

FINDINGS

Pursuant to Assembly Bill 130 (AB 130), codified at California Public Resources Code Section 21080.66, the proposed project is found to satisfy all statutory requirements for exemption under Section 21080.66, including consistency with applicable general plan and zoning standards, location within an urbanized area, and absence of disqualifying environmental conditions. No further environmental review is required based on the following findings:

1. The project site is located on approximately 2.59 acres within the boundaries of the incorporated City of Pleasanton. The project site is also located in an urban area, satisfying the size and locational requirements of Section 21080.66(a)
2. The proposed project satisfies all of the site characteristic criteria listed under Public Resources Code Section 21080.66(a)(3), as follows:
 - a. The project site is previously developed with urban uses.
 - b. The project site is surrounded by urban use on more than 75 percent of its perimeter;
 - c. At least 75 percent of the area within a 0.25-mile radius of the site is developed with urban use; and
 - d. At least three of the four sides of the project site are developed with urban uses, and at least two thirds of the perimeter of the site adjoins parcels that are developed with urban uses.
3. The proposed project is consistent with both the general plan land use designation and the zoning for the project site. Both the General Plan land use designation and the project site zoning include a Housing Element Overlay; the project site is listed as Area 19–Black Avenue in the City’s 2023–2031 (6th Cycle) Housing Element Update. Accordingly, the proposed project aligns with the permitted uses, development intensity, and design standards outlined in the City’s planning documents.
4. Public Resources Code Section 21080.66(a)(5) requires that the proposed project’s density be at least 15 units per acre. The proposed project achieves a net density between 22.8 and 25.5 units per acre (based on at least 59 and up to 66 units on 2.59 acres), which exceeds the threshold. Therefore, the proposed project meets the density criterion necessary to qualify for the CEQA exemption under Section 21080.66.
5. The proposed project site does not contain and is not located within or adjacent to any of the following restricted or environmentally sensitive areas that would disqualify it from the CEQA exemption under Public Resources Code Section 21080.66(a)(6).

6. Tribal consultation was completed per Public Resources Code Section 21080.66(b). As a result of the tribal consultation, project-specific Conditions of Approval are incorporated into the project. These steps satisfy the procedural requirements for Tribal consultation under Public Resources Code Section 21080.66(c).
7. Consistent with the requirements under Public Resources Code Section 21080.66(c)(1)(A) and the Housing Element Update, a Phase I Environmental Site Assessment (Phase I ESA) was prepared for the proposed project. The proposed project has satisfied the Section 21080.66 requirements related to the completion of a Phase I ESA. The proposed project is conditioned to comply with all applicable local, State and national regulations related to hazards during construction and operation.

Conclusions

No further action is required, and a Notice of Exemption can be filed indicating that the project is eligible for an exemption from additional environmental review under CEQA.