ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Notice of Availability of a Draft Environmental Impact Report

for the Proposed Arroyo Lago Residential Project and Notice of a Public Meeting on September 26, 2024 to Solicit Comments on the Environmental Document State Clearinghouse (SCH) No. 2023050339

Date: September 9, 2024

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: Aubrey Rose, AICP, Planner III,
Planning Department
Alameda County Community Development Agency

Subject: Notice of Availability of an Environmental Impact Report for the Arroyo Lago Residential Project and Notice of Public Meeting

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NOTICE IS HEREBY GIVEN THAT pursuant to the requirements of the California Environmental Quality Act (CEQA), the County of Alameda (Lead Agency) has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Arroyo Lago Residential Project (proposed project), which is now available for public review.

DOCUMENT AVAILABILITY: The Draft EIR can be reviewed at the following websites: https://www.acgov.org/cda/planning/landuseprojects/ and https://ceqanet.opr.ca.gov/Project/2023050339. A hard copy of the Draft EIR and technical appendices can also be reviewed at these locations during business hours:

Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510.670.5400

Pleasanton Library
400 Old Bernal Avenue
Pleasanton, CA 94566
Phone: 925.931.3400

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
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45-DAY COMMENT PERIOD FOR THE DRAFT EIR: The County of Alameda (County) is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the Draft EIR. In accordance with the time limits established by CEQA, the Draft EIR public review period will begin on **September 9, 2024** and will end on **October 24, 2024**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to Aubrey Rose via email at aubrey.rose@acgov.org or mail to the address shown below by **5:00 p.m.,** on **Thursday, October 24, 2024**:

Aubrey Rose, AICP, Planner III
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510.670.5400
Email: aubrey.rose@acgov.org

PUBLIC MEETING: During the 45-day review period, the County will hold one public meeting to provide an additional opportunity for public comments on the Draft EIR for the proposed project. The public meeting will be held by the County on **Thursday, September 26, 2024,** at the following time and location:

Amador Recreation Center
Amador Valley Community Park
4443 Black Ave, Pleasanton, CA 94566.
6:00 p.m. – 8:00 p.m.

The meeting facilities will be accessible to persons with disabilities. Please contact Aubrey Rose via email at aubrey.rose@acgov.org or by telephone at 510.670.5400, if any special accommodations are needed to attend the public meeting.

ARROYO LAGO RESIDENTIAL PROJECT

This Draft Environmental Impact Report (Draft EIR) analyzes the potential environmental effects of the proposed Arroyo Lago Residential Project (proposed project) in the County of Alameda (County). The project site is located directly east of the City of Pleasanton city limits between Lake I of the Zone 7 Chain of Lakes north of the project site and Cope Lake to east of the project site (Exhibit 1). The project site does not currently have a street address but can be accessed north of the eastern end of Busch Road. The site is within the unincorporated County but is also within the City of Pleasanton's Sphere of Influence (SOI).

Presently, the project site is vacant and graded with no structures or existing development. The project site consists of three Assessor's Parcel Numbers (APNs)—APN 946-4634-1 (the subdivision property itself) and two parcels that will support off-site facilities/infrastructure: APN 946-4634-2 and APN 946-1350-3-10 (Exhibit 2).

Project Description

1.1.1 - Proposed Residential Project

The proposed project includes construction of 194 single-family homes, with approximately 25 percent (49 homes) being designed with deed-restricted accessory dwelling units (ADUs) (Exhibit 3). The dwelling units would be approximately 26 to 30 feet in height. The approximately 26.6-acre site would be developed with an approximate density of 7.3 dwelling units per gross acre. The proposed project is expected to include up to approximately 691 residents.[1,2]

As part of the proposed project, the existing three parcels within the project site would be reconfigured into 194 residential lots, ranging between 3,500 square feet and 9,387 square feet, as well as 21 open space and park parcels, ranging from 1,117 square feet to 30,423 square feet in area. Furthermore, the proposed project would construct seven internal streets (Streets A-F and Loop A) to provide internal circulation within the site. All circulation, excluding private drive aisles, would be public roads maintained by the County. These plans are demonstrated in Exhibit 4a and Exhibit 4b.

The project applicant proposes to create two single-family lot design standards. Proposed lots located east of proposed roads Loop A, Street B, and Street E would be developed to "50x70 Lot Development Standards." Proposed lots located west of proposed roads Loop A, Street B, and Street E would be developed to "50x80 Lot Development Standards." These development standards are outlined in Table 1 below. Any development standards not called out in Table 1 would adhere to the County's Single-Family Residence (R-1) zoning district development standards.

[1] County of Alameda. 2023. 2023–2031 Housing Element Update: Initial Study – Mitigated Negative Declaration. Website: https://www.acgov.org/cda/planning/housing-element/documents/Alameda-County-HEU_Public-Draft-IS-MND.pdf. Accessed December 4, 2023.

[2] 194 single-family dwelling units plus 49 accessory dwelling units (ADUs) equals 243 total dwelling units. The County's average number of persons per household is 2.84. 243 multiplied by 2.84 equals approximately 691 residents.

