

Appendix A: **EIR Noticing and Public Involvement**

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County of Alameda
Notice of Preparation and Notice of Public Scoping Meeting
Arroyo Lago Residential Project

Date: May 12, 2023

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

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

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

NOTICE IS HEREBY GIVEN THAT the County of Alameda (Lead Agency and [County]) will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Arroyo Lago Residential Project (proposed project). The Draft EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA) Appendix G thresholds. The County will use the Draft EIR when considering approval of the proposed project. Pursuant to CEQA Guidelines Section 15082, the project description, location, and potential environmental effects of the proposed project are described in the attached materials and available on the project website at <https://www.acgov.org/cda/planning/landuseprojects/>.

30-DAY NOTICE OF PREPARATION COMMENT PERIOD: The County is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. In accordance with the time limits established by CEQA, the Notice of Preparation (NOP) public review period will begin on **May 12, 2023**, and will end on **June 12, 2023**. 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 Monday, June 12, 2023**. If you wish to be placed on the notification list for this proposed project or need additional information, please contact:

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510.670.5322
Email: aubrey.rose@acgov.org

PUBLIC SCOPING MEETING: The County will hold a Public Scoping Meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR as well as the range of alternatives to be evaluated. The details for the Public Scoping Meeting are to be determined and will be publicly posted before the meeting date.

ARROYO LAGO RESIDENTIAL PROJECT

Project Location

The project site is located within unincorporated County of Alameda, 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 east of the project site (Exhibit 1 and Exhibit 2a). 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 City of Pleasanton's Sphere of Influence (SOI). The project site is characterized by relatively flat topography throughout. Presently, the project site is vacant with no structures or existing development. An informal access road travels from the southeast corner of the project site, across the site, and to the northwest corner along the western boundary of the site.

The project site consists of three Assessor's Parcel Numbers (APNs)—APN 946-4634-1 (the residential site) as well as APN 946-4634-2 and APN 946-1350-3-10 (the off-site improvements). Specifically, 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).

Major roadway networks including State Route (SR) 84, Interstate (I) 580, and I-680 provide regional access to the project area. SR-84 consists of two unconnected segments, one of which is located in the San Francisco Bay Area and the other is primarily in Sacramento-San Joaquin River Delta area. The portion of SR-84 closest to the project site (San Francisco Bay Area segment) is a north-south highway that begins at SR-12 in the City of Rio Vista, passes the City of Pleasanton to the east, and terminates in the City of West Sacramento. I-580 is an east-west highway that is the main point of access connecting cities in the western portion of the 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 of Pleasanton.

Existing Land Use Designations and Zoning

According to the County's East County Area Plan (ECAP), the project site's land use designation is Medium Density Residential (MDR).¹ The 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.² Land use designations for the site and surrounding parcels are shown in Exhibit 3.

The project site is zoned Agriculture (A).³ Although the proposed project would not be consistent with the primary or conditional uses permitted for the A zoning designation, rezoning is not required

¹ County of Alameda. 2023. Unincorporated Alameda County Public Access Map (PAM). Website: <https://acpwa.maps.arcgis.com/apps/View/index.html?appid=4a648cb409d744b8a4f645e6e35fe773>. Accessed February 20, 2023.

² County of Alameda. 1994. East County Area Plan. Website: <https://www.acgov.org/cda/planning/generalplans/documents/EastCountyAreaPlancombined.pdf>. Accessed February 20, 2023.

³ County of Alameda. 2023. Unincorporated Alameda County Public Access Map (PAM). Website: <https://acpwa.maps.arcgis.com/apps/View/index.html?appid=4a648cb409d744b8a4f645e6e35fe773>. Accessed February 20, 2023.

because the proposed project is consistent with the site’s ECAP land use designation and the zoning is inconsistent with the plan.^{4,5}

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), as shown on Exhibit 4. 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 approximately 694 residents.

As part of the proposed project, the existing four 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 provided in Exhibit 5a and Exhibit 5b.

The project applicant proposes to create two single-family unit 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.

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 (square feet)	2,100 square feet	2,400 square feet
Source: KTG 2022. Schematic Design. August 17.		

⁴ County of Alameda. 2022. Alameda County Zoning Ordinance, Chapter 17.06. Website: https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06ADI. Accessed February 20, 2023.

⁵ It is well settled law that zoning codes must be consistent with general plans (Government Code § 65860(a).) The general plan controls when in conflict with a zoning ordinance (See, e.g., Government Code § 65860(c); *Sierra Club v. Board of Supervisors* (1981) 126 Cal.App. 3d 698, 704; *City of Morgan Hill v. Bushey* (2018) 5 Cal.5th 1068, 1080.)

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.

1.1.2 - Proposed Off-Site Improvements

The proposed project would also include several off-site improvements as described below and shown on Exhibit 6.

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 7, located northeast of the project site between Lake I and Cope Lake, along El Charro Road. Access to the water storage and booster pump facility would be provided via an access path off El Charro Road. The water storage facility would incorporate one circular tank holding approximately 400,000 gallons with a 50-foot diameter and a 25 to 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.

Routine operations of the water storage and booster pump facility are 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 facility. 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.

Recycled Water Storage Facility

The proposed project would also include a recycled water storage facility located on approximately 2.5 acres east of El Charro Road and directly south of the proposed sewer treatment plant, as shown on Exhibit 6. Access to the recycled water storage facility would be provided via an access road that would be constructed off El Charro Road, traveling east to the proposed sewer treatment plant, and then south along the west side of the sewer treatment plant to the water storage facility. The recycled water storage facility would have an approximately 900,000-gallon storage capacity.

Sewer Treatment Plant

The proposed project would include the development of a sewer treatment plant, as shown on Exhibit 8, located on approximately 1 acre east of El Charro Road and directly north of the proposed recycled water storage facility (Exhibit 7). 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 sewage treatment plant that would treat approximately 37,400 gallons of wastewater per day or approximately 315 acre-feet annually. 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.

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 trucks and maintenance equipment when required.

Agricultural Irrigation Recycled Water Spray Fields

The proposed project would include the development of approximately 9 acres of agricultural irrigation fields, located east of El Charro Road, the water storage facility, and sewer treatment plant, as shown on Exhibit 6.

Bioretention Areas

The proposed project would include an approximately 0.75-acre primary bioretention area located east of El Charro Road, as shown on Exhibit 9. 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. Another smaller, approximately 0.04-acre bioretention area would be located near the southeast corner of the proposed sewer treatment plant, as shown on Exhibit 6. An additional smaller, approximately 0.02-acre bioretention area would be located adjacent to the water storage and booster pump facility, as shown on Exhibit 6. 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 6. 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 project.

Vehicular Access, Circulation, and Parking

Vehicle

In addition to the 2-car garages attached to each proposed single-family home and the parking available within the driveway, the proposed project would also provide parking on internal streets. Primary vehicular access to the project site would be provided by connecting the existing Busch Road to the proposed internal circulation Street A and Street B, as shown on Exhibit 5a and Exhibit 5b.

As shown in Exhibit 10, emergency access to the project site would be provided via four different access routes. The first emergency access route (green route on Exhibit 10) would be provided via Busch Road from Valley Avenue, and emergency vehicles would enter the site through a project

driveway on Busch Road. The second emergency access route (magenta route on Exhibit 10) would be provided via an unnamed road connecting the project site's northeastern corner to El Charro Road, approximately 0.25 mile east of the project site. Access to this route would be provided via El Charro Road either from Busch Road or Stoneridge Drive and the unnamed road would connect to Street D and Street A. The third emergency access route (purple route on Exhibit 10) would be provided via El Charro Road, where emergency vehicles would enter at Stoneridge Drive and access the site via the project driveways on Busch Road. The fourth emergency access route (blue route on Exhibit 10) would be provided via a road to be developed as part of a future development south of the project site that would connect Boulder Street to Busch Road where emergency vehicles could access the site.

Transit

Bus

Bus transit services in the vicinity of the project site are provided by Livermore-Amador Valley Transit Authority (LAVTA) through the Wheels bus service. Wheels operates routes 10R, 605, and 608 within 0.5 mile of the project site.⁶ The closest bus stops to the project site are Martin Avenue and Mohr Avenue, and Stanley Boulevard and Valley Avenue, approximately 0.30 mile northwest and 0.45 mile southwest of the project site, respectively.

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.

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

Bicycle

Currently, there are no existing bicycle lanes on Busch Road adjacent to the project site. The nearest bicycle route to the proposed project is a Class IV 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.⁷ Both Ironwood Drive and Busch Road provide bicycle lanes on both sides of the road west and north of this intersection. In addition, the Iron Horse Regional Trail, located approximately 1,500 feet west of the project site, provides a multiuse bicycle/pedestrian pathway that provides access to the Dublin/Pleasanton BART Station. The trail runs from the City of Pleasanton to the City of Concord.

⁶ Livermore-Amador Valley Transit Authority (LAVTA). 2018. Wheels System Map. Website: https://www.wheelsbus.com/wp-content/uploads/2015/07/UPDATED-16-LAVTA-0002_LAVTA-System-Map-Brochure_5-Fold_3-4x8-5-1.pdf. Accessed February 23, 2023.

⁷ City of Pleasanton. 2023. Bikeways and Trails Map. Website: https://www.cityofpleasantonca.gov/gov/depts/cd/traffic/maps_and_information/bikeways_and_trails_map.asp. Accessed February 21, 2023.

The proposed project would construct approximately 1,000 feet of off-site bicycle lane improvements to Busch Road that would connect to the existing bicycle lanes on Busch Road and Ironwood Drive.

Pedestrian

The proposed project would construct approximately 0.5 mile of designated walking trails on the project site. In addition, all proposed roads on the project site would contain 5-foot sidewalks on both sides and would also provide crosswalks at all internal intersections.

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 crossing the street, and sidewalks extend on Busch Road west of the intersection, and on Ironwood Drive.

As discussed above, the proposed project would construct approximately 1,000 feet of off-site sidewalk improvements to Busch Road that would connect to existing sidewalks on Busch Road and Ironwood Drive, as shown on Exhibit 6.

1.1.3 - Design, Landscaping, and Lighting

Building Design and Height

Building height would range from 26 to a maximum of 30 feet (two floors). Buildings would be set back from the proposed streets in accordance with the development standards set in Table 1.

The exterior of the homes would be constructed with Farmhouse, Craftsman, and Modern Ranch designs. To achieve an architectural variety throughout the 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 0.7-acre park which would be owned and maintained by the Homeowner's Association (HOA) and approximately 0.5 mile of designated walking trails, as shown on Exhibit 11.

The park and other open space areas on the project site would be landscaped with various grasses and shrubs of non-native and native origin. 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.

Internal streets on the project site would be lined with street trees, and the park would also contain trees. Trees would also be installed along the north side of the project site boundary along Lake I. Proposed project trees would include the crape myrtle, Chinese pistache, native oak, Indian hawthorn, little leaf linden, and Chinese elm species.

1.1.4 - Infrastructure Improvements

Domestic Water

Water service to the project site would be provided by a connection to proposed off-site 8-inch diameter water lines in the northeast corner of the project site. Water service throughout the project site would be provided in 8-inch diameter water lines under the proposed internal streets.

As mentioned above, one off-site 8-inch diameter water line would be constructed from the northeast corner of the project site to supply the proposed project. This line would extend eastward toward El Charro Road, and then follow El Charro Road north until reaching a proposed water storage facility between Lake I and Cope Lake of the Zone 7 Water Agency's Chain of Lakes. The second off-site 8-inch diameter water line would be constructed from the southwest corner of the project site to also supply the proposed project. This line would extend westward toward Valley Avenue, ultimately connecting with the Zone 7 Vineyard pipeline. There would be a standard Zone 7 turnout (metering facility) at each connection to Zone 7 facilities and the two connections would be tied together to enable water to be fed from two Zone 7 pipelines for redundancy.

Stormwater Drainage

Stormwater from the project site would be drained by 6-inch storm gutters located on the sides of the proposed internal streets. Stormwater would flow into 18-inch pipes located under the streets, and then would be drained out of the site using a 36-inch diameter pipe that would be constructed along Busch Road, flowing eastward. The pipe would continue beyond Busch Road and then turn north, eventually depositing in the proposed primary bioretention area (Exhibit 9) that would be located approximately 0.45 mile east of the project site.

Sanitary Sewer

As discussed above, wastewater from the proposed residential development would be treated by the proposed off-site sewer treatment plant. Sanitary sewer infrastructure would be constructed as part of the proposed project. Residential units on-site would be connected to 8-inch diameter sanitary sewer pipelines that would be constructed underneath the proposed internal streets. Wastewater would subsequently flow out of the project site into an 8-inch sanitary sewer line that would be constructed on Busch Road. Wastewater would flow along this line eastward beyond Busch Road and be redirected toward the proposed sewer treatment plant (Exhibit 8).

Solid Waste and Recycling Collection

The proposed project would be served by the Pleasanton Garbage Service (PGS), which would provide both solid waste and recycling services. Garbage and recycling services would be provided on a weekly basis.

Power and Telecommunications

Electric and gas services for the project would be provided by Pacific Gas and Electric Company (PG&E). 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.

1.1.5 - Phasing and Construction

The proposed project would include construction of 194 single-family residences, 49 ADUs, a 0.7-acre park, off-site street improvements on Busch Road and El Charro Road, and off-site sewer treatment plant facilities in one phase over a period of 2 years, 5 months, and 3 weeks (904 days), starting in March 2025 and ending in August 2027. All site preparation and grading for the entire project area would also be completed at this time. Grading and site preparation would include the import of up to approximately 150,000 cubic yards of fill. Grading plans for the residential site and off-site grading plans for the adjacent site are shown on Exhibit 5a, Exhibit 5b, and Exhibit 12. The preliminary construction schedule is provided in Table 2.

Table 2: Proposed Project Preliminary Construction Schedule

Construction Milestones	Expected Start/End Date
Horizontal Construction (In Tract and Off-site)	
Mass Grading/Surcharge	3/1/2025
Underground Utilities	6/29/2025
Topside Improvements	10/27/2025
Off-site Street Improvements (Busch Road, etc.)	1/25/2026
Horizontal Construction Complete	7/24/2026
Water Treatment and Wastewater Treatment Construction (Off-site)	
Mass Grading/Surcharge	6/1/2025
Water Treatment and Wastewater Treatment Construction Complete	5/27/2026
Vertical Construction	
Model Home Starts	8/1/2025
First Production Phase Start	10/30/2025
Second Production Phase Start	1/28/2026
Third Production Phase Start	4/28/2026
Fourth Production Phase Start	7/27/2026
Fifth Production Phase Start	10/25/2026
Sixth Production Phase Start	1/23/2027

Construction Milestones	Expected Start/End Date
Vertical Construction Complete	8/21/2027
Source: 330 Land Company. February 13, 2023.	

1.2 - Project Objectives

The project objectives and underlying purposes of the proposed project are to:

- Convert a vacant, underutilized property into a residential development in alignment with the ECAP Medium Density Residential (MDR) land use designation.
- Further the preservation of open space in other areas of the ECAP by providing for the compact and orderly development of the project site adjacent to existing development.
- Generate new, additional property tax revenues for the County of Alameda.
- Provide a range of professionally designed housing options, including single-family homes and affordable accessory dwelling units.
- Create a walkable, outdoor environment, by providing open space, parks, and walking trails for both private and public use, allowing both existing and new residents to take advantage of the development.
- Provide adequate infrastructure capacity, including sewer, water, and storm drain needed to accommodate the development consistent with the ECAP.
- Provide adequate off-street parking for all on-site uses, to not impact the development's neighbors.

Required Discretionary and Ministerial Approvals

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

- Approval of the Draft EIR
- Approval of a Site Development Permit and Building Permits
- Approval of a Vesting Tentative Map

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

A number of other agencies in addition to the County of Alameda will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. The Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include, but are not limited to, the following:

- United States Fish and Wildlife Service
- California Department of Fish and Wildlife
- San Francisco Bay Regional Water Quality Control Board
- Alameda County Flood Control and Water Conservation District (Zone and Water Agency)
- Pleasanton Garbage Service (PGS)
- Pacific Gas and Electric Company (PG&E)
- California Water Service
- Livermore-Pleasanton Fire Department
- Pleasanton Unified School District

Environmental Review

Following completion of the 30-day NOP public review period, the County will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. Subsequently, the Draft EIR will be circulated for public review and comment for a 45-day public review period.

The County requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the County's website:
<https://www.acgov.org/cda/planning/landuseprojects/>.

If you wish to be placed on the mailing list or need additional information, please contact Aubrey Rose, AICP, Alameda County Community Development Agency Planning Department, at 510.670.5400 or aubrey.rose@acgov.org.

Potential Environmental Effects

The Draft EIR will evaluate if there are potentially significant environmental impacts associated with approval and implementation of the proposed project. Consistent with the CEQA Guidelines (Appendix G), the Draft EIR will analyze the reasonably foreseeable direct, indirect, and cumulative effects of the proposed project on focused resources, including but not limited to:

- | | |
|-----------------------------------|---------------------------------|
| • Aesthetics | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |
| • Land Use and Planning | |

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in a significant impact, the following issues will be addressed in the Effects Found not to be Significant section of the Draft EIR.

- **Agriculture and Forestry Resources**—The project site is currently designated for MDR uses in the ECAP and is zoned for Agriculture (A) under the County zoning ordinance.^{8, 9} While the existing zoning of the project site sets the primary use of the project site as agricultural, the MDR land use designation of the project site would supersede the primary uses permitted by the zoning. Therefore, the proposed residential uses of the project would not conflict with the project site's zoning.

The project site is mapped as “Other Land” by the California Department of Conservation Farmland Mapping and Monitoring Program, which is considered a nonagricultural land.¹⁰ In addition, the project site is not under a Williamson Act Contract.¹¹ The County General Plan Conservation Element designates the soil on the project site as being PP soil, which it determines to not be suitable for a Prime or Unique Farmland designation within the General Plan.¹² As such, construction and operation of the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, or result in the loss or conversion of forestland to non-forest uses. The proposed project would not conflict with any zoning for agricultural use or a Williamson Act Contract, or any zoning for forestland or timberland. Therefore, no impact related to agriculture or forestry resources would occur.

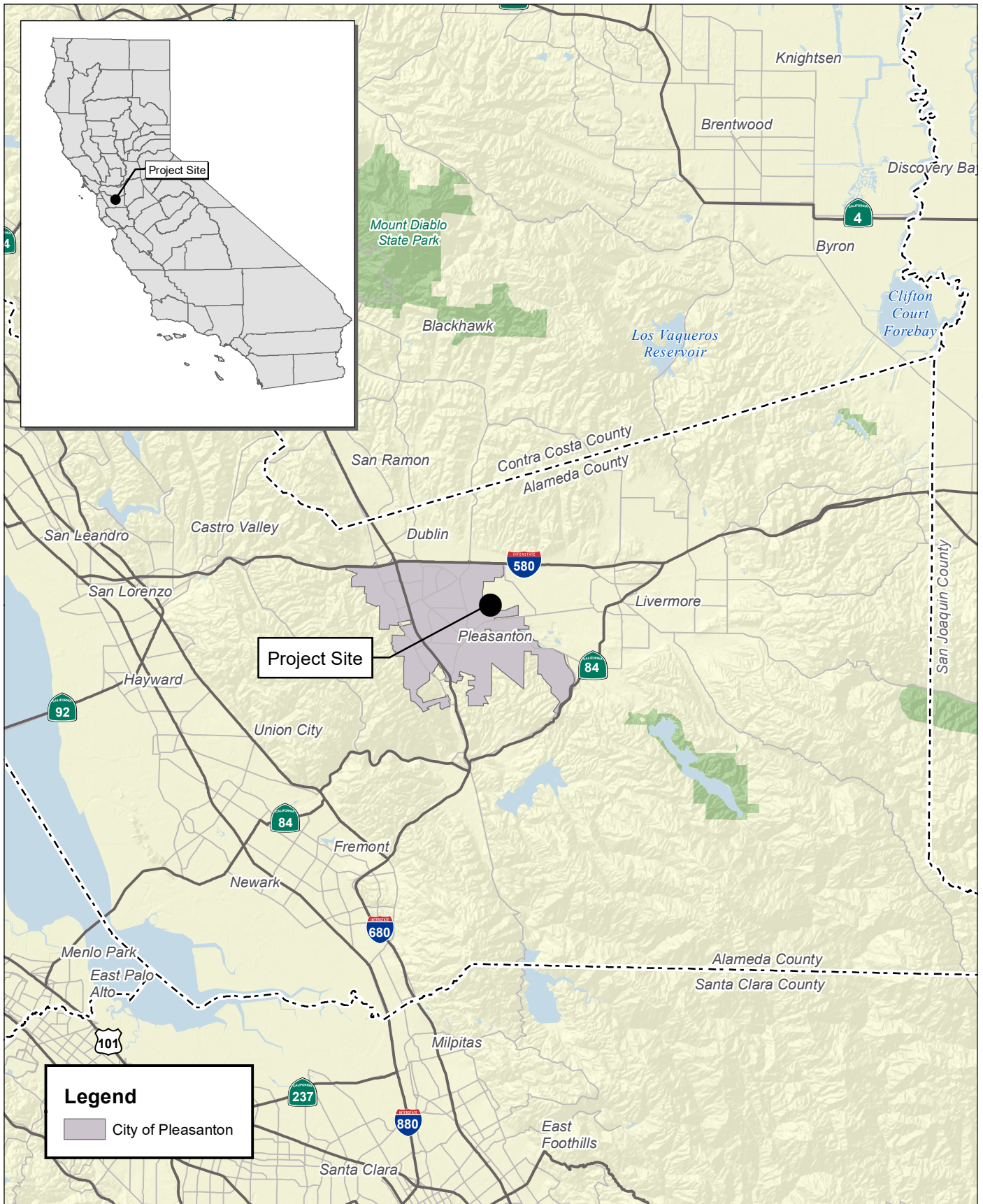
⁸ County of Alameda. 2023. Unincorporated Alameda County Public Access Map (PAM). Website: <https://acpwa.maps.arcgis.com/apps/View/index.html?appid=4a648cb409d744b8a4f645e6e35fe773>. Accessed February 20, 2023.

