleasanton, a municipal corporation **("Beneficiary"**).

RECITALS

A. Trustor is the owner of the real property located at **Property address** in the City of Pleasanton, California 94566 and more particularly described in the attached Exhibit A (the **"Property"**).

B. In accordance with City of Pleasanton Affordable Housing Program **("Program"**) requirements, Trustor and Beneficiary entered into that certain Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants **("Secondary Unit Regulatory Agreement"**) and recorded in the Official Records of Alameda County substantially concurrently herewith (the **"Secondary Unit Regulatory Agreement"**).

C. The secondary unit rental restrictions set forth in this Deed of Trust and in the Secondary Unit Regulatory Agreement are intended to effectuate the requirements of the Program.

D. Among other provisions, the Secondary Unit Regulatory Agreement provides that (i) if rented, the restricted secondary unit must be rented at or below the Qualifying Rent to Eligible Households, (ii) Trustor is subject to certain recording requirements; and (iii) there are limitations on the sale of the Property.

E. Capitalized terms used and not defined in this Deed of Trust have the meaning ascribed to them in the Secondary Unit Regulatory Agreement.

NOW THEREFORE, to secure full and timely performance by Trustor of the Secured Obligation, it is agreed as follows:

1. Grant in Trust. Trustor, in consideration of the promises herein recited and the trust herein created, hereby irrevocably and unconditionally grants, transfers, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all of Trustor's right, title and interest now held or hereafter acquired in and to the following:

(a) all of that certain real property located at _____ [Property address] in Pleasanton, California 94566, which is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Land");

(b) all buildings, improvements and fixtures now or hereafter erected on the Property and all replacements and additions thereto ("Improvements");

(c) all easements, rights of way, appurtenances and other rights used in connection with the Property or as a means of access thereto ("Appurtenances");

(d) all fixtures now or hereafter attached to or used in and about the Property or the Improvements or hereafter located or constructed on the Property, and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are, or shall be attached to the Improvements in any manner ("Fixtures and Equipment"); and

(e) all leases, subleases, licenses and other agreements relating to use or occupancy of the Property ("Leases") and all rents or other payments which may now or hereafter accrue or otherwise become payable to or for the benefit of Trustor ("Rents") (whether or not such Leases and Rents are permitted pursuant to the Secondary Unit Regulatory Agreement).

All of the above-referenced Property, Improvements, Appurtenances, Fixtures and Equipment, Leases and Rents are herein referred to collectively as the "Security."

2. Obligations Secured. This Deed of Trust is given for the purpose of securing performance of all of the following (the "Secured Obligations"): (i) all present and future obligations of Truster set forth in this Deed of Trust or in the Secondary Unit Regulatory Agreement; (ii) all additional present and future obligations of Trustor to Beneficiary under

any other agreement or instrument acknowledged by Trustor (whether existing now or in the future) which states that it is or such obligations are, secured by this Deed of Trust; (iv) all modifications, supplements, amendments, renewals, and extensions of any of the foregoing, whether evidenced by new or additional documents; and (v) reimbursement of all amounts advanced by or on behalf of Beneficiary to protect Beneficiary's interests under this Deed of Trust.

3. Assignment of Rents, Issues, and Profits. Trustor hereby irrevocably, absolutely, presently and unconditionally assigns to Beneficiary the rents, royalties, issues, profits, revenue, income and proceeds of the Property. This is an absolute assignment and not an assignment for security only. Beneficiary hereby confers upon Trustor a license to collect and retain such rents, royalties, issues, profits, revenue, income and proceeds as they become due and payable prior to any Event of Default hereunder. Upon the occurrence of any such Event of Default, Beneficiary may terminate such license without notice to or demand upon Truster and without regard to the adequacy of any security for the indebtedness hereby secured, and may either in person, by agent, or by a receiver to be appointed by a court, enter upon and take possession of the Property or any part thereof, and sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, to any indebtedness secured hereby, and in such order as Beneficiary may determine. Beneficiary's right to the rents, royalties, issues, profits, revenue, income and proceeds of the Property does not depend upon whether or not Beneficiary takes possession of the Property. The entering upon and taking possession of the Property, the collection of such rents, issues, and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If an Event of Default occurs while Beneficiary is in possession of all or part of the Property and/or is collecting and applying Rents as permitted under this Deed of Trust, Beneficiary, Trustee and any receiver shall nevertheless be entitled to exercise and invoke every right and remedy afforded any of them under this Deed of Trust and at law or in equity, including the right to exercise the power of sale granted hereunder. Regardless of whether or not Beneficiary, in person or by agent, takes actual possession of the Land and Improvements, Beneficiary shall not be deemed to be a "mortgagee in possession," shall not be responsible for performing any obligation of the lessor under any Lease, shall not be liable in any manner for the Property, or the use, occupancy, enjoyment or operation of any part of it, and unless due solely to the willful misconduct or gross negligence of Beneficiary, shall not be responsible for any dangerous or defective condition of the Property or any negligence in the management, repair or control of the Property.

4. Fixture Filing. This Deed of Trust is intended to be and constitutes a fixture filing pursuant to the provisions of the Uniform Commercial Code ("UCC") with respect to all of the Property constituting fixtures, is being recorded as a fixture financing statement and filing under the UCC, and covers property, goods and equipment which are or are to become fixtures related to the Land and the Improvements. Trustor covenants and agrees that this Deed of Trust is to be filed in the real estate records of Alameda County and shall also operate from the date of such filing as a fixture filing in accordance with Section 9502 and other applicable provisions of the UCC. This Deed of Trust shall also be effective as a financing statement covering minerals or the like (including oil and gas) and accounts subject to the UCC, as amended. Trustor shall be deemed to be the "debtor" and Beneficiary shall be deemed to be the "secured party" for all purposes under the UCC. The

full name of Truster and the mailing address of Truster are set forth in Section 8.7 of this Deed of Trust.

5. Trustor Representations, Warranties And Covenants

5.1. Trustor's Estate. Trustor represents and warrants that Trustor is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property. Trustor agrees to warrant and defend generally the title to the Property against all claims and demands subject to any declarations, easements, or restrictions listed in the schedule of exceptions to coverage in any title insurance policy insuring Beneficiary's interest in the Property.

5.2 Performance of Covenants. Trustor will observe and perform all of Trustor's covenants and agreements set forth in the Secondary Unit Regulatory Agreement, this Deed of Trust, and all other instruments secured by the Property.

5.3 Maintenance of the Property. Trustor agrees: (a) to keep the Property in good repair and in decent, safe, sanitary, habitable condition and permit no waste thereof; (b) to repair, restore or rebuild promptly any Improvements that may be damaged or destroyed while subject to the lien of this Deed of Trust; (d) to comply with all applicable laws, ordinances and governmental regulations affecting the Property or requiring any alteration or improvement thereof, and not to suffer or permit any violations of any such law, ordinance or governmental regulation, nor of any covenant, condition or restriction affecting the Property; and (e) not to initiate or acquiesce in any change in any zoning or other land use or legal classification which affects any of the Property without the Beneficiary's written consent. If there arises a condition in contravention of this Section, and if the Trustor has not cured such condition within thirty (30) days after receiving a notice from Beneficiary of such a condition, then in addition to any other rights available to Beneficiary, Beneficiary shall have the right (but not the obligation) to perform all acts necessary to cure such condition, and to establish or enforce a lien or other encumbrance against the Property to recover its cost of cure.

5.4 Appear and Defend. Trustor shall appear in and defend any action or proceeding purporting to affect the Property or the rights or powers of the Beneficiary or Trustee, and shall pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which the Beneficiary or Trustee may appear, and in any suit brought by the Beneficiary to foreclose this Deed of Trust.

5.5 Charges: Liens. Trustor shall pay prior to delinquency all taxes, assessments, and other charges, fines, and impositions affecting the Property directly to the payee thereof. Upon request of Beneficiary, Trustor shall promptly furnish to Beneficiary copies of all notices of such amounts due and shall promptly furnish to Beneficiary receipts evidencing all such payments made. Trustor shall pay when due each obligation secured by or reducible to a lien, charge or encumbrance which now does or later may encumber or appear to encumber all or part of the Property or any interest therein, whether or not such lien, charge or encumbrance is or would be senior or subordinate to this Deed of Trust. Trustor shall not be required to pay any tax, charge or assessment so long as Trustor is actively contesting its validity in good faith and by

appropriate legal proceedings which will operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof. Trustor shall post security for the payment of such contested claims as may be requested by the Beneficiary.

5.6 Insurance. Trustor shall keep the Land and the Improvements insured by a standard all-risk property insurance policy in an amount equal to the replacement value of the Property with loss payable to the Beneficiary. The insurance carrier providing such insurance shall be licensed to do business in the State of California and may be chosen by Trustor, subject to approval by Beneficiary. All insurance policies and renewals thereof will be in a form acceptable to the Beneficiary, and will include a standard mortgagee clause with standard lender's endorsement in favor of the holder of any senior lien and the Beneficiary as their interests may appear and in a form acceptable to the Beneficiary. The Beneficiary shall have the right to hold, or cause its designated agent to hold, the policies and renewals thereof, and Trustor shall promptly furnish to the Beneficiary, or its designated agent, the original insurance policies or certificates of insurance, all renewal notices and all receipts of paid premiums. In the event of loss, Trustor will give prompt notice to the insurance carrier and the Beneficiary or its designated agent. The Beneficiary, or its designated agent, may make proof of loss if not made promptly by Trustor. The Beneficiary shall receive thirty (30) days advance written notice of the cancellation, expiration or termination or any material change in the coverage afforded by any of the insurance policies required under this Section.

Unless otherwise permitted by the Beneficiary in writing, insurance proceeds, subject to the rights of the holder of any senior lien, will be applied to restoration or repair of the Property damaged. If the Property is abandoned by Trustor, or if Trustor fails to respond to the Beneficiary, or its designated agent, within thirty (30) days from the date notice is mailed by either of them to Trustor that the insurance carrier offers to settle a claim for insurance benefits, the Beneficiary, or its designated agent, is authorized to collect and apply the insurance proceeds at the Beneficiary's option either to restoration or repair of the Property or to pay amounts due under the Secondary Unit Regulatory Agreement.

If the Property is acquired by the Beneficiary, all right, title and interest of Trustor in and to any insurance policy and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition will pass to the Beneficiary to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition, subject to the rights of the holder of any senior lien.

Renewal policies and any replacement policies, together with premium receipts satisfactory to the Beneficiary, shall be delivered to the Beneficiary at least thirty (30) days prior to the expiration of existing policies. Neither Trustee nor the Beneficiary shall by reason of accepting, rejecting, approving or obtaining insurance incur any liability for the existence, nonexistence, form or legal sufficiency of such insurance, or solvency of any insurer for payment of losses.

6. IT IS MUTUALLY AGREED THAT:

6.1. Protection of Beneficiary's Security. If Trustor fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding

is commenced which materially affects Beneficiary's interest in the Property, including, but not limited to, default under any senior lienholder document, eminent domain, insolvency, code enforcement, arrangements or proceedings involving a bankrupt or decedent, foreclosure of any mortgage secured by the Property or sale of the Property under a power of sale of any instrument secured by the Property, then Beneficiary, at Beneficiary's option, without releasing Trustor from any obligation hereunder, may upon notice to Trustor, make such appearance, disburse such sums and take such action as is necessary to protect Beneficiary's interest, including, but not limited to, the purchase of insurance, disbursement of reasonable attorneys' fees and entry upon the Property to make repairs. Any amounts disbursed by Beneficiary pursuant to this Section, with interest thereon, shall become additional indebtedness of Trustor secured by this Deed of Trust. Unless Trustor and Beneficiary agree to other terms of payment, such amounts shall be payable upon notice from Beneficiary to Trustor requesting payment thereof, and shall bear interest from the date of disbursement at the highest rate permissible under applicable law. Nothing contained in this Section shall require Beneficiary to incur any expense or take any action hereunder.

6.2 Inspection. Beneficiary or its agent may make or cause to be made reasonable entries upon and inspections of the Property. Beneficiary shall give Trustor reasonable notice prior to any such inspection.

6.3 Awards and Damages. Subject to the rights of senior lienholders, all judgments, awards of damages, settlements and compensation made in connection with or in lieu of (a) taking of all or any part of or any interest in the Property by or under assertion of the power of eminent domain, (b) any damage to or destruction of the Property or any part thereof by insured casualty, and (c) any other injury or damage to all or any part of the Property, are hereby assigned to and shall be paid to the Beneficiary. The Beneficiary is authorized and empowered (but not required) to collect and receive any such sums and is authorized to apply them in whole or in part upon any indebtedness or obligation secured hereby, in such order and manner as the Beneficiary shall determine at its option. The Beneficiary shall be entitled to settle and adjust all claims under insurance policies provided under this Deed of Trust and may deduct and retain from the proceeds of such insurance the amount of all expenses incurred by it in connection with any such settlement or adjustment. All or any part of the amounts so collected and recovered by the Beneficiary may be released to Trustor upon such conditions as the Beneficiary may impose for its disposition. Application of all or any part of the amounts collected and received by the Beneficiary or the release thereof shall not cure or waive any default under this Deed of Trust. If the Property is abandoned by Trustor, or if, after notice by Beneficiary to Trustor that the condemner offers to make an award or settle a claim for damages, Trustor fails to respond to Beneficiary within thirty (30) days after the date such notice is mailed, Beneficiary is authorized to collect and apply the proceeds, at Beneficiary's option, either to restoration or repair of the Property or to the sum secured by this Deed of Trust.

6.4 Prohibition on Transfers of Interest. With the exception of the transfers permitted pursuant to Section 6.9 below, if all or any part of the Property or an interest therein is sold or transferred by Trustor in violation of the Secondary Unit Regulatory Agreement, Beneficiary may, at Beneficiary's option, declare all sums secured by this Deed of Trust to be immediately due and payable. If Beneficiary exercises such option to accelerate, Beneficiary shall mail Trustor notice of acceleration in accordance with

Sections 7.2 and 8.7 hereof. Such notices shall provide a period of not less than 30 days from the date the notice is mailed within which Truster may pay the sums declared due. If Trustor fails to pay such sums prior to the expiration of such period, Beneficiary may, without further notice or demand on Trustor, invoke any remedies permitted by Section 7.2(a) hereof.