Table 1: Proposed 50x70 Lot and 50x80 Lot Design Standards

Development Standard	50x70 Lot Standard	50x80 Lot Standard
Minimum Lot Size	3,500 square feet	4,000 square feet
Minimum Front Setback to Structure	10 feet	10 feet
Minimum Front Setback to Garage	18 feet	18 feet
Minimum Rear Setback to Living	10 feet	8 feet
Minimum Rear Setback to Covered Outdoor Patio	5 feet	5 feet
Minimum Side Setback to Structure	5 feet	5 feet
Maximum Lot Coverage	60 percent	60 percent
Maximum Coverage	2,100 square feet	2,400 square feet
Source: KTGY. 2022. Schematic Design. August 17.		

In conformance with the proposed development standards, the project applicant proposes to construct three housing unit types for the 50x70 Lot Development Standards and three housing unit types for the 50x80 Lot Development Standards. Plans for the housing unit types in the 50x70 lots range in size from 2,541 to 2,883 square feet with one attached garage, 4 to 5 bedrooms, and 3 to 3.5 bathrooms. Plans for the housing unit types in the 50x80 lots range in size from 2,991 to 3,398 square feet with one attached garage, 4 to 5 bedrooms, and 3 to 4.5 bathrooms.

- **Plan 1** would be built on a 50x80 lot and contain a 2,991-square-foot house. This housing type would include 4 bedrooms and a loft (optional bedroom), 3 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (1a), Craftsman (1b), and Contemporary Ranch (1c) architectural style variations.
- **Plan 2** would be built on a 50x80 lot and contain a 3,306-square-foot house. This housing type would include 4 bedrooms and a loft (optional bedroom), 4.5 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (2a), Craftsman (2b), and Contemporary Farmhouse (2c) architectural style variations.
- **Plan 3** would be built on a 50x80 lot and contain a 3,398-square-foot house. This housing type would include 4 bedrooms and a loft (optional bedroom), 4.5 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (3a), Craftsman (3b), and Contemporary Farmhouse (3c) architectural style variations.
- **Plan 4** would be built on a 50x70 Lot and contain a 2,541-square-foot house. This housing type would include 4 bedrooms and a loft, 3 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (4a), Craftsman (4b), and Contemporary Farmhouse (4c) architectural style variations.
- **Plan 5** would be built on a 50x70 Lot and contain a 2,620-square-foot house. This housing type would include 4 bedrooms and a loft (optional bedroom), 3.5 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (5a), Craftsman (5b), and Contemporary Farmhouse (5c) architectural style variations.

- **Plan 6** would be built on a 50x70 Lot and contain a 2,883-square-foot house. This housing type would include 4 bedrooms and a loft (optional bedroom), 3.5 bathrooms, and a 2-car garage. The plan would be constructed in the Farmhouse (6a), Craftsman (6b), and Contemporary Farmhouse (6c) architectural style variations.

1.1.2 - Proposed Off-site Improvements

The proposed project would also include several off-site improvements at different locations throughout APNs 946-4634-2 and 946-1350-3-10, as described below. The location of the approximately 0.9-acre bioretention area is being considered under two design options. Design Option A would cluster the bioretention area directly east of the sewer treatment plant and south of the recycled water storage facility. Design Option B would locate the bioretention area southwest of the agricultural spray field, adjacent to the east side of El Charro Road. The proposed project's impact area for Design Option A is approximately 65.37 acres, and the impact area for Design Option B is approximately 64.97 acres. The sizing, capacities, and energy demands of each component would be the same in either design option. These design options are shown on Exhibit 5a and Exhibit 5b, respectively. This Draft EIR fully evaluates each of these design options in the various environmental topical sections, and upon approval of the proposed project, one of these design options would be chosen in coordination with the County.

Water Storage and Booster Pump Facility

The proposed project would include the development of a water storage and booster pump facility, as shown on Exhibit 6, located northeast of the project site between Lake I and Cope Lake, along El Charro Road. The location of the water storage and booster pump facility would remain the same under both Design Option A and Design Option B. Access to the water storage and booster pump facility would be provided via an access path off El Charro Road. The approximately 0.4-acre water storage facility would incorporate one circular tank holding approximately 400,000 gallons with a 50-foot diameter and a 25–28 foot side water depth. The facility would consist of approximately 53,456 gallons of operational storage, 360,000 gallons of fire storage, and 20,046 gallons of emergency storage. It would incorporate a Booster Pump Station, electrical and chemical building, site access, and perimeter fencing.

Additionally, during routine operations of the water storage and booster pump facility, it is not expected to require any full-time employees; however, less than one full-time equivalent employee would make routine trips to inspect and maintain the facilities. It is expected that the daily trip generation would be less than one vehicle trip to the site each day with occasional delivery trucks and maintenance equipment when required.

Sewer Treatment Plant

The proposed project would include the development of an approximately 1-acre sewer treatment plant, as shown on Exhibit 7, adjacent to El Charro Road. Access to the sewer treatment plant would be provided via an access road off El Charro Road, which would lead directly to the sewer treatment plant. The proposed sewer treatment plant would be a package membrane bioreactor sewer treatment plant with a capacity to treat 50,000 gallons of wastewater per day. The sewer treatment plant 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.

Additionally, routine operations of the sewer treatment plant would not be expected to require any full-time employees. However, employees would make routine trips to inspect and maintain the facilities. It is expected that the daily trip generation would be less than one vehicle trip to the site each day with occasional delivery truck and maintenance equipment trips when required.

Under both Design Option A and Design Option B, the sewer treatment plant would be located west of El Charro Road in the northern portion of APN 946-4634-2.