⁹ County of Alameda. 1994. East County Area Plan. May 5.

¹⁰ California Department of Conservation. 2022. California Important Farmland Finder. Website: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed March 9, 2023.

¹¹ California Department of Conservation. 2021. California Williamson Act Enrollment Finder. Website: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>. Accessed March 9, 2023.

¹² County of Alameda. 1976. Conservation Element of the Alameda County General Plan. November 23.



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).





Source: Bing Aerial Imagery.





Source: Bing Aerial Imagery.

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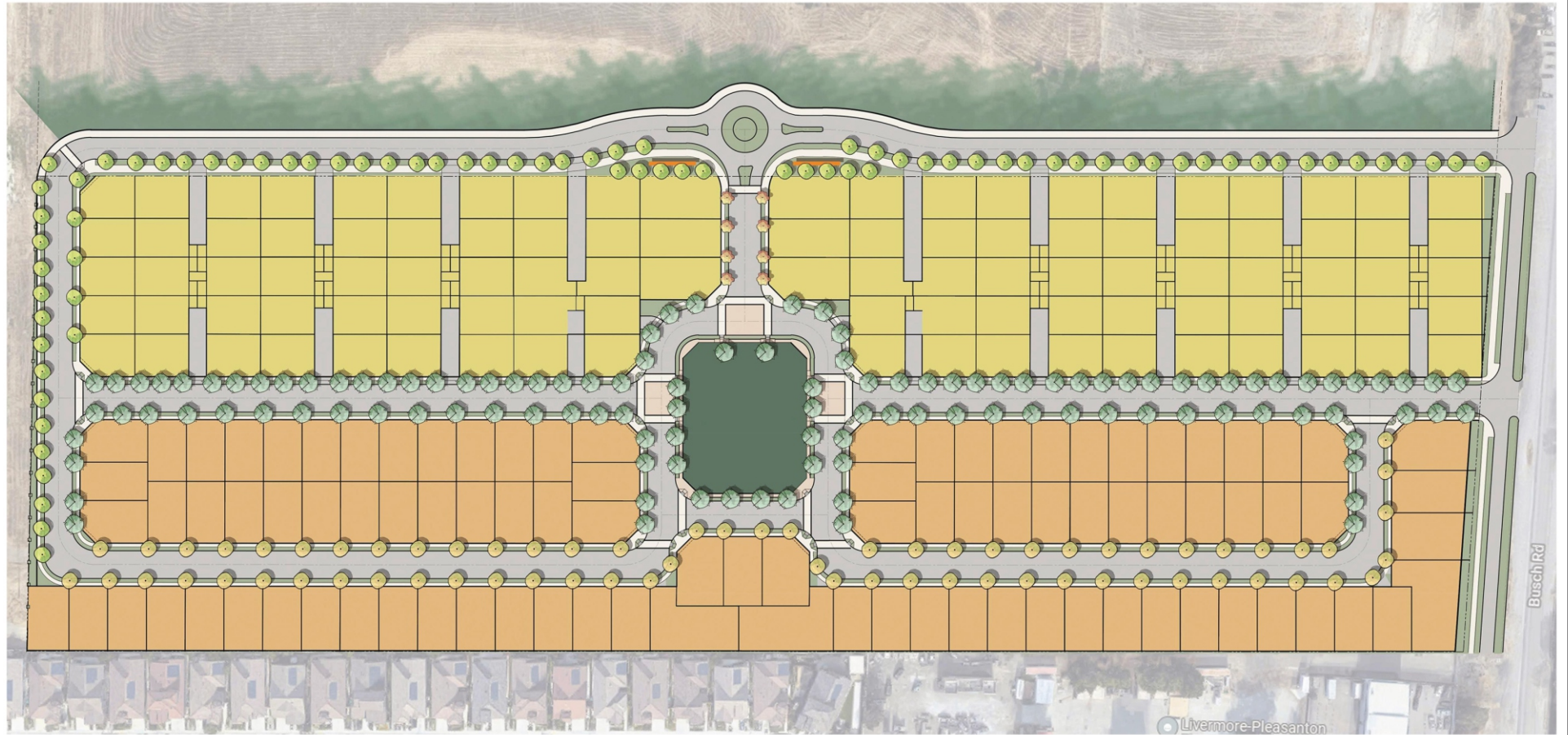
Exhibit 2b Project Site Accessor Parcel Numbers

COUNTY OF ALAMEDA
ARROYO LAGO RESIDENTIAL PROJECT
NOTICE OF PREPARATION



Source: Bing Aerial Imagery.





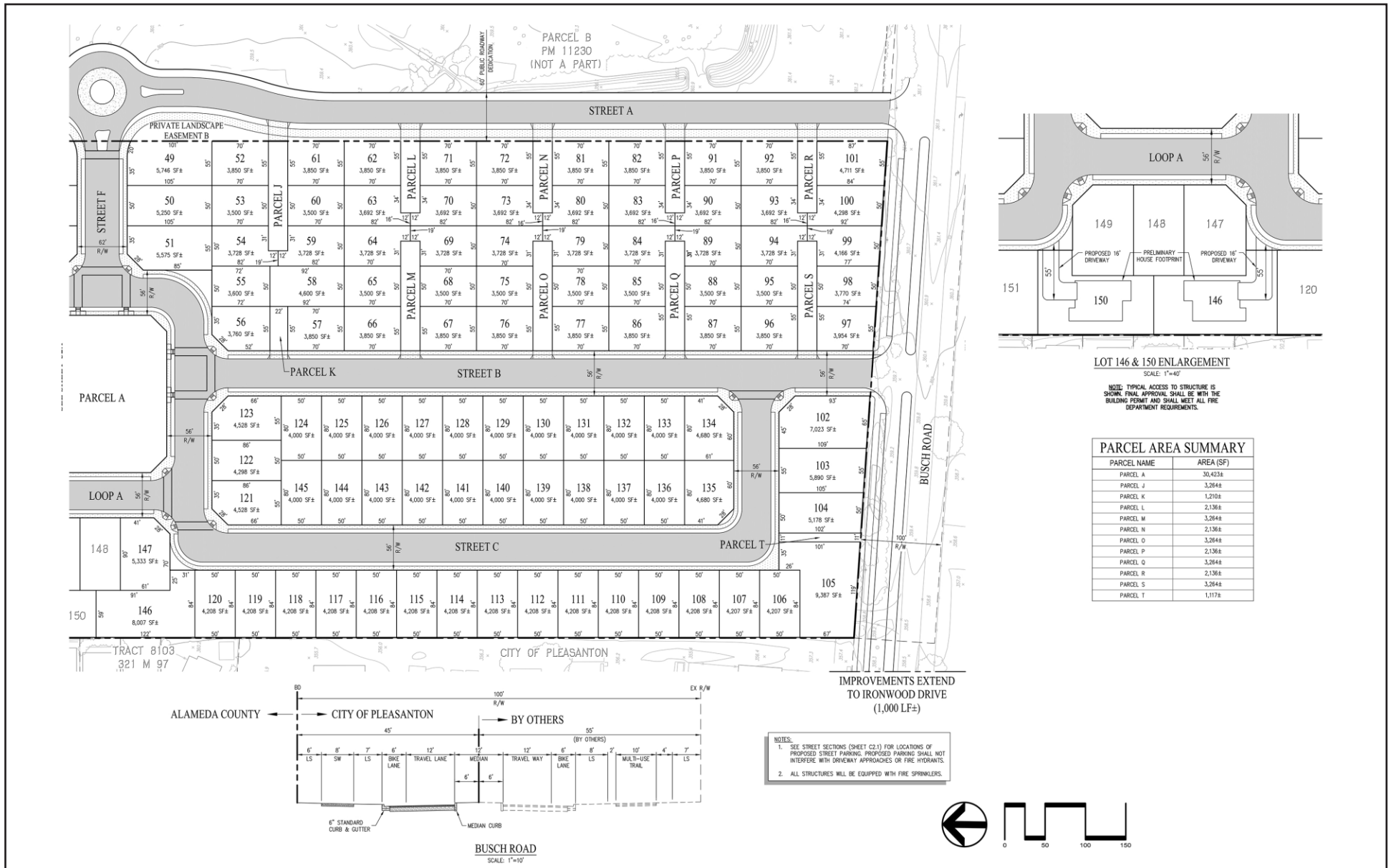
Source: CBG Civil Engineers. 08/2022.

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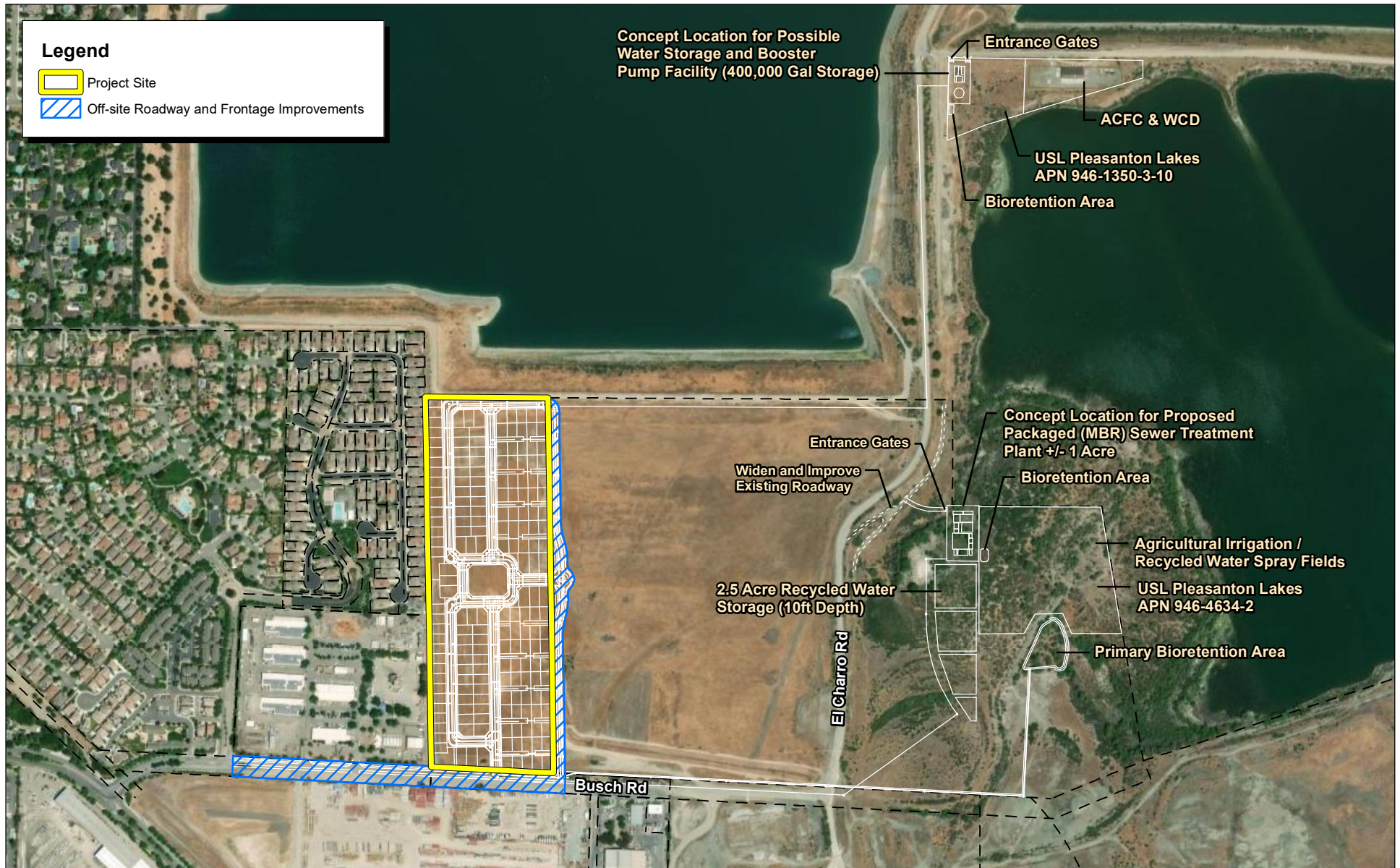
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Exhibit 4 Residential Site Map

COUNTY OF ALAMEDA
ARROYO LAGO RESIDENTIAL PROJECT
NOTICE OF PREPARATION



Source: CBG Civil Engineers. 08/2022.



Source: ESRI Aerial Imagery. CBG Civil Engineers.

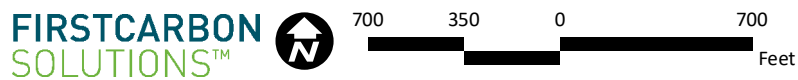
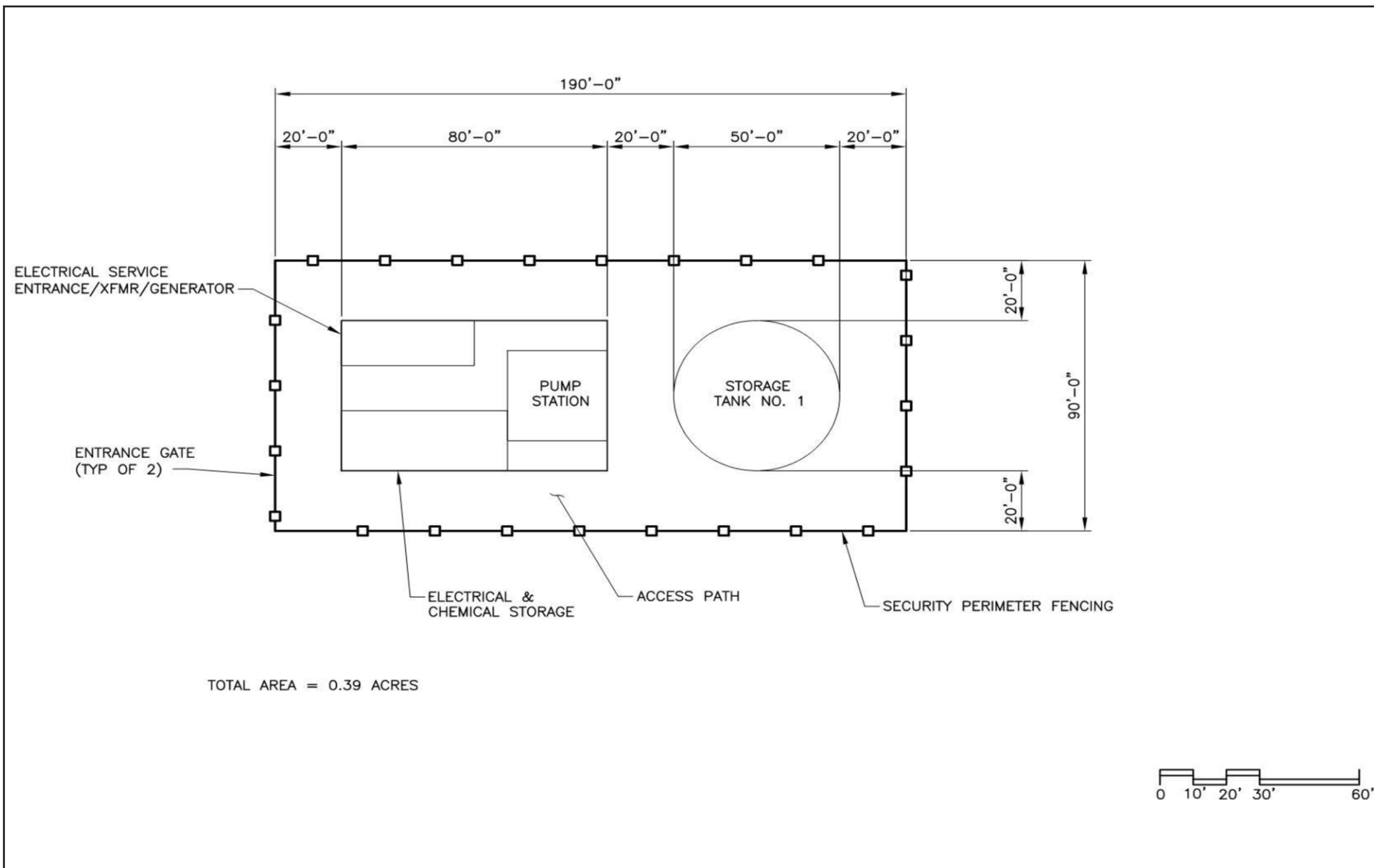
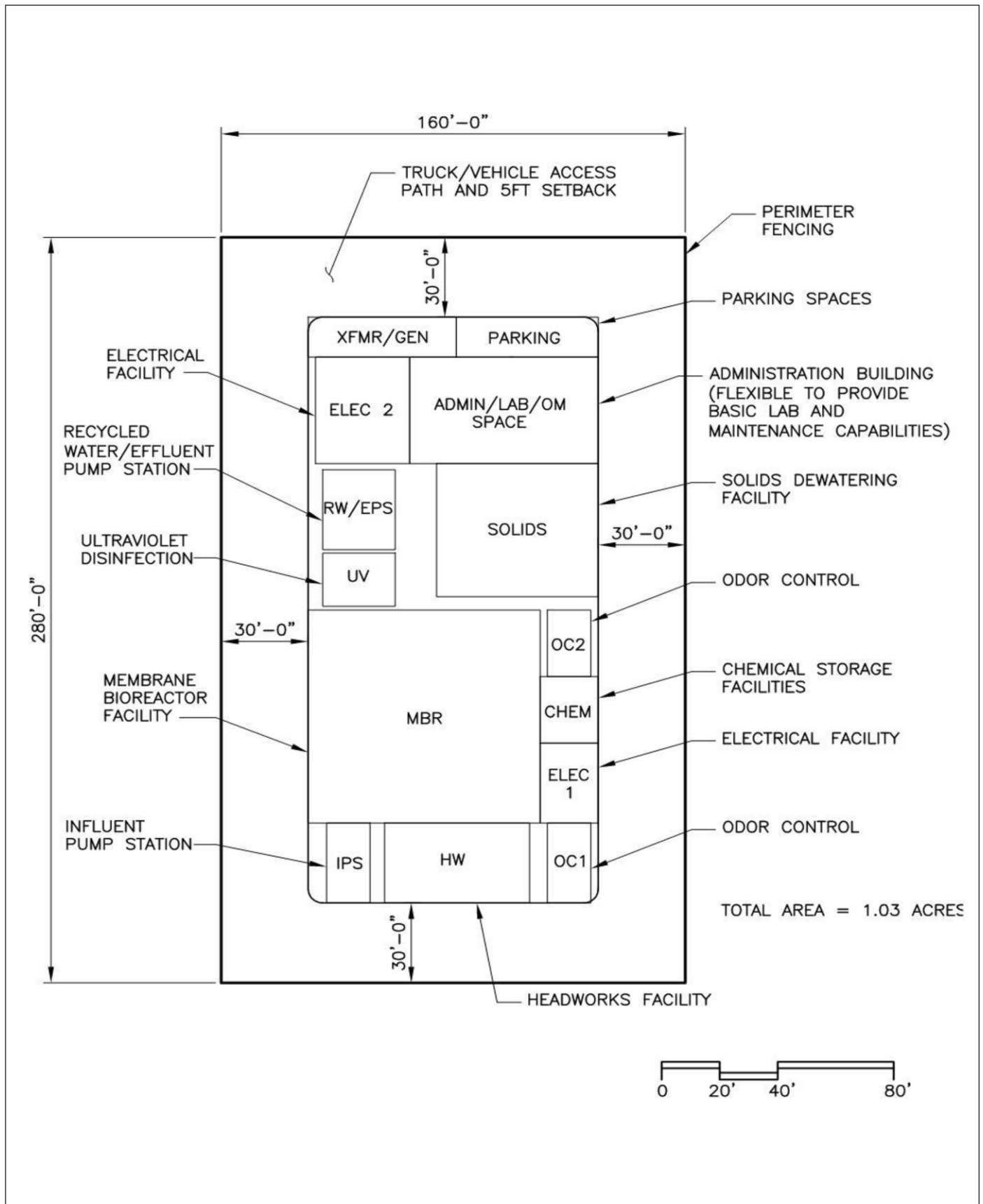