6.5 Sale or Forbearance. No sale of the Property, forbearance on the part of Beneficiary or extension of the time for payment of the indebtedness hereby secured shall operate to release, discharge, waive, modify, change or affect the liability of Trustor either in whole or in part.

6.6 Beneficiary's Rights to Release. Without affecting the liability of any person for payment of any indebtedness hereby secured (other than any person released pursuant hereto), including without limitation any one or more endorsers or guarantors, and without affecting the lien hereof upon any of the Property not released pursuant hereto, at any time and from time to time without notice: (a) Beneficiary may in its sole discretion: (i) release any person now or hereafter liable for payment of any or all such indebtedness, (iii) extend the time for or agree to alter the terms of payment of any or all of such indebtedness, and (iii) release or accept additional security for such indebtedness, or subordinate the lien or charge hereof; and (b) Trustee, acting pursuant to the written request of the Beneficiary, may reconvey all or any part of the Property, consent to the making of any map or plot of the Land, join in granting any assessment thereon, or join in any such agreement of extension or subordination.

6.7 Reconveyance. Upon payment of all sums and satisfaction of all obligations secured by this Deed of Trust (including without limitation, the satisfaction of all obligations set forth in the Secondary Unit Regulatory Agreement, Beneficiary shall request Trustee to reconvey the Property and shall surrender this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any. The recitals in the reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof.

7. EVENTS OF DEFAULT

7.1 Events of Default. Any one or more of the following events shall constitute a default under this Deed of Trust:

(a) Rental of the Secondary Unity to a household that does not qualify as an Eligible Household.

(b) Rental of the Secondary Unit at a monthly rent that exceeds the Qualifying Rent.

(c) The sale, conveyance, encumbrance or other transfer of the Property in violation of the Secondary Unit Regulatory Agreement.

(d) An event of default arises under any other loan secured by the Property and such default remains uncured following the expiration of any applicable cure period.

(e) Trustor encumbers or refinances the Property in violation of the Secondary Unit Regulatory Agreement.

(f) Trustor fails to pay real estate taxes, assessments or homeowners association dues, when due, or Owner fails to maintain insurance in such amounts as required under this Agreement, and such event or condition shall not have been cured within thirty (30) days following the date of written notice of default from Beneficiary.

(g) Trustor fails to observe or perform any other covenant, condition, or agreement to be observed or performed by Trustor pursuant to this Deed of Trust, and Trustor fails to cure such default within 30 days following the date of written notice of default from Beneficiary.

(g) An event of default arises under the Secondary Unit Regulatory Agreement.

(h) Trustor declares bankruptcy or makes an assignment of assets for the benefit of creditors.

7.2 Acceleration and Sale.

(a) Default: Remedies. Upon Trustor's breach of any covenant or agreement of Trustor under the Secondary Unit Regulatory Agreement or this Deed of Trust (including without limitation, Trustor's encumbrance or refinancing of the Property in violation of the foregoing agreements) Beneficiary shall, prior to acceleration, mail notice to Trustor as provided in Section 8.7 hereof specifying: (i) the nature of the breach; (ii) the action required to cure such breach; (iii) a date no less than thirty (30) days from the date the notice is mailed to Trustor by which such breach must be cured; and (iv) that failure to cure such breach on or before the date specified in the notice may result in the sale of the Property. The notice shall further inform Trustor of Trustor's right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Beneficiary at Beneficiary's option may: (a) if applicable, declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and invoke the power of sale; (b) commence an action to foreclose this Deed of Trust as a mortgage, appoint a receiver, or specifically enforce any of the covenants set forth herein; (c) deliver to the Trustee a written declaration of default and demand for sale pursuant to the provisions for notice of sale found at California Civil Code Sections 2924 *et seq.,* and (d) pursue any other remedy permitted under California law. Beneficiary shall be entitled to collect from the Trustor, or from the proceeds of the sale of the Property, all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph, including, but not limited to, reasonable attorneys' fees.

(b) Trustor's Right to Reinstate. Trustor will have the right to have any proceedings begun by Beneficiary to enforce this Deed of Trust discontinued at any time prior to five (5) days before sale of the Property pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of the judgment enforcing this Deed of Trust if: (a) Trustor pays Beneficiary all sums which would be then due under this Deed of Trust

had no acceleration occurred; (b) Trustor pays all reasonable expenses incurred by Beneficiary and Trustee in enforcing the covenants and agreements of Trustor contained in this Deed of Trust, including, but not limited to, reasonable attorneys' fees; (c) Trustor cures all breaches of any other covenants or agreements of Trustor set forth in the Secondary Unit Regulatory Agreement, and (d) Trustor takes such action as Beneficiary may reasonably require to assure that the lien of this Deed of Trust, Beneficiary's interest in the Property and Trustor's obligation to pay the sums and perform the obligations secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Trustor, this Deed of Trust and the obligations secured hereby will remain in full force and effect as if no acceleration had occurred.

(c) Sale. After delivery to Trustee of a Notice of Default and Demand for Sale and after the expiration of such time and the giving of such notice of default and sale as may then be required by law, and without demand on Trustor, Trustee shall sell the Property at the time and place of sale fixed by it in said notice of sale, at public auction to the highest bidder for cash in lawful money of the United States of America, payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at such time and place of sale and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement. Any person, including Trustor, Trustee or the Beneficiary, may purchase at such sale. Upon such sale by Trustee it shall deliver to such purchaser its deed conveying the Property so sold, but without any covenant or warranty expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of their truthfulness. Upon sale by Trustee and after deducting all costs, expenses and fees of Trustee, Trustee shall apply the proceeds of sale to the payment of the indebtedness hereby secured, including any advances made or costs or expenses paid or incurred by Beneficiary under this Deed of Trust, any indebtedness evidenced by any other instrument hereby secured, and all other sums then secured hereby, in such order as the Beneficiary shall direct; and then the remainder, if any, shall be paid to the person or persons legally entitled thereto.

(d) Assignment of Rents: Appointment of Receiver: Beneficiary in Possession. Upon acceleration under Section 7.2(a) or abandonment of the Property, Beneficiary (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property (if any) including those past due. All rents collected by Beneficiary or the Receiver shall be applied first to payment of the costs of management of the Property and collection of rents including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this-Deed of Trust. Beneficiary and the receiver shall be liable to account only for those rents actually received. The provisions of this paragraph and Section 7.2(a) shall operate subject to the claims of prior lien holders.

7.3 Remedies Cumulative: No Waiver. No exercise of any right or remedy by the Beneficiary or Trustee hereunder shall constitute a waiver of any other right or remedy herein contained or provided by law, and no delay or forbearance by the Beneficiary or Trustee in exercising any such right or remedy hereunder shall operate as a waiver thereof or preclude the exercise thereof in any continued or subsequent default hereunder. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or any other document, or afforded by law

or equity, and may be exercised concurrently, independently or successively.

7.4 Trustee Substitution. The irrevocable power to appoint a substitute trustee or trustees hereunder is hereby expressly granted to the Beneficiary, to be exercised at any time hereafter, without specifying any reason therefore, by filing for record in the office where this Deed of Trust is recorded a deed of appointment, and said power of appointment of successor trustee or trustees may be exercised as often as and whenever the Beneficiary deems advisable. The exercise of said power of appointment, no matter how often, shall not be deemed an exhaustion thereof, and upon recording of such deed or deeds of appointment, the trustee or trustees so appointed shall thereupon, without further act or deed of conveyance, succeed to and become fully vested with identically the same title and estate in and to the Property hereby conveyed and with all the rights, powers, trusts and duties of the predecessor in the trust hereunder, with the like effect as if originally named as trustee or as one of the trustees.

7.5 Superiority of First Lender Documents. Notwithstanding any provision herein, this Deed of Trust shall not diminish or affect the rights of the First Lender under the First Lender Deed of Trust or any subsequent First Lender deeds of trust hereafter recorded against the Security in compliance with the requirements of Section 8.3 of the Secondary Unit Regulatory Agreement.

Notwithstanding any other provision hereof, the provisions of this Deed of Trust shall be subordinate to the lien of the First Lender Deed of Trust and shall not impair the rights of the First Lender, or such lender's assignee or successor in interest, to cure a default under the loan terms, to exercise its remedies under the First Lender Deed of Trust in the event of default under the First Lender Deed of Trust by the Trustor, or to protect its interests under the First Lender Deed of Trust. Such remedies under the First Lender Deed of Trust include the right of foreclosure or acceptance of a deed or assignment in lieu of foreclosure. After such foreclosure or acceptance of a deed in lieu of foreclosure, this Deed of Trust shall be forever terminated and shall have no further effect as to the Property or any transferee thereafter; provided, however, if the holder of such First Lender Deed of Trust acquired title to the Property pursuant to a deed or assignment in lieu of foreclosure, this Deed of Trust shall automatically terminate upon such acquisition of title, provided that (i) the City has been given written notice of default under such First Lender Deed of Trust with **a sixty** (60)-day cure period and (ii) the City shall not have cured or commenced to cure the default within such sixty (60)-day period or commenced to cure and given its firm commitment to complete the cure in form and substance acceptable to the First Lender.

8. MISCELLANEOUS PROVISIONS

8.1 Successors and Assigns. The covenants and agreements contained in this Deed of Trust shall bind, and the benefit and advantages hereunder shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties; provided however, nothing in this Section is intended to or shall modify any restrictions on assignment set forth herein or in the Secondary Unit Regulatory Agreement. As used herein, the words "the Beneficiary" means the present Beneficiary or any future owner or holder, including a pledgee of the indebtedness secured hereby.

8.2 Headings; Gender, Number. The captions and headings used in this Deed of Trust are inserted only for convenience of reference and in no way define, limit, or describe the scope or intent of this Deed of Trust, or of any particular provision thereof, or the proper construction thereof. Wherever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

8.3 Approvals in Writing. Except as otherwise specifically provided herein, whenever any approval, notice, direction, consent, request or other action by the Beneficiary is required or permitted under this Deed of Trust, such action shall be in writing.

8.4 Joint and Several Obligations. If more than one person has executed this Deed of Trust as Trustor, the obligations of all such persons hereunder shall be joint and several.

8.5 Severability. If any provision of this Deed of Trust shall be held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

8.6 Indemnification. Trustor agrees to indemnify, defend (with counsel approved by Beneficiary) and hold the Beneficiary, its elected and appointed officers, officials, agents and employees ("Indemnitees") harmless from and against any and all losses, damages, claims, actions, demands, judgments, penalties, costs and expenses (including reasonable attorneys' fees) and liabilities (all of the foregoing, collectively "Claims") which the Indemnitees may sustain or suffer directly or indirectly as a result of or arising in connection with (i) Truster's failure to perform any obligations as and when required by the Secondary Unit Regulatory Agreement or this Deed of Trust, (ii) the failure at any time of any of Truster's representations and warranties to be true and correct, or (iii) any action or omission by Indemnitees in connection with this Deed of Trust, except to the extent any such Claim arises due to the gross negligence or willful misconduct of Indemnitees.

8.7 Notices. Except for any notice required under applicable law to be given in another manner (a) any notice to Truster provided for in this Deed of Trust shall be given by mailing such notice by certified mail directed to the Property address or any other address Trustor designates by notice to Beneficiary as provided herein; and, (b) any notice to Beneficiary shall be given by certified mail, return receipt requested, to Beneficiary's mailing address stated herein or to such other address as Beneficiary may designate by notice to Trustor as provided herein. Any notice provided for in this Deed of Trust shall deem to have been given to Trustor or Beneficiary when given in the manner designated herein.

Beneficiary: City of Pleasanton
City Clerk’s Office
123 Main Street, P.O. Box 520
Pleasanton, CA 94566

housing@cityofpleasantonca.gov

Truster: First Name and Last Name

_____

Pleasanton, CA 94566

8.8 Beneficiary Statement. Beneficiary may collect a fee for furnishing the beneficiary statement in an amount not to exceed the amount as provided by Section 2943 of the Civil Code of California.