Recycled Water Storage Facility

The proposed project would also include an approximately 2.5-acre recycled water storage facility. The recycled water storage facility would have an approximately 900,000-gallon storage capacity and would have a depth ranging from approximately 10 to 15 feet.

The location of the recycled water storage facility would be west of El Charro Road in the northern portion of APN 946-4634-2 and would remain the same under both Design Option A and Design Option B.

Agricultural Irrigation Recycled Water Spray Fields

The proposed project would include the development of approximately 8.5 acres of agricultural irrigation fields, located east of El Charro Road along the northeastern boundary of APN 946-4634-2. The location of the agricultural irrigation fields would remain the same under both Design Option A and Design Option B. The agricultural irrigation fields would use 2- to 6-inch pipes buried approximately 18 to 24 inches in depth, except under service roads. The pipes would be buried deeper under service roads to sustain traffic loads.

Vertical spray heads above ground would water the agricultural irrigation fields using treated effluent from the sewer treatment plant. The agricultural irrigation recycled water spray fields would water existing vegetation within the spray field areas; this area is not included in the proposed project's limit of disturbance.

Bioretention Areas

The proposed project would include a primary bioretention area, which would include a treatment area of approximately 0.9 acre. The bioretention area would contain two layers: an 18-inch layer of bioretention soil mix, and a 12-inch layer of Class II permeable rock. The bioretention area would be protected by an 8-foot berm and would treat all incoming stormwater from the project site and is being evaluated under two design options. Under Design Option A, the primary bioretention area would be located west of El Charro Road, south of the recycled water storage facility, and east of the water storage and booster pump facility, as shown on Exhibit 5a. Under Design Option B, the primary bioretention area would be located east of El Charro Road in the central portion of APN 946-4634-2, as shown on Exhibit 5b.

An additional, smaller bioretention area, which would include a treatment area of approximately 0.03 acre, would be located adjacent to the water storage and booster pump facility. The location of this

additional bioretention area would remain the same under both Design Option A and Design Option B. The bioretention areas would have sufficient capacity to meet the stormwater needs of the proposed development.

Roadway, Bicycle, and Pedestrian Improvements

The proposed project would include frontage improvements along Busch Road, including the construction of an approximately 8-foot-wide sidewalk, an approximately 6-foot-wide Class II bicycle lane, and street landscaping, as shown on Exhibit 5a and Exhibit 5b. In front of the project site, Busch Road would be redeveloped into a two-lane road with a split median. The street would have a width of 100 feet and would not provide on-street parking. The bicycle improvements would extend approximately 1,000 feet, from the southeast corner of the project site to Ironwood Drive, located west of the proposed project. The location of the roadway, bicycle, and pedestrian improvements would remain the same under both Design Option A and Design Option B.

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

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1,000 500 0 1,000 Feet

Exhibit 1
Local Vicinity Map

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

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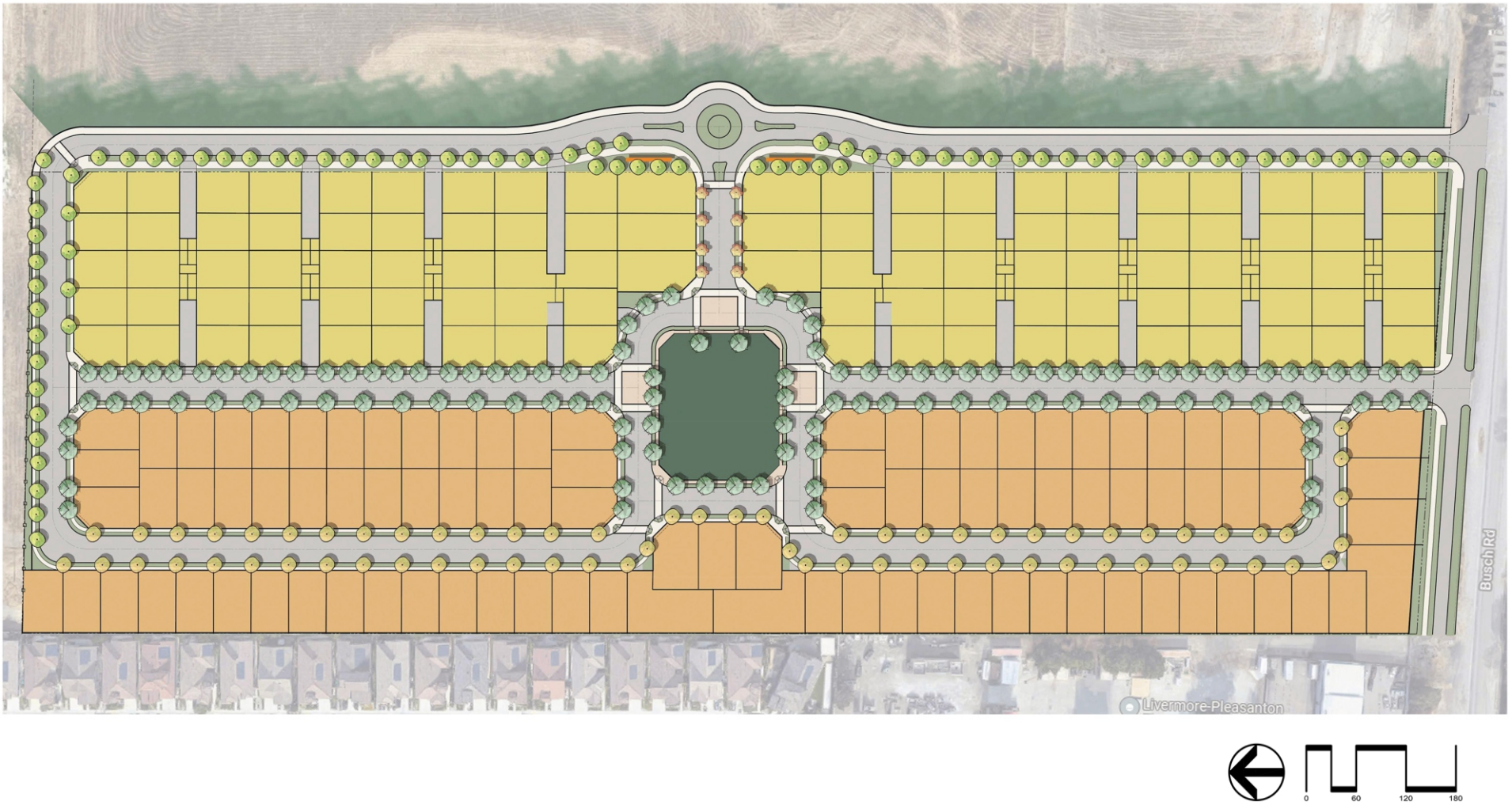
1,000 500 0 1,000 Feet