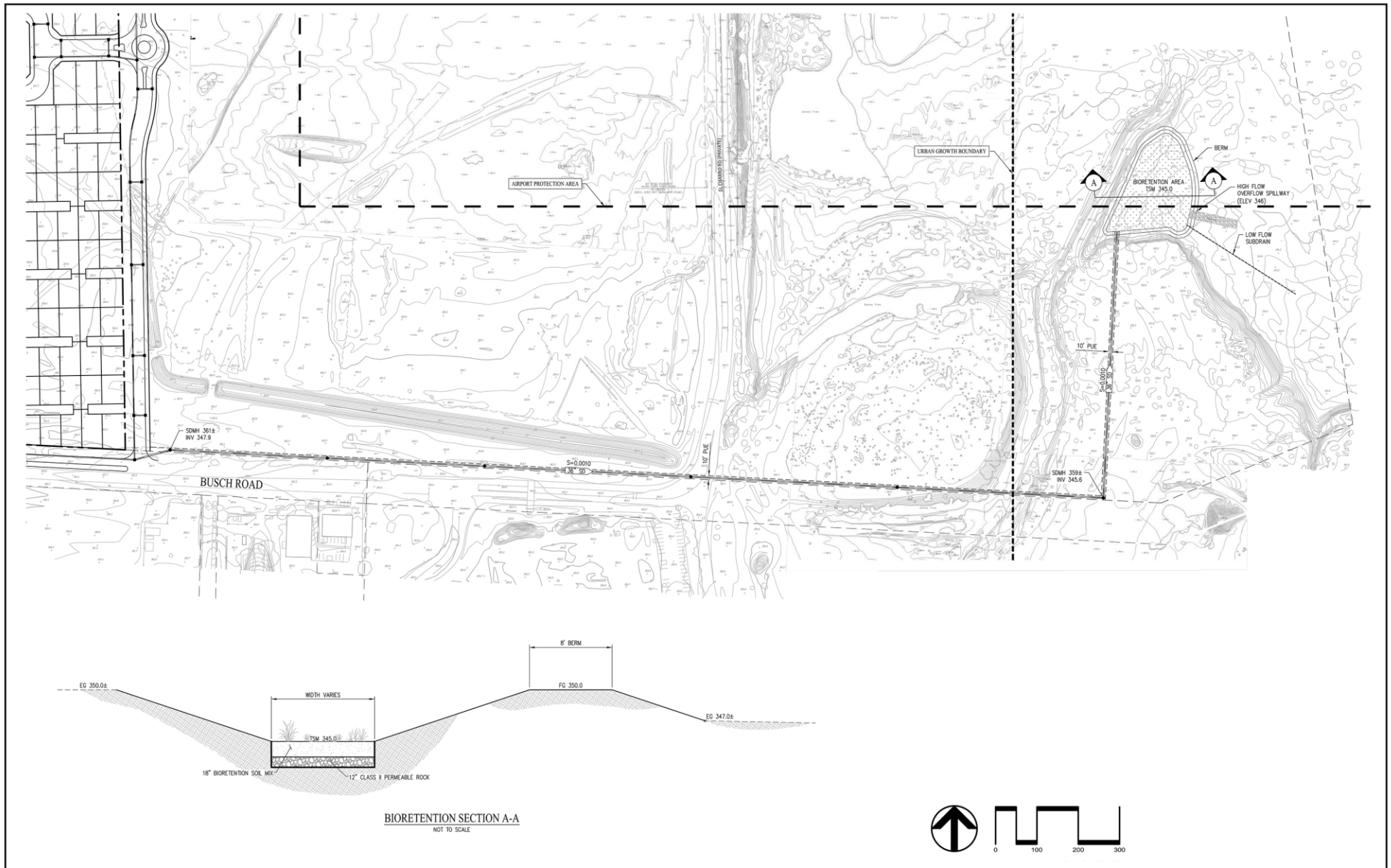
Exhibit 6 Proposed Off-Site Improvements

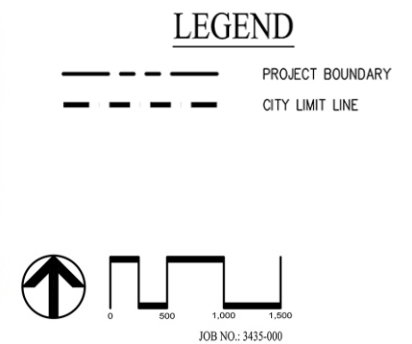


Source: Carollo; Cal Water Service Company.

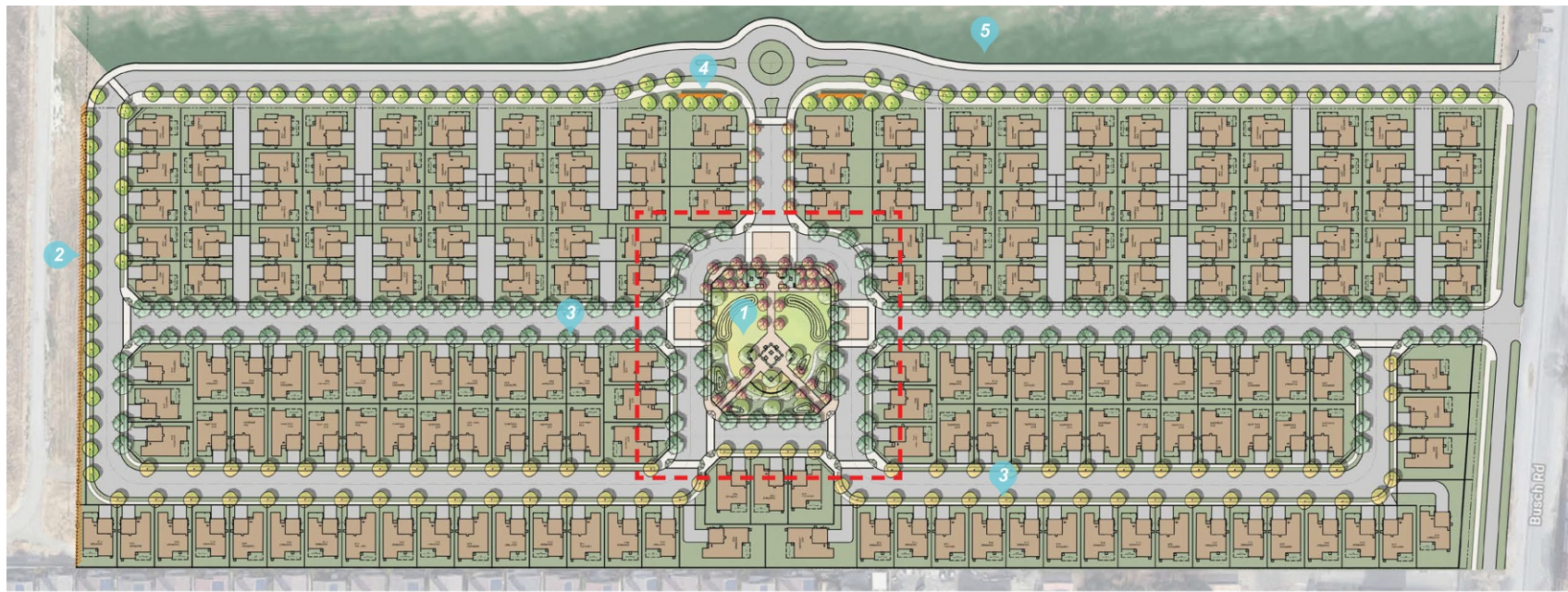


Source: Carollo; Cal Water Service Company.

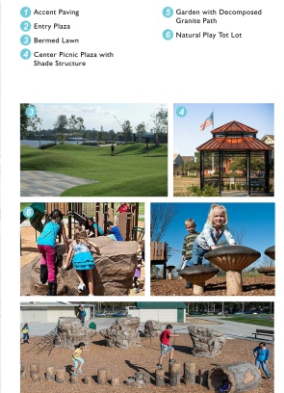




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- 1 Park Enlargement see next page
- 2 Ornamental Fence at Trail Edge
- 3 Street Trees
- 4 Monument Sign
- 5 Hydroseed



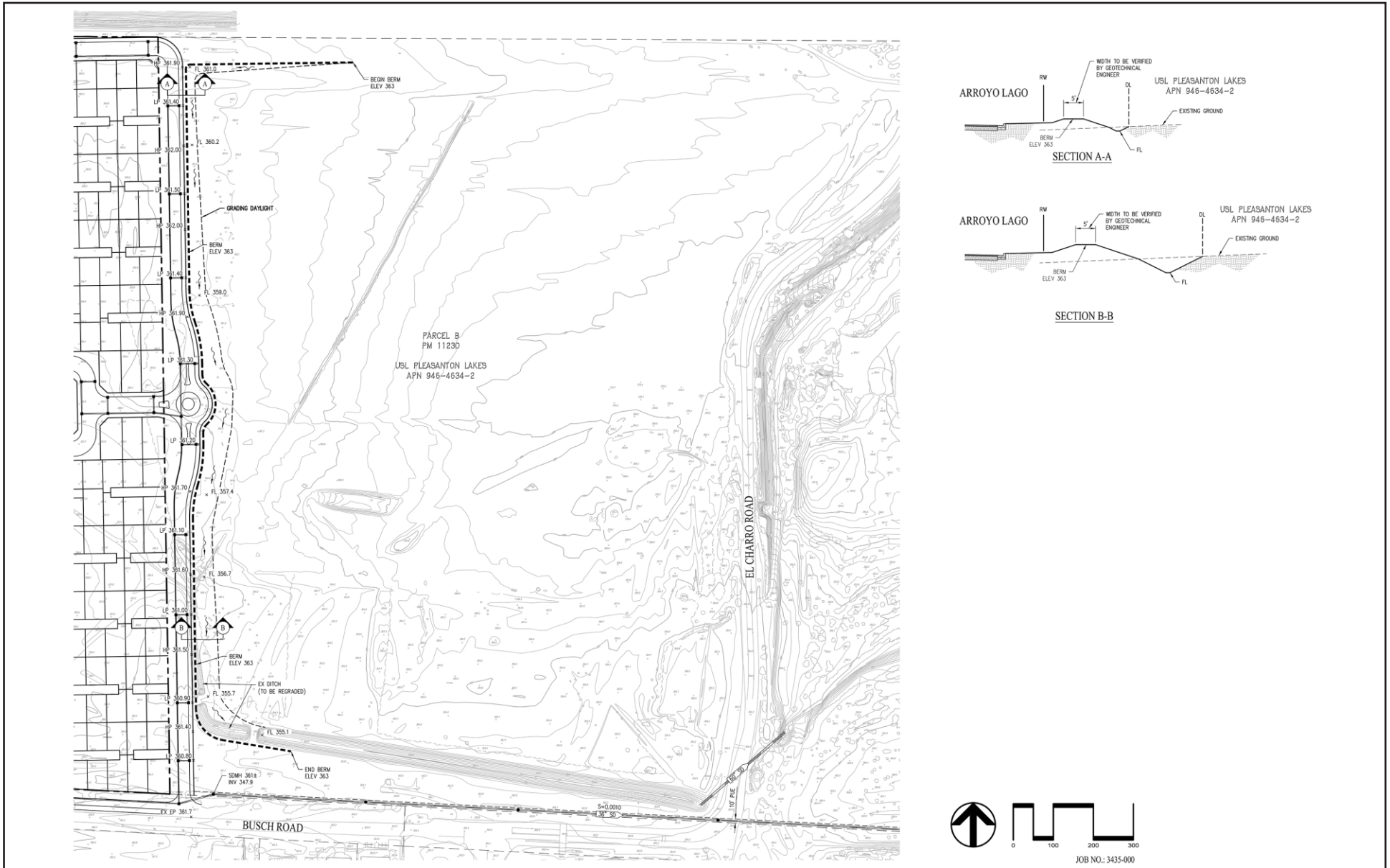
Source: CBG Civil Engineers. 08/2022.

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Exhibit 11 Residential Site Landscaping Plan

COUNTY OF ALAMEDA
ARROYO LAGO RESIDENTIAL PROJECT
NOTICE OF PREPARATION



Source: CBG Civil Engineers, April 2023.

**NATIVE AMERICAN HERITAGE COMMISSION**

May 12, 2023

Aubrey Rose
County of Alameda
224 W Winton Ave, Rm. 111
Alameda, CA 94544

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EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2023050339, Arroyo Lago Residential Project, Alameda County

Dear Mr. Rose:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Cody.Campagne@nahc.ca.gov

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

June 7, 2023

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

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

Dear Ms. Rose:

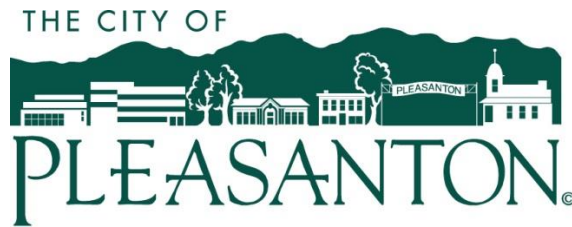
Thank you for the opportunity to comment on this Notice of Preparation. Dublin San Ramon Services District (DSRSD) would request that the scope of the Environmental Impact Report include details related to planned wastewater treatment. The information should include the responsible party to maintain the proposed wastewater treatment facility. The report should also include the plan for meeting regulatory requirements regarding wastewater treatment and disposal of treated wastewater.

Should you have any questions concerning the above, please contact Jaclyn Yee at (925) 875-2258.

Sincerely,

Jaclyn Yee
Senior Engineer

cc: Steve Delight, Engineering Services Director



Via Email:
Aubrey.Rose@acgov.org

June 8, 2023

Aubrey Rose
Development Planning Division
Alameda County Planning Department
Permit Center Suite 141
399 Elmhurst Street,
Hayward, CA 94544

Subject: PLN2022-00193 – Arroyo Largo Residential Project

Dear Mr. Rose:

This letter is to respond to the Notice of Preparation from Alameda County Planning Department for the following project:

Arroyo Lago Residential Project - PLN2022-00193 - Vesting Tentative Tract Map (TR-8423), 3030 Mohr Avenue, Pleasanton; Assessor's Parcel Number: 946-4634-1- Vesting Tentative Tract Map (TR-8423) subdivision of a 26.6 acre parcel into 194 residential lots with infrastructure needed to serve the development including roads, sewer, domestic water and storm drain. 3030 Mohr Avenue, Pleasanton; Side: North; Distance: .3 miles; Direction: east of cross street: Valley Street, unincorporated area of Pleasanton; Assessor's Parcel Number: 946-4634-1. Also: 946-1250-006-04; 946-1350-003-12; 946-1350-003-10 for utilities. The parcel designated for housing is in the East County Area Plan as "MDR" (Medium Density Residential) and Zoning District of "A" Agricultural. An Environmental Impact Report is being prepared per the requirements of the California Environmental Quality Act (CEQA).

The City of Pleasanton (City) respectfully submits the following comments based on the Notice of Preparation received May 26, 2023:

The City has in the past provided comments to the County regarding this project, with the most recent letter dated February 10, 2023 (attached) – the letter in turn references comment letters submitted on June 29, 2022 and November 16, 2022 (also attached). The comments address a range of concerns including but not limited to concerns in the areas of circulation and access, water quality and wastewater treatment, public services, etc.

COMMUNITY DEVELOPMENT
www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Planning	Building & Safety	Code Enforcement	Permit Center	Traffic Engineering
(925) 931-5600	(925) 931-5300	(925) 931-5620	(925) 931-5630	(925) 931-5677
Fax: 931-5483	Fax: 931-5478	Fax: 931-5478	Fax: 931-5478	Fax: 931-5487

The City's concerns as stated in the February letter remain unchanged; each of the topic areas noted and specific issues raised should be included and fully evaluated in the project environmental analysis. We highlight the following issues here:

- Water supply and water quality: The EIR should analyze the adequacy of the proposed water supply during various normal and drought year scenarios, including water supply to meet potable water demands, irrigation, and to provide adequate fire flows. Analysis should consider and address the potential for PFAS/PFOaS contamination above allowable levels, and implications if water supplies are unavailable from the planned sources due to contamination.
- Adequacy of wastewater treatment system and impacts of proposed offsite wastewater treatment facility on groundwater supplies and sources.
- Stormwater treatment and runoff, including potential to create polluted runoff, increase impervious surface coverage, and create downstream drainage problems.
- Public services and related hazards, including:
 - Adequacy of response times for emergency service providers and hazards associated with delayed response. Proposed circulation should be evaluated with respect to access for emergency vehicles.
 - Impacts to public recreation facilities (parks and trails) and schools associated with new population.
- Aesthetics and visual hazards, including shade and shadow impacts to adjacent neighborhoods, and off-site light and glare. Such analysis should account for the grade/topographical differences between the subject property and adjacent properties to the west.
- Noise impacts associated with proximity to the City of Pleasanton Operations Services Center (OSC); Fire Training Facility and Police Department practice range, as well as with construction traffic and increases in operational traffic on nearby public streets.
- Odor impacts associated with the nearby Pleasanton Garbage Service facility.
- Analysis of Air Quality and Greenhouse Gas impacts, including short-term and long-term impacts. The analysis should include evaluation of air pollutant and greenhouse gas emissions, odor exposure, carbon monoxide hotspots, and a construction-related health risk assessment.
- Analysis of Vehicle Miles Travelled and conformance to relevant thresholds.
- Traffic safety impacts of increased construction and vehicular traffic on Busch Road and other affected streets.
- Analysis of impacts to biological and cultural resources, including a general reconnaissance-level survey to identify the presence/absence of any potential sensitive species or their habitat within the project area. Additionally, a cultural resources analysis should be prepared to evaluate the potential occurrence of archaeological and paleontological resources on the site.

- Growth-inducing impacts of the project, including the potential to induce unplanned growth within the East Pleasanton area as a result of extending water and wastewater infrastructure outside of the designated Urban Growth Boundary.

Please note that the list above is not exhaustive – please refer to our letters of February 10, 2023, November 16, 2022 and June 29, 2022 for additional topics and issues that should be addressed in the EIR.

The City further notes that the project applicant is also the owner of the adjoining approximately 118.358-acre vacant parcel (APN 946-4634-002-00) on the east. The City requests, in addition to the items stated in previous comment letters and above, potential development on the adjacent parcel should be included in the project description in general terms and the potential impacts should be analyzed at a program level. We would further request that the cumulative analysis consider impacts of all planned and reasonably foreseeable development on properties near to the Arroyo Lago site, including future residential development as permitted on the Square File Pleasanton LLC (formerly Kiewit) property (APN 946-1251-7-4)), Amazon-owned property (APN 946-1250-19-6), and those properties owned by USL Pleasanton Lakes LP in the vicinity of the development.

Thank you for the Notice of Scoping. City staff awaits the review of the draft EIR. If you have any questions, please contact Jenny Soo, Associate Planner at (925) 931-5615, or jsoo@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Clark".

Ellen Clark, AICP
Director of Community Development

Cc: (electronically)
Gerry Beaudin, City Manager
Dan Sodergren, City Attorney

Attachments:

February 10, 2023 Comment Letter
November 16, 2022 Comment Letter
June 29, 2022 Comment Letter



Via Email:
aubrey.rose@acgov.org

February 10, 2023

Aubrey Rose
Development Planning Division
Alameda County Planning Department
Permit Center Suite 141
399 Elmhurst Street,
Hayward, CA 94544

Subject: PLN2022-00193 – Arroyo Largo Residential Project: A proposal to subdivide an existing approximately 26.6-acre site, known as Parcel A of Parcel Map No. 11230, into a total of 204 parcels consisting of 20 commonly owned parcels and 194 individually owned parcels for the construction of 194-unit single-family residential units.

Dear Ms. Rose:

Thank you for the opportunity to review and discuss the *third referral* for the application submitted by Steve Reilly of 330 Land Company, LLC for a residential development titled Arroyo Lago. As the project site is located immediately adjacent to the City of Pleasanton's city limits and is within Pleasanton's Sphere of Influence (SOI), the City of Pleasanton (City), in addition to the comments stated in the letters dated June 29, 2022 and November 16, 2022, respectively requests the following items be addressed in the CEQA analysis and project review.

1. Circulation and Access

The primary access to and from the proposed development would be from Pleasanton's Busch Road. A Traffic Impact study should be prepared for the proposed project. The scope of the study must be reviewed and approved by city staff and key elements of the study shall include trip generation, distribution and assignment, site access and circulation. City staff will make recommendations once the traffic study is complete.

Busch Road currently terminates at Pleasanton Garbage Services, Inc. located at 3110 Busch Road. The extension of Busch Road to the east shall be designed/constructed as a four-lane roadway with eastbound turn pockets, similar to the Busch Road at Ironwood Drive to the west of the project. Additionally, a 14-foot mixed use path (sidewalk and trail combined) along the project frontage and adjacent to Busch Road needs to be shown on the plans.

All existing right of way for Busch Road shall be shown on plans and incorporated into the design.

2. Water Quality and Wastewater Treatment

The groundwater in the project area is contaminated with per – and polyfluoroalkyl substances (PFAS). The State of California has issued health advisories and monitoring orders to public

COMMUNITY DEVELOPMENT

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Planning

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Fax: 931-5483

Building & Safety

200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Traffic

200 Old Bernal Ave.
(925) 931-5677
Fax: 931-5487

drinking water systems. PFAS in groundwater must be studied and addressed in the project analysis and how its proposed private water system (CalWater) will provide the necessary treatment to remove PFAS.

The proposed development plans to treat and dispose of wastewater on-site is inconsistent with regional wastewater treatment objectives for the protection of groundwater. The City receives a significant portion of its drinking water groundwater and one of its production wells is within half mile of the project site. The proposed project must demonstrate how its wastewater treatment system will protect groundwater quality.

3. Public Services

The project site is located in unincorporated Alameda County; as such, public services in terms of police and fire are those provided by Alameda County Sheriff and Alameda County Fire, respectively. The proposed project must address emergency response time to from said agencies to the proposed residential use.

In an event the project site will need to be served by Livermore-Pleasanton Fire Department (LPFD), the proposed plan shall provide a LPFD truck exhibit and a truck radius exhibit for the entire development site.

4. Visual Impacts

The City's Ironwood residential community is located to the immediate west of the proposed development. Given the approximately six feet topography difference (the proposed project site is located on a higher ground), the proposed project needs to address visual impacts from the proposed development to the existing residential community to the immediate west.

5. Noise Impacts

The proposed project site is surrounded by non-residential uses to the west (partially) and south. The city's operation services department is located to the immediately west. In addition to the regular operation services, the site includes a LPFD training tower and Pleasanton Police Department's practice shooting range. Further, industrial uses such as Pleasanton Garbage Services are located to the south of the project site. Hence, the proposed project analysis must include a noise analysis to evaluate potential impacts from existing uses to the proposed residential development.