8.9 Governing Law. This Deed of Trust shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first written above.

TRUSTOR

_____

Signature

_____

Signature

SIGNATURES MUST BE NOTARIZED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT C
TO
AGREEMENT

SCOPE OF IMPROVEMENTS AND
TRANSPORTATION DEVELOPMENT FEE CREDIT AREA

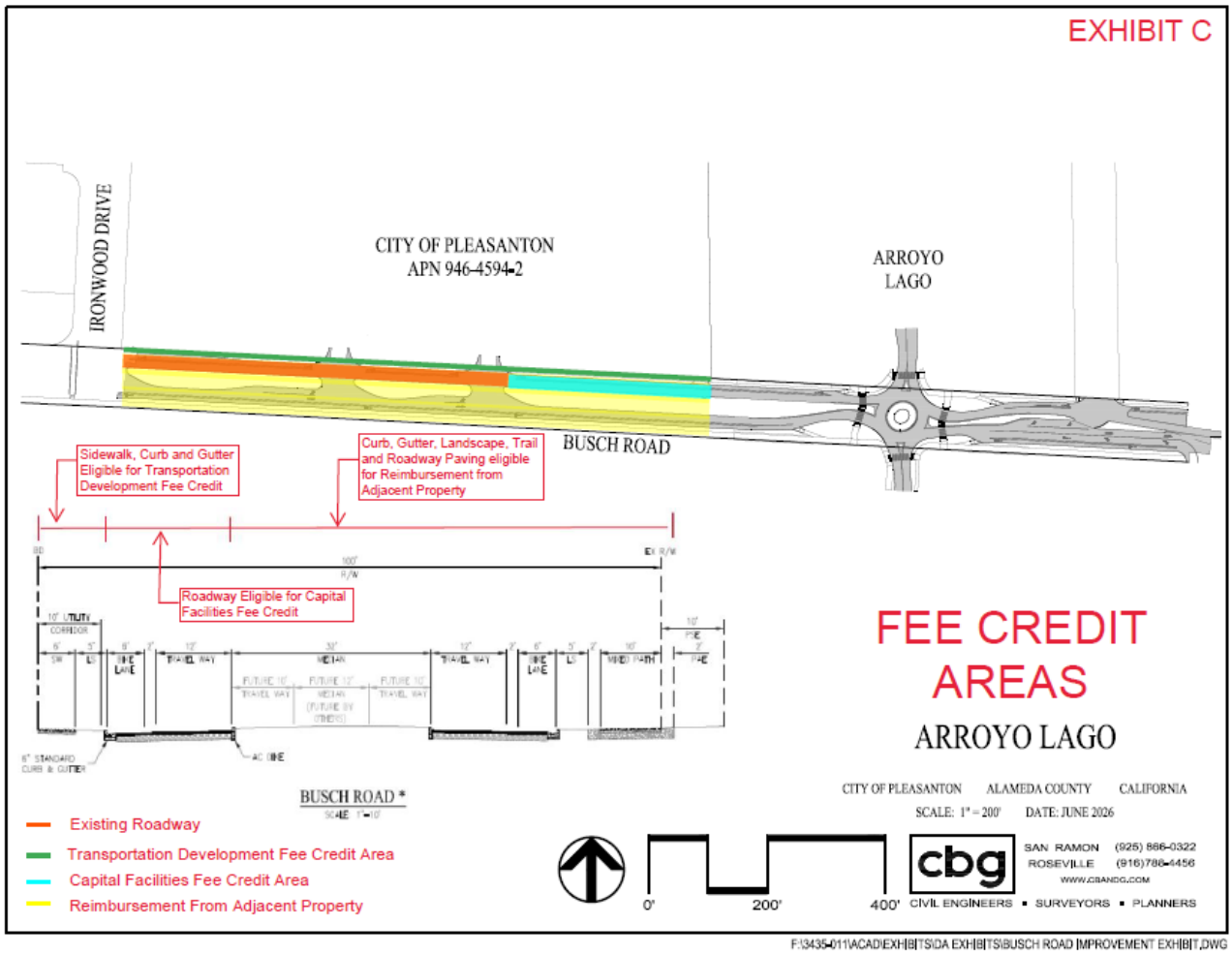


EXHIBIT D-1
TO
AGREEMENT

ON-SITE MAINTENANCE

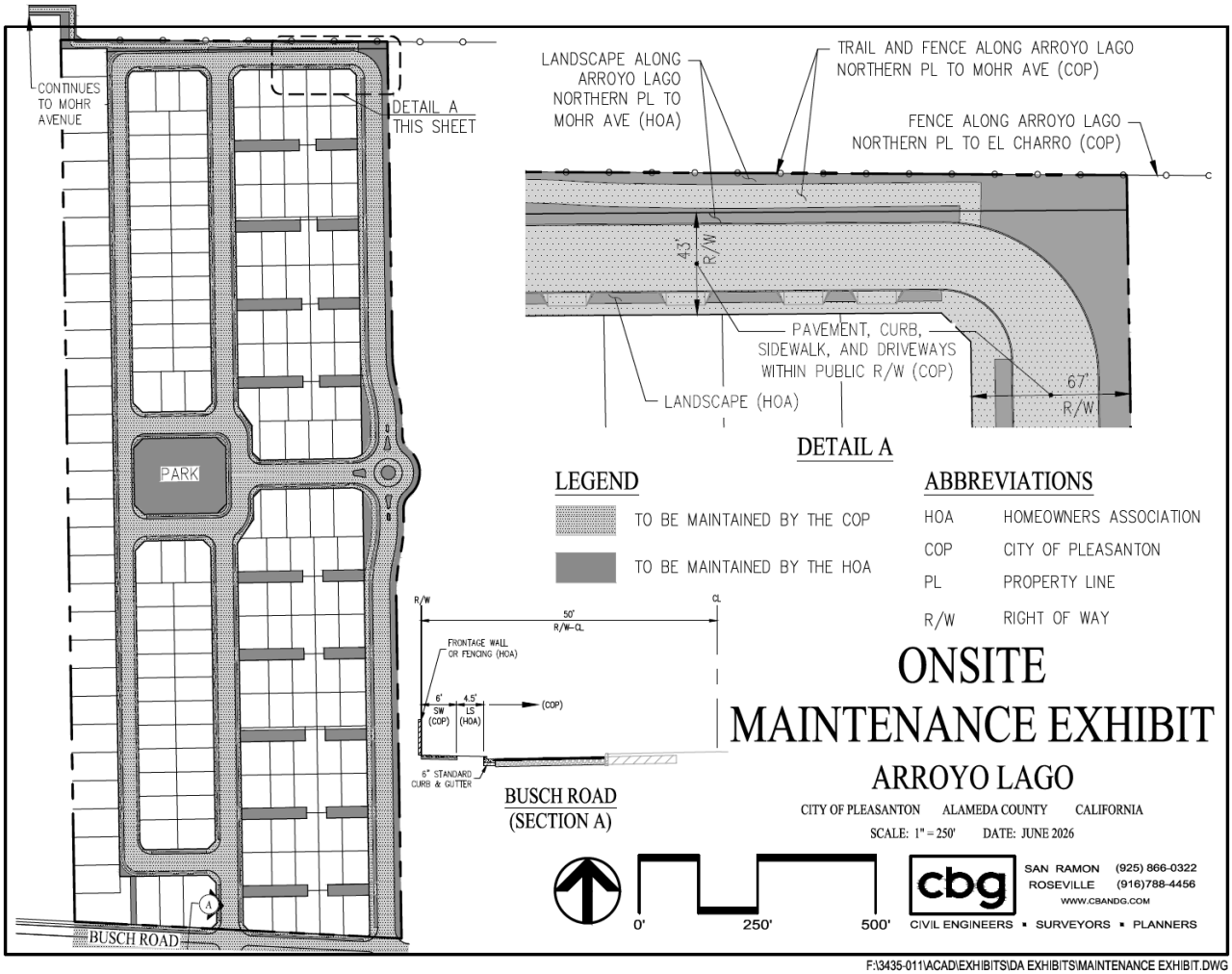


EXHIBIT D-2
TO
AGREEMENT

OFF-SITE MAINTENANCE

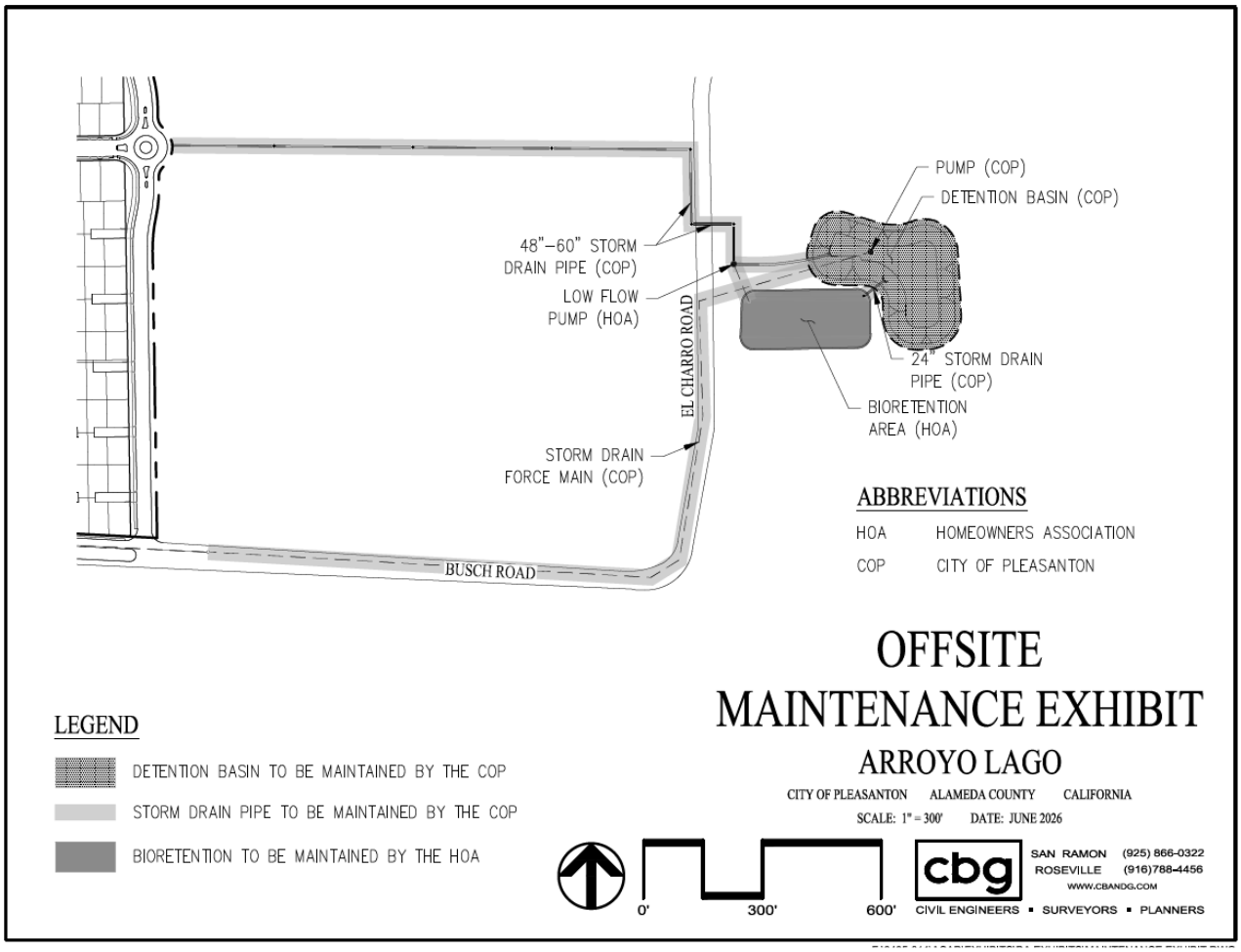


EXHIBIT E
TO
AGREEMENT

PRO-RATA COST SHARING FOR OFF-SITE WATER IMPROVEMENTS

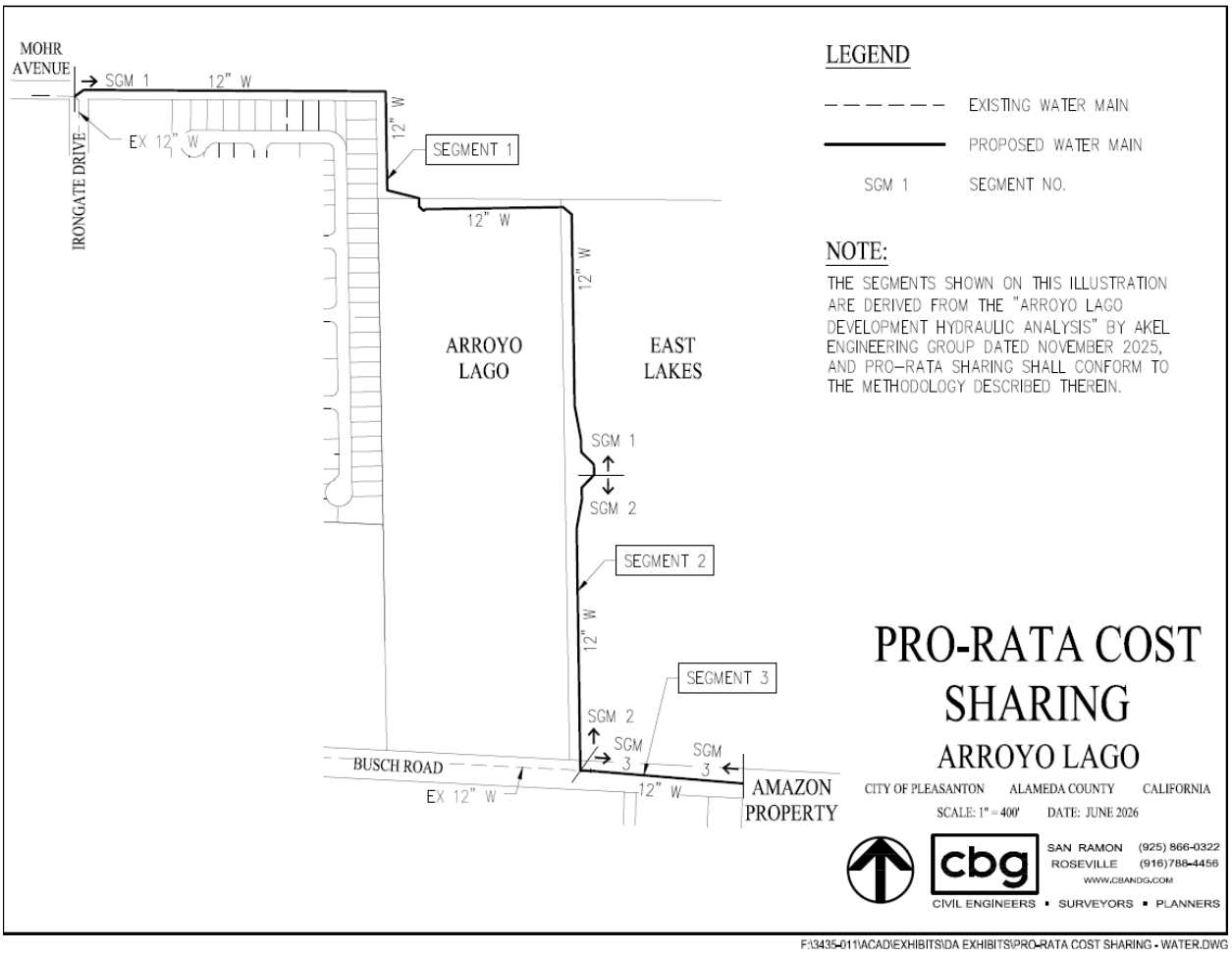


EXHIBIT F
TO
AGREEMENT

PRO-RATA COST SHARING FOR OFF-SITE SEWER IMPROVEMENTS

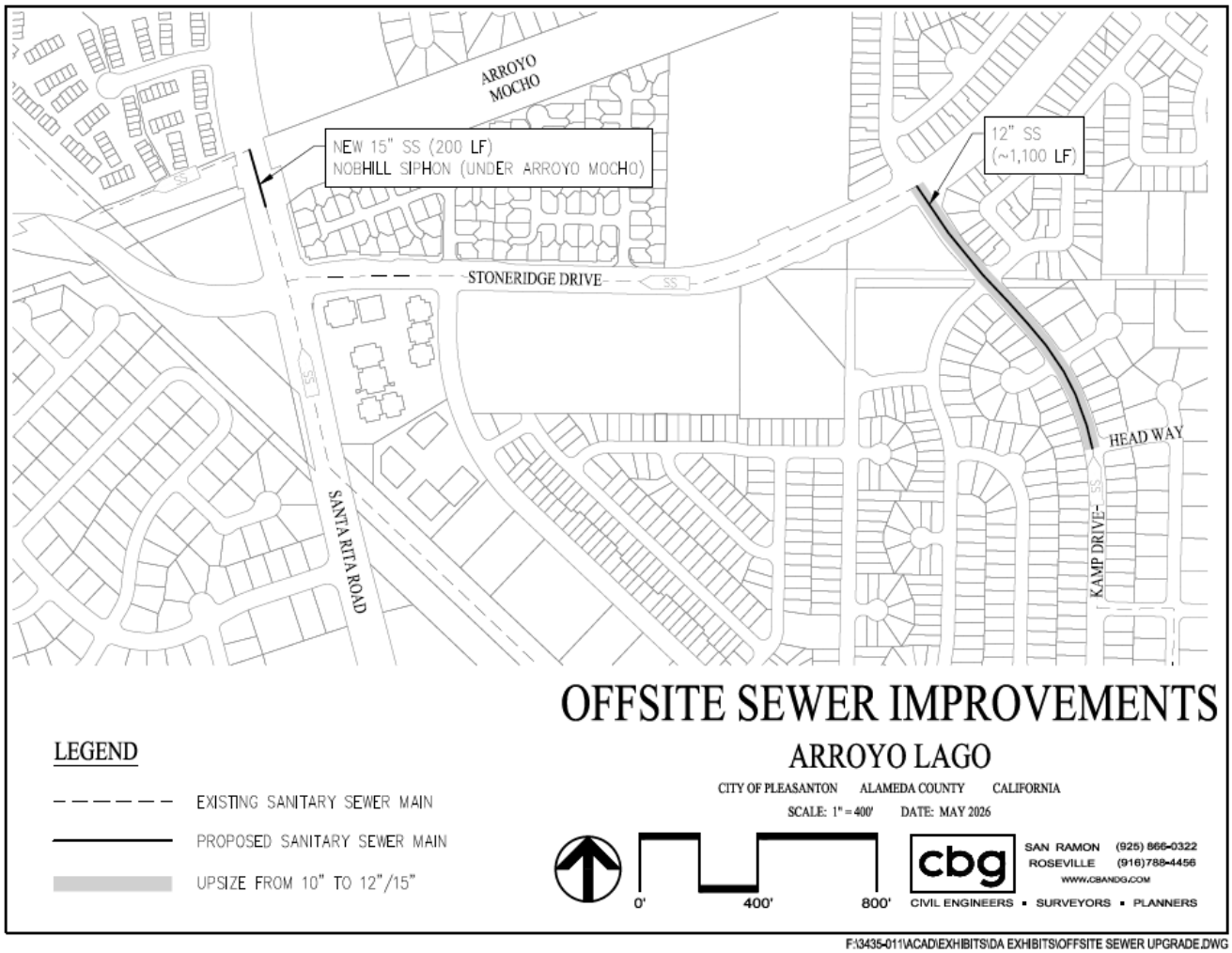


EXHIBIT G
TO
AGREEMENT

RESOLUTION NO. ____ SHOWING CITY IMPACT FEES

PLEASANTON

Community Development Department
200 Old Bernal Avenue • P.O. Box 520
Pleasanton, California 94566-0802
Phone 925-931-5630 • www.pleasantonpermits.com

DEVELOPMENT FEES

January 1, 2024

Development Fees are shown here and will vary based on the specific project parameters and location. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification.

The values shown in this document are for informational purposes only.

Development Fees. Development Fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Development Fees are paid at the time of Building Permit issuance at the current rate in effect at the time of payment. Development fees cannot be prepaid. Any change of use on a parcel may trigger a review of the sewer capacity and traffic impact to determine if this creates an increase in demand on City infrastructure. In all cases where it is determined the new use increases demand, a fee is assessed based on the difference between the previously purchased impact fee or capacity at a space, building or parcel and the increased impact or capacity demand.

Building Permit and Plan Review Fees. Building Permit and Plan Review for any new or expanding development are to be submitted at our Permit Center. See our separate Building Permit and Plan Review Fees handout for information on those fees and surcharges.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate Fire Permit Handouts for Fees.

Master Fee Schedule. This handout includes excerpts from the City's Master Fee Schedule which is available on the City's website. If any discrepancies exist between this handout and the Master Fee Schedule, the Master Fee Schedule shall govern.

Affordable Housing Fee

The Affordable Housing Fee has been established to assist in meeting the affordable and moderate-income housing goals as established in the general plan. All new residential, commercial, office or industrial development projects not otherwise exempt are required to pay an Affordable Housing Fee, as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed, or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. The City Council may adjust the fee in consideration of on-site programs promoting lower-income housing such as the dedication of land suitable for lower-income housing. See the Pleasanton Municipal Code Chapter 17.40 for exemptions and additional information.

(adjusted annually based on Consumer Price Index (CPI), rates effective 1/01/2024)

Residential (per dwelling unit)	
Single-family (over 1,500 sq ft)	$52,203.00
Apartment, Condo, or Single-family (≤1,500 sq ft)	$51,077.00
Accessory Dwelling Unit (ADU)	$0.00
Non-Residential (per square foot)	
Retail	$5.38
Hotel/Motel	$3.71
Office	$8.98
Industrial	$14.91

Capital Facilities Fee

The Capital Facilities Fee apportions the cost of necessary public improvements to the reasonably estimated demand that new uses place upon existing and new planned public facilities. All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Capital Facilities Fee as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed, or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. See the Pleasanton Municipal Code Chapter 3.22 for exemptions, credits, and additional information.

(adjusted annually based on Engineering News Record Construction Cost Index (ENR CCI); rates effective 1/01/24)

Residential (per dwelling unit)	
Single-family detached	$20,480
Townhouse, Apartment, Condominium	$14,593
Accessory Dwelling Unit (ADU)	
Less than 749 sq. ft.	$0.00
Accessory to Single-Family detached, 750-1,000 sq. ft.	$5,120
Accessory to Single-Family detached, more than 1,000 sq. ft.	$10,240
Accessory to Townhouse, Apartment or Condo, 750-1,000 sq. ft.	$3,647
Accessory to Townhouse, Apartment or Condo, more than 1,000 sq. ft.	$7,296
Non-Residential	
Office (per square foot)	$2.97
Research & Development (per square foot)	$2.38
Light Manufacturing (per square foot)	$0.95
Service/Commercial (per square foot)	$2.16
Warehouse (per square foot)	$0.95
Retail (per square foot)	$2.16
Restaurant (per square foot)	$2.16
Hotel/Motel (per room)	$1,148

Transportation Development Fee

The Transportation Development Fee apportions the cost of necessary transportation improvements and reconstruction to the reasonably estimated peak hour trip demand that new uses place upon existing and new planned transportation infrastructure. All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Transportation Development Fee as set forth in the City's Master Fee Schedule. Whenever floor area is added, constructed, or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. See the Pleasanton Municipal Code Chapter 3.26 for exemptions, credits & additional information.

(adjusted annually based on ENR CCI; rates effective 1/01/24)

Residential (per dwelling unit)	
Single-Family, Townhouse	$11,642
Multi-Family Apartment, Condominium	$7,158
Accessory Dwelling Unit (ADU) (per dwelling unit)	
Less than 749 sq. ft.	$0.00
Accessory to Single-Family, Townhouse, 750-1,000 sq. ft.	$2,910
Accessory to Single-Family, Townhouse, more than 1,000 sq. ft.	$5,821
Accessory to Apartment, Condo, 750-1,000 sq. ft.	$1,790
Accessory to Apartment, Condo, more than 1,000 sq. ft.	$3,579
Non-Residential	
Office (per square foot)	$18.17
Commercial/Retail (per square foot)	$26.71
Industrial (per square foot)	$10.99
Research & Development (per square foot)	$13.69
Hotel/Motel (per room)	$7,675.76

Tri-Valley Transportation Development Fee

The Tri-Valley Transportation Council ("TVTC") is a joint powers authority formed to evaluate the impacts of projected land uses on regional transportation infrastructure in the Tri-Valley area, including the City of Pleasanton. The Tri-Valley Transportation Development Fee is collected for the TVTC, to fund a portion of Transportation Improvement projects throughout the tri-valley area. All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Tri-Valley Transportation Development Fee. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. See http://www.tvtc-jpa.com/ for more information.