Exhibit 2
Project Site
Assessor Parcel Numbers



Source: CBG Civil Engineers. 08/2022.

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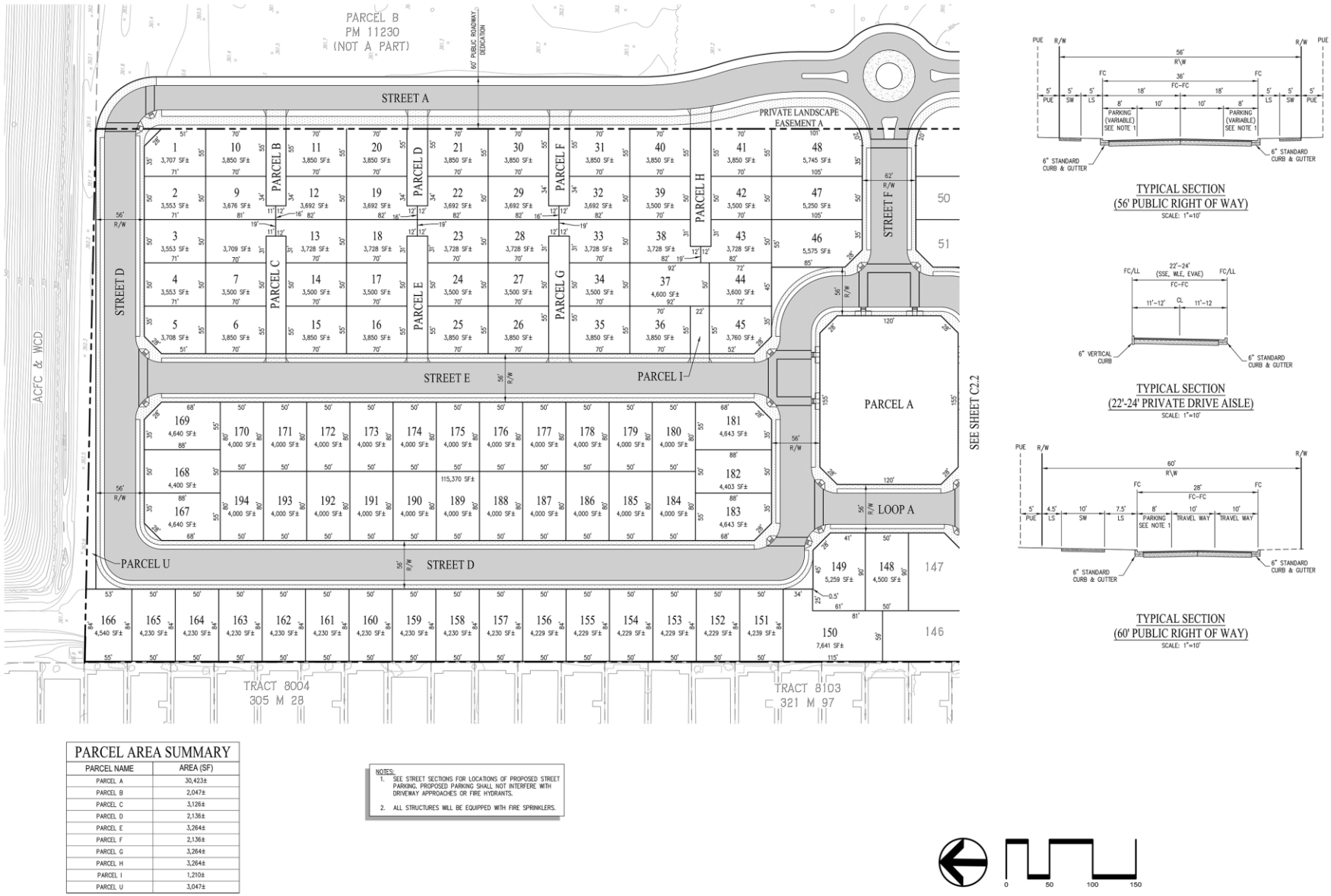
Exhibit 3
Residential Site Map



PARCEL AREA SUMMARY	
PARCEL NAME	AREA (SF)
PARCEL A	30,423±
PARCEL B	2,047±
PARCEL C	3,126±
PARCEL D	2,136±
PARCEL E	3,264±
PARCEL F	2,136±
PARCEL G	3,264±
PARCEL H	3,264±
PARCEL I	1,210±
PARCEL U	3,047±

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.