The noise analysis should also include analysis of project-related construction and operational noise impacts on surrounding land uses. The analysis should include a quantitative assessment of noise impacts from project-specific and cumulative vehicular traffic trips.

6. GHG and Air Quality

Air quality and greenhouse gas emission analyses need to evaluate short-term (construction) and long-term (operational) impacts. The analysis will include evaluation of air pollutant and greenhouse gas emissions, odor exposure, carbon monoxide hotspots, and a construction-related health risk assessment.

7. Biological and Cultural Resources

A biological resources assessment needs to be prepared that evaluates the existing on-site biological resources. The assessment would include a general reconnaissance-level survey to identify the presence/absence of any potential sensitive species or their habitat within the project area. Additionally, a cultural resources analysis will be prepared to evaluate the potential occurrence of archaeological and paleontological resources on the site.

8. Stormwater Runoff

The proposed project analysis should analyze its potential to create polluted runoff, increase impervious surface coverage, and create downstream drainage problems.

9. Open Space and Recreational Uses

Though located in unincorporated Alameda County, the future residents of the proposed project will use the open space and recreational facilities located in the City of Pleasanton. The project analysis should address these items. Additionally, proposed development should include: 1) a Class 1 Trail on the north and east side of the development, and 2) WELO compliant landscape plans. *The applicant's response states a Class I Trail has been incorporated into the project plans and WELO compliance will be shown on the landscape construction drawings. We request the County include conditions of approval to address the items, as well as a condition of approval for the applicant to pay the Capital Facilities Fee, which includes a component for park in-lieu fees for single-family homes.*

10. Schools

The 7-Year Student Population Projection Report Fall 2021-2027 by Pleasanton Unified School District (PUSD) has a 0.264 K-12 Student Yield Factors for non-TOD apartment units. The proposed residential project in unincorporated Alameda County would add approximately 51 students to the already impacted PUSD schools. The project must analyze potential impacts to the existing school system.

In addition to the above, the project plans should include/address the following:

- Existing Easements

Referring to Sheet C5.1 of the CBG plans, the alignment of the proposed 36"-diameter storm drain appears to conflict with a network of joint utility poles operated by Pacific Gas & Electric within an easement recorded as 2009-051287. PG&E should be consulted prior to installation of any new underground utilities that could adversely impact the overhead utilities contained within their easement.

- Geotracker

According to the State of California's GeoTracker website operated by the State Water Resources Control Board, Parcel A of PM 11230 is under long-term monitoring/management (Case #RO0003228) by Alameda County Department of Environmental Health (ACDEH). The City recommends that the open environmental case be closed prior to approval of the subject development application.

▪ Title Disclosure

The City recommends the following title disclosure be included with the sale of each lot within the subdivision:

“The City of Pleasanton Operation Service Center is located immediately to the west of the Project. Operations 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 the Project. The Operations Service Center normal hours of operation currently are Monday through Friday from 7:00am to 3:30pm, which is when the center reports that 90% of its operational activities take place. Minimal activities occur on the weekends and after hours. All facilities within the operation service center are routinely inspected by the Fire Department hazmat inspectors according to the City of Pleasanton. Potentially hazardous materials and maximum amounts are as follows:

- 500 gallons of hydrofluorosilicic acid (stored in a special room in double containment).
- 40, 50 # chlorine tablet containers, like swimming pool tablets, stored in a special shed.
- 80, 50 # bags of ammonium sulfate, stored in a special shed.
- 10,000 gallons of gasoline in an underground storage tank.
- 10,000 gallons of diesel in an underground tank.
- 100 gallons of waste oil, stored in drums.
- 200 gallons of new oil, stored in drums.
- 200 gallons of pesticide, stored in a special storage shed.
- 100 to 30,000 pounds of fertilizer, stored in a locked specially designed storage facility.”

▪ Encroachment

Referring to Sheets P-2, L-1, and C5.1, proposed landscaping, sidewalks, storm drain and sanitary sewer pipe networks will encroach within City-operated public right-of-way on Busch Road. The applicant (including successors) shall exempt the City from any responsibility and liability associated with the applicant's operation of these private features and utilities within the City's right-of-way. In addition, the applicant shall join Underground Service Alert thus agreeing to mark the locations of all private utilities when requested by excavators, or shall exempt said excavators from responsibility/liability if unmarked utilities become damaged. Any maintenance work on these private features and utilities will be considered an Encroachment according to Pleasanton Municipal Code §13.04, and will thus require a permit issued by the City.

▪ Busch Road Improvements

Referring to Sheets P-2, L-1, and C2.2, vehicle, bicycle and pedestrian access to and from the subdivision will utilize Busch Road, a public right-of-way operated by the City of Pleasanton. The applicant is proposing improvements across the northern 45-feet of Busch Road that abuts Parcel A of PM 11230, yet the notes on Sheet C2.2 suggest that “others” will be responsible for improvements across the southern 55-feet of the road including 6-feet of median island, 18-feet of

road paving, 10-feet of landscaping, 10-feet of multi-use trail, and 11-feet of additional landscaping. It is unclear who “others” refers to.

- **Pleasanton Municipal Code (PMC)**
Pleasanton Municipal Code §19.40.010 et seq. defines a subdivider’s obligations with respect to public roadways that serve a subdivision. Said improvements include (but are not limited to) grading, curbs and gutters, paving, drainage facilities, traffic signs and markings, sidewalks, fire hydrants and water systems, sanitary sewer facilities, street lighting, street trees, as well as all necessary public utilities (electricity, gas, communications, etc.). The improvement of Busch Road by the applicant shall conform to adopted City standards for required public infrastructure. The infrastructure shall be designed to serve not only the proposed subdivision, but also any development that can reasonably be expected to connect in the future including currently undeveloped properties to the east and south.
- **Agreement with Pleasanton**
The applicant must enter into an agreement with the City that assures the installation of required public infrastructure, as guaranteed by surety bonds or other acceptable form of financial security, including a one-year warranty. If said infrastructure must be oversized to accommodate future development, then the applicant can enter into an agreement with the City for reimbursement of the added costs. The City will then endeavor to seek funding from future developers that connect to these utilities according to their fair share of the added costs.
- **Busch Road Operation Costs**
The City of Pleasanton operates and maintains the public improvements within Busch Road. Because the sole source of access for the subdivision will be from Busch Road, the applicant must fund their fair share of future maintenance costs for Busch Road based on traffic generated by the subdivision’s residents as a percentage of all current road users. The applicant shall submit a traffic impact analysis that discloses the daily trips to be generated by the subdivision together with daily current traffic counts so a fair share contribution can be calculated. The approximate costs to operate Busch Road are based on the following maintenance factors and intervals:

Maintenance item	Year 2027	Year 2032	Year 2037	Year 2042
Pavement slurry seal	\$45,000	\$55,000	\$66,000	
Hot mix asphalt overlay				\$531,000
Curb & gutter repair				\$53,000
Sidewalk repair				\$26,000
Curb ramps	\$6,000	\$7,000	\$8,000	\$10,000
Raise utility castings				\$53,000
Pavement markings	\$7,000	\$9,000	\$11,000	\$13,000
Admin (25%)	\$15,000	\$18,000	\$22,000	\$172,000
Contingency (10%)	\$6,000	\$8,000	\$9,000	\$69,000
Totals	\$79,000	\$97,000	\$116,000	\$927,000

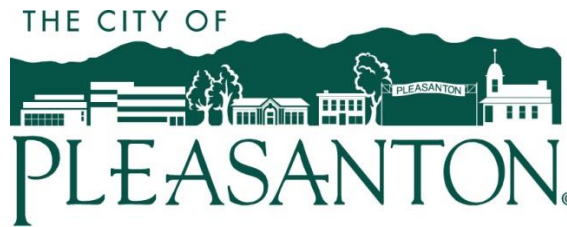
The City appreciates the opportunity to comment on the proposed Arroyo Lago residential development. City staff will continue to not support the proposal until such time a Specific Plan is prepared. If you have any questions, please contact Jenny Soo, Associate Planner at (925) 931-5615, or jsoo@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Denis', with a long horizontal stroke extending to the right.

Melinda Denis
Planning and Permit Center Manager,
Deputy Director of Community Development

c: rodrigo.orduna@acgov.org



Via Email:
rodrigo.orduna@acgov.org

November 16, 2022

Rodrigo Orduna
Assistant Planning Director
Alameda County Planning Department
Permit Center Suite 141
399 Elmhurst Street,
Hayward, CA 94544

Subject: SB330 – Arroyo Largo Residential Project: A proposal to subdivide an existing approximately 26.5-acre site, known as Parcel A of Parcel Map No. 11230, into a total of 204 parcels consisting of 20 commonly owned parcels and 194 individually owned parcels for the construction of 194-unit single-family residential units.

Dear Mr. Orduna:

Thank you for the opportunity to review and discuss the SB330 Application submitted by Steve Reilly of 330 Land Company, LLC for a residential development titled Arroyo Lago. As the project site is located immediately adjacent to the City of Pleasanton's city limits and is within Pleasanton's Sphere of Influence (SOI), the City of Pleasanton (City), in addition to the comments stated in the letter dated June 29, 2022, respectively requests the following be addressed in the project's CEQA analysis.

1. Circulation and Access

The primary access to and from the proposed development would be from Pleasanton's Busch Road. A Traffic Impact study should be prepared for the proposed project. The scope of the study must be reviewed and approved by city staff and key elements of the study shall include trip generation, distribution and assignment, site access and circulation. City staff will make recommendations once the traffic study is complete.

Busch Road currently terminates at Pleasanton Garbage Services, Inc. located at 3110 Busch Road. The extension of Busch Road to the east shall be designed/constructed as a four-lane roadway with eastbound turn pockets, similar to the Busch Road at Ironwood Drive to the west of the project. Additionally, a 14-foot mixed use path (sidewalk and trail combined) along the project frontage and adjacent to Busch Road needs to be shown on the plans.

All existing right of way for Busch Road shall be shown on plans and incorporated into the design.

2. Water Quality and Wastewater Treatment

The groundwater in the project area is contaminated with per – and polyfluoroalkyl substances (PFAS). The State of California has issued health advisories and monitoring orders to public drinking water systems. PFAS in groundwater must be studied and addressed in the project

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analysis and how its proposed private water system (CalWater) will provide the necessary treatment to remove PFAS.

The proposed development plans to treat and dispose of wastewater on-site is inconsistent with regional wastewater treatment objectives for the protection of groundwater. The City receives a significant portion of its drinking water groundwater and one of its production wells is within half mile of the project site. The proposed project must demonstrate how its wastewater treatment system will protect groundwater quality.

3. Public Services

The project site is located in unincorporated Alameda County; as such, public services in terms of police and fire are those provided by Alameda County Sheriff and Alameda County Fire, respectively. The proposed project must address emergency response time to from said agencies to the proposed residential use.

In an event the project site will need to be served by Livermore-Pleasanton Fire Department (LPFD), the proposed plan shall provide a LPFD truck exhibit and a truck radius exhibit for the entire development site.

4. Visual Impacts

The City's Ironwood residential community is located to the immediate west of the proposed development. Given the approximately six feet topography difference (the proposed project site is located on a higher ground), the proposed project needs to address visual impacts from the proposed development to the existing residential community to the immediate west.

5. Noise Impacts

The proposed project site is surrounded by non-residential uses to the west (partially) and south. The city's operation services department is located to the immediately west. In addition to the regular operation services, the site includes a LPFD training tower and Pleasanton Police Department's practice shooting range. Further, industrial uses such as Pleasanton Garbage Services are located to the south of the project site. Hence, the proposed project analysis must include a noise analysis to evaluate potential impacts from existing uses to the proposed residential development.

The noise analysis should also include analysis of project-related construction and operational noise impacts on surrounding land uses. The analysis should include a quantitative assessment of noise impacts from project-specific and cumulative vehicular traffic trips.

6. GHG and Air Quality

Air quality and greenhouse gas emission analyses need to evaluate short-term (construction) and long-term (operational) impacts. The analysis will include evaluation of air pollutant and greenhouse gas emissions, odor exposure, carbon monoxide hotspots, and a construction-related health risk assessment.

7. Biological and Cultural Resources

A biological resources assessment needs to be prepared that evaluates the existing on-site biological resources. The assessment would include a general reconnaissance-level survey to identify the presence/absence of any potential sensitive species or their habitat within the project area. Additionally, a cultural resources analysis will be prepared to evaluate the potential occurrence of archaeological and paleontological resources on the site.

8. Stormwater Runoff

The proposed project analysis should analyze its potential to create polluted runoff, increase impervious surface coverage, and create downstream drainage problems.

9. Open Space and Recreational Uses

Though located in unincorporated Alameda County, the future residents of the proposed project will use the open space and recreational facilities located in the City of Pleasanton. The project analysis should address these items. Additionally, proposed development should include: 1) a Class 1 Trail on the north and east side of the development, and 2) WELO compliant landscape plans.

10. Schools

The 7-Year Student Population Projection Report Fall 2021-2027 by Pleasanton Unified School District (PUSD) has a 0.264 K-12 Student Yield Factors for non-TOD apartment units. The proposed residential project in unincorporated Alameda County would add approximately 51 students to the already impacted PUSD schools. The project must analyze potential impacts to the existing school system.

In addition to the above, the project plans should include/address the following:

- Existing Easements

Referring to Sheet C5.1 of the CBG plans, the alignment of the proposed 36"-diameter storm drain appears to conflict with a network of joint utility poles operated by Pacific Gas & Electric within an easement recorded as 2009-051287. PG&E should be consulted prior to installation of any new underground utilities that could adversely impact the overhead utilities contained within their easement.

- Geotracker

According to the State of California's GeoTracker website operated by the State Water Resources Control Board, Parcel A of PM 11230 is under long-term monitoring/management (Case #RO0003228) by Alameda County Department of Environmental Health (ACDEH). The City recommends that the open environmental case be closed prior to approval of the subject development application.

- Title Disclosure

The City recommends the following title disclosure be included with the sale of each lot within the subdivision:

“The City of Pleasanton Operation Service Center is located immediately to the west of the Project. Operations 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 the Project. The Operations Service Center normal hours of operation currently are Monday through Friday from 7:00am to 3:30pm, which is when the center reports that 90% of its operational activities take place. Minimal activities occur on the weekends and after hours. All facilities within the operation service center are routinely inspected by the Fire Department hazmat inspectors according to the City of Pleasanton. Potentially hazardous materials and maximum amounts are as follows:

- 500 gallons of hydrofluorosilicic acid (stored in a special room in double containment).
- 40, 50 # chlorine tablet containers, like swimming pool tablets, stored in a special shed.
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- 10,000 gallons of gasoline in an underground storage tank.
- 10,000 gallons of diesel in an underground tank.
- 100 gallons of waste oil, stored in drums.
- 200 gallons of new oil, stored in drums.
- 200 gallons of pesticide, stored in a special storage shed.
- 100 to 30,000 pounds of fertilizer, stored in a locked specially designed storage facility.”

▪ **Encroachment**

Referring to Sheets P-2, L-1, and C5.1, proposed landscaping, sidewalks, storm drain and sanitary sewer pipe networks will encroach within City-operated public right-of-way on Busch Road. The applicant (including successors) shall exempt the City from any responsibility and liability associated with the applicant's operation of these private features and utilities within the City's right-of-way. In addition, the applicant shall join Underground Service Alert thus agreeing to mark the locations of all private utilities when requested by excavators, or shall exempt said excavators from responsibility/liability if unmarked utilities become damaged. Any maintenance work on these private features and utilities will be considered an Encroachment according to Pleasanton Municipal Code §13.04, and will thus require a permit issued by the City.

▪ **Busch Road Improvements**

Referring to Sheets P-2, L-1, and C2.2, vehicle, bicycle and pedestrian access to and from the subdivision will utilize Busch Road, a public right-of-way operated by the City of Pleasanton. The applicant is proposing improvements across the northern 45-feet of Busch Road that abuts Parcel A of PM 11230, yet the notes on Sheet C2.2 suggest that “others” will be responsible for improvements across the southern 55-feet of the road including 6-feet of median island, 18-feet of road paving, 10-feet of landscaping, 10-feet of multi-use trail, and 11-feet of additional landscaping. It is unclear who “others” refers to.

- **Pleasanton Municipal Code (PMC)**
Pleasanton Municipal Code §19.40.010 et seq. defines a subdivider's obligations with respect to public roadways that serve a subdivision. Said improvements include (but are not limited to) grading, curbs and gutters, paving, drainage facilities, traffic signs and markings, sidewalks, fire hydrants and water systems, sanitary sewer facilities, street lighting, street trees, as well as all necessary public utilities (electricity, gas, communications, etc.). The improvement of Busch Road by the applicant shall conform to adopted City standards for required public infrastructure. The infrastructure shall be designed to serve not only the proposed subdivision, but also any development that can reasonably be expected to connect in the future including currently undeveloped properties to the east and south.
- **Agreement with Pleasanton**
The applicant must enter into an agreement with the City that assures the installation of required public infrastructure, as guaranteed by surety bonds or other acceptable form of financial security, including a one-year warranty. If said infrastructure must be oversized to accommodate future development, then the applicant can enter into an agreement with the City for reimbursement of the added costs. The City will then endeavor to seek funding from future developers that connect to these utilities according to their fair share of the added costs.
- **Busch Road Operation Costs**
The City of Pleasanton operates and maintains the public improvements within Busch Road. Because the sole source of access for the subdivision will be from Busch Road, the applicant must fund their fair share of future maintenance costs for Busch Road based on traffic generated by the subdivision's residents as a percentage of all current road users. The applicant shall submit a traffic impact analysis that discloses the daily trips to be generated by the subdivision together with daily current traffic counts so a fair share contribution can be calculated. The approximate costs to operate Busch Road are based on the following maintenance factors and intervals:

Maintenance item	Year 2027	Year 2032	Year 2037	Year 2042
Pavement slurry seal	\$45,000	\$55,000	\$66,000	
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Sidewalk repair				\$26,000
Curb ramps	\$6,000	\$7,000	\$8,000	\$10,000
Raise utility castings				\$53,000
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Admin (25%)	\$15,000	\$18,000	\$22,000	\$172,000
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Totals	\$79,000	\$97,000	\$116,000	\$927,000

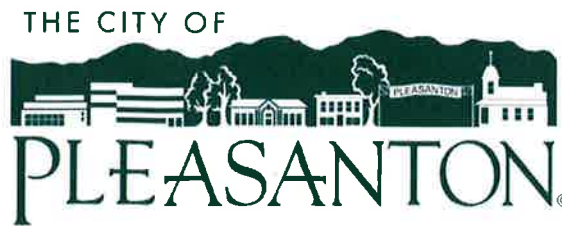
The City appreciates the opportunity to comment on the proposed Arroyo Lago residential development. City staff will continue to not support the proposal until such time a Specific Plan is prepared. If you have any questions, please contact Jenny Soo, Associate Planner at (925) 931-5615, or jsoo@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Denis', with a long horizontal stroke extending to the right.

Melinda Denis
Planning and Permit Center Manager/Deputy Director of Community Development

c: Electronically:
Gerry Beaudin, City Manager
Ellen Clark, Director of Community Development
Daniel G. Sodergren, City Attorney
Michael Stella, Engineering Department
Matt Gruber, Landscape Architect
Matt Nelson, Traffic Engineering
Dan Rapp, Operation Services Department
Ryan Rucker, Fire Marshal



Via Email:
rodrigo.orduna@acgov.org

June 29, 2022

Rodrigo Orduna
Assistant Planning Director
Alameda County Planning Department
Permit Center Suite 141
399 Elmhurst Street,
Hayward, CA 94544

**Subject: SB330 – Preliminary Application
Arroyo Largo Residential Project**

Dear Mr. Orduna:

Thank you for the opportunity to review and comment on the SB330 Preliminary Review Application submitted by Steve Reilly of 330 Land Company, LLC for a residential development titled Arroyo Lago. Documents indicate that the proposed development would subdivide an existing approximately 26.5-acre site, known as Parcel A of Parcel Map No. 11230, into a total of 204 parcels consisting of 20 commonly owned parcels and 194 individually owned parcels for the construction of 194 single-family residential units. The project site is located outside of the Pleasanton's City limits but is within Pleasanton's Sphere of Influence (SOI). Based on the information provided, the City of Pleasanton (City) provides the following comments on the proposed development and requests these comments be addressed in the project's CEQA analysis.

1. The project site is located within Pleasanton's SOI. Pursuant to Program 6.2 of the 2005-2025 Pleasanton General Plan Land Use Element, the General Plan requires a Specific Plan be prepared for the East Pleasanton area, which includes the subject property. City staff will not support the proposal until such time a Specific Plan is prepared. Conformance with City's General Plan policies with respect to East Pleasanton and this site must be analyzed in the CEQA document.

The project's CEQA analysis must also include project cumulative impacts of all of project components in areas including land use, traffic and circulation, aesthetic environment, public services and utility services, air quality, noise, geology and soils, biological resources, greenhouse gas emission, hazards and hazardous materials, health risk assessment for toxic air contamination (TAC) levels, and impacts to Pleasanton schools.

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Traffic

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Fax: 931-5487

The City has received an application for a Design Review and Conditional Use Permit approval to construct an approximately 715,000-square-foot sortation center and related site improvements at 3000 Busch Road.(File Nos. P22-0813 and P22-0814, respectively). In addition, the City's Housing Element updates include the existing approximately 48.85-acre parcel at 3300-3320 Busch Road as one of the high-density housing sites. As such, this project's CEQA analysis must include both of these projects in the list of known projects for this proposal, and address the potential cumulative impacts of these projects, together with the Arroyo Lago project.