(3rd party fee; adjusted annually based on ENR CCI; rates effective 07/01/23)

Residential (per dwelling unit)	
Single-family detached or Townhouse	$6,946.01
Multi-family (Apartment, Condominium)	$4,095.33
Accessory Dwelling Unit (ADU Aupair, etc.)	$0.00
Affordable Housing Units	$0.00
Non-Residential	
Office, gross floor area per square foot	$9.28
Retail, gross floor area per square foot	$5.92
Industrial, gross floor area per square foot	$5.23
Other Uses, per average am/pm peak hour trip	$6,424.02

The City repealed its In-Lieu Park Dedication Fee (former Municipal Code Chapters 19.44, then 17.46 Dedications) by Ordinance No. 2192 (2019) and Res. 18-1047.

Sewer Connection Fees

Sewer Connection fees are required for all new structures, new residential units and commercial additions, and may be required for any change or expanded use in an existing building. Residential connection fees for other than an attached ADU are a flat rate per dwelling unit, regardless of the size of building.

Non-Residential uses are based on a wastewater coefficient, typically based on gallons per day per square foot (i.e., 0.24gpd/sf). A change in use that results in an increased demand in sewer flow or effluent type must pay the difference between the previously purchased capacity and the newly estimated required capacity. The flow rate is determined by either actual water usage or the following table, with some common uses shown. In addition to the City of Pleasanton sewer connection fee, the City collects sewer connection fees for the Dublin San Ramon Services District (DSRSD), the agency that processes and treats all sewage from the City of Pleasanton. See the Pleasanton Municipal Code Title 15 Sewerage, or contact the Dublin San Ramon Services District for more information.

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES

	Factor	City Fee	Regional DSRSD Fee (eff. 7/01/23)
Residential			
Single-Family Dwelling Unit, Duet, Duplex, Townhouse	Per house or unit	$500.00	$15,150.00
Auxiliary Dwelling Unit (ADU)	Per sq. ft.	$2.00	$9.69
Condominium	Per unit	$375.00	$11,363.00
Apartment, Mobile Home	Per unit	$330.00	$9,999.00
Regular (low strength wastewater)			
Barber shops/Beauty Shops	Per sq. ft.	$0.68	$22.64
Bars, Cocktail lounges, taverns (w/o dining)	Per sq. ft.	$0.80	$26.42
Churches	5 gpd/seat	$11.38	$377.40
Delicatessen	Per sq. ft.	$1.61	$53.59
Dental Clinic	Per sq. ft.	$2.05	$10.57
General Retail/Commercial	Per sq. ft.	$0.11	$3.77
Gyms, Health Clubs	Per sq. ft.	$0.95	$31.70
Hotels, Motels (no dining facilities)	130 gpd/room	$295.45	$9,812.50
Medical Clinic	Per sq. ft.	$0.84	$27.93
Office Buildings	Per sq. ft.	$0.11	$3.77
Veterinary Hospital	Per sq. ft.	$0.77	$25.66
Warehouse/distribution	Per sq. ft.	$0.07	$2.26
Regular (medium strength wastewater)			
Cafeteria	Per sq. ft.	$1.23	$44.68
Restaurant, Fast Food	Per sq. ft.	$1.36	$47.73
Restaurant, Full Service	Per sq. ft.	$1.23	$44.68
Regular (high strength wastewater)			
Bakeries, Donut Shop, Ice Cream Shop	Per sq. ft.	$1.41	$55.23
Markets with food	Per sq. ft.	$3.86	$16.67
Industrial (other)			
All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:			
Wastewater Flow	Gallons per day	$2.27	$70.40
BOD (Biochemical Oxygen Demand)	Lbs per day	n/a	$1,702.06
SS (Suspended Solids)	Lbs per day	n/a	$895.64

This is a list of commonly requested uses. For other uses not listed, see the Master Fee Schedule.

Water Connection Fees

Water connection fees must be paid for all new construction, and upgrades, connected to the water system. In addition to the City of Pleasanton water connection fee, the City collects the water connection fee for the Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7), the agency that provides a majority of the wholesale water to the City of Pleasanton. See the Pleasanton Municipal Code Chapter 14.08 Water Connections and Zone 7 for more information. Water connection fees for new or upgraded water services are based on the size of the water meter(s) and the connection rate in effect at the time of payment, not application date. The project designer determines the size and number of meters needed for the project. The Building and Safety Division collects water connection fees only for one- and two-family residential domestic water meters. The Engineering Department collects water connection fees for all other occupancies and projects.

Meter Size	GPM	Meter & Installation Fee (eff. 7/01/22)	Potable Water Connection Fees*	
			City	Zone 7 (eff. 1/01/24)
5/8" & 1" Fire Service***	10	$613.37	$3,000	$34,530
3/4" Short Diehl	30	$452.99	$1,800	$103,590
3/4" Long Diehl**	30	$477.83	$1,800	$103,590
1" Diehl	55	$613.37	$3,000	$189,915
1-1/2" Kamstrup	120	$1,036.40	$6,000	$414,360
2" Kamstrup Short Ultrasonic	160	$1,167.87	$19,200	$552,480
2" Kamstrup Long Ultrasonic**	160	$1,225.10	$19,200	$552,480
Other water meter sizes & types	****	****	See Master Fee Schedule	See Master Fee Schedule

Note: Water Connection charges are based on the flow rate of each water meter, without any reduction.
No water connection fee is collected for separate private fire service connections.
For information about Recycled Water for landscape irrigation, visit the program website.
** Fees collected for both Zone 7 and the City of Pleasanton*
*** Required for new construction.*
**** One- and two-family homes with fire sprinkler systems on a combined 1" water meter pay the 1" City connection fee, but only the 5/8" Zone 7 water connection fee. (Zone 7 Ord. FC O-91-58)*
***** Connection fee, meter type, and availability of all water meters must be verified prior to payment.*

Flood Protection and Storm Water Drainage Fee

(3rd party fee collected for the Alameda County Flood Control and Water Conservation District, Zone 7)

$1.00 per sq ft of impervious surface *(effective 05/18/09)*
Exemption: Accessory Dwelling Units less than 750 sq. ft. are not assessed the fee

Zone 7's Flood Protection and Storm Water Drainage fee is collected for all newly constructed impervious area and based on the total square footage increase of all impervious surfaces on the lot or site. Flood Protection and Storm Water Drainage Fees are only payable at time of permit issuance and based upon the rate in effect at the time of payment, not application date. Impervious is defined by Zone 7 as any area occupied by buildings or structures, driveways, streets, sidewalks, parking, storage or any other area where surfacing is required, and any other surface including, but not limited to, asphalt, concrete, compacted gravel, or other non-porous or semi-porous substance or substances which will cause, assist, or in any way contribute to the runoff in any appreciable amount or quantity of water or any associated liquid elements. See Zone 7 for more information.