Source: CBG Civil Engineers. 08/2022.

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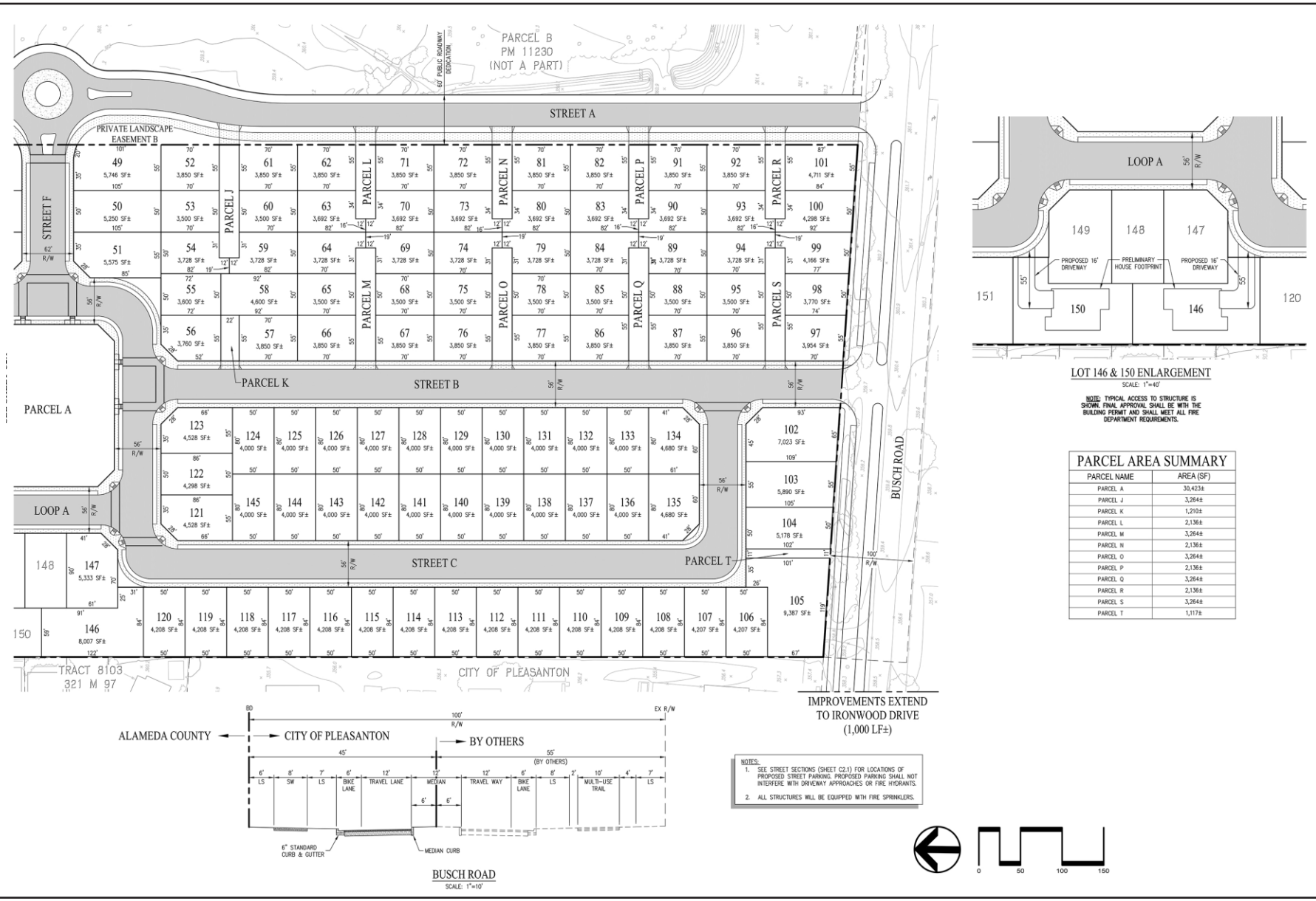
Exhibit 4a
Detailed Residential Site Plan - Northern Portion



PARCEL AREA SUMMARY

PARCEL NAME	AREA (SF)
PARCEL A	30,423±
PARCEL J	3,264±
PARCEL K	1,210±
PARCEL L	2,136±
PARCEL M	3,264±
PARCEL N	2,136±
PARCEL O	3,264±
PARCEL P	2,136±
PARCEL Q	3,264±
PARCEL R	2,136±
PARCEL S	3,264±
PARCEL T	1,117±

Source: CBG Civil Engineers. 08/2022.

