

Zoning Administrator Agenda Report

2:00 p.m. March 18, 2025
Virtual Zoom Meeting

SUBJECT: P24-0596

APPLICANT: Trumark Homes

PROPERTY OWNER: Pleasanton Unified School District

PURPOSE: Application for Housing Site Compliance Review to construct 27 single family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330.

LOCATION: 0 Vineyard Avenue, APN: 946-461-900-1, site bounded by Vineyard Avenue, Manoir Lane, Thiessen Street and Old Vineyard Avenue

GENERAL PLAN: Community Facilities – Elementary School, with a Housing Element Site Overlay (HESO)

ZONING: PUD-Elementary School, with Housing Opportunity Zone overlay

SPECIFIC PLAN: Vineyard Avenue Corridor Specific Plan, Elementary School

EXHIBITS:

- A. Draft Conditions of Approval
- B. Plans dated “March 4, 2025”
- C. CEQA Guidelines Section 15183 Consistency Checklist for the PUSD Vineyard project
- D. Public comment
- E. Notification and Radius Map

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator:

1. Find the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the PUSD Vineyard project is adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; and
2. Approve the Housing Site Compliance Review (HSCR) application, filed as P24-0596, based on the required findings and subject to the draft conditions of approval in Exhibit A; and

3. Recommend approval of Vesting Tentative Tract Map (VTM) 8724 to the Planning Commission.

EXECUTIVE SUMMARY

The project consists of the subdivision of the approximately 10.64-acre project site, identified by Assessor's Parcel Number (APN) 946-4619-1, into 27 residential lots and one lot containing a publicly accessible park ("park lot"). Each residential lot would be developed with a single-family residence, each with a two-car garage and a one-car garage, as well as an accessory dwelling unit (ADU). The proposed project would also include amenities, such as a three-acre publicly accessible, privately maintained park/open space area located in the northern three acres of the project site. The park area would include a gathering space, open play turf area, and tot lot.

The Zoning Administrator (ZA) may approve, approve with conditions, or deny the application. As proposed and conditioned, staff believes findings can be made to approve the project, including findings of conformance to all relevant objective design and development standards.

In order to meet terms and timing of its purchase agreement with PUSD, the applicant is seeking approval of this project as designed with a single park/open space area but has submitted a revision reflecting an alternative design with the open space split into two area, which is currently being reviewed by staff.

BACKGROUND

Site Area and Description

The subject site is a relatively flat 10.64-acre parcel located on the south side of Vineyard Avenue (Figure 1). It is surrounded by rural density, large single-family residential homes and vineyards to the east and west. The City's boundary is on the north side of Vineyard Avenue and the CEMEX concrete plant, drainage ponds, and EBRPD's Shadow Cliffs facility is to the north and northwest of the site.

The Old Vineyard Avenue walking and biking trail is to the south of the site. Thiessen Street and Manoir Lane abut the site to the east and west, with both streets ending in roundabouts at Old Vineyard Avenue Trail. There is a narrow (single-lane) road at the southern end of the site, paralleling the trail, which was intended at time of its construction for school-related vehicles to loop around the site.

Figure 1: Aerial Photograph



General Plan and Zoning

The subject site has a General Plan land use designation of Community Facilities -Elementary School; it was designated with a Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element and is referred to as Area 27 in the Housing Element. The site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay. The site is also within the Vineyard Avenue Corridor Specific Plan Area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan (VACSP), housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards. General Plan Land Use Element Policy 12 includes site-specific guidance for this site, related to provision of a minimum amount of open space.

Staff notes that on February 18, 2025, the City Council approved amendments to the Vineyard Avenue Corridor Specific Plan to reflect the Housing Element’s housing designation for this site. The City Council also approved, by separate Resolution, an amendment to Land Use Element Policy 12, to allow for the open space area to have a split configuration, based on neighbor comments. The applicant submitted a revision to the project on March 12, 2025 incorporating the dual park design. Staff is currently reviewing this project.

In order to meet terms and timing of its purchase agreement with PUSD, the applicant is seeking approval of this project as designed with a single park/open space area, but intends to submit a subsequent application to amend the site plan, reflecting an alternative design with the open space split into two areas, as allowed by the recent General Plan amendment.

The City has adopted Objective Design Standards (ODS) to implement development consistent with the Housing Element. Objective standards are defined in State Law as “uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” The ODS are applicable to each of the Housing Element sites and include standards that regulate height, setbacks, massing, site planning, lighting, landscaping and building design to ensure projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. The project is subject to the ODS.

Analysis of the project’s conformance to the General Plan, HOZ District and ODS is provided in the “Discussion” section, below.