School Impact Fees

California state law requires School Impact fees must be paid before building permits may be issued for new construction and additions exceeding 500 square feet. The School Impact Fee is paid by the applicant directly to the Pleasanton Unified School District (PUSD) for all new construction and additions exceeding 500 square feet in area. Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with the PUSD Business Services Department at (925) 426-4312. You will need to submit the completed PUSD Acknowledgement/Certification form to the Building Division in order to issue the Building Permit. The PUSD website is https://www.pleasantonusd.net.

CITY OF PLEASANTON
MASTER FEE SCHEDULE

X. SEWER RATES, FEES, AND CHARGES

A. Sewer Rates & Charges

Eff 07.01.2024

User Charges - Bimonthly			
Residential (rate per dwelling unit):	Local [1]	Regional-DSRSD [2]	Total
Single-Family/Townhome	29.96	$59.97	$89.93
Condominium	20.57	$45.47	$66.04
Multifamily/Secondary Unit	15.67	$45.47	$61.14
		Livermore [3]	Total
Single-Family - Ruby Hill	26.96	128.97	$155.93

Single-Family Residential Discounts:

The following discounts are available on the City of Pleasanton Local portion ONLY for a single family individually metered residential account if water consumption does not exceed 30 Ccf during the bi-monthly billing period. The Account holder's name who qualifies for the discount by proof of age with government-issued identification, must be on the property title, if owner occupied or appear on the lease/rental agreement.

20% - **Senior Citizens** (65 or older)

30% - **Low Income Families** who qualify for PG&E, AT&T or cable television discounts through either the California Dept of Economic Opportunity, Social Security Administration, or California Lifeline

*****DISCOUNTS SHALL NOT BE ADDITIVE*****

Commercial:	Billing Units	Pleasanton [1]
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The regional commercial rates shall be equal to the DSRSD or City of Livermore cost for said charges determined based on regional provider for said account. Ruby Hill non-residential customers, please contact Public Works for rate		
- Commercial customers are subject to a minimum bi-monthly charge equivalent to the charge for a multiple-family residential customer		
Auto Steam Cleaning	up to 10 Ccf	$15.67
	each add'l Ccf	$1.68
Bakeries	up to 10 Ccf	$15.67
	each add'l Ccf	$1.67
Commercial Laundries	up to 10 Ccf	$15.67
	each add'l Ccf	$1.68
Groceries w/Garbage Disposals	up to 10 Ccf	$15.67
	each add'l Ccf	$1.62
Mortuaries	up to 8 Ccf	$15.67
	each add'l Ccf	$1.97
Restaurants (Fast Food)	up to 10 Ccf	$15.67
	each add'l Ccf	$1.58
Restaurants (Full Service)	up to 10 Ccf	$15.67
	each add'l Ccf	$1.58
All Other	up to 11 Ccf	$15.67
	each add'l Ccf	$1.42

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Instituational:		
Schools (sub-metered)	Ccf	$1.37
Schools (not sub-metered)	Ccf	$0.90
All Other	Ccf	$1.42
Industrial, Demand Users, and Septage Haulers:		
Internal Filter Backwash		Please contact Public Works for the rate
Treatment	MGD	
BOD	Lb/Day	
SS	Lb/Day	
Connection	Each	
Reverse Osmosis Rejection Water		
Disposal	MG	
Industrial		
Less than 1,000 mg/L	ccf	
1,000 to 1,500 mg/L	ccf	
Greater than 1,500 mg/L	ccf	
Septic Haulers	gallon	

Commercial:	Billing Units	DSRSD [2]
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The regional commercial rates shall be equal to the DSRSD or City of Livermore cost for said charges determined based on regional provider for said account. - Commercial customers are subject to a minimum bi-monthly charge equivalent to the charge for a multiple-family residential customer		
Less than or equal to 300 mg/L	up to 13 Ccf	$45.47
	each add'l Ccf	$3.39
Between 300 and 450 mg/L	up to 11 Ccf	$45.47
	each add'l Ccf	$4.33
Between 450 and 600 mg/L	up to 9 Ccf	$45.47
	each add'l Ccf	$5.27
Between 600 and 750 mg/L	up to 7 Ccf	$45.47
	each add'l Ccf	$6.21
Between 750 and 900 mg/L	up to 6 Ccf	$45.47
	each add'l Ccf	$7.15
Between 900 and 1,050 mg/L	up to 6 Ccf	$45.47
	each add'l Ccf	$8.08
Greater than 1,050 mg/L	up to 7 Ccf	TBD by District on calculation basis
	each add'l Ccf	TBD by District on calculation basis

Industrial Waste Program User Fees (DSRSD - eff 1/1/23)			
Type of Fee	**District Code**	**Fee Description**	**Fee**
Sampling	5.03.090	Composite Sampler set-up	$498
		Sampling, each site per day	$318
Inspections & Permitting	5.03.090	Inspection, initial (SIU)	$1,955
- Significant Industrial User (SIU)		Inspection, compliance (SIU)	$1,150
		Permit Issuance, incl application review (SIU)	$1,468
		Permit Renewal, incl application review (SIU)	$874
		Permit Amendments (SIU)	$487

CITY OF PLEASANTON
MASTER FEE SCHEDULE

Inspections & Permitting - Intermediate Industrial User (IIU)	5.03.090	Inspection, initial (IIU) Inspection, compliance (IIU) Permit Issuance, incl application review (IIU) Permit Renewal, incl application review (IIU) Permit Amendments (IIU)	$980 $577 $980 $434 $296
Hearings & Enforcement	5.03.090	Show Cause Hearing, each hearing, hours Enforcement Hearing, each hearing, hours	$1,181 $1,574
Dental Amalgam Program	5.03.090	Permit fee - 3 yr permit for dental offices with amalgam seperator devices Inspection fee - inspection of amalgam separator devices Penalty for past due self-monitoring reporting submittal	$132 $131 $131

Lab Analysis Price Sheet

	Regional-DSRSD [2] *effective 7/1/24*
Alkalinity Total	$32
Alkalinity Bicarbonate, HCO3	$32
Alkalinity Carbonate, C03	$32
Alkalinity Hydroxide, OH	$32
Ammonia	$126
Arsenic (incl in metals)	$60
Beryllium	$61
Biochemical Oxygen Demand (BOD)	$76
Boron	$100
Cadmium (included in Metals)	$60
Calcium & Calcium Hardness	$38
Chemical Oxygen Demand (COD)	$32
Chloride	$79
Chlorine	$94
Chromium (included in Metals)	$60
Coliform, Total, MPN Method	$188
Coliform, Total, P/A Method	$63
Color	$19
Conductivity	$32
Copper (included in Metals)	$60
Cyanide	$131
Dissolved Oxygen	$19
E-Coli, P/A Method	$63
Enterococcus	$88
Fecal Coliform, MPN Method	$188
Fluoride	$79
Hardness, Total	$38
Langelier Index	$126

Lead (included in Metals)	$60
Manganese	$61
Mercury	$130
Metals	$358
Nickel (included in Metals)	$60
Nitrate, NO3	$79
Nitrate, NO3, Hach Method	$32
Nitrite and Nitrate, Total	$79
Nitrite, NO2	$79
Nitrite, NO2, Hach Method	$32
pH	$32
Phenol	$131
Potassium	$61
Selenium (included in Metals)	$60
Silica	$79
Silver (included in Metals)	$60
Sodium	$61
Sulfate	$79
Sulfide	$32
Temperature	$11
Total Dissolved Solids, TDS	$63
Total Solids, TS	$63
Total Suspended Solids, TSS	$63
Turbidity	$32
UV 254	$26
Volatile Acids, VA	$76
Volatile Organics, EPA 624	$131
Volatile Solids, VS	$76
Zinc (included in Metals)	$60
Any lab analysis not specifically identified	Time & Materials
Outside Contract Lab Analysis	Cost + Staff Time

Fee Adjustments to Sewer Rates and Charges

(1) Local - City of Pleasanton

Starting January 1, 2024, Local sewer rates will be increased annually for 2 years based on the increase in the Consumer Price Index - All Urban Consumers for the San Francisco-Oakland-San Jose area. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(2) Regional - DSRSD

Starting July 1, 2023 and as they occur, regional rates are subject to the pass-through of DSRSD Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

(3) Regional - City of Livermore

Starting July 1, 2020 and as they occur, regional rates are subject to the pass-through of City of Livermore Regional rates and continue for a maximum of five years. Rate payers will be notified 30 days prior to any such automatic increase taking effect.

CITY OF PLEASANTON
MASTER FEE SCHEDULE

B. Local Sewer Connection Fees

		Pleasanton Local Fee
RESIDENTIAL		
Single Family Dwelling Unit	per house	$500.00
Auxiliary (Secondary) Dwelling Unit	per Square Foot	$2.00
Townhome, Townhouse, Duet, Duplex	*per unit*	$500.00
Condominium	*per unit*	$375.00
Apartment, Mobile Home	*per unit*	$330.00
REGULAR (low strength wastewater)		
Auditoriums	*per seat*	$4.55
Auto body shops/ Auto dealers	*per square foot*	$0.25
Banks, Financial Offices	*per square foot*	$0.14
Barber shops/ Beauty shops	*per square foot*	$0.68
Bars, Cocktail lounges, taverns (w/o dining)	*per square foot*	$0.80
Bowling alleys	*per square foot*	$0.70
Car washes	*per square foot*	$3.86
Churches	*per seat*	$11.36
Delicatessen	*per square foot*	$1.61
Dental Clinic	*per square foot*	$2.05
Dry Cleaners	*per square foot*	$1.02
Gas Stations	*per square foot*	$1.07
General Retail/ Commercial	*per square foot*	$0.11
Gyms, Health Clubs	*per square foot*	$0.95
Hospital	*per bed*	$568.18
Hotels, Motels (no dining facilities)	*per room*	$295.45
Institutional (Resident)	*per bed*	$227.27
Laundries, coin-operated	*per machine*	$295.45
Laundries, full service (commercial)	*per square foot*	$2.27
Market - Dry Goods	*per square foot*	$0.43
Medical Clinic	*per square foot*	$0.84
Medical/ Dental Complex	*per square foot*	$0.50
Office Buildings	*per square foot*	$0.11

		Pleasanton Local Fee
REGULAR (low strength wastewater) continued		
Parks/ Rec		
Country Club	*per person*	$159.09
Picnic Park	*per person*	$22.73
Pool	*per person*	$22.73
Tennis Courts, w/ toilet & shower	*per court*	$227.27
Plant Nursery	*per square foot*	$0.18
Printers	*per square foot*	$0.32
Public Agencies	*per square foot*	$0.11
Recreational vehicle R.V. Park	*per RV*	$272.72
Schools (excluding cafeteria)		
W/o showers	*per student*	$34.09
With showers	*per student*	$45.45
Theaters	*per seat*	$4.55
Veterinary Hospital	*per square foot*	$0.77
Warehouse/distribution	*per square foot*	$0.07

CITY OF PLEASANTON
MASTER FEE SCHEDULE

REGULAR (medium strength wastewater)		
Banquet Facilities - intermittent use	*per square foot*	$0.61
Business with cafeteria	*per square foot*	$1.36
Cafeteria	*per square foot*	$1.23
Hotels/Motels with dining facilities	*per square foot*	$1.36
Restaurant, Fast Food	*per square foot*	$1.36
Restaurant, Full Service	*per square foot*	$1.23
School with cafeteria	*per square foot*	$1.36
REGULAR (high strength wastewater)		
Bakeries/ Donut Shops/ Ice Cream Shops	*per square foot*	$1.41
Car washes w/ steam cleaning	*per square foot*	$0.91
Markets with garbage disposals	*per square foot*	$3.86
Mortuaries	*per square foot*	$0.43
INDUSTRIAL (other):		
All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:		
Wastewater Flow	*gallons per day*	n/a
BOD (Biochemical Oxygen Demand)	*lbs per day*	n/a
SS (Suspended Solids)	*lbs per day*	n/a

DSRSD Regional Wastewater Capacity Charges		DSRSD *effective 07/01/24
RESIDENTIAL		
Single Family Dwelling Unit		$15,250.00
Condominiums		$11,438.00
Apartments		$10,065.00
Accessory Dwelling Unit	per Square Foot	$9.75
NON-RESIDENTIAL		
Flow	per gpd	$71.17
BOD	per lb/day	$1,720.78
Apartment, Mobile Home	per lb/day	$905.49