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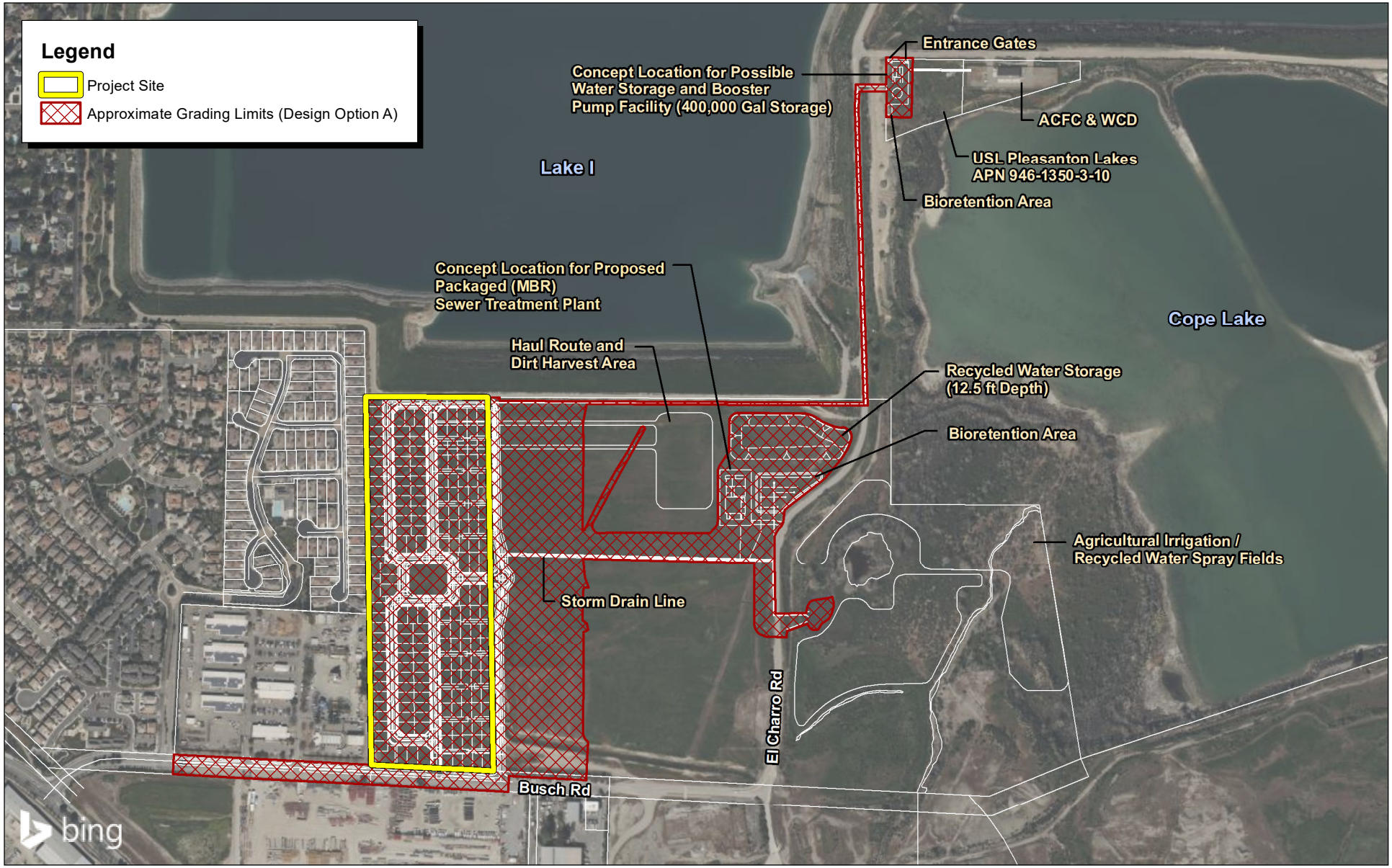
Exhibit 4b
Detailed Residential Site Plan - Southern Portion



Source: Bing Aerial Imagery. CBG Civil Engineers. 12/2023.