2. The existing segment of Busch Road ends at the City's eastern boundary, to the immediate west of the project site. Per the City's General Plan Circulation Diagram, El Charro Road is to be extended from Stoneridge Drive south to Stanley Boulevard. Additionally, El Charro Road would be connected to Busch Road. In addition to the vehicle miles travelled (VMT) analysis, the City requests that a supplemental analysis be performed to illustrate potential delay based impacts from the proposed development. The corridors most likely to be impacted by this project would include the Valley Avenue, Santa Rita Road and Stanley/First/Sunol Boulevard corridors.

Additionally, the project's CEQA analysis should include an evaluation of traffic impacts to the intersections of Bernal Avenue/First Street/Sunol Boulevard as this intersection is along the route to access to I-680 southbound.

3. As the project site is located in unincorporated Alameda County, the city is not required to provide water, sanitary sewer, storm water or other utility services. Neither the project plans nor the project narrative addresses how the project will get water and sanitary services for the new residences. If the project is proposed to be served by groundwater wells, hazardous materials analysis needs to be included in the CEQA analysis given hazardous materials on other parcels in the area. If the project proposes on-site sanitary sewer treatment, potential effects on groundwater and surface waters needs to be analyzed. If the project is proposed to be served by existing water and sanitary sewer systems, the CEQA analysis must include the growth-inducing effects of extending water and sewer infrastructure to facilitate the proposed development.
4. The project's CEQA analysis must identify overall water supply and demand needs of the proposed development, and its impacts to the city and its residents. The CEQA analysis should also identify the use of recycled water for landscape irrigation, including the extension of "purple pipe" to service the project. Evidence of the ability for the applicant to feasibly secure water supply to the project should be included in the analysis, including evidence of any contract between the State of California Department of Water Resources, the Alameda County Flood Control and Water Conservation District Zone 7, or other source.

5. The project's CEQA analysis must analyze and clearly identify all necessary facilities and measures for the stormwater treatment and retention particularly if there is to be on-site sanitary sewer treatment.
6. The City of Pleasanton's Operations Service Department (OSD) is located to the immediate west of the project site. The eastern portion of the OSD contains outdoor storage, a fire safety training tower and related training facilities, and a police firearms target/training range. These facilities present potential noise, air quality, and aesthetic compatibility issues for the proposed residential development to the east. The project's CEQA analysis must fully account for these impacts.
7. The Pleasanton Garbage Service (PGS) facility is located to the immediate south of the project site. Its operation includes garbage, recycling, and organics collection and transfer. The project's CEQA analysis must address the safety, truck traffic, noise, odor, dust, air quality, and aesthetic impacts associated with this neighboring use.
8. Both the East Bay Regional Park District (EBRPD) Master Plan and the Zone 7 Arroyo Management Plan include planned improvements that impact the area of the proposed development:
 - a) EBRPD Master Plan: Iron Horse Trail to be extended south from Busch Road to Shadow Cliffs Regional Park; and
 - b) Zone 7: Arroyo Management Plan encourages the construction, operation and maintenance of public recreational trails along selected flood control channels or arroyos. The plan includes design standards for bicycle and pedestrian trails as well as staging areas.

The project's CEQA analysis must include analysis for location and type of trail extension and traffic control devices along Busch Road including traffic signals, pedestrian signals and possibly stop-controls. It must also identify any and all EBRPD and Zone 7 improvements within and adjacent to the project site, and account for the environmental impacts of construction of those facilities required in conjunction with development of the site.

9. The EBRPD's Iron Horse Trail has an "interim" alignment that uses Valley Avenue to Stanley Boulevard then east on Stanley Boulevard. The proposed project needs to incorporate the final alignment of the Iron Horse Trail which is along Busch Road. Any design of improvements along Busch Road should include a 14-foot wide Iron Horse trail path and associated buffers.
10. The project site would be located adjacent to an area designated "General and Limited Industrial" on the City's General Plan land use map. Some adjacent industrial businesses will be reliant on large trucks to transport their goods. The project's CEQA analysis must analyze and identify measures to maintain adequate vehicular access to these businesses while minimizing conflicts

with increased passenger vehicle, bicycle and pedestrian activity.

11. The Preliminary title report submitted as part of the proposal lists many exceptions for PG&E easements, roadway easements, etc. that should be shown on the plans more clearly (or shown where located if off-site or on other portions of PM 11230).

As the project site is located in unincorporated Alameda County, the proposal also needs to satisfy the provisions of the Alameda County General Plan and the East County Area Plan (ECAP). Please address how the following provisions will be met:

Alameda County General Plan – Safety Element

Chapter 1: Natural Hazards

The Alameda County Ordinance Code The Uniform Fire Code (Section 6.04 of the County Ordinance Code) and the Building Code (Title 15) form the basis of the County's fire prevention standards. These codes call for the installation, maintenance, and ongoing inspection of fire protection systems under the direction of the local fire chief. In addition, the Fire Code authorizes the Fire Chief to specify water supply and road design standards (such as the number of roads required for access to the site, the road width, and weight capacity). Under Section 16.20.020(G) of the Subdivision Ordinance (Title 16), the landowner or developer must install water mains, fire hydrants, and fire appurtenances to supply water for fire suppression in conformance with district standards.

Goal 2. Policy P4:

All urban and rural development, existing and proposed, should be provided with adequate water supply and fire protection facilities and services. Facilities serving hill area development should be adequate to provide both structural and wildland fire protection. The primary responsibility falls upon the owner and the developer. (Source: Seismic Safety and Safety Element, pg. 8)

Chapter 2: Man Made Hazards

Goal 4. Policy P8:

Developers shall be required to conduct the necessary level of environmental investigation to ensure that soil, groundwater and buildings affected by hazardous material releases from prior land uses and lead or asbestos in building materials will not have a negative impact on the natural environment or health and safety of future property owners or users. This shall occur as a pre-condition

for receiving building permits or planning approvals for development on historically commercial or industrial parcels. (Source: Eden Area Plan, pg. 8-24)

Chapter 3: Emergency Preparedness

Goal 6. Policy P2:

Adequate emergency water flow, emergency vehicle access and evacuation routes shall be incorporated into any new development prior to project approval. (Source: Eden Area Plan, pg. 8-26)

East County Area Plan (ECAP)

Public Services and Facilities - Police, Fire, and Emergency Medical Services

Policy 241: The County shall provide effective law enforcement, fire, and emergency medical services to unincorporated areas.

Public Services and Facilities – Sewer

Policy 275: The County shall condition the approval of new development on verification that adequate wastewater treatment and export and/or reclamation capacity exists to serve the development.

Environmental Health - Air Quality

Policy 302: The County shall include buffer zones within new residential and sensitive receptor site plans to separate those uses from freeways, arterials, point sources and hazardous material locations.

In particular, for the above-referenced County programs and policies, have the project analyze, at a minimum:

- A. Police, fire and ambulance response times from nearest Alameda County sheriff's substation / Alameda County fire station to the project site;
- B. Routes of travel for first responders given existing and cumulative traffic;
- C. Expected water flow / pressure available at fire hydrants and to reach multi-story buildings based on different proposed sources of water; and
- D. Phase I and Phase II hazardous materials reports for the property.

The City appreciates the opportunity to comment on the proposed Arroyo Lago residential development. City staff will continue to not support the proposal until such time an East Pleasanton Specific Plan is prepared. If you have any questions regarding the comments in this letter, please do not hesitate to contact me at: eclark@cityofpleasantonca.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ellen Clark', followed by the text 'FOR E.C.' in blue capital letters.

Ellen Clark, AICP
Director of Community Development

- c: Gerry Beaudin, City Manager
Melinda Denis, Planning and Permit Center Manager
Daniel G. Sodergren, City Attorney
Mike Tassano, City Traffic Engineer
Steve Kirkpatrick, City Engineer
Kathleen Yurchak, Director of Operation and Water Utilities

June 12, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

Sent by email: aubrey.rose@acgov.org

Re: Comments on Notice of Preparation of an Environmental Impact Report for the Arroyo Lago Residential Project

Dear Ms. Rose:

Zone 7 Water Agency (Zone 7) has received the Notice of Preparation (2023 NOP) indicating that the County of Alameda (County) will prepare an Environmental Impact Report (EIR) for the Arroyo Lago Residential Project (Project). Zone 7 appreciates the opportunity to submit a comment on the 2023 NOP.

The Project site consists of three Assessor's Parcel Numbers (APNs) – APN 946-4634-1 (the residential site) as well as APN 946-4634-2 and APN 946-1350-3-10 (the off-site improvements) – in unincorporated Alameda County, bordering the City of Pleasanton and within the City's sphere of influence. The Project proposes construction of 194 single-family homes on the residential site, 49 of which are to be designated with deed-restricted Accessory Dwelling Units, on approximately 26.6 acres. The Project also proposes a number of off-site improvements, including a water storage and booster pump facility, a recycled water storage facility, a sewer treatment plant, and agricultural irrigation recycled water spray fields. Both the residential site and the off-site improvements are proposed in close proximity to several lakes, including Cope Lake.

The 2023 NOP indicates that Zone 7 is a responsible agency for the Project. (2023 NOP, p. 11.) Zone 7's mission is to provide water supply, flood protection, and groundwater and stream management within the Livermore-Amador Valley. To that end, Zone 7 has submitted several prior comment letters regarding iterations of the Project, including a comment on an NOP issued in 2018 (2018 NOP). Zone 7's comment on the 2018 NOP is attached to this letter. Many

of the concerns Zone 7 has previously expressed remain applicable, especially those related to sewage and stormwater treatment. Those concerns are reiterated herein.

1. The EIR should evaluate potential impacts to Cope Lake from the sewer treatment plant.

Cope Lake is connected to the nearby Lake I, which is a designated groundwater recharge lake which replenishes the drinking water aquifer. In addition, Cope Lake could be used as a direct source of drinking water in the future. The Project includes numerous features proposed to be constructed adjacent and in close proximity to Cope Lake, including a sewer treatment plant proposed adjacent to Cope Lake.

Potential impacts to Cope Lake are of significant concern to Zone 7. The EIR should thoroughly evaluate all potential impacts, and impose enforceable mitigation to ensure that such impacts remain less than significant. In particular, the sewer treatment plant may cause potential environmental impacts to Cope Lake. In addition to evaluating those impacts, the EIR should also explore piping the wastewater generated by the Project to the sewer treatment plant in the City of Pleasanton as mitigation for the potential impacts associated with the proposed sewer treatment plant.

2. The EIR should clarify intended water supply, turnouts, and associated infrastructure proposed.

The 2023 NOP states that water would be provided by a connection to proposed off-site 8-inch diameter water lines in the northeast corner of the project site, which would extend eastward toward El Charro Road, and follow that road to a proposed water storage facility. (2023 NOP, p. 8.) It also states that a second water line would be constructed in the southwest corner of the project site, extending westward to connect with the Zone 7 Vineyard pipeline. (*Ibid.*) At each connection there would be a “standard Zone 7 turnout (metering facility)” and the two connections would be tied together for redundancy. (*Ibid.*)

Zone 7 requests that the EIR provide additional information about the intended water supply, turnouts, and associated infrastructure. Specifically, the EIR should disclose whether Zone 7 has already accounted for this new water demand, and if not, where the water supply is proposed to come from. While Zone 7 has not agreed to any specifics of water supply plans, nor to any development of these plans, the EIR should also evaluate any potential environmental impacts

associated with the water supply or proposed infrastructure improvements, including any activities Zone 7 might need to undertake.

3. The EIR should evaluate any potential contamination in proposed water sources.

As noted above, the NOP does not confirm the source for all Project drinking water. Zone 7 has particular concerns about potential use of the Amazon well, due to issues with perfluorinated and polyfluorinated alkyl substances (PFAS).

Zone 7 requests that the EIR clearly state the water sources proposed to be used for the Project. If these include the Amazon well, or other sources with potential PFAS concerns, then the EIR should thoroughly evaluate potential impacts due to PFAS contamination. The EIR should also evaluate whether mitigation measures or alternatives, including other water sources, could feasibly reduce those impacts to a less-than-significant level.

4. The EIR should evaluate potential stormwater impacts to nearby lakes.

The Project proposes several bioretention areas to treat incoming stormwater from the Project site. (2023 NOP, p. 5.) These are to be located in close proximity to Cope lake and other nearby lakes.

Zone 7 has serious concerns about any development proposals that would allow for urban stormwater runoff or other drainage to flow into our recharge facilities. Zone 7 requests that the EIR disclose whether stormwater to be collected onsite will be fed or seep into the lakes after bioretention. Specifically, the EIR should evaluate whether there will be any potential environmental impacts to the lakes or water quality. Mitigation and alternatives should be evaluated in the EIR and imposed to reduce any potentially significant impacts to a less-than-significant level. This should include mitigation or alternatives under which all stormwater generated by the Project is piped to and treated by the wastewater treatment plant in the City of Pleasanton.

5. The EIR should address the reduction in acreage of the irrigation spray field.

The project evaluated in the 2018 NOP proposed 49 acres of irrigation spray field. However the 2023 NOP indicates that there would now only be nine acres. (2023 NOP, p. 5.)

The EIR should explain this reduction in acreage, and evaluate whether there are any potential environmental impacts associated with the reduction.

Thank you for the opportunity to provide these initial comments on environmental review for the Project. We look forward to working with the County to address these concerns. To that end, we request that the County add Zone 7 to the applicable mailing list, inform Zone 7 of any public hearings related to the Project or the EIR, and send Zone 7 all publicly released documents and notices related to the Project or the EIR. Zone 7 may provide additional review and comments as the Project progresses. If you have any questions please do not hesitate to contact me at (925) 454-5005 or via email at erank@zone7water.com.

Sincerely,



Elke Rank,
Associate Water Resources Planner

cc: Ken Minn, file

Attachments: October 1, 2018 letter to Alameda County from Zone 7



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7

100 NORTH CANYONS PARKWAY • LIVERMORE, CA 94551 • PHONE (925) 454-5000 • FAX (925) 454-5727

October 1, 2018

Rodrigo Orduña
Alameda County Planning Department
224 West Winton Ave. Room 111
Hayward, CA 94544
Sent by e-mail to: Rodrigo.orduna@acgov.org

Re: *Comments on Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Arroyo Lago Residential Project*

Dear Mr. Orduña,

Zone 7 Water Agency (Zone 7, or Zone 7 of the Alameda County Flood Control and Water Conservation District) has reviewed the referenced document in the context of Zone 7's mission to provide water supply, flood protection, and groundwater and stream management within the Livermore-Amador Valley. Following are our comments and information for your consideration:

1. The Chain of Lakes (COLs) is a series of former quarry lakes named Lakes A through I and Cope Lake. The 1981 Specific Plan for Livermore-Amador Valley Quarry Area Reclamation designated overall uses for the COLs area, but recognized the need for Zone 7 to have flexibility in determining the ultimate use and operation of the lakes for water management. Zone 7 currently owns Lake I and Cope Lake. Cope Lake is now connected to our drinking water supply by way of a pipeline that transfers surface water to Lake I where it recharges the local groundwater basin. Maintaining good water quality in Cope Lake is important.

The other lakes will be transitioned to Zone 7 as mining is completed, with the possibility of Lakes A and H likely transferring to us sooner than the rest. Zone 7's planned uses of Lakes H, I and Cope include surface water conveyance and storage, floodwater capture and detention, and artificial aquifer recharge. These future operations will likely result in variable water levels both seasonally and annually.

The general vision is that Zone 7 would use the future Chain of Lakes for water management and related purposes. Water management includes but is not limited to groundwater recharge, surface water storage and conveyance, and flood protection. Additional uses may include recreation, education, habitat conservation, and recycled water storage. Our plans can change as we adjust to the quarry operator's mining reclamation plans.

Given the immense importance of the Chain of Lakes to the current and future health of the Valley's groundwater quality (and therefore drinking water quality), Zone 7 has serious concerns about any development proposals that would allow for urban stormwater runoff or other drainage to flow into our recharge facilities. Further, there is likely no scenario where we could support a community wastewater system adjacent to the recharge facilities. Instead, it is Zone 7's position that all stormwater and wastewater generated by the proposed development should be piped to and treated by the wastewater treatment plant in the City of Pleasanton.

2. In order for decision makers and the local public to be fully aware of the short- and long-term impacts associated with this proposal, the EIR should include a complete and comprehensive evaluation all project elements, including:
 - a. Impacts to groundwater and surface water quality at Cope Lake and at the future Chain of Lakes area resulting from all facets of the proposed project.
 - b. Impacts to Zone 7's continued operation of water supply wells in the Chain of Lakes area, and operation of other wells by other owners.
 - c. The Alameda County Surface Mining Ordinance 50-foot setback requirement and application to the project.
 - d. The intended water supply source.
 - e. Planned infrastructure to handle stormwater and urban runoff.
 - f. Impacts to groundwater and surface water quality from the planned sewage treatment plant.
 - g. Impacts to groundwater and surface water quality from the recycled water ponds and similar features.
 - h. Need for emergency and routine maintenance access (current and future) to Zone 7's facilities, streams and lakes, including safe access to all gates, slopes, and wells.
3. Attached are four letters from Zone 7 previously submitted to the Alameda County Community Development Agency during the development review process. Matters therein should be addressed in the EIR.
4. Zone 7, given our longstanding and cooperative relationship with the County, requests that the County share administrative drafts of all technical reports about the project that address projected water use, draining and hydrology, slope stability, structure set-backs, or similar, as well as any public use or modifications being considered for the Zone 7 properties and perimeters. Zone 7 also requests a reasonable period to review such administrative draft technical reports and the opportunity to meet with County staff to discuss our comments. Finally, Zone 7 requests the opportunity to review the administrative draft EIR, sufficient time to review that document, and the opportunity to meet with the County and the project proponent before release of the draft EIR so that we can cooperatively address any concerns that may arise about the proposed project.

We appreciate the opportunity to comment on this project. If you have any questions on this letter, please feel free to contact me at (925) 454-5005 or via email at erank@zone7water.com.

Note that Colleen Winey continues to be Zone 7's primary liaison on Chain of Lakes planning matters.

Sincerely,



Elke Rank
Associate Water Resources Planner

cc: Carol Mahoney, Amparo Flores, Matt Katen, Joe Seto, Colleen Winey, Steve Ellis, file

Attachments: (1) July 18, 2017 letter to Alameda County from Zone 7, (2) January 19, 2018 letter to Alameda County from Zone 7 (3) March 8, 2018 letter to Alameda County; (4) April 13, 2018 letter to Alameda County from Zone 7.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486 • PHONE (925) 454-5000

July 18, 2017

Mr. Andrew Young, Planner
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

**SUBJECT: *Arroyo Lago, PLN20174-00083,
3030 Mohr Avenue, Unincorporated Alameda County
Zone 7 Referral No. 17-007***

Dear Mr. Young:

In response to your referral letter regarding the subject project, we offer the following comments at this time:

General

1. The road at the north edge of the development should be set back 50 feet from the top of slope at Lake I per the Alameda County Surface Mining Ordinance (widest edge of road way should be 50 feet back). It looks like the road might be closer than 50 feet.
2. Zone 7 has plans for two future pipeline routes in this vicinity: one which will run along the possible future alignment of El Charro Road and the second which will run from the El Charro-Busch Road intersection to the Busch-Valley Road intersection. In addition, there are two wells planned to the east of the intersection of the possible future El Charro Road and Busch Road intersection. Please see the attached drawing; Phase 1 of the El Charro Pipeline has been completed.
3. Zone 7 has future plans for a pipeline which will carry water to and from the Del Valle Water Treatment Plant in south Livermore; to move the water to the plant there will also need to be a pump station. Please see the attached figure.
4. Our records indicate there is one unlocatable abandoned water well in the project area; 3S/1E 15D 4. The approximate location is shown on the enclosed map. This well is a former San Francisco Water District well installed prior to 1934. Please immediately notify Zone 7 if this well, or any other well(s), is found in the project area. All well locations should be field-verified and noted on the plans. If any of the wells is to be decommissioned, a well destruction permit must be obtained from Zone 7 before starting the work.

5. A Zone 7 drilling permit is also needed for any other water well or soil boring work that may be planned for this project. Well permit applications and the permit fee schedule can be downloaded from our website: www.zone7water.com, or requested by email sent to wellpermits@zone7water.com. Additional information can be obtained by contacting Michelle Parent at (925) 454-5077.

Water Supply

6. The water supply source is unclear. Zone 7 has not agreed to any specifics of water supply plans nor to any development of these plans.
7. Zone 7 has water supply wells in the Chain of Lakes area. Any new water supply wells for this project shall not negatively impact the operation of any existing wells, including those belonging to Zone 7.

Wastewater and Recycled Water

8. There has been no discussion, nor are there any agreements in place, regarding the siting of the proposed "Packaged (MBR) Sewage Treatment Plant" and recycled water basins:
 - The plans show the conceptual location of the MBR being immediately adjacent to Cope Lake, which, along with Lake I, are existing Zone 7 groundwater storage, conveyance and recharge facilities. Regardless of its final location, the MBR must be protective of groundwater and surface water quality and be designed to prevent sewage or recycled water spills from contaminating the groundwater by entering Cope Lake, Lake I or any other Chain of Lakes water resource conveyance facility.
 - Because Cope Lake may also be used by Zone 7 as a flood detention facility in the future, the MBR and recycled water ponds must be situated outside and above Cope Lake's potential high water level footprint.
9. Proper off-site disposal must be utilized if the sewage plant generates more effluent than can be used as irrigation water or stored on-site, and/or if it generates byproducts such as solids and sludge.
10. Any package sewage treatment plant will need to be approved and permitted by the Regional Water Quality Control Board (RWQCB), but it is unclear who will be the permittee, who will operate and maintain the MBR, and who will ensure adherence to the RWQCB waste discharge requirements (WDRs) for this wastewater treatment and related discharge(s).