EXHIBIT H
TO
AGREEMENT

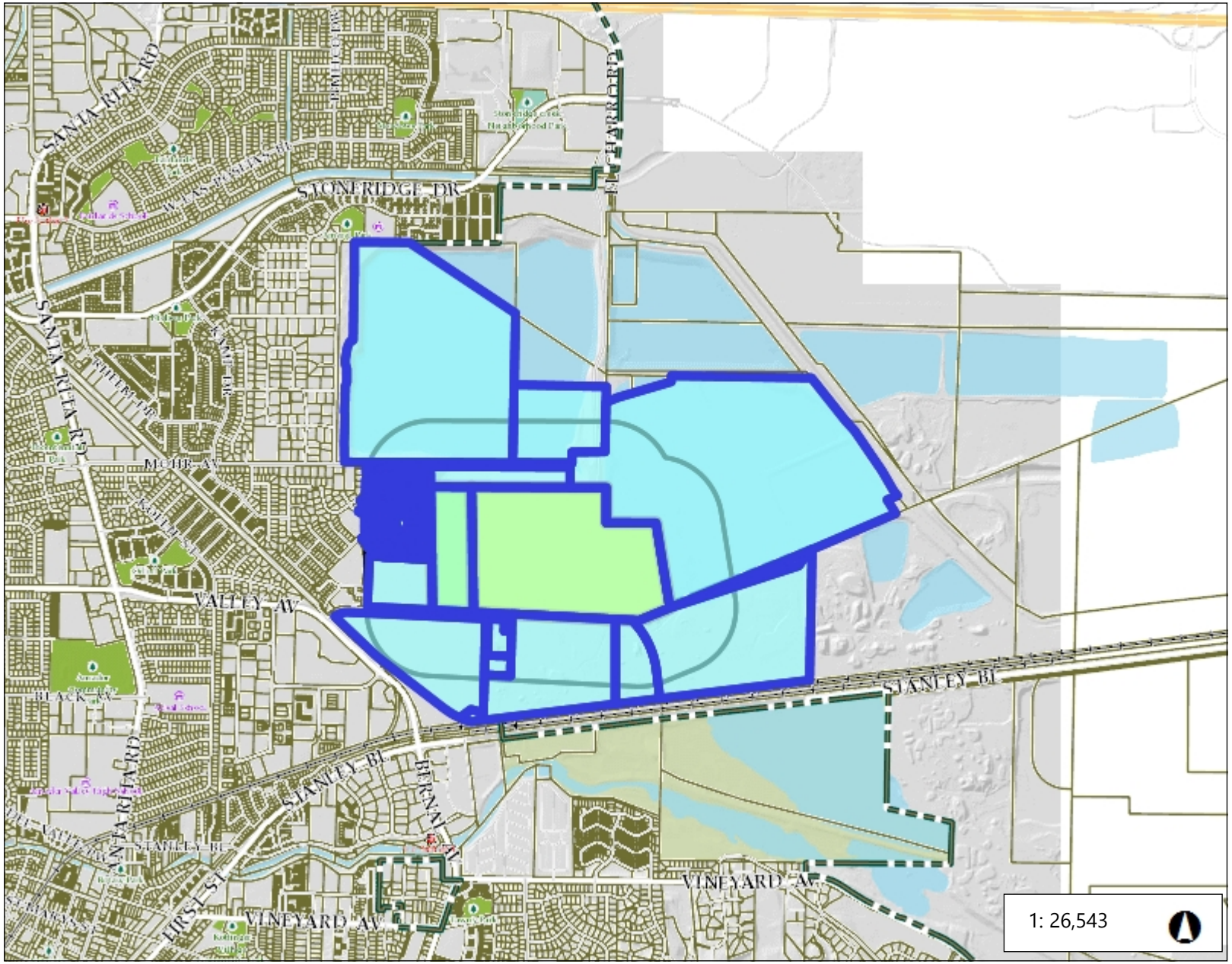
ESTIMATE OF CITY IMPACT FEES

Development Impact Fee	Fee per Single Family Detached Unit	Total Based on 189 Single Family Detached Dwelling Units
City Water Connection Fee* (1" Meter)	$3,000.00	$567,000.00
Transportation Development Fee	$11,642.00	$2,200,338.00
Capital Facilities Fees	$20,480.00	$3,870,720.00
City Sewer Fee	$500.00	$94,500.00

*** Single Family homes with fire sprinkler systems on a combined 1" water meter pay the 1" City connection fee, but only the domestic service portion of the Zone 7 water connection fee based on Zone 7 Ord. FC O-91-68**

APN 946-4634-1 & APN 946-4634-2

EXHIBIT D



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

4,423.9 0 2,211.96 4,423.9 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

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Planning Commission Agenda Report

June 24, 2026
Item 5

SUBJECT: **P26-0255**

APPLICANT: City of Pleasanton

PURPOSE: Consider and recommend to City Council to rezone two properties to allow up to ten units on each property, as implementation of Housing Element Program 7.6.8

LOCATION: Various

GENERAL PLAN: Various

ZONING: Various

EXHIBITS:
A. Draft Resolution recommending City Council approval to rezone two properties
B. Zoning Unit Maps
C. Letters to Property Owners

STAFF RECOMMENDATION

Adopt a resolution recommending the City Council rezone the two properties located at 1225 Hopyard Road (Trinity Lutheran Church) and 4100 First Street (Rock Bible Church) to allow up to ten residential units per site, implementing Housing Element Program 7.6.8.

EXECUTIVE SUMMARY

The City adopted its 2023-2031 (6th Cycle) Housing Element in 2023. As implementation of Housing Element Program 7.6.8, the City proposes to rezone two properties to allow up to ten residential units on each property. Staff has identified five properties (with a recommendation for two) that could potentially be rezoned for the Planning Commission's consideration and recommendation to City Council. The selected properties would be rezoned to Planned Unit Development (PUD) to establish capacity for up to 10 units each. A development project would be subject to separate review in the future should an owner propose a project on the rezoned properties.

BACKGROUND

The Housing Element is one of the required chapters of a General Plan and serves as a comprehensive document identifying a jurisdiction's future housing needs and proposed actions to meet housing requirements as mandated by the State. The City Council adopted the Housing Element on January 26, 2023, and, subsequent to revisions in response to comments

and certification from the State Department of Housing and Community Development (HCD), re-adopted it on September 19, 2023.

Program 7.6.8 of the Housing Element requires the City to identify properties for rezoning, each of which may be rezoned to allow up to 10 units per parcel and create an opportunity for 20 units. Similar to the provisions of Senate Bill 10 (SB10), the program requires that each property be rezoned for up to 10 units of residential density per parcel if located in either a transit-rich area or an urban infill site[1], with the objective of providing opportunities for at least an additional 20 units through the rezoning. The sites would be conferred a PUD zoning designation; and therefore, future development initiated by the homeowner would be subject to PUD review. Therefore, development standards would be established for that site with that PUD application.

Staff reviewed potential rezoning sites and reached out to the owners of five sites. These five sites are listed in the Analysis section of this report, for the Commission's recommendation of two to the City Council.

ANALYSIS

One of the key purposes of the Housing Element is to identify adopted housing goals, policies, and programs. Collectively, these represent the City's plan to provide additional housing, increase affordable housing, and preserve existing housing stock. Each of the seven goals in the Housing Element includes policies and programs with actionable steps for implementing the Housing Element, accompanied by timeframes and the responsibilities of various City departments. Accordingly, staff is bringing forward to the Planning Commission options for sites to rezone as implementation of Program 7.6.8, which is intended to provide expanded housing opportunities to varying income levels, improve housing mobility and promote more housing choices and affordability in Pleasanton.

Potential Sites for Rezoning and Property Owner Outreach

Staff reviewed 22 properties that could be potentially suitable for ten units each, and based on the consistency of multiple factors, including: property size, existing use, capacity for additional development, whether it meets parameters of State law (i.e., is it a transit-rich area or an urban infill site), and suitability for infill development (location, topography, adjoining uses, site configuration, condition and potential historic classification of existing structures on the site).

Prior to scheduling this item for the Commission's consideration, staff also contacted each of the property owners (as identified in the County Assessor records) with a series of letters and follow-up phone calls, offers to discuss the proposed rezonings, answer questions, respond to concerns, and understand an owner's interest level in rezoning. The outreach letters are included as Exhibit C to this agenda report.

While some properties require only a change in zoning to the PUD land use designation, due to adjustments to the density range, others would also require a modification to the land use designation in the General Plan (and two of the properties would require a change to the land use designation in the Downtown Specific Plan). Additionally, some properties are proposed to be rezoned entirely while other properties are proposed to be partially rezoned. Table 1

[1] Consistent with GC §65913.5

provides details on each property, as well as a recommended approach. Property owners or representatives of the property owners that have contacted staff in response to outreach have generally indicated a favorable or neutral position on the proposed rezoning of their property, with the understanding that the rezoning provides opportunity for potential development should an owner propose a project in the future, while allowing existing uses to continue (i.e., the existing zoning district for each site would be incorporated into the rezoning such that its provisions of that district would remain in effect). As proposed, the properties would not see a decrease in density from their existing density allocation, as required by State law.

While all five properties could be suitable for rezoning to allow up to 10 units, staff finds that the two church properties, given their size, location, and the Trinity Lutheran Church's stated interest for the additional residential zoning, are the two staff recommends as the most suitable sites for rezoning. Figure 1 in this report shows aerial photos of both of the recommended sites. Rezoning of the two church properties also furthers other objectives in the Housing Element, including those that encourage residential development on properties with existing religious facilities, such as Program 1.5, and Program 7.6.1.

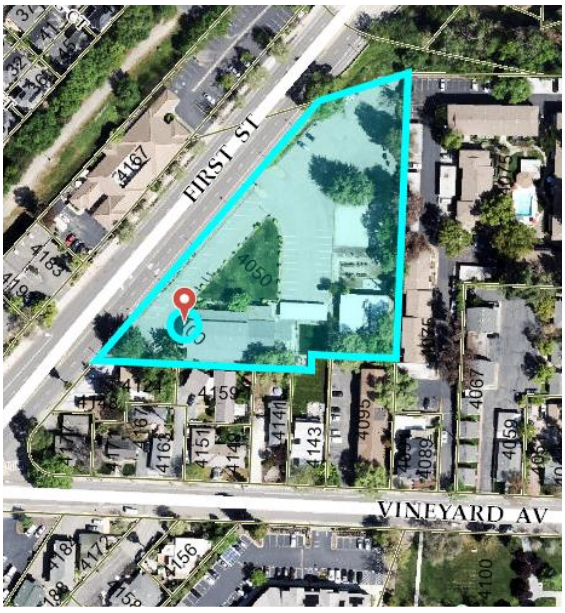
Exhibit B to this agenda report includes zoning unit maps for all five properties for the Commission's review as it makes its recommendation to the City Council. However, to meet the requirements of the Housing Element program, the Commission needs to recommend two sites (to provide opportunities for 20 units, as indicated in Program 7.6.8).

Design Standards and Requirements

Since the properties that would be rezoned are subject to a PUD, both development and design standards would be established by the PUD development plan at the time of proposal. This provides deference to the individual characteristics of each site, acknowledging that the five potential sites are diverse in terms of features such as, but not limited to: existing use, surrounding uses, topography, size, site configuration, number and size of proposed units, and proposed site layout.

Figure 1: Aerial photos of two recommended sites

1225 Hopyard Rd., Trinity Lutheran Church



4100 First St., Rock Bible Church

Table 1: Potential Sites for Rezoning

APN and Approximate Size	Address	Existing Land Use	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Staff Recommended Sites									
946-3382-2-2 (~3.14 acres)	1225 Hopyard Rd	Religious Facility	P&I	None	R-1-6,500	15.2 DUA HDR on ~0.66 acres	None	PUD-HDR on 0.66 acres	Yes, a church representative has expressed an affirmative interest in the rezoning
94-95-11-1 (~1.88 acres)	4100 First St	Religious Facility	P&I	Public	RM-1,500 on ~1.26 acres RM-4,000 on ~0.74 acres	RM-1,500 remains unchanged 13.5 DUA on 0.74 acres	HDR on 0.74 acres	PUD-HDR on 0.74 acres	Yes, the property owner has contacted staff and is generally receptive to the rezoning if provisions of the existing zoning (and church operations) would remain in effect

APN and Approximate Size	Address	Existing Land Use	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Other Potential Sites									
94-125-6-2 (~0.46 acres)	4372 Pleasanton Ave	Existing vacant structure	MDR	MDR	R-1-6,500	21.7 DUA HDR	HDR	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1710-1-3 (~1.1 acres)	3425 Bernal Ave	Residential	MDR	None	R-1-6,500	9 DUA HDR	None	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1704-8-1 (~0.82 acres)	3683 Vineyard Ave	Residential	MDR	None	R-1-10,000	12.2 DUA HDR	None	PUD-HDR	Staff has not heard back from the property owners to-date

Legend	
MDR: Medium Density Residential	RM: Multi-family Residential
P&I: Public and Institutional	R-1: One-family Residential
HDR: High Density Residential	PUD: Planned Unit Development
DUA: Dwelling Units per Acre	

PUBLIC NOTICE

Notice of this meeting was published as a display ad in The Valley Times at least 20 days in advance of this Planning Commission meeting on May 5, 2026, as required by Assembly Bill 2904 since the rezonings affect the permitted uses of the properties.

Since modifications to the land use designations of the General Plan and in some instances, the Downtown Specific Plan, are proposed for some of the properties, the City has notified Native American tribes as provided by the State Native American Heritage Commission (NAHC), in accordance with the requirements of Senate Bill 18.

As mentioned above, staff contacted property owners to invite discussion and to answer questions about the rezonings. Four of the five property owners responded, followed by phone conversations, emails, and in-person meetings.

At the time of the report publication, staff has not received any other public comments. Public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

The City prepared a Program Environmental Impact Report (Program EIR) for the 6th Cycle Housing Element (SCH 2022040091), which was certified by the City Council on January 26, 2023. Implementation of Program 7.6.8 as proposed by the subject rezoning is exempt from the California Environmental Quality Act (CEQA) per Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

SUMMARY/CONCLUSION

Staff recommends the Planning Commission review the potential sites selected for rezoning and, due to their size, location, and owner interest, recommend the City Council rezone the two properties located at 1225 Hopyard Road (Trinity Lutheran Church) and 4100 First Street (Rock Bible Church) to allow up to ten residential units per site, as implementation of Housing Element Program 7.6.8.

Primary Author: Shweta Bonn, Senior Planner 925-931-5611 or sbonn@cityofpleasantonca.gov

Reviewed/Approved By:
Derek Farmer, Assistant Director of Community and Economic Development/Planning Manager
Katherine Wisinski, Assistant City Attorney

EXHIBIT A

RESOLUTION NO. PC-2026-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE CITY-INITIATED AMENDMENTS TO THE GENERAL PLAN, DOWNTOWN SPECIFIC PLAN, AND REZONINGS OF TWO (2) SITES, AS FILED UNDER CASE NO. P26-0255, TO ALLOW UP TO TEN (10) RESIDENTIAL UNITS ON EACH PROPERTY

WHEREAS, subsequent to certification of the Housing Element by the State Department of Housing and Community Development (HCD) on August 25, 2023, and readoption of the Housing Element by the City Council on September 19, 2023, the City of Pleasanton ("City") is implementing Program 7.6.8 of the Housing Element to allow opportunity for up to 20 units by rezoning two properties as identified in Government Code Section 65913.5; and

WHEREAS, the increased density authorized by this action is consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50;

WHEREAS, the properties have existing and proposed General Plan, Downtown Specific Plan, and zoning land use designations as identified in Attachment 1 to this resolution; and

WHEREAS, since modifications to the land use designations of the General Plan are proposed for some of the properties, the City notified potentially affected Native American tribes as provided by the State Native American Heritage Commission, in accordance with the requirements of Senate Bill 18; and

WHEREAS, on June 24, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed actions; and

WHEREAS, at its duly noticed public hearing of June 24, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning Case No. P26-0255.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton does resolve, declare, determine, and order the following:

Section 1. The foregoing recitals are true and correct and are incorporated by reference into this resolution.