PROJECT DESCRIPTION

The proposed project would include subdividing the southern seven acres of the project site into 27 residential lots ranging in size between 8,513 to 15,591 square feet. Each lot would be developed with a single-family residence, each with one two-car garage, one one-car garage, as well as an ADU. Each single-family residence would range between 3,360 to 3,555 square-feet and would follow one of two floor plan types, while each ADU would range between 611 and 594 square-feet in size. The primary homes would include private open space as well as a porch and patio for each unit. The proposed project would also include common amenities, including a park/open space area located in the northern portion of the project site, adjacent to Vineyard Avenue, which would provide a gathering space, open play turf area, and tot lot. The proposed project would also include a bioretention area located along the northern site boundary. Primary site access would be provided by a new driveway off Thiessen Street, which would connect to an internal roadway system.

OBJECTIVE DESIGN STANDARD (ODS) CONFORMANCE

The project conforms to the ODS as further described below.

Site Layout & Pedestrian and Vehicular Access

The lots will be served by Thiessen Street, Manoir Lane and two internal streets, Street A and Court B. The internal streets are designed similar to Public Streets and provide sidewalks, street trees, and pedestrian-scale lighting per ODS A1.1. Internal sidewalks have a minimum width of 6-feet with 4-foot planters per ODS A3.1. The project will construct sidewalks along its Manoir and Thiessen Street frontages that will provide connectivity to the Old Vineyard Trail per ODS A1.5.

Development Standards

The ODS development standards require that projects with densities of between two and five dwelling units per acre conform to the R-1-8,500 Zoning District standards, as provided in Pleasanton Municipal Code (PMC) Chapter 18.84. The subject site has a specified density range of 3-4 dwelling units per acre. As proposed, and illustrated in the table below, the project complies with the development standards required in the R-1-8,500 district.

Standard	Required by R-1-8500	Provided by project
Lot Size (Min.)	8,500 square feet	~8,888 to ~15,591 square feet
Lot Width (Min.)	75 feet	75 feet to ~101 feet
Lot Depth (Min.)	100 feet	~113.5 feet to ~177.7 feet

Front Setback (Min.)	23 feet	23 feet to ~50 feet <i>*garage setback for garage entered parallel to the street may be 15 feet</i>
Side Setbacks (Min.)	5 foot minimum, 15 foot cumulative	5 foot minimum provided, cumulative side yards range from 17 feet to ~33.6 feet
Rear Setback (Min.)	20 feet	~27.3 feet to ~91 feet
Floor Area Ratio (Max.)	40%	22.8% to 40%
Height (Max.)	30 feet	29.5 feet

Figure 2: Site Plan



Vehicle Parking

PMC Section 18.88.030 A(1) requires that each home have at least two parking spaces. The project will provide three covered parking spaces per lot, with a standard, EV-ready two-car garage, plus a one-car garage that parallels the street. PMC 18.106.060 C(7) requires one covered or uncovered parking space per ADU, the ADU parking is provided by the third garage parking space. On street parallel parking is provided on both sides of A Street and B Court consistent with Figure 7 of the ODS, pedestrian pathways have been provided at parallel parking locations that have two or more parking spaces next to each other per ODS A4.3.

Architecture and Design

The project provides two primary floor plans, with three different color and material schemes. The front doors directly face the public and internal streets, and are located within a porch element that is a minimum of 20% of the façade per ODS B2.3 and B2.4. The residential floor area for the second floor is no more than 75% of the ground floor per ODS B1.5(a). The window placement organizes the façade and creates additional detailing by recessing the

windows two inches from the plane of the exterior building wall and providing trim that projects from the face of the building per ODS B3.1.

Figure 3: Building Elevations



Lighting

Lighting on the site is designed per the ODS standards. The ODS lighting standards are in place to ensure that lighting enhances security, contributes to attractive site design, and makes efficient use of energy, with the objective of being designed such that people can safely see their travel path and surroundings in the dark. The project meets the photometric standards outlined in ODS A10.1 and 10.2. Per A10.3 the lighting fixture height does not exceed 25 feet and light will be entirely contained on the site.

Landscaping

The project includes extensive on-site landscaping, including planting street trees in the landscape wells along the Thiessen Street, Manoir Lane, Street A and Court B frontages meeting the ODS requirements listed in A9. The project conforms with the Landscape standards outlined in section A9, including compliance with the Water Efficiency Landscape Ordinance, Bay Friendly design and tree and shrub species selection that conforms with the “Very Low” and “Low” rating on the Water Use Classification of Landscape Species database. The project includes a 3-acre park/open space area at the front of the site, abutting Vineyard Avenue, as required by General Plan Land Use Policy 12. The open space/park area contains vineyards with naturalistic walking paths, a lavender field, a tot lot and central green. The park and open space will be privately maintained, with a public access easement.