11. In addition, recycled water production, storage and use must be permitted by the RWQCB. The production and use of recycled water for irrigation is regulated by Title 22 of the California Code of Regulations, as well as by RWQCB adopted WDRs and by the State Water Resources Control Board's Resolution 2013-0003.
12. Zone 7 would like to remind the developer of the State of California water-sewer separation requirements (attached) with regard to any existing and planned Zone 7 pipelines.
13. The application of recycled water should also incorporate Zone 7's Salt and Nutrient Management Plan (2005 and 2015, respectively) strategies to protect the groundwater basin and avoid the build-up of salts and nutrients in groundwater from recycled water use. These strategies include "best management practices (BMPs)":
 - Minimizing the nitrogen and salt content of the recycled water to the extent practical.
 - Accounting for the nitrogen present in the recycled water when calculating the fertilizer application rate.
 - Irrigating only during evening and early morning hours to reduce evaporation.
 - Applying recycled water at agronomic rates to avoid excess infiltration of the recycled water.

Flood Control

14. There has been no discussion, nor are there any specific agreements in place, regarding the routing of stormwater generated at the project site to Zone 7's Cope Lake. The property slated for development in this proposal was identified as draining westward and was not included with those specified in Zone 7's agreement with Kaiser Sand and Gravel (Hanson) for discharge to Cope Lake. Urban stormwater runoff can be contaminated and should not be allowed to impair water resources in the area. No drainage from the development may enter either Cope Lake or Lake I.
15. There are no existing Zone 7 flood control facilities at this location. However, developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of the Development Impact Fee for Flood Protection and Storm Water Drainage. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been

Mr. Andrew Young, Planner
Alameda County Community Development Agency
July 18, 2017
Page 4

paid.

16. If you have any questions regarding comments from Flood Control, please contact Jeff Tang at (925) 454-5075. If you have floodplain-related questions, such as whether the project is located within a natural floodplain, please contact the Floodplain Manager at the Alameda County Public Works Agency, Rohin Saleh, at (510) 670-5487.

Thank you for the opportunity to provide these initial comments on the development. Zone 7 may provide additional review and comments as this project progresses. If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5037.

Sincerely,



Steven J. Ellis, P.E.
Associate Civil Engineer
Facilities Engineering

Enclosures

SJE:

c: Jarnail Chahal, Engineering Manager
Carol Mahoney, Zone 7, Integrated Water Resources Manager
Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
Steve Dunn, 4000 East Third Avenue, Suite 500, Foster City, CA 94404

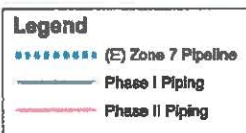


Figure 3-1
Project Overview



ZONE 7 WATER AGENCY
100 North Canyons Parkway
Livermore, CA

DRAWN: SJE

REVIEWED: RA

FILE:

SCALE: 1 in = 2,000 ft

DATE: 09/15/2016

**Chain of Lakes
DVWTP Pipeline**



ZONE 7 WATER AGENCY
100 North Canyons Parkway, Livermore, CA

DRAWN:

REVIEWED:

File:
H:\Flood\Referrals\Referrals.mxd

Site Review
17-007
Arroyo Lago

Scale: 1 in = 500 ft

Date: 6/22/2017

FIGURE #

Memorandum

Date: April 14, 2003 (Revised Date: October 16, 2003)

To: Regional and District Engineers

From: David P. Spath, Ph.D., Chief (*Original signed by Dave*)
Drinking Water and Environmental Management
601 North 7th Street, MS 216
Sacramento, CA 95814
(916) 322-2308

Subject: **GUIDANCE MEMO NO. 2003-02: GUIDANCE CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES**

The purpose of this memo is to update guidance dated April 5, 1983 for consistency with proposed 2003 regulations. Should there be any modification to the proposed Water Works Standards that may impact the content of this guidance, the guidance will be amended accordingly.

GUIDANCE: CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES

BACKGROUND

When buried water mains are in close proximity to non-potable pipelines, the water mains are vulnerable to contamination that can pose a risk of waterborne disease outbreaks. For example, sewers (sanitary sewer mains and sewage force mains) frequently leak and saturate the surrounding soil with sewage due to structural failure, improperly constructed joints, and/or subsidence or upheaval of the soil encasing the sewer. If a nearby water main is depressurized and no pressure or negative pressure occurs, that situation is a public health hazard that is compounded if an existing sewer is broken during the installation or repair of the water main. Further, failure of a water main in close proximity to other pipelines may disturb their bedding and cause them to fail. In the event of an earthquake or other disaster, simultaneous failure of all pipelines could occur.

The most effective protection against this type of drinking water contamination is adequate construction and separation of non-potable pipelines and water mains. The Waterworks Standards (Title 22, Chapter 16, Section 64572) provide separation criteria for new construction. However, when these criteria cannot be met, the risk of contamination can be reduced by increasing the structural integrity of pipe materials and joints, and ensuring minimum separation requirements are met. Therefore, the following guidance details construction criteria for the installation of water mains and non-potable pipelines to minimize the risk of contamination of drinking water.



DEFINITIONS

- **COMPRESSION JOINT** - A push-on joint that seals by means of the compression of a rubber ring or gasket between the pipe and a bell or coupling.
- **CONTINUOUS SLEEVE** - A protective tube of high-density-polyethylene (HDPE) pipe with heat fusion joints or other non-potable metallic casing without joints into which a pipe is inserted.
- **DISINFECTED TERTIARY RECYCLED WATER** - Wastewater that has been filtered and subsequently disinfected in accordance with Section 60301.230, Chapter 3 (Water Recycling Criteria), Title 22, California Code of Regulations.
- **HOUSE LATERAL** - A sewer line connecting the building drain and the sanitary sewer main serving the street.
- **SUPPLY LINE** - Pipelines conveying raw water to be treated for drinking purposes in accordance with Section 64572 ©, proposed Water Works Standards.
- **WATER MAIN** - Means any pipeline, except for user service lines, within the distribution system in accordance with Section 64551.70, proposed Water Works Standards.
- **RATED WORKING WATER PRESSURE** - A pipe classification system based on internal working pressure of the fluid in the pipe, type of pipe material, and the thickness of the pipe wall.
- **SANITARY SEWER MAIN** - A gravity sewer conveying untreated municipal wastewater.
- **SEWAGE FORCE MAIN** - A pressurized sewer conveying untreated municipal wastewater.

APPLICABILITY

Note that the construction criteria presented in this document apply to house laterals that cross above a water main, but not to those house laterals that cross below a water main.

Water mains or non-potable pipelines that are 24-inches in diameter or larger may pose a higher degree of public health concern because of the large volumes of flow involved. Therefore, installation of water mains or non-potable pipelines 24-inches in diameter or larger should be reviewed and approved in writing by the Department on a case-by-case basis prior to construction.

In no case, should water mains and non-potable pipelines conveying sewage or other liquids be installed in the same trench.

REGULATORY REQUIREMENTS

Any new development project in which all the underground facilities are being constructed for the first time must comply with the following regulatory requirements:

Existing requirements:

Section 64630.(Title 22 CA Code of Regulations) Water Main Installation"

(c) Water mains shall be installed at least:

- (1) Ten feet (3 meters) horizontally from and 1 foot (0.3 meters) higher than sanitary sewer mains located parallel to the main.
- (2) One foot (0.3 meters) higher than sanitary sewer mains crossing the main.
- (3) Ten feet (3 meters), and preferably 25 feet (7.5 meters), horizontally from sewage leach fields, cesspools, seepage pits and septic tanks.

(d) Separation distances specified in (c) shall be measured from the nearest outside edges of the facilities.

(e) Where the requirements of (c) and (d) cannot be met due to topography, inadequate right-of-way easements, or conflicts with other provisions of these regulations, lesser separation is permissible if:

- (1) The water main and the sewer are located as far apart as feasible within the conditions listed above.
- (2) The water main and the sewer are not installed within the same trench.
- (3) The water main is appropriately constructed to prevent contamination of the water in the main by sewer leakage.

(f) Water mains shall be disinfected according to AWWA Standard C601-81 before being placed in service.

(g) Installation of water mains near the following sources of potential contamination shall be subject to written approval by the Department on a case-by-case basis:

- (1) Storage ponds or land disposal sites for wastewater or industrial process water containing toxic materials or pathogenic organisms.
- (2) Solid waste disposal sites.
- (3) Facilities such as storage tanks and pipe mains where malfunction of the facility would subject the water in the main to toxic or pathogenic contamination.

Although the following requirements have not yet been adopted, they should be within the next two years and should be used as guidance for future construction.

Proposed requirements as of the date of this document:**Section 64572. Water Main Separation**

(a) New water mains and new supply lines shall not be installed in the same trench as, and shall be at least 10 feet horizontally from, and one foot vertically above, any parallel pipeline conveying:

- (1) Untreated sewage,
- (2) Primary or secondary treated sewage,
- (3) Disinfected secondary-2.2 recycled water (defined in section 60301.220),
- (4) Disinfected secondary-23 recycled water (defined in section 60301.225), and
- (5) Hazardous fluids such as fuels, industrial wastes, and wastewater sludge.

(b) New water mains and new supply lines shall be installed at least 4 feet horizontally from, and one foot vertically above, any parallel pipeline conveying:

- (1) Disinfected tertiary recycled water (defined in section 60301.230), and
- (2) Storm drainage.

(c) New supply lines conveying raw water to be treated for drinking purposes shall be installed at least 4 feet horizontally from, and one foot vertically below, any water main.

(d) If crossing a pipeline conveying a fluid listed in subsection (a) or (b), a new water main shall be constructed perpendicular to and at least one foot above that pipeline. No connection joints shall be made in the water main within eight horizontal feet of fluid pipeline.

(e) The vertical separation specified in subsections (a), (b), and (c) is required only when the horizontal distance between a water main and pipeline is ten feet or less.

(f) New water mains shall not be installed within 100 horizontal feet of any sanitary landfill, wastewater disposal pond, or hazardous waste disposal site, or within 25 feet of any cesspool, septic tank, sewage leach field, seepage pit, or groundwater recharge project site.

(g) The minimum separation distances set forth in this section shall be measured from the nearest outside edge of each pipe barrel.

ALTERNATIVE CRITERIA FOR CONSTRUCTION**Water Mains, and Sewers and Other Non-potable Fluid-carrying Pipelines**

When new water mains, new sanitary sewer mains, or other non-potable fluid-carrying pipelines are being installed in existing developed areas, local conditions (e.g., available space, limited slope, existing structures) may create a situation in which there is no alternative but to install water mains, sanitary sewer mains, or other non-potable pipelines at a distance less than that required by the regulations [existing Section 64630 (proposed Section 64572)]. In such cases, through permit action, the Department may approve

alternative construction criteria. The alternative approach is allowed under the proposed regulation Section 64551(c):

“A water system that proposes to use an alternative to the requirements in this chapter shall demonstrate to the Department how it will institute additional mitigation measures to ensure that the proposed alternative would not result in an increased risk to public health.”

Appropriate alternative construction criteria for two different cases in which the regulatory criteria for sanitary sewer main and water main separation cannot be met are shown in **Figures 1 and 2**.

- **Case 1** - New sanitary sewer main and a new or existing water main; alternative construction criteria apply to the sanitary sewer main.
- **Case 2** - New water main and an existing sanitary sewer main; alternative construction criteria may apply to either or both the water main and sanitary sewer main.

Case 1: New Sanitary Sewer Main Installation (Figures 1 and 2)

Zone Special Construction Required for Sanitary Sewer Main

- A** Sanitary sewer mains parallel to water mains shall not be permitted in this zone without prior written approval from the Department and public water system.
- B** If the water main paralleling the sanitary sewer main does not meet the Case 2 Zone B requirements, the sanitary sewer main should be constructed of one of the following:
1. High-density-polyethylene (HDPE) pipe with fusion welded joints (per AWWA C906-99);
 2. Spirally-reinforced HDPE pipe with gasketed joints (per ASTM F-894);
 3. Extra strength vitrified clay pipe with compression joints;
 4. Class 4000, Type II, asbestos-cement pipe with rubber gasket joints;
 5. PVC sewer pipe with rubber ring joints (per ASTM D3034) or equivalent;
 6. Cast or ductile iron pipe with compression joints; or
 7. Reinforced concrete pressure pipe with compression joints (per AWWA C302-95).

- C If the water main crossing below the sanitary sewer main does not meet the requirements for Case 2 Zone C, the sanitary sewer main should have no joints within ten feet from either side of the water main (in Zone C) and should be constructed of one of the following:
1. A continuous section of ductile iron pipe with hot dip bituminous coating; or
 2. One of the Zone D options 1, 3, 4, or 5 below.
- D If the water main crossing above the sanitary sewer main does not meet the Case 2 Zone D requirements, the sanitary sewer main should have no joints within four feet from either side of the water main (in Zone D) and be constructed of one of the following:
1. HDPE pipe with fusion-welded joints (per AWWA C906-99);
 2. Ductile iron pipe with hot dip bituminous coating and mechanical joints (gasketed, bolted joints);
 3. A continuous section of Class 200 (DR 14 per AWWA C900-97) PVC pipe or equivalent, centered over the pipe being crossed;
 4. A continuous section of reinforced concrete pressure pipe (per AWWA C302-95) centered over the pipe being crossed; or
 5. Any sanitary sewer main within a continuous sleeve.

Case 2: New water mains Installation (Figures 1 and 2)

Zone Special Construction Required for Water Main

- A No water mains parallel to sanitary sewer mains shall be constructed without prior written approval from the Department.
- B If the sanitary sewer main paralleling the water main does not meet the Case 1 Zone B requirements, the water main should be constructed of one of the following:
1. HDPE pipe with fusion welded joints (per AWWA C906-99);
 2. Ductile iron pipe with hot dip bituminous coating;
 3. Dipped and wrapped one-fourth-inch-thick welded steel pipe;
 4. Class 200, Type II, asbestos-cement pressure pipe;

5. Class 200 pressure rated PVC water pipe (DR 14 per AWWA C900-97 & C905-97) or equivalent; or
 6. Reinforced concrete pressure pipe, steel cylinder type, per AWWA (C300-97 or C302-99 or C303-95).
- C If the sanitary sewer main crossing above the water main does not meet the Case 1 Zone C requirements, the water main should have no joints within ten feet from either side of the sanitary sewer main (in Zone C) and be constructed of one of the following:
1. HDPE pipe with fusion-welded joints (per AWWA C906-99);
 2. Ductile iron pipe with hot dip bituminous coating;
 3. Dipped and wrapped one-fourth-inch-thick welded steel pipe;
 4. Class 200 pressure rated PVC water pipe (DR 14 per AWWA C900-97 & C905-97); or
 5. Reinforced concrete pressure pipe, steel cylinder type, per AWWA (C300-97 or C301-99 or C303-95).
- D If the sanitary sewer main crossing below the water main does not meet the requirements for Case 1 Zone D, the water main should have no joints within eight feet from either side of the sanitary sewer main (in Zone D) and should be constructed as for Zone C.

Water Mains and Pipelines Conveying Non-potable Fluids

When the basic separation criteria cannot be met between water mains and pipelines conveying non-potable fluids, the requirements described above for sanitary sewer mains should apply. This includes the requirements for selecting special construction materials and the separation requirements shown in Figures 1 and 2. Note that not all construction materials allowed for sanitary sewer mains will be appropriate for other non-potable fluid lines. For example, certain plastic lines may not be appropriate for the transport of some fuel products. The selection of compatible materials of construction for non-potable fluids is a decision to be made by the project engineer.

Water Mains and Sewage Force Mains

- Sewage force mains shall not be installed within ten feet (horizontally) of a water main.

- When a sewage force main must cross a water main, the crossing should be as close as practical to the perpendicular. The sewage force main should be at least one foot below the water main.
- When a new sewage force main crosses under an existing water main, and a one-foot vertical separation cannot be provided, all portions of the sewage force main within eight feet (horizontally) of the outside walls of the water main should be enclosed in a continuous sleeve. In these cases, a minimum vertical separation distance of 4 inches should be maintained between the outside edge of the bottom of the water main and the top of the continuous sleeve.
- When a new water main crosses over an existing sewage force main, the water main should be constructed of pipe materials with a minimum rated working pressure of 200 psig or the equivalent.

Water Mains and Tertiary Treated Recycled Water or Storm Drainage

The basic separation criteria for water mains and pipelines conveying tertiary treated recycled water or storm drainage lines are a 4-foot horizontal separation where lines are running parallel and a 1-foot vertical separation (water line above recycled or storm drainage) where the lines cross each other.

When these criteria cannot be met, the Zone A criteria apply where lines are running parallel, and the Zone C and Zone D criteria apply where the lines cross each other as shown on Figures 1 and 2. For these situations, the Zone "P" criteria are in effect and prohibit construction less than 1 foot in parallel installations and less than 4 inches in vertical (crossing) situations.

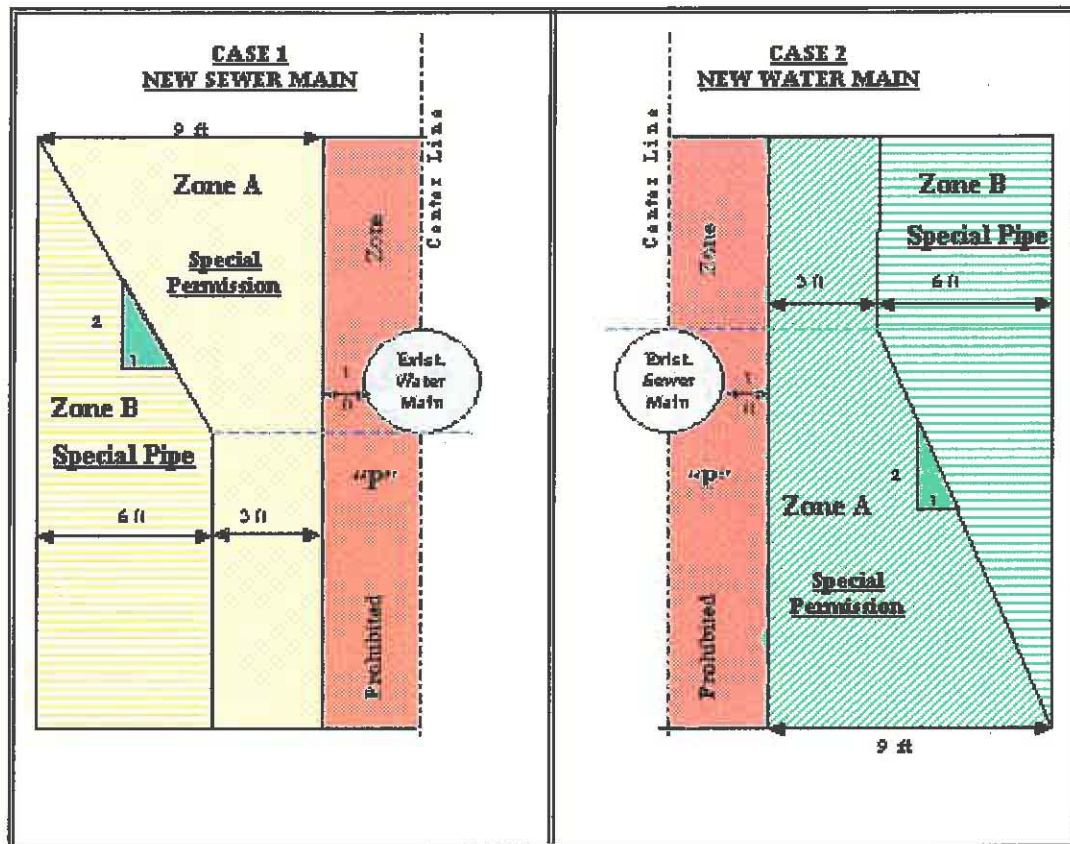
For tertiary treated recycled water and storm drainage lines, the Zone B criteria (requirements for special pipe) do not apply as the basic separation criteria is a four-foot horizontal separation criteria for parallel lines. The tertiary treated recycled water lines should be constructed in accordance with the color-coding, and labeling requirements per Section 116815, California Health and Safety Code of Regulations.

MISCELLANEOUS GUIDANCE

- More stringent requirements may be necessary if conditions such as high groundwater exist. HDPE or similar pipe may be required to provide flexibility to move without potential joint leaks.
- Sanitary sewer mains should not be installed within 25 feet horizontally of a low head (5 psig or less pressure) water main.
- New water mains and sanitary sewer mains should be pressure tested in accordance with manufacturer's specifications.

- When installing water mains, sewers, or other pipelines, measures should be taken to prevent or minimize disturbances of existing pipelines. Disturbance of the conduit's supporting base could eventually result in pipeline failure.
- Special consideration should be given to the selection of pipe materials if corrosive conditions are likely to exist. These conditions may be due to soil type and/or the nature of the fluid conveyed in the conduit, such as a septic sewage producing corrosive hydrogen sulfide.