Section 2. Recommends the City Council find the actions exempt from the California Environmental Quality Act (CEQA) per Government Code Section 65913.5(a)(3), which specifically exempts actions taken to amend the General Plan, local ordinances, or other local regulations adopted in accordance with Government Code Section 65913.5 from environmental review.

DRAFT

Section 3. With respect to approval of the rezones of the sites listed below, the Planning Commission makes the following findings as to whether each such rezone would be consistent with the objectives of the Zoning Chapter of the Pleasanton Municipal Code, as set out in PMC § 18.04.010:

1. 1225 Hopyard Road (APN 946-3382-2-2). The Planning Commission finds that rezoning this site from R-1-6,500 to PUD-HDR on approximately 0.66 acres would be consistent with Zoning Chapter of the PMC, inasmuch as it would "insure that ... private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole," per PMC § 18.04.010(D). Such rezone would allow for the development of up to 10 units of housing at this location, which would be most appropriate and beneficial.

2. 4100 First Street (APN 94-95-11-1). The Planning Commission finds that rezoning this site from RM-4,000 (on approximately 0.74 acres) to PUD-HDR on approximately 0.74 acres would be consistent with Zoning Chapter of the PMC insomuch as it would "insure that ... private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole," per PMC § 18.04.010(D). Such rezone would allow for the development of up to 10 units of housing at this location, which would be most appropriate and beneficial.

Section 4. On the foregoing basis, the Planning Commission recommends the City Council approve the actions as shown on Attachment 1 with regard to the 'Staff Recommended Sites', allowing up to ten (10) units on each property, thereby implementing Housing Element Program 7.6.8.

Section 5. This resolution shall become effective 10 days after its passage and adoption unless appealed or called to the City Council prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on June 24, 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chairperson

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney

APN and Approximate Size	Address	Existing Land Use	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Staff Recommended Sites									
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DRAFT

APN and Approximate Size	Address	Existing Land Use	Current Designation			Proposed Designation			Property Owner Communication
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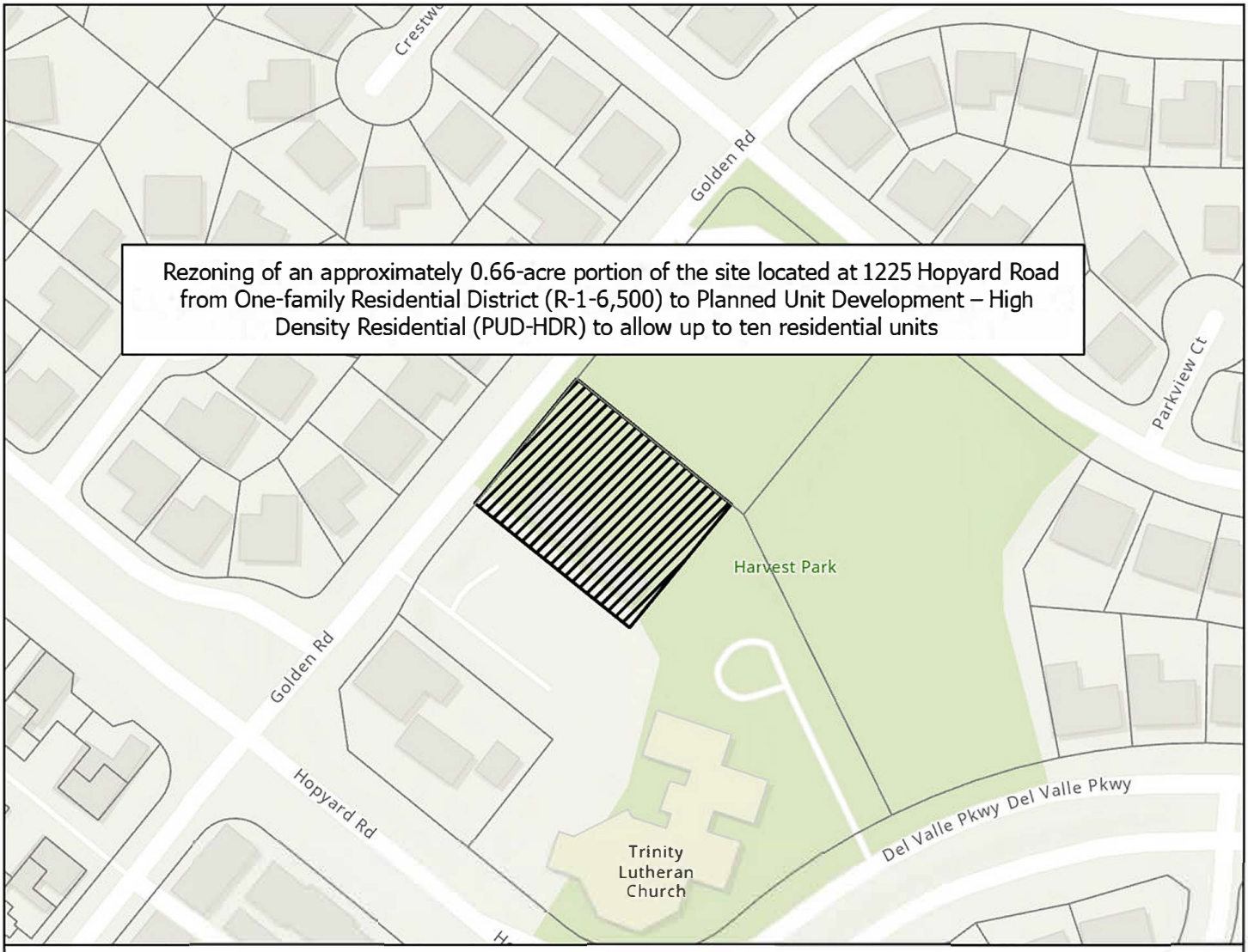
946-1704-8-1 (~0.82 acres)	3683 Vineyard Ave	Residential	MDR	None	R-1-10,000	12.2 DUA HDR	None	PUD-HDR	Staff has not heard back from the property owners to-date

Legend	
MDR: Medium Density Residential	RM: Multi-family Residential
P&I: Public and Institutional	R-1: One-family Residential
HDR: High Density Residential	PUD: Planned Unit Development
DUA: Dwelling Units per Acre	

DRAFT

EXHIBIT B



CITY OF PLEASANTON

PLANNING DIVISION

Ordinance No.

Zoning Unit Map No.

DRAWN BY:	APPROVED BY:	DATE:
M.McMahon		5/19/2026
SCALE:		**SEC NO:**
1:1,842		

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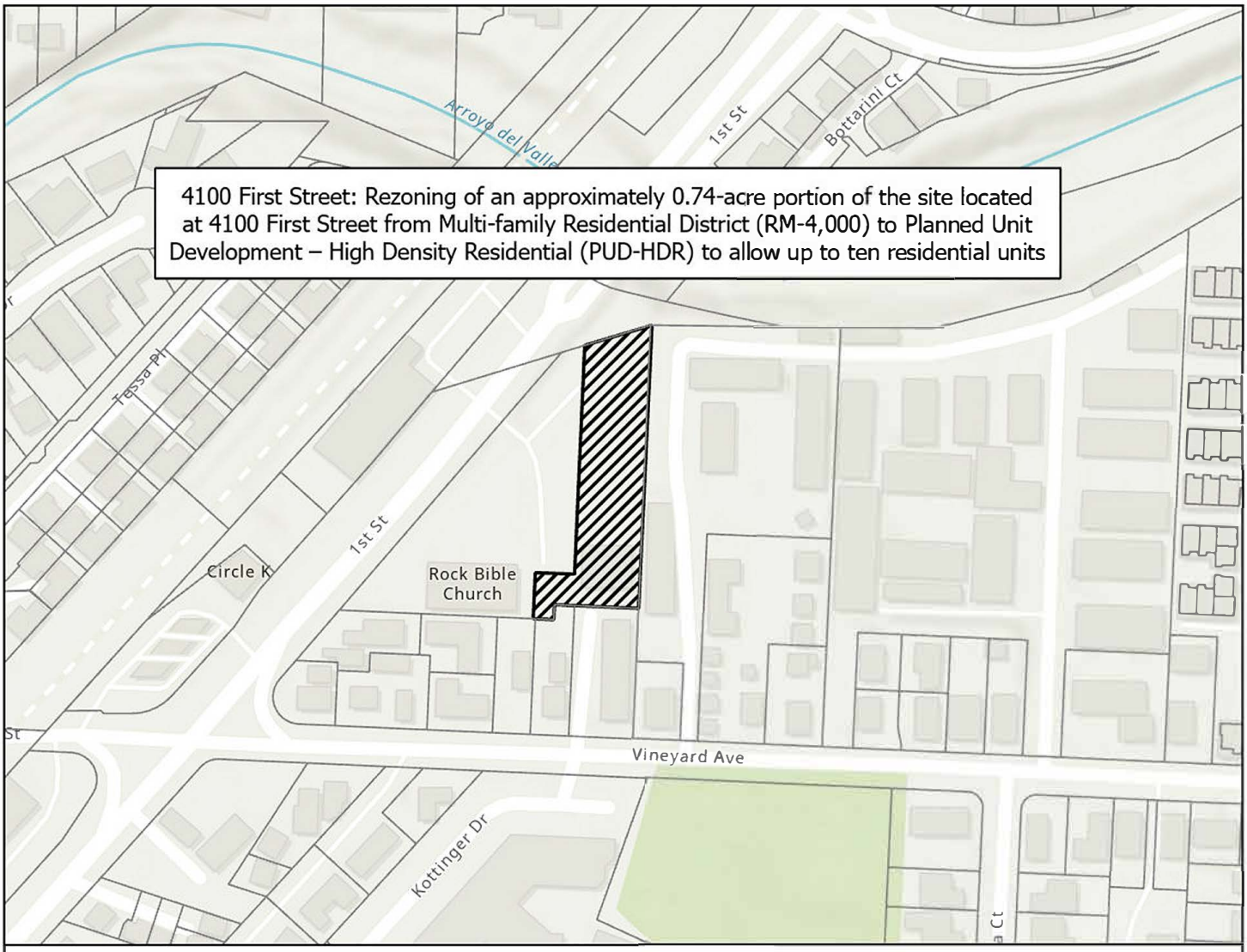

CITY OF PLEASANTON

PLANNING DIVISION

Ordinance No.

Zoning Unit Map No.

DRAWN BY:	APPROVED BY:	DATE:
M.McMahon		4/27/2026
SCALE:		**SEC NO:**
1:2,568		

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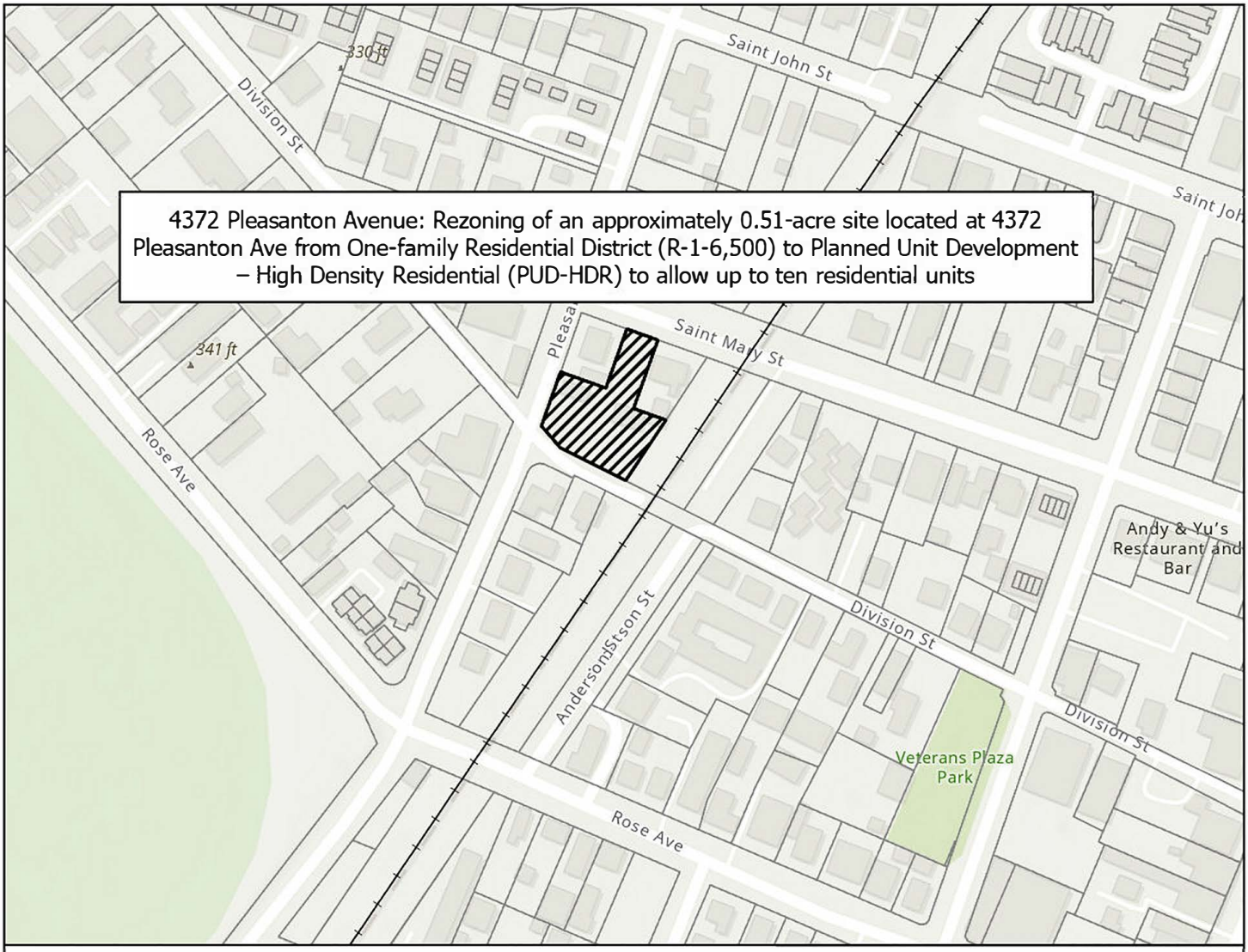

CITY OF PLEASANTON

PLANNING DIVISION

Ordinance No.