Utilities

The project has been designed to meet the utility and service standards prescribed by the ODS A11, minimizing the impact of utility and mechanical equipment on site. The project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be appropriately treated before leaving the site.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing

PMC Section 17.44.040(A) provides that for all new single-family residential projects of 15 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. Such units shall also meet the affordability requirements set forth in the ODS, in terms of affordability levels and bedroom mix, as applicable. However, the IZO effective at the time of the SB330 application provides that the applicant may pay the City’s Affordable Housing in-lieu fee in-lieu of providing on-site units. The applicant proposes to pay the in-lieu fee and forgo providing

affordable units on site. The project is conditioned to provide the fee at the time of issuance of a building permit.

CONFORMANCE TO OTHER POLICIES AND STANDARDS

General Plan and Housing Element Conformance

The subject site has a General Plan designation of Community Facilities -Elementary School; it was designated with a Housing Element Site Overlay (HESO) which permits residential uses at a density range of 3 to 4 dwelling units per acre; thus, the project would be consistent with the General Plan Land Use Designation. The project conforms with General Plan Land Use policy 12, which requires that a 3-acre park/open space be provided. Below are some of the General Plan Goals, Programs, and Policies the project is consistent with or would promote:

Sustainability

- Program 2.8: Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.

Overall Community Development

- Policy 4: Allow development consistent with the General Plan Land Use Map.

Climate Action Plan (CAP) Strategies

- Encourage and facilitate more walking and cycling trips.

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.
- Policy 2.3: In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.
- Policy 6.3: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.
- Policy 6.5: Encourage new housing to be located in areas well-served by public transit and the active transportation network (e.g., pedestrian and bicycle facilities), and seek to improve these facilities throughout the city, in order to improve access to all modes of transportation and reduce Vehicle Miles Travelled (VMT) associated with new development.

Zoning and Specific Plan Conformance

The subject site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay, which references the Housing Element as to allowable density for this and other Housing Element sites. The site is also within the VACSP area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. The project is consistent with the zoning and VACSP, since it proposes residential uses, in conformance with the Housing Element’s allowable density for the site.

Grading and Drainage

The subject site is relatively level, sloping down on the southwest corner of the site. The applicant is proposing to cut approximately 19,668 cubic acres and fill approximately 19,668 cubic acres on site. The applicant proposes to create 3 foot retaining walls between lots 2 through 9, 12 through 18, 20 through 21 and an approximately 5 foot retaining wall between lots 26 and 27. Site drainage will be directed towards landscaped bio-retention planters located in the park/open space area at the north of the site retention and treatment before draining into the City’s storm drain system. As conditioned, staff finds the proposed grading and drainage plan to be acceptable and in compliance with applicable grading and stormwater runoff requirements.

Climate Action Plan 2.0

In 2022, the City adopted Climate Action Plan (CAP) 2.0. The CAP 2.0 was reviewed by the Bay Area Quality Management District (BAAQMD) and was deemed a “Qualified Greenhouse Gas Reduction Strategy” in accordance with the District’s CEQA guidelines. Implementation of the CAP will occur over several years. The CAP consists of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32, California’s Global Warming Solutions Act of 2006.

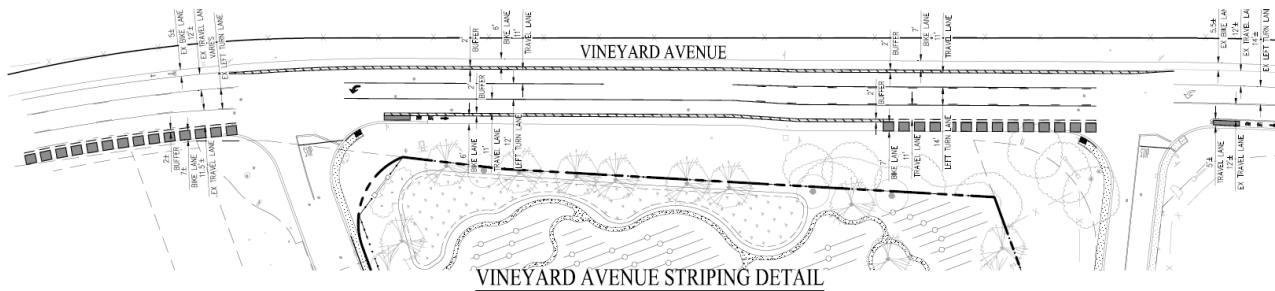
Staff completed an analysis of how the proposed project is consistent with or implements the applicable measures outlined in the City of Pleasanton’s CAP. The project will provide EV ready parking spaces. In addition, several Strategies and Supporting Actions related to water and energy conservation from the CAP are implemented in the proposed project, including that the proposed homes would be all electric and not contain any new gas facilities.

Traffic

Several residents have expressed concerns about traffic safety along Vineyard Avenue, particularly at the intersections of Thiessen Street and Manoir Lane. A traffic analysis conducted for the project determined that the addition of 27 new homes, and traffic conditions along Vineyard Avenue do not meet the criteria for a traffic signal at either location, since the signal warrants were not met (see Appendix H in Exhibit C). Since the criteria are not met, the City cannot require the project install a traffic signal.