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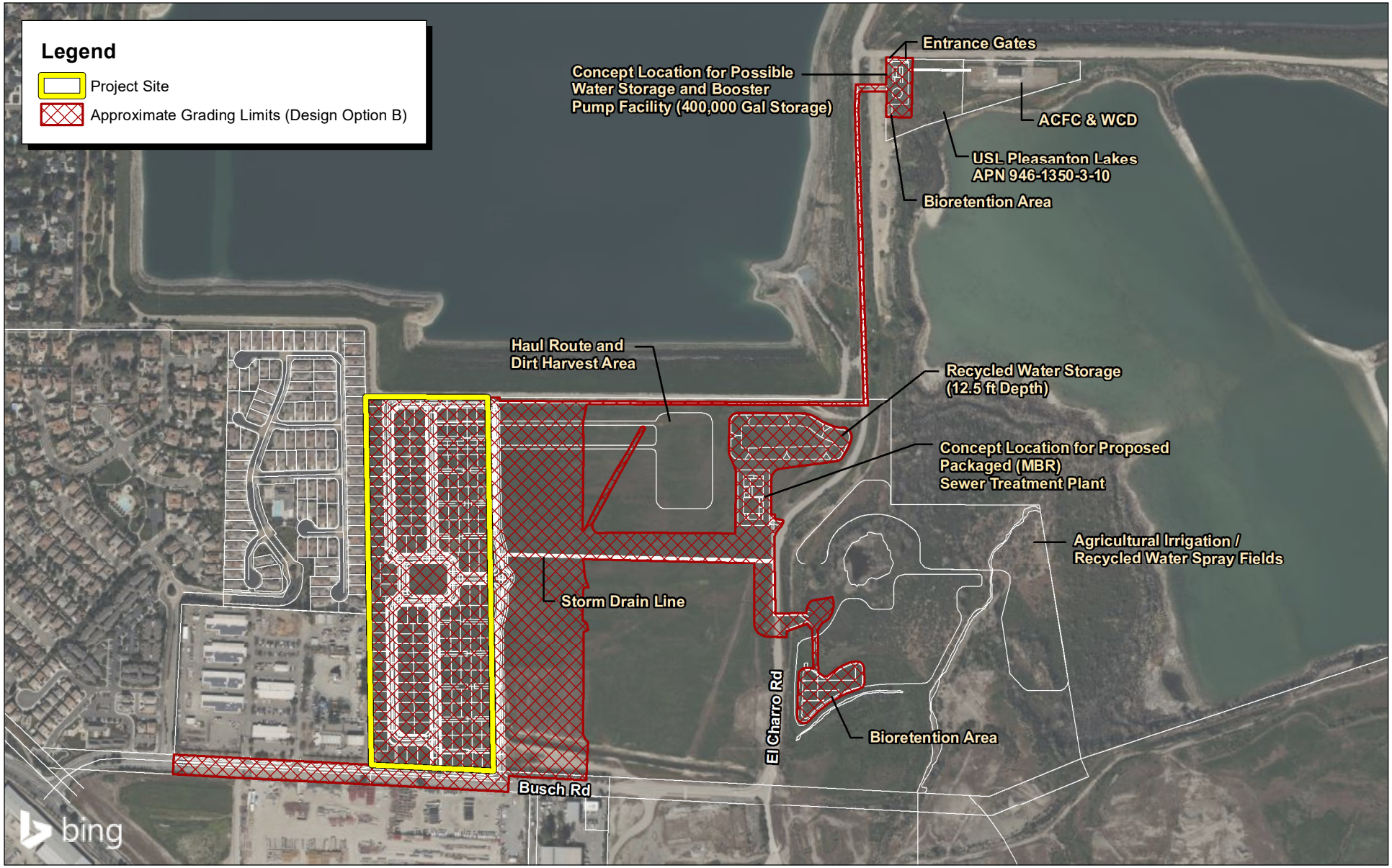
700 350 0 700 Feet

Exhibit 5a
Proposed Off-Site Improvements - Design Option A



Source: Bing Aerial Imagery. CBG Civil Engineers. 12/2023.

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700 350 0 700 Feet

Exhibit 5b
Proposed Off-Site Improvements - Design Option B

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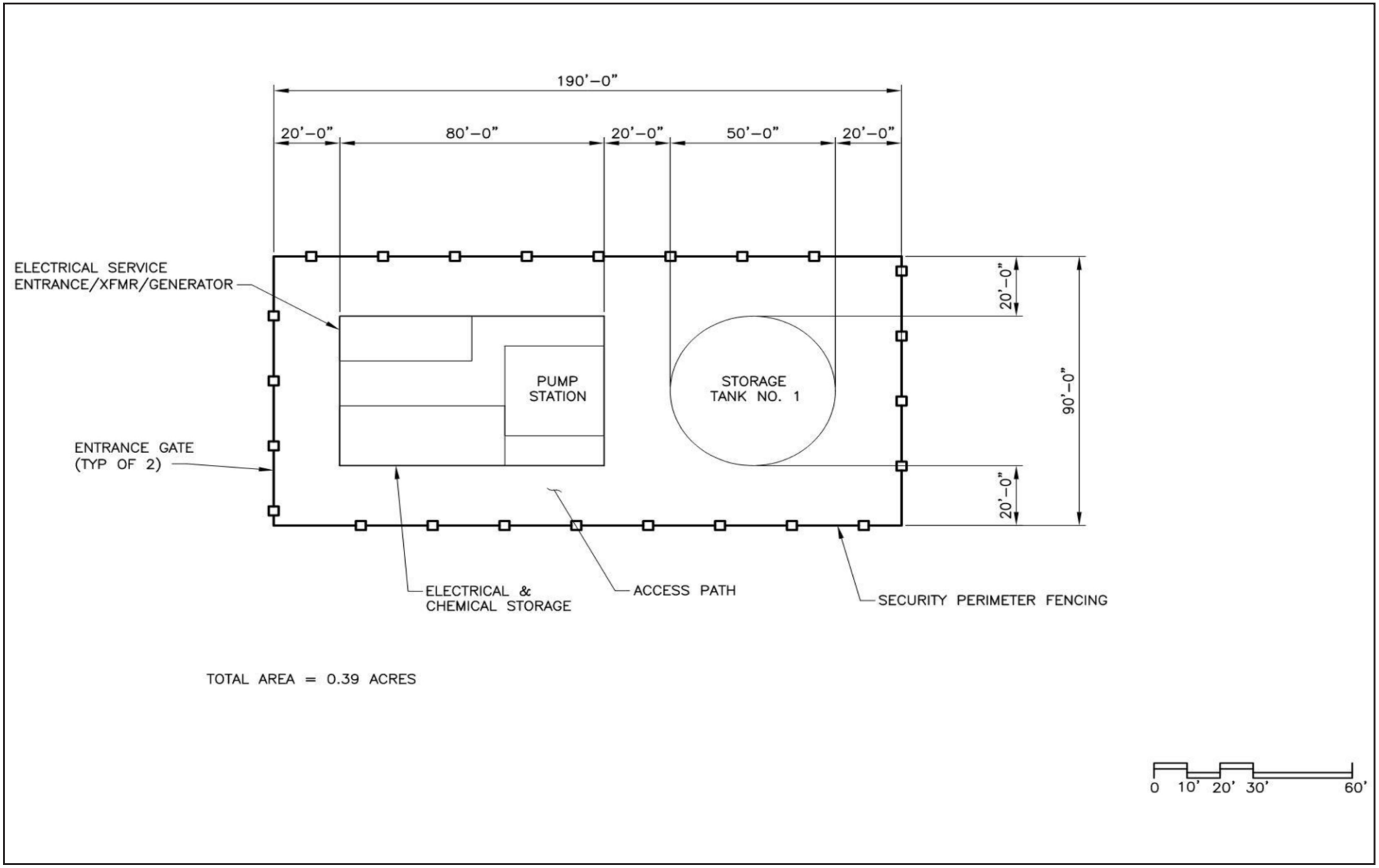
COUNTY OF ALAMEDA
ARROYO LAGO RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT