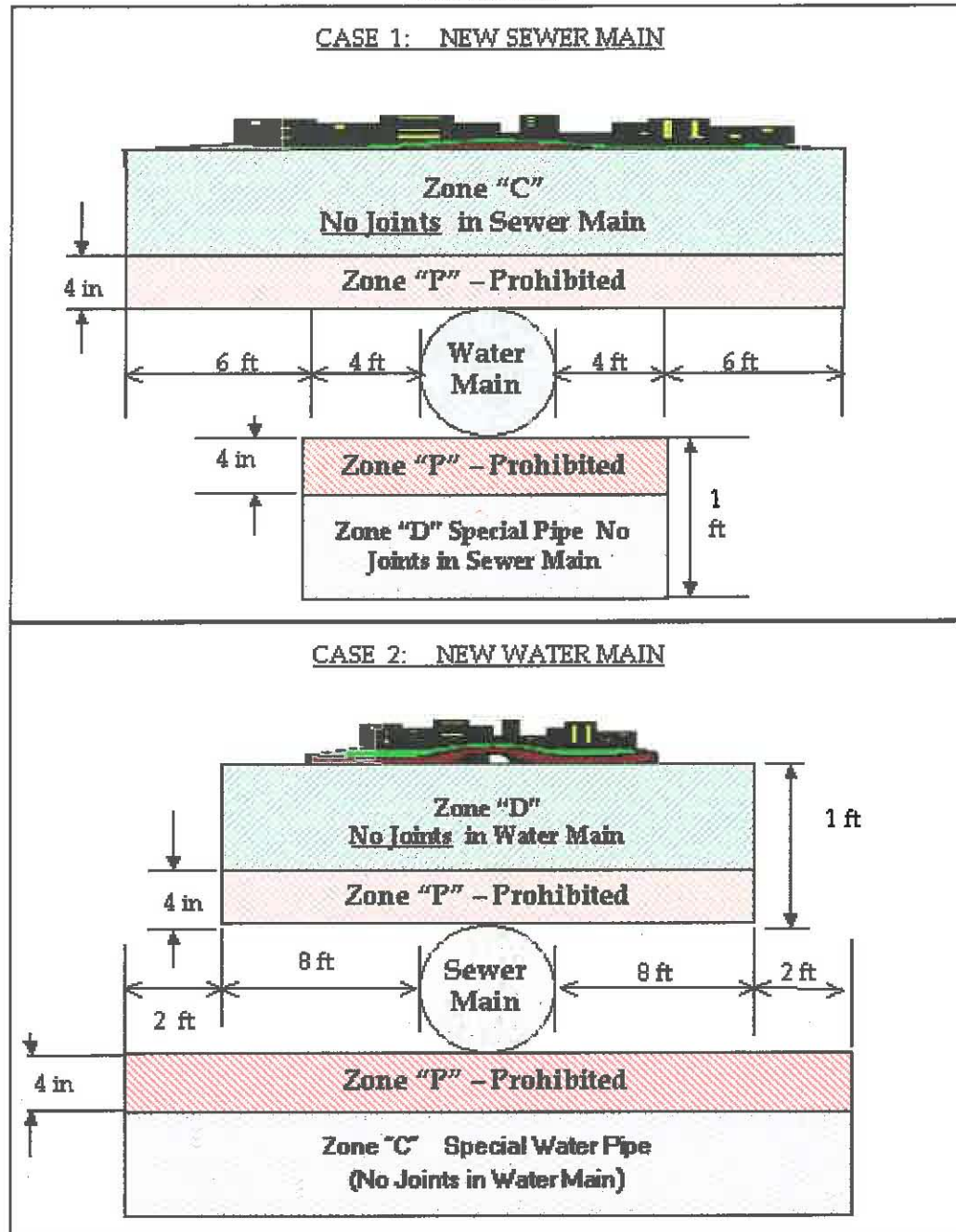
NOTE: Dimensions are from the outside of the water main to the outside of the other pipeline, manhole, or sleeve.

FIGURE 1 PARALLEL CONSTRUCTIONNot To Scale

Note: Zones identical on either side of center lines.

Zones "P" is a prohibited zone. Section 64630 (e) (2) California Code of Regulations, Title 22 (Current); or Section 64572 (a) California Code of Regulations, Title 22 (Proposed).

FIGURE 2 CROSSINGS
Not To Scale





ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486 • PHONE (925) 454-5000

January 19, 2018

Mr. John Rogers
Alameda County Public Works Agency
399 Elmhurst Street
Hayward, Ca, 94544

**SUBJECT: Arroyo Lago, PLN20174-00083,
3030 Mohr Avenue, Unincorporated Alameda County
Zone 7 Referral No. 17-007B**

Dear Mr. Rogers:

In response to your recent e-mails regarding the subject project, we offer the following additional comments:

Cope Lake continues to act as a water management basin, and includes a connection to Lake I, our primary groundwater recharge facility at the Chain of Lakes. As such, any storm water runoff going into the lake must be treated to the highest level including oil/water separation and biofiltration. It should not be viewed as a retention pond, but rather a drinking water storage facility.

Maintaining good water quality in Cope Lake is important. An analysis is needed that includes the expected volume and quality of discharges to Cope Lake, and mitigation measures to offset any impacts to lake water quality such as implementing a long-term erosion and sedimentation plan, and a trash /debris management plan. Bioswales should be appropriately sized and placed, and must be adequately maintained to successfully mitigate impacts.

If you have any questions, please do not hesitate to contact me at (925) 454-5037.

Sincerely,

Steven J. Ellis, P.E.
Associate Civil Engineer
Facilities Engineering

c: Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
Mr. Steven Hunn, Kier & Wright Engineers and Surveyors, 2850 Collier Canyon
Rd, Livermore 94551



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486 • PHONE (925) 454-5000

March 8, 2018

Mr. Rodrigo Orduña, Assistant Planning Director
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

**SUBJECT: *Arroyo Lago, PLN20174-00083,
3030 Mohr Avenue, Unincorporated Alameda County
Zone 7 Referral No. 17-007***

Dear Mr. Orduña:

This letter is to confirm that Zone 7 Water Agency (Zone 7) did meet with Steelwave regarding their proposed development, Arroyo Lago, on January 31, 2018. Zone 7, as with any development, agreed to review any developer proposals for storm water drainage into facilities owned by the Agency. At this time, Zone 7 has grave concerns regarding proposed drainage of the project into Zone 7 facilities, but will continue to consider any future options the developer may propose to address these concerns.

Should you have any further questions, please do not hesitate to contact me at (925) 454-5005 or erank@zone7water.com.

Elke Rank

cc: Jill Duerig, Zone 7, General Manager
Carol Mahoney, Zone 7, Manager of Integrated Water Resources
Steve Dunn, 4000 East Third Avenue, Suite 500, Foster City, CA 94404



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7
100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486 • PHONE (925) 454-5000

April 13, 2018

Mr. Rodrigo Orduna
Development Planning Division
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

**SUBJECT: Arroyo Lago, PLN2017-00087,
Busch Road, Pleasanton
Zone 7 Referral No. 17-007C**

Dear Mr. Orduna:

In response to your referral letter regarding the subject project, we offer the following comments:

General

On July 18, 2017, Zone 7 responded to Andrew Young (letter attached) after an initial review of the proposed development. It does not appear that these items have been addressed. Please refer to this letter for our list of comments on this second referral. In January of 2018, Zone 7 met with Steelwave regarding the Arroyo Lago development. In that meeting, Zone 7 expressed its disagreement that the developers have "rights" to drain the development area into Cope Lake, but we are open to entertain options. Additionally, on March 18, 2018, Zone 7 sent a letter to you (attached) indicating that Zone 7 had spoken with Steelwave and in that letter Zone 7 restated our concern about the discharge of storm water into Cope Lake. It does not appear that Zone 7's concerns related to the discharge of storm water to Cope Lake have been addressed.

Groundwater Management

If any wells are found within the project limits, they should be reported to Zone 7. All unused or "abandoned" wells must be properly destroyed, or a signed "Statement of Future Well Use" must be filed at Zone 7 if there are plans to use the well in the future. Any planned new well, soil boring or well destruction must be permitted by Zone 7 before starting the work. Beginning January 2016, Zone 7 charges a fee for its drilling and well destruction permits. Well permit applications and the permit fee schedule can be downloaded from our website: www.zone7water.com, or requested by email sent to wellpermits@zone7water.com. Additional information can be obtained by contacting Michelle Parent at (925) 484-5077.

Mr. Rodrigo Orduna
Development Planning Division
Alameda County Community Development Agency
04/13/2018
Page 2

Flood Control

Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of the Development Impact Fee for Flood Protection and Storm Water Drainage. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid.

If you have any questions regarding comments from Flood Control, please contact Jeff Tang at (925) 454-5075. If you have floodplain related questions, such as whether the project is located within a natural floodplain, please contact the Floodplain manager at the City.

If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5037.

Sincerely,



Steven J. Ellis, P.E.
Associate Civil Engineer
Facilities Engineering

Enclosure

SJE:

c: Matt Katen, Zone 7, Groundwater Management
Joe Seto, Zone 7, Flood Control
Steve Dunn, 4000 East third Avenue, Foster City, CA 94404
USL Pleasanton Lakes L.P., 100 Waugh, Houston, TX 77007

Laura Campion

Subject: RE: Arroyo Lago Residential Project PLN2022-00193 EIR Review - Comments from the Division of Drinking Water

From: Heaney, Yvonne@Waterboards <Yvonne.Heaney@Waterboards.ca.gov>

Sent: Tuesday, June 13, 2023 2:02 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>

Subject: Arroyo Lago Residential Project PLN2022-00193 EIR Review - Comments from the Division of Drinking Water

Hi Aubrey,

Marco Pacheco and I work for the State Water Resources Control Board, Division of Drinking Water, in the San Francisco District, which oversees public water systems in Alameda County. We are providing comment on the proposed Arroyo Lago Residential Project PLN2022-00193. Please see the attached Microsoft Word document for our comments, which are also pasted below.

Marco and I would like to be placed on the notification list for this project. Our emails are as follows:

Marco.Pacheco@waterboards.ca.gov

Yvonne.Heaney@waterboards.ca.gov

My contact information is as follows:

Name: Yvonne Heaney

Affiliation: State Water Resources Control Board, Division of Drinking Water

Phone Number: 510-620-3463

Email: Yvonne.Heaney@waterboards.ca.gov

Division of Drinking Water project comments:

“The State Water Resources Control Board, Division of Drinking Water (DDW) has concerns about the long-term sustainability of the water supply and infrastructure for this project, including long-term operation and maintenance of the proposed water distribution system to serve the development. This project as described in this EIR would require the developer to apply for a public water system permit from DDW and maintain and operate a community water system as defined in the *California Health and Safety Code*, Section 116275. DDW believes that the proposed project would not provide a long-term sustainable water supply solution for the following reasons:

1. Operating a public water system in part requires knowledge of complex statutory and regulatory requirements, significant capital costs, use of certified operators, and appropriate technical, managerial, and financial capacity to successfully operate the water system long-term.
2. Based on DDW’s identified risk factors, a development of this size (less than 200 connections) may not be able to effectively meet regulatory requirements in the long-term due to economies of scale, financial challenges, future water supply and water quality challenges due to drought and climate change with revenue fees, and challenges in meeting growing regulatory requirements.
3. Potable water distribution systems require significant operation, maintenance, capital improvement planning, and frequent water quality monitoring to ensure public health protection. This includes, but is not limited to,

effective water main repair and replacement programs, flushing and valve maintenance programs, and a cross connection control program.

The City of Pleasanton has a well-established and reliable public water system located approximately 1,000 ft. away from the proposed development. Connection to the City of Pleasanton would provide a sustainable water supply for the development, and ensure continued operation, maintenance, and oversight from an experienced operator (the City). The pipelines from Zone 7 are located a farther distance away than a connection to the City of Pleasanton would be.

The developer should contact DDW to discuss the proposed water supply for this development in accordance with the California Health and Safety Code Sections 116527 and 116765. According to these statutes, the project proponent must consider and analyze feasibility of consolidation, annexation, or connection with a neighboring community water system, and provide a safe and sustainable drinking water solution.”

Please let us know if you have any questions. Thank you.

Best Regards,

Yvonne Heaney
State Water Resource Control Board
Division of Drinking Water
850 Marina Bay Pkwy Bldg P
Richmond, CA 94804
510-620-3463
Yvonne.heaney@waterboards.ca.gov

Laura Campion

Subject: RE: Arroyo Lago Residential Project - PLN2022-00193 Response to Scoping of Draft EIR

From: Ahmad Sheikholeslami <asheikholeslami@pleasantonusd.net>

Sent: Wednesday, June 14, 2023 10:36 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: David Haglund <dhaglund@pleasantonusd.net>; John Chwastyk <jchwastyk@pleasantonusd.net>

Subject: Arroyo Lago Residential Project - PLN2022-00193 Response to Scoping of Draft EIR

Dear Ms. Rose,

The e-mail concerns the Arroyo Lago Residential Project. My name is Ahmad Sheikholeslami, and I represent the Pleasanton Unified School District (PUSD). The proposed project is within the PUSD boundaries and the schools serving the project will be impacted by the new development.

The Notice of Preparation document indicates that Potential Environmental Effects on Public Services will be evaluated. Included in those public services should be the impacts of the project and cumulative impacts on the school that serve that area. The impacted schools include Alisal Elementary School, Harvest Park Middle School, and Amador Vally High School.

Please include me in your distribution of documents and information. If you have any questions please contact me.

Warm Regards

Hello Ahmad,

Thank you for your email -- please consider it received and added to the file to be considered under the Environmental Impact Report

Sincerely,
Aubrey Rose, AICP
Planner
Alameda County Planning Dept

--

Ahmad Sheikholeslami
Assistant Superintendent of Business Services
Pleasanton Unified School District

4665 Bernal Avenue
Pleasanton, CA 94566
(925) 426-4307



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Finance and Administration

June 21, 2023

VIA ELECTRONIC MAIL

Aubrey Rose, AICP, Planner III (aubrey.rose@acgov.org)
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

Dear Aubrey Rose:

Subject: Draft Notice of Preparation and Notice of Public Scoping Meeting, Arroyo Lago Residential Project

Thank you for the opportunity to review and provide comments on the Notice of Preparation (NOP) developed for the Arroyo Lago Residential Project (Project) currently being proposed by the Alameda County Community Development Agency Planning Department.

The Alameda County Water District (ACWD) provides retail water service to a population of 349,000 within the Cities of Fremont, Newark, and Union City. ACWD was formed in 1914 for the purpose of protecting water in the Niles Cone Groundwater Basin (Niles Cone) and conserving the water of the Alameda Creek Watershed. Local runoff along with imported water is percolated into the Niles Cone through recharge in Alameda Creek itself and through recharge ponds within and adjacent to the Quarry Lakes Regional Recreational Area. The water is subsequently recovered through groundwater production wells owned and operated by both public agencies and private users. For this reason, ACWD has strong interests in protecting and preserving the water quality and supply in Alameda Creek and its tributaries (e.g., Arroyo de la Laguna).

ACWD coordinates with public entities through agreements and memoranda of understanding in the upper Alameda Creek Watershed with agencies such as Dublin San Ramon Services District – East Bay Municipal Utility District Recycled Water Authority (DERWA), Livermore Amador Valley Water Management Agency, the San Francisco Public Utilities Commission, and Zone 7 Water Agency (Zone 7) to monitor and mitigate activities that may impact water supply reliability in order to protect the Alameda Creek Watershed and, as a result, the Niles Cone. In addition, as a longstanding member of the Alameda Creek Fisheries Restoration Workgroup, ACWD has also been working with multiple local and regional stakeholders on a program to restore a steelhead fishery to the Alameda Creek Watershed.

ACWD has reviewed the NOP for the Project and would appreciate being notified when the Draft Environmental Impact Report for the proposed Arroyo Lago Residential Project is released for comment. ACWD is particularly interested in the details regarding the proposed sewer treatment plant and how the effluent will be addressed in relation to Alameda Creek and its tributaries.

Thank you for the opportunity to provide comments on the Notice of Preparation for the Arroyo Lago Residential Project.

Sincerely,

A handwritten signature in black ink that reads "Laura J. Hidas". The signature is written in a cursive, flowing style.

Laura J. Hidas
Director of Water Resources

al/jrs



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



June 22, 2023

Aubrey Rose
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Aubrey.Rose@acgov.org

Subject: Arroyo Lago Residential Project, Notice of Preparation of a Draft
Environmental Impact Report, SCH No. 2023050339, Alameda County

Dear Aubrey Rose:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Arroyo Lago Residential Project (Project).

CDFW is providing the County of Alameda (County), as the Lead Agency, with specific detail about the scope and content of the environmental information related to CDFW's area of statutory responsibility that must be included in the draft EIR (Cal. Code Regs., tit. 14, § 15082, subd. (b)).

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact fish, plant, and wildlife resources (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15386). CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as a permit pursuant to the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our authority, CDFW has the following concerns, comments, and recommendations regarding the Project.

PROJECT DESCRIPTION AND LOCATION

The Project includes construction of 194 single-family homes, with approximately 25 percent (49 homes) being designed with deed-restricted Accessory Dwelling Units (ADU). 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 Project is expected to include approximately 694 residents. The Project would construct seven internal streets (Streets A-F and Loop A) to provide internal circulation within the site. The Project would also include several off-

Aubrey Rose
County of Alameda
June 22, 2023
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site improvements including the development of a water storage and booster pump facility with a 400,000-gallon capacity, a recycled water storage facility with a 900,000-gallon capacity, a sewer treatment plant that would treat approximately 37,400 gallons of wastewater per day, and approximately 9 acres of agricultural irrigation fields.

The Project site is located within unincorporated Alameda County, 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 east of the Project site.

The CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) require that the EIR incorporate a full project description, including reasonably foreseeable future phases of the Project, that contains sufficient information to evaluate and review the Project's environmental impact (CEQA Guidelines, §§ 15124 & 15378). Please include a complete description of the following Project components in the draft EIR:

- Land use changes resulting from, for example, rezoning all, or a portion of, the Project area;
- Type and size of permanent Project facilities as well as temporary features, such as staging areas and access routes;
- Area and design plans for any proposed buildings/structures, ground-disturbing activities, fencing, paving, stationary machinery, landscaping, and stormwater systems;
- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features; and
- Construction schedule, activities, equipment, and crew sizes.

REGULATORY REQUIREMENTS

California Endangered Species Act and Native Plant Protection Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA or NPPA, either during construction or over the life of the Project. Issuance of a CESA ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, such as those identified in **Attachment 1**, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA ITP.

Aubrey Rose
County of Alameda
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CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

Nesting Birds

CDFW also has authority over actions that may disturb or destroy active nest sites or take birds. Fish and Game Code sections 3503, 3503.5, and 3513 protect birds, their eggs, and nests. Migratory birds are also protected under the federal Migratory Bird Treaty Act.

Fully Protected Species

Fully Protected species, including any listed in **Attachment 1**, may not be taken or possessed at any time except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish & G. Code, §§ 3511, 4700, 5050, & 5515).

Lake and Streambed Alteration Agreement

CDFW will require an LSA Notification, pursuant to Fish and Game Code sections 1600 et. seq. for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams and watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

ENVIRONMENTAL SETTING

The EIR should provide sufficient information regarding the environmental setting ("baseline") to understand the Project's, and its alternative's (if applicable), potentially significant impacts on the environment (CEQA Guidelines, §§ 15125 & 15360).

CDFW recommends that the draft EIR provide baseline habitat assessments for special-status plant, fish and wildlife species located, and potentially located, within the

Aubrey Rose
County of Alameda
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Page 4

Project area and surrounding lands, including but not limited to, all rare, threatened, or endangered species (CEQA Guidelines, § 15380). The EIR should describe aquatic habitats, such as wetlands or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site (for sensitive natural communities see: <https://wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities>), and any stream or wetland setback distances the County may require. Fully protected, threatened, or endangered, candidate, and other special-status species and sensitive natural communities that are known to occur or have the potential to occur in or near the Project site, include but are not limited to, those listed in **Attachment 1**.

Habitat descriptions and the potential for species occurrence should include information from multiple sources: aerial imagery, historical and recent survey data, field reconnaissance, scientific literature and reports, U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Consultation System, and findings from "positive occurrence" databases such as California Natural Diversity Database (CNDDB). Based on the data and information from the habitat assessment, the draft EIR should adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocol>.

Botanical surveys for special-status plant species, including those with a California Rare Plant Rank (<http://www.cnps.org/cnps/rareplants/inventory/>), must be conducted during the blooming period within the Project area and adjacent habitats that may be indirectly impacted by, for example, changes to hydrological conditions, and require the identification of reference populations. More than one year of surveys may be necessary based on environmental conditions. Please refer to CDFW protocols for surveying and evaluating impacts to special-status plants available at: <https://www.wildlife.ca.gov/Conservation/Plants>.

IMPACT ANALYSIS AND MITIGATION MEASURES

The draft EIR should discuss all direct and indirect impacts (temporary and permanent) that may occur with implementation of the Project (CEQA Guidelines, § 15126.2). This includes evaluating and describing impacts such as:

- Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development;
- Encroachments into riparian habitats, wetlands or other sensitive habitat areas;

Aubrey Rose
 County of Alameda
 June 22, 2023
 Page 5

- Potential for impacts to special-status species;
- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alternation of soils and hydrology, and removal of habitat structural features (e.g., snags, roosts, vegetation overhanging banks);
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence; and
- Obstruction of wildlife movement corridors, fish passage, or access to water sources and other core habitat features.

The CEQA document should also identify reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the Project's contribution to the impact (CEQA Guidelines, §15355). Although a project's impacts may be insignificant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact – e.g., reduction of available habitat for a special-status species – should be considered cumulatively considerable without mitigation to minimize or avoid the impact.

Based on the comprehensive analysis of the direct, indirect, and cumulative impacts of the Project, the CEQA Guidelines direct the Lead Agency to consider and describe all feasible mitigation measures to avoid potentially significant impacts in the EIR, and/or mitigate significant impacts of the Project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370). This includes a discussion of impact avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with CDFW, USFWS, and the National Marine Fisheries Service. These measures can then be incorporated as enforceable Project conditions to reduce potential impacts to biological resources to less-than-significant levels.