However, as part of the project, and shown in Figure 4, Vineyard Avenue will be re-stripped in accordance with the Pleasanton Pedestrian and Bicycle Master Plan. These improvements will include narrower travel lanes, buffered bike lanes, and shared bike-and-right-turn pockets with green pavement markings in advance of Thiessen Street and Manoir Lane. These enhancements aim to improve accessibility for all road users.

Figure 4: Striping Detail



Public Safety

At hearings for the General Plan Amendments and Vineyard Avenue Corridor Specific Plan Amendments related to this project, members of the public raised concerns about public safety at the lot and on the trail. Neighbors noted that the loop road and cul-de-sacs are often used to park vehicles associated with unwelcome behaviors. The design of the project implements two key aspects of crime prevention through environmental design principles (CPTED): natural surveillance and natural access control. By building homes on this vacant parcel there will be more “eyes on the street,” which increases perceived risk to offenders. Additionally, in response to neighbor concern, the applicant is installing bollards on the south end of the loop road, so that people may not drive their vehicles behind the project site.

OBJECTIVE DESIGN STANDARDS FINDINGS AND ANALYSIS

The Zoning Administrator considers and renders a decision regarding whether a project reviewed under the Objective Design Standards with up to 50 residential units complies with applicable objective design standards and related environmental mitigation measures.

Project approval shall be granted when the Zoning Administrator finds that the following findings are met:

- 1. The project complies with the requirements of the objective design standards and any other applicable objective standard established with adopted City plans and documents;**

The purpose of the Objective Design Standards is to ensure projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. As detailed in this report, the project complies with the Objective Design Standards, the Climate Action plan, and objective standards in the PMC.

- 2. The project complies with mitigation measures of any applicable environmental document;**

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it certifies an Environmental Impact Report in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

Pursuant to CEQA Guidelines Public Resources Code Section 21000, et seq., an Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program (MMRP), was adopted by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, SCH No. 2022040091).

The Consistency Checklist prepared for the proposed PUSD Vineyard Project concluded that project implementation would be consistent with the development evaluated in the EIR and further identified relevant mitigation measures from the EIR that are applicable to the project. This MMRP documents how and when the mitigation measures adopted by the Lead Agency as part of the MMRP for the EIR will be implemented for the proposed project and confirms that potential environmental impacts associated with the proposed project are reduced to less than significant levels as identified in the Consistency Checklist. The Consistency Checklist is attached to this report as Exhibit C. The project is conditioned to implement the project specific mitigations.

3. Findings Pursuant to Government Code Section 65863 (No Net Loss)

The proposed project would include 27 above-moderate income residential units and 27 ADUs; in comparison, the inventory of sites included in the 6th Cycle Housing Element projected this Property (listed as Area 27 in Table B-14) would provide up to 25 above-moderate income residential units. The Project would provide 27 above-moderate income residential units, which is 2 more above-moderate income units than projected.

ENVIRONMENTAL ASSESSMENT

Pursuant to California Environmental Quality Act (CEQA) Guidelines, (Public Resources Code [PRC] § 21000, et seq.), an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP), was prepared and certified by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, State Clearinghouse No. 2022040091).

A Consistency Checklist has been prepared pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether the proposed project requires additional environmental review. The Consistency Checklist is attached to this report as Attachment C. CEQA Guidelines Section 15183 mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an FEIR was certified (in this case the Housing Element Update FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to

the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR. This determination is based on the following criteria:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Housing Element Update FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Element Update FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Element Update FEIR.

The following mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project, as described in each environmental topic:

- MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.
- MM AIR-1b: The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants. For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Indoor Air Quality—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:
 - A) locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);

- B) incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
- C) install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
- D) retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
- E) install indoor air quality monitoring in buildings; and
- F) applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval.

For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

Outdoor Air Quality—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- MM GEO-6: A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.

If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant and significant resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting

project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).

- MM NOI-1: Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
- The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.

- MM NOI-2: Construction Vibration Reduction Plan

For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare

a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Housing Element Update FEIR. Further, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the proposed project would implement these mitigation measures.

PUBLIC NOTICE / PUBLIC COMMENT

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. The applicant also posted an on-site project notification sign pursuant to the on-site project notification policy. Staff has received a number of comments during the planning phase of the project related to concerns with traffic along Vineyard Avenue and public safety concerns related to the loop road at the rear of the site (see Exhibit D).

CONCLUSION

Staff finds that the proposed site plan, design, architecture and positioning of the buildings are compliant with the Objective Design Standards. The project also would provide 27 housing units, plus ADUs, which assists the City in meeting its housing goals.

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Reviewed/Approved By:

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