Source: Carollo; Cal Water Service Company.

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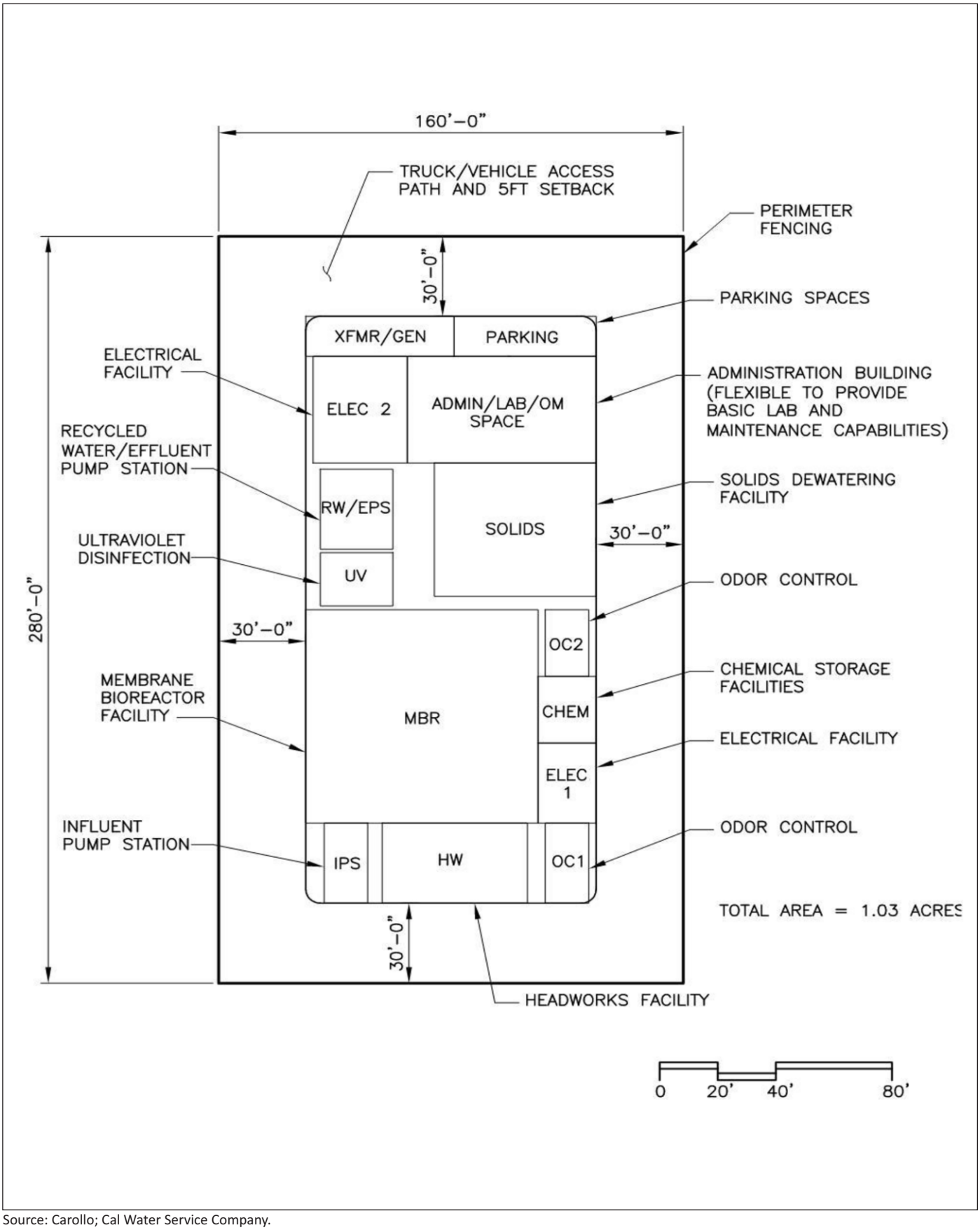
Exhibit 6
Water Storage and Booster Pump Station Facility Layout



Source: Carollo; Cal Water Service Company.

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Exhibit 7
Sewer Treatment Plant Layout