Zoning Unit Map No.

DRAWN BY:	APPROVED BY:	DATE:
M.McMahon		4/21/2026
SCALE:		**SEC NO:**
1:3,000		

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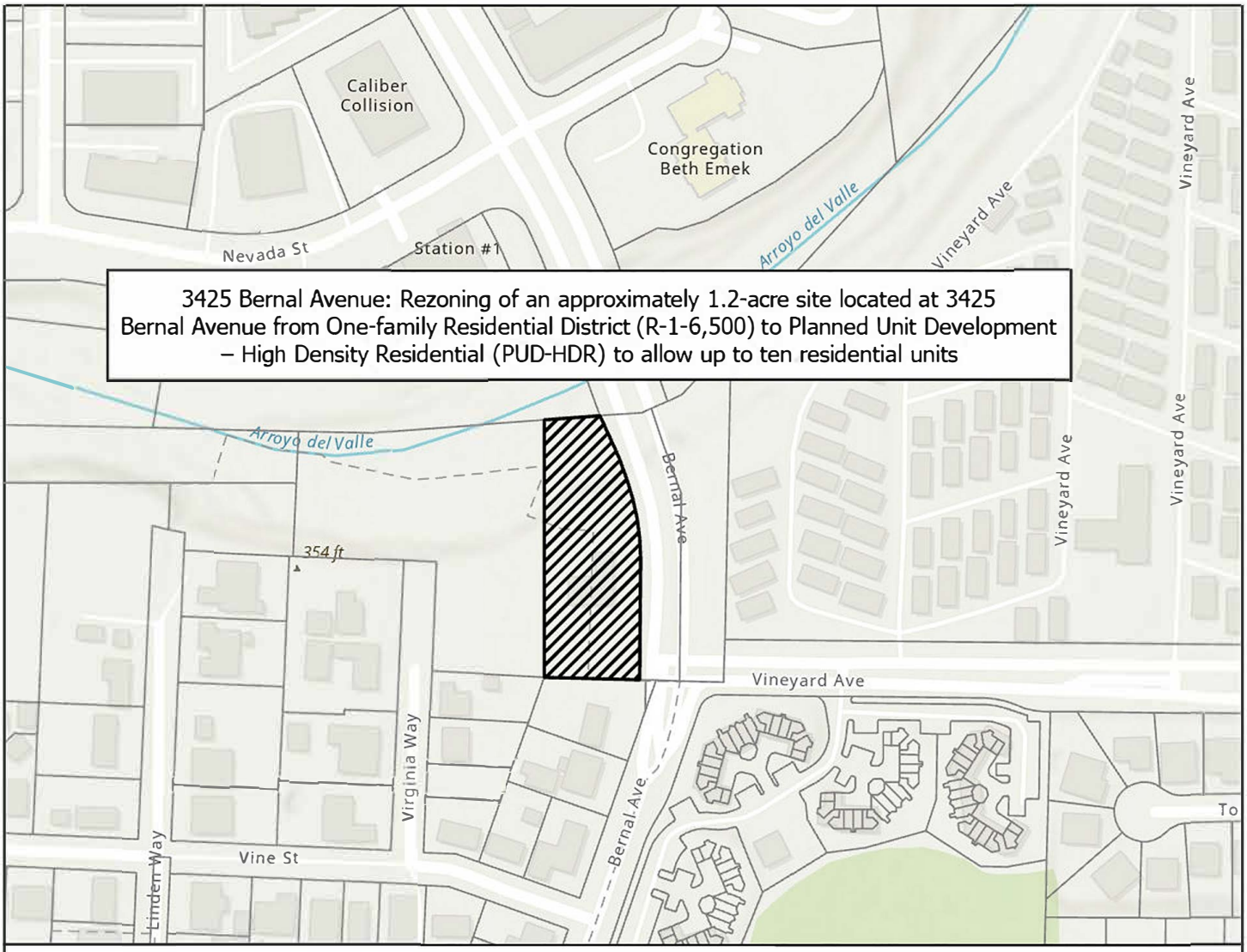

CITY OF PLEASANTON

PLANNING DIVISION

Ordinance No.

Zoning Unit Map No.

DRAWN BY:	APPROVED BY:	DATE:
M.McMahon		4/21/2026
SCALE:		**SEC NO:**
1:3,000		

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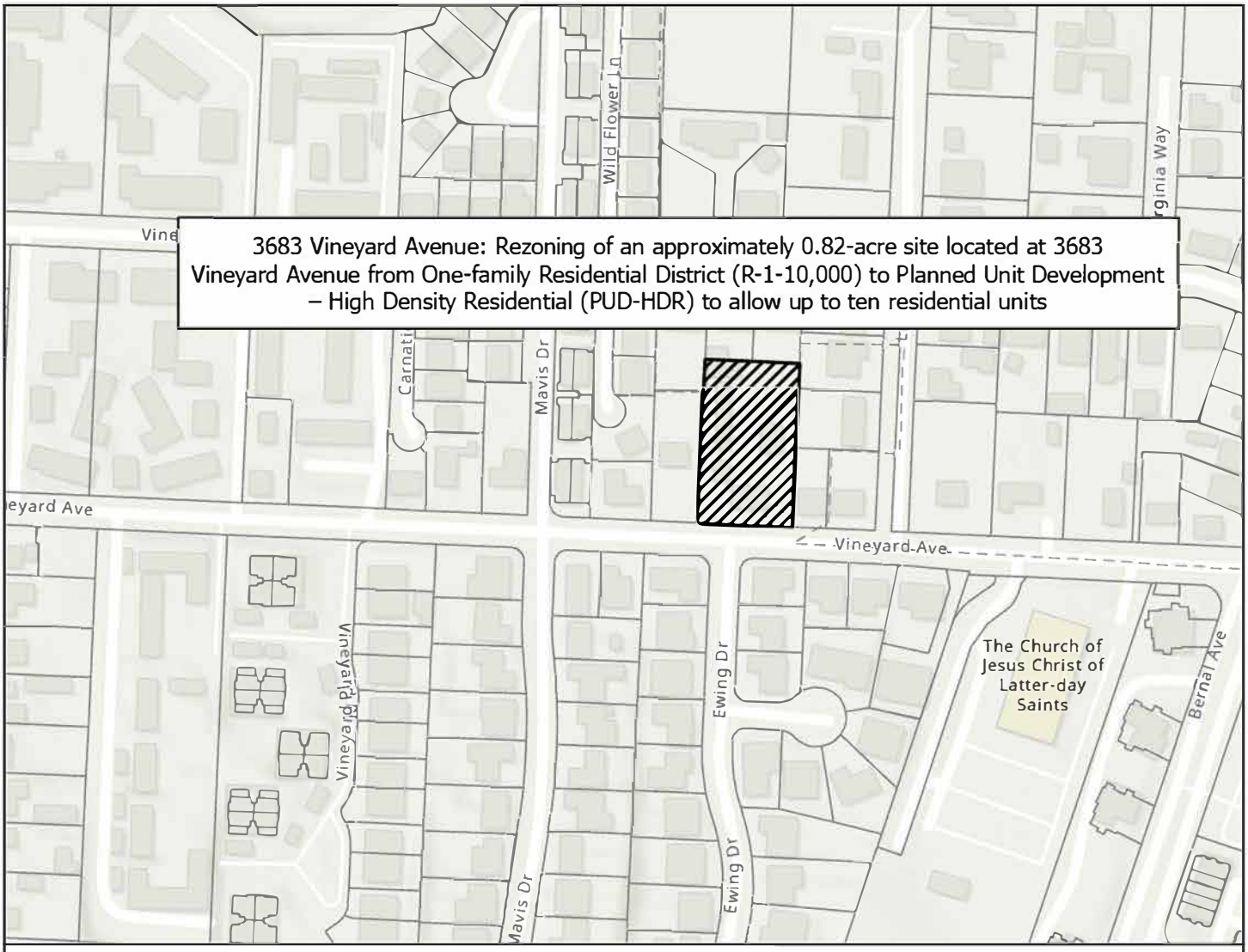

CITY OF PLEASANTON

PLANNING DIVISION

Ordinance No.

Zoning Unit Map No.

DRAWN BY:	APPROVED BY:	DATE:
M.McMahon		4/21/2026
SCALE:		**SEC NO:**
1:3,000		

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EXHIBIT C

THE CITY OF PLEASANTON

February 9, 2026

William and Ann Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. William and Ms. Ann Apperson,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (i.e., 4372 Pleasanton Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision later in 2026. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably the week of February 16 or the week of February 23, 2026. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

February 9, 2026

Rock Bible Church
4100 First Street
Pleasanton, CA 94566

Dear Rock Bible Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (4100 First Street) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON©

February 9, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3683 Vineyard Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision later in 2026. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

February 9, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3425 Bernal Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision later in 2026. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably the week of February 16 or the week of February 23, 2026. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

February 9, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (1225 Hopyard Road) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision later in 2026. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably the week of February 16 or the week of February 23, 2026. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

March 2, 2026

William and Ann Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. William and Ms. Ann Apperson,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (i.e., 4372 Pleasanton Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF PLEASANTON

March 2, 2026

Rock Bible Church
Attention: Mr. Scott Berglin
4100 First Street
Pleasanton, CA 94566

Dear Mr. Berglin,

Thank you for reaching out to me in response to my correspondence dated February 9, 2026. As indicated in that letter and as part of our conversation, the City of Pleasanton is reaching out to you because it is exploring a partial modification of the church property's (4100 First Street) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

Please let me know if you are interested in meeting before staff makes a recommendation to the Planning Commission. I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you again for reaching out and please do not hesitate to do so again if you would like to discuss this topic further.

Sincerely,

Shweta Bonn
Senior Planner

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
www.cityofpleasantonca.gov
P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Building & Safety	Code Enforcement	Economic Development	Housing	Permit Center	Planning	Traffic Engineering
(925)931-5300	(925)931-5620	(925)931-5042	(925)931-5007	(925)931-5630	(925)931-5600	(925)931-5677

THE CITY OF PLEASANTON

March 2, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3683 Vineyard Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

March 2, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3425 Bernal Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF PLEASANTON

March 2, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (1225 Hopyard Road) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF PLEASANTON

April 28, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

Thank you for meeting with staff recently to discuss the potential modification of your property's (located at 1225 Hopyard Road) zoning designation to accommodate additional residential units, should you choose to redevelop your property in the future.

As we discussed, the potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

This letter is to inform you that the Planning Commission is scheduled to discuss this item at its May 27, 2026, meeting and make a recommendation to the City Council for a decision at a future hearing. The Planning Commission meeting will commence at 7:00 pm and will take place in the Chambers located at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: https://www.cityofpleasantonca.gov/calendar/

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
www.cityofpleasantonca.gov
P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Building & Safety	Code Enforcement	Economic Development	Housing	Permit Center	Planning	Traffic Engineering
(925)931-5300	(925)931-5620	(925)931-5042	(925)931-5007	(925)931-5630	(925)931-5600	(925)931-5677

THE CITY OF PLEASANTON

April 28, 2026

Rock Bible Church
Attention: Mr. Scott Berglin
4100 First Street
Pleasanton, CA 94566

Dear Mr. Berglin,

Thank you for reaching out to me earlier this year regarding my letter to you dated February 9.

This communication is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. The church property at 4100 First Street is among those being considered. The Planning Commission meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: https://www.cityofpleasantonca.gov/calendar/

As described in the City's letters to you (dated February 9 and March 2, 2026), the change to the zoning would increase a property's development capacity should an owner decide to redevelop in the future. This effort is contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner

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THE CITY OF PLEASANTON

April 28, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

This letter is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. Your property at 3683 Vineyard Ave is among those being considered. The meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: https://www.cityofpleasantonca.gov/calendar/

As described in the City's letters to you (dated February 9 and March 2, 2026), the change to the zoning would increase a property's development capacity should an owner decide to redevelop in the future. This effort is contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF
PLEASANTON

April 28, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

Thank you for reaching out to me via email recently. As I mentioned in my response, I would be happy to answer any questions you have or schedule a time to meet if you would like to do so.

This letter is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. Your property at 3425 Bernal Avenue is among those being considered. The Planning Commission meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: https://www.cityofpleasantonca.gov/calendar/

As described in the City's letters to you (dated February 9 and March 2, 2026), the change to the zoning would increase a property's development capacity should an owner decide to redevelop in the future. This effort is contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner

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THE CITY OF
PLEASANTON

April 28, 2026

Flint Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. Flint Apperson,

Thank you for meeting with staff recently to discuss the potential modification of your property's (located at 4372 Pleasanton Avenue) zoning designation to accommodate additional residential units, should you choose to redevelop your property in the future.

As we discussed, the potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

This letter is to inform you that the Planning Commission is scheduled to discuss this item at its May 27, 2026, meeting and make a recommendation to the City Council for a decision at a future hearing. The Planning Commission meeting will commence at 7:00 pm and will take place in the Chambers located at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: https://www.cityofpleasantonca.gov/calendar/

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 24, 2026
Item 6

SUBJECT: Planning Commission Subcommittee 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 Jagoe
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

Make findings of fact upholding, reversing or modifying the director's decision with regard to protected tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioner Jagoe, Wedge
Alternate:	Commissioner Morgan
Staff Contact:	Sarah Hosterman, Landscape Architect Asst., 931-5514

THE CITY OF PLEASANTON

Planning Commission Agenda Report

June 24, 2026
Item 7

SUBJECT: Future Planning Calendar

Update the Objective Design Standards for Residential Multifamily Development - Recommend updating the Objective Design Standards for Residential Multi-Family (RM), Central Commercial (CC) and Mixed Use (MU) Districts and adoption of an Ordinance amending Chapter 18.88 of the Pleasanton Municipal Code.

General Plan Amendments and Amendments to the Zoning Text and Map related to the redesignation and rezoning of approximately 30.71 acres across three sites to apply a zoning designation permitting residential development.