CDFW recommends that the County ensure that the draft EIR include the following:

- 1) A complete habitat assessment for the western burrowing owl (*Athene cunicularia*) and bats within the Project area and nearby surrounding lands. Lands should be assessed for their potential use by breeding, foraging, migrating and wintering species. The draft EIR should include results of pre-Project avian and bat surveys.
- 2) Project-specific impact analyses on tri-colored blackbird (*Agelaius tricolor*) and California tiger salamander (*Ambystoma californiense*), two species listed under CESA as threatened. The draft EIR must include detailed habitat assessments

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for these species and a thorough analysis of potential impacts of the Project on tricolored blackbird nesting, foraging and roosting habitats on the Project site during construction, as well impacts to the species from loss of habitat. Tri-colored blackbirds are known to nest on the adjacent property to the north and southeast of the Project site (CNDDDB 2023).

ENVIRONMENTAL DATA

CEQA requires that information developed in EIRs, and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link:


<https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

If you have any questions, please contact Marcia Grefsrud, Environmental Scientist, at (707) 644-2812 or Marcia.Grefsrud@wildlife.ca.gov; or Brenda Blinn, Senior Environmental Scientist (Supervisory), at (707) 339-0334 or Brenda.Blinn@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell
B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Special-Status Species

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2023050339)

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ATTACHMENT 1: Special-Status Species

Species Name	Common Name	Status
Birds		
<i>Agelaius tricolor</i>	Tricolored blackbird	ST
<i>Elanus leucurus</i>	White-tailed kite	FP
<i>Athene cunicularia</i>	Burrowing owl	SSC
Amphibians and Reptiles		
<i>Rana draytonii</i>	California red-legged frog	FT, SSC
<i>Ambystoma californiense</i>	California tiger salamander	FT, ST
<i>Emys marmorata</i>	Western pond turtle	SSC
<i>Masticophis lateralis euryxanthus</i>	Alameda whipsnake	FT, ST
Mammals		
<i>Vulpes macrotis mutica</i>	San Joaquin kit fox	FE, ST
<i>Antrozous pallidus</i>	Pallid bat	SSC
<i>Taxidea taxus</i>	American badger	SSC
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC
Invertebrates		
<i>Bombus occidentalis</i>	Western bumble bee	SC
<i>Bumbus crotchii</i>	Crotch's bumble bee	SC
Plants		
<i>Atriplex depressa</i>	Brittlescale	CRPR 1B.2
<i>Centromadia parryi</i> ssp. congdonii	Congdon's tarplant	CRPR 1B.1
<i>Navarretia prostrata</i>	Prostrate vernal pool navarretia	CRPR 1B.2

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<i>Spergularia macrotheca</i> var. <i>longistyla</i>	Long-styled sand-spurrey	CRPR 1B.2
<i>Extriplex joaquinana</i>	San Joaquin spearscale	CRPR 1B.2
<i>Tropidocarpum capparideum</i>	Caper-fruited tropidocarpum	CRPR 1B.1
<i>Puccinellia simplex</i>	California alkali grass	CRPR 1B.2
<i>Trifolium hydrophilum</i>	Saline clover	CRPR 1B.2

FP = state fully protected under Fish and Game Code; FE = federally listed as endangered under the Endangered Species Act (ESA); FT = federally listed as threatened under ESA; SE = state listed as endangered under CESA; ST = state listed as threatened under CESA; SC state candidate under CESA, SR = state listed as rare under the NPPA¹; SSC = state Species of Special Concern; CRPR = California Rare Plant Rank²

REFERENCES

California Department of Fish and Wildlife (CDFW). 2023. Biogeographic Information and Observation System (BIOS). <https://www.wildlife.ca.gov/Data/BIOS>. Accessed June 13, 2023.

¹ The list of California Terrestrial and Vernal Pool Invertebrates of Conservation Priority was collated during CDFW's Scientific Collecting Permit rulemaking process:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=157415&inline>

² CRPR 1B plants are considered rare, threatened, or endangered in California and elsewhere. Further information on CRPR ranks is available in CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>) and on the California Native Plant Society website (<https://www.cnps.org/rare-plants/cnps-rare-plant-ranks>).

Date: June 12, 2023

To: Alameda County Community Development Agency Planning Department

From: Residents of the Meridian Community of Ironwood

Subject: Environmental Impact Report (EIR) Request for the Arroyo Lago Residential Project

Dear Alameda County Community Development Agency Planning Department,

Greetings! We stand alongside our fellow communities (The Village, The Gardens, the Montessori School, and the Ironwood Classics and Estates) with our concerns regarding the proposed Arroyo Lago Residential Project. The Meridian community's main concern regarding the proposed residential project is the impact on the traffic and safety in the area. The Meridian residents would like a thorough Environmental Impact Report (EIR) to be done due to the following reasons listed in this letter.

The proposed Arroyo Lago Residential Project is expected to bring in an additional 694 residents into the area, which will increase the number of cars accessing Busch Rd. Busch Rd. is the only road exit for the following residents and establishments already: the Villages (55+ living) of Ironwood, the Gardens senior apartment complex, the Ironwood Classic community, the Meridian community, the Ironwood Estates community, the Montessori school, the Pleasanton City Water services, the Pleasanton Garbage services, Bigge Crane and Rigging Co. and the Livermore-Pleasanton fire department. Busch Rd. is the only outlet; therefore, it can pose a risk for residents who may need to enter or exit the area if any major disaster or emergency should occur in the future.

The traffic problem does not end at Busch Rd. Busch Rd. leads into Valley Avenue, which is a road commonly used by many locals and commuters who travel between Livermore and Pleasanton. It is common for commuters to use Valley Ave. when there is heavy traffic on east and west bound interstate I-580 freeway. Valley Ave. has already proven to be a dangerous street. According to the City of Pleasanton's Traffic Engineering Division, there have been 49 reported vehicle collisions within 100 feet of Valley Ave. and Busch Rd.'s intersection and another 100 reported vehicle collisions within 100 feet of the Valley Ave. and Stanley Blvd. since 2002. Residents are concerned for not only motorist safety, but also pedestrian and bicyclist safety. Children who walk or bike to and from school must cross Valley Ave. The increase in residents in the area will only increase vehicles on Busch Rd, and Valley Ave.; therefore, increasing the probability and risks of more vehicle collisions and potential fatalities.

We propose a thorough traffic study that measures the effectiveness for the performance of the circulation system, taking into account all modes of transportation including, but not limited to highways, neighboring streets and intersections, and pedestrian and bicycle paths. The study should also measure traffic congestion, travel demands within all hours, other standards established by the county congestion management agency for designated roads, increase hazards due to design feature, speed limitations on Valley Ave., proposed changes resulting in safety risks for pedestrians and bicyclists, adequate emergency access to the area, adequate emergency exit for the Livermore-Pleasanton Fire Department, and detail any conflicts with adopted plans for nearby establishments in the area.

Enclosed in this letter are our local residents who are in opposition of the proposed Arroyo Lago Residential Project for the reasons stated within this letter and beyond. We look forward to seeing the Environmental Impact Report. Thank you for your time.

Sincerely,

Nancy Lee

HOA president of the Meridian of Ironwood

meridianironwood@gmail.com

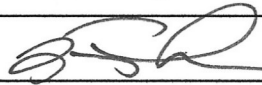
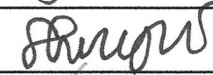
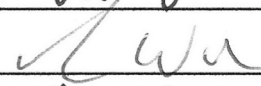
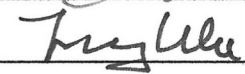
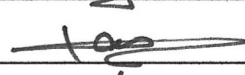
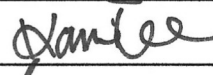
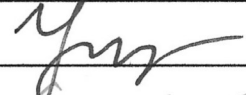
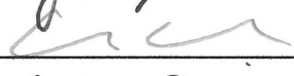

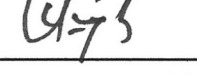
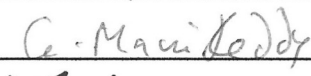
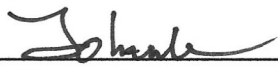
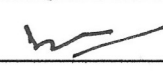
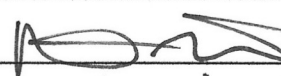
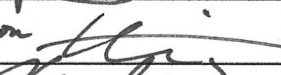
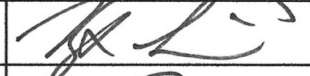

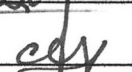
(925) 364-4107

From: Residents of the Meridian Community of Ironwood

To: Alameda County Community Development Agency Planning Department

Date: June 8, 2023

We, the residents of the Meridian Community of Ironwood, are in OPPOSITION of the Arroyo Lago Residential Project that is being proposed by the Alameda County Community Development Agency Planning Department.

	NAME	ADDRESS	SIGNATURE
1.	Nancy Lee	3533 Zenith Way Pleasanton	
2.	Emilia Shirley Wikono	3514 Cornerstone Ct. Pleasanton	
3.	Irene Wu	3515 Zenith Way Pleasanton	
4.	Jenny Wu	3520 Cornerstone Ct.	
5.	Lama Khoury	3527 Zenith way, Pleasanton	
6.	Karrie & Michael Lee	3507 Cornerstone Ct. Pleasanton	
7.	Yingying Wang	1019 Juno Circle	
8.	CHAOFANG YUE	3538 Cornerstone CT	
9.	Mindy Louie	3502 Cornerstone Ct. Pleasanton	
10.	Urvashi Singh	3532 cornerstone ct. Pleasanton	
11.	Mani Reddy Gargal	3519 cornerstone CT	
12.	JOHN & YUKI LE	3509 Zenith Way 94566	
13.	Nithya Srivangan	3508 Cornerstone Ct, Pleasanton	
14.	Nathan Stearns	3561 cornerstone rect. Pleasanton	
15.	Katherine Wong	3526 Cornerstone ct. pleasanton	
16.	Mongze Lai	3525 Cornerstone Ct	
17.	Srikanth Kollu	1002 Juno Cir, Pleasanton	
18.	Asha Ganapaneni	1002 Juno Cir, pleasanton, ca	

From: [Barry Jolette](#)
To: [Rose, Aubrey, CDA](#)
Subject: Fwd: Arroyo Lago proposed development
Date: Monday, May 29, 2023 1:16:36 PM

Sent from my iPad

Begin forwarded message:

From: Barry Jolette <bjolette@comcast.net>
Date: May 29, 2023 at 12:40:11 PM PDT
To: Aubrey.rose@ca.gov
Subject: Arroyo Lago proposed development

I am a retired executive who has lived in Pleasanton since 1980. During my time here, I have seen many housing developments that added to the quality of life in our town. I in fact live in one of those developments..the Village at Ironwood. I believe we need additional housing to meet the needs of our citizens. But I do not believe Arroyo Lago truly meets those needs in the best possible way. I urge the County to demand significant changes to the proposal or simply reject the proposal. The development seems to ignore the surrounding housing. This two story development would intrude upon the back yard privacy of many of the homes on the East side of Ironwood. It is not at all consistent with neighboring housing. The neighborhood courtesy notice places the development location at 3030 Morgan Avenue but there is no road at that location. If the developer proposes to extend Morgan Avenue, will the developer pay for that extension, will the County pay for it, or will the city be expected to pay for this extension to benefit a development on County property? Payment by the city seems totally inappropriate . If Morgan is not to be the access, then it appears that Bush is to be the access road. Again, who is to pay for the improvements needed to handle this additional traffic? Pleasanton is already dealing with water issues. Where are these houses to obtain water and what assurance do we have that it will not negatively impact Pleasanton? I believe we need additional housing. But this proposal seems to miss the mark completely. I urge you to reject it.

Sent from my iPad

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Laura Campion

Subject: RE: Notice of Public Scoping Meeting - Arroyo Lago Residential Project - PLN2022-00193 - Vesting Tentative Tract Map (TR-8423), 3030 Mohr Avenue, Pleasanton; Assessor's Parcel Number: 946-4634-1

From: Diana Atwell <diana_atwell@yahoo.com>
Sent: Monday, May 29, 2023 6:34 PM
To: askbdr@wildlife.ca.gov; Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>; Lepere, Bill <bill@acpwa.org>; bmetz@steelwavelc.com; caltrans_d4@dot.ca.gov; cespn-pa2@usace.army.mil; claims@zone7water.com; Winey, Colleen, Zone 7 <cwiney@zone7water.com>; dhaglund@pleasantonusd.net; dsodergren@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; Ed Stevenson <ed.stevenson@acwd.com>; eileen.white@waterboards.ca.gov; Rank, Elke, Zone7 <erank@zone7water.com>; gbeaudin@cityofpleasantonca.gov; hmurphy@cityofpleasantonca.gov; info@pleasantongarbage.com; info2@waterboards.ca.gov; jsoo@cityofpleasantonca.gov; kyurchak@cityofpleasantonca.gov; lvillasenor@pleasantonusd.net; mdenis@cityofpleasantonca.gov; mmclaughlin@lpfire.org; mnelson@cityofpleasantonca.gov; mtassano@cityofpleasantonca.gov; nfialho@cityofpleasantonca.gov; permits@baaqmd.gov; plansubmittals@dsrsd.com; Jones, Rachel, LAFCo <Rachel.Jones@acgov.org>; referrals@zone7water.com; Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>; sbonn@cityofpleasantonca.gov; skirkpatrick@cityofpleasantonca.gov; spd-pao@usace.army.mil; Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>; Diana Atwell <diana_atwell@yahoo.com>
Subject: Re: Notice of Public Scoping Meeting - Arroyo Lago Residential Project - PLN2022-00193 - Vesting Tentative Tract Map (TR-8423), 3030 Mohr Avenue, Pleasanton; Assessor's Parcel Number: 946-4634-1

Deary Aubrey,

I write to you all in bewilderment after attending a meeting several months ago at the Pleasanton, "Village of Ironwood Club House", where a gentleman, **Steve Riley**, with 330 Land started addressing the Arroyo Lago Residential Project. He seemed totally unaware of our previous concerns and agreements that were made. **His response was that he and his company can do whatever they want as they purchased the land long before our development was built.** He is on a mission to assist these developers to build large expensive homes as fast as possible and will take advantage of the instability period. He was focused solely on profits and what his company needs to make. When asked about the EMS burden, safe roads and schools as well as additional water usage, he said "*that would naturally be Pleasanton's responsibility*", even though these homeowners would not be paying for it etc. Also, he said that they plan to place a 12-foot wall behind our homes which would basically be a few feet from our patio doors, making us feel like we will be living in a prison and our solar panels would definitely be impacted. He said that we should go and look around at other areas to see what 12 foot walls look like and that he could put ivy on it.

This development does not solve the need for affordable housing. These homes will cost over 1 million dollars. This is not how the government should operate, they should work together with those living nearby. Lives are at stake here and all voices should be heard. They should protect the environment of the **elderly** as they have specific needs and that is why they moved into this type of community. I shared

previous photos with **Rodrigo Orduna** a while back when their land resembled wetlands with wildlife gazed about, along with several endangered species walking and slithering about. We even had a bald eagle visiting from time to time. Throughout the past few years, this company has elevated the land several feet so you can basically walk on it and look down on our houses now. Most of the trees have been destroyed and removed and some of the wildlife has disappeared. We have also experienced flooding due to them raising the land. I am concerned that they are doing their Environmental Impact Study after they have already illegally mitigated the land over the last several years. I have photos of the previous land that I can share again. Now, what is left is an "easy to pass" Environmental Impact". Seems nobody has held them accountable.

I implore you all to please work with us and ensure the concerns **listed below** are at the forefront. The **geriatric population living in this area need a voice and protection**. One of the gentlemen at the aforementioned meeting said, "**I am 85 years old**, I guess this will kill me off early and I will not have to worry about it". I will not be able to handle the loud noises and blockage of sunlight. Steve smiled and chuckled. Unfortunately, this is reality for this community.

After serving my country for over 30 years in the United States Air Force, this was supposed to be my last move. Please continue to help me make this community worth living in and most of all, please do not let these seniors be taken advantage of. We need your support and assurance that any building in the area will not impact the health, safety and well-being of the senior population living behind this land in question. I would like to continue be invited to all meeting involving this topic. **Responsible development must be at the core of these type of decisions. Affordable housing for seniors and their living conditions must not be ignored. Seniors are the fastest growing population at this time.**

As mentioned above, this planned development is not for affordable housing, according to Mr. Riley, it is quite the opposite. They plan on building multi-million-dollar homes.

PLEASE SEE BELOW FOR PREVIOUS POINTS OF CONCERN BROUGHT FORWARD, ESPECIALLY IN REGARDS TO INDIRECT/DIRECT ELDER ABUSE. THESE ALL CONTINUE TO BE A CONCERN

Dear Alameda County Community Development Agency, AICP, Rodrigo Orduna, et al.

My Name is Diana Atwell and I live at 1510 Chatham place in the Village of Ironwood Senior Community, which is the community that backs up against the projected **Arroyo Lago Residential Project**, currently under environmental impact review.

First of all thank you for what you do every day for the county and its citizens. County residents especially it's senior citizens need people looking out for them, especially when they have less resources and ability to do so.

I have several major concerns regarding this project and the environmental impact moving forward that I will spell out below.

1. Elder Abuse: The definition of elder abuse varies and is complex. One must consider the environmental impact the project will have in regards to noise and excessive light that will be projected upon those elderly folks that live the closest to this project. These stressors will occur during the development as well as afterwards with the increased habitants in such close proximity. Research has shown that these stresses/exposures contribute to a shorten life span in the elderly population. These stressors can lead to elevated blood pressure, strokes and heart attacks. With these homes projected to be developed so close to the senior community homes, literally a few away from small back fences, it is practically impossible for this not to be the case. Also, the projected elevation of this project could lead to Arroyo homes looking down upon the Village of Ironwood yards, once again shining excessive light into the yards of these homes, especially with the road design also in close proximity to the Village of Ironwood back yards, and master bedrooms. Studies show that noise can have a direct and immediate effect on an elderly person's health. Older adults are especially at risk simply because as human's they often react with a "fight or flight" response. With obtrusive noise, physiological changes actually are taking place in the nervous, hormonal and vascular systems, resulting in potentially long-lasting consequence. **Sleep disturbances:** Uninterrupted sleep is known to be a prerequisite for good physiologic and mental functioning in healthy individuals. Environmental noise is one of the major causes of disturbed sleep. When sleep disruption becomes chronic, the results are mood changes, fatigue, depression, a decrease in quality of performance and other long-term effects on well-being of the elderly. Cardiovascular disturbances the nervous system can be temporarily, and even permanently affected by noise, acting as a biologic stressor, triggering a negative response to the cardiovascular system and increasing the risk of cardiovascular disease. Disturbances in mental health, Noise can accelerate and even intensify the development of mental disorders; however, it is not a direct cause of mental illness. The elderly and those with underlying depression may be particularly vulnerable to these effects because they may lack adequate coping mechanisms.

2. Removal of Endangered Trees etc. What happened to the trees that were removed from this projected development site over the past several years? It is as if this company wanted to demonstrate as little EI impact as possible, by removing anything that may have appeared to be endangered or an obstacle, especially protected trees etc. I guess they thought nobody was watching.

3. Endangered Wet lands and endangered animals improperly removed (i.e. Alameda Wipsnake). As photos from previous years will show. Did they file permits?

4. Blockage of Solar panels on homes in the senior community. Projected plans show that panels will be blocked at various times of the day and by state law this should not be allowed to happen.

5. Excessive traffic on Busch Road. Many elderly citizens walk by Bush road every day as there is a large senior apartment complex off of Bush as well as the Village of Ironwood. This excessive traffic will lead to dangerous concerns for the elderly walking in that area who are much slower to cross busy streets. Traffic is already a concern in that area, adding more homes will not be safe. I have already witnessed several near misses. This is not the place to add more traffic.

6. No available EMS/Schools/Water. No accessibility to city fire and emergency responses will delay care for the residents of the projected Arroyo community. Will these builders be upfront and honest about delays that will most likely occur if one of their home buyers should need this service or will they lead them to believe that the city of Pleasanton will assume the burden of EMS as well as the cost of utilizing city Schools etc.?. Is it fair to place an expectation regarding the use of water designated for the Pleasanton community?

7. Improper Water Drainage: No guarantee that water will not drain upon the homes closest to the development as it will be on further raised land.

Thank you again for your consideration and let me know if you should have further questions. **I served in the United States Air Force for 30 years for the freedom and protection of right for its citizens and not solely for the right of Big Business being deceitful and taking advantage of those most vulnerable, the elderly to make a profit.** I am sure if one of their grandparents were exposed to this kind of stress they would think twice and do the right thing, i.e. building much further back on the property, with one story homes closest to the Ironwood properties, ensures no excessive noise/light would be projected in this aging community as well as closing of Busch road to traffic would be a move in the right direction.

Diana Atwell

1510 Chatham Place

Pleasanton Ca

210-364-0190

Laura Campion

Subject: RE: planning application PLN2022-00193

Guzolek <sguzolek@gmail.com>

Sent: Tuesday, May 30, 2023 7:27 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: Sheri Guzolek <sguzolek@gmail.com>

Subject: planning application PLN2022-00193

hi Aubrey,

I am reviewing the published information and I have the following concerns.

Based on the plans, it appears that the only access is via Busch Road, even though the development is being called 3030 Mohr Avenue.

This is an enormous amount of increased traffic on this little road. The development requires access via Mohr Avenue as well. The road cannot handle additional traffic from a minimum of 388 cars during morning or evening rush hour, much less school drop off and pickup. After a few years, the number of cars will continue to increase as the children become driving age and are given a car by their parents, making the number of cars per residence increase to 3-4. In addition each of the homes with an ADU will have an additional 1-2 cars to support the residents there. Making the grand total of cars range between 437- 874. We have seen the growth of cars in every neighborhood as the children grow to driving age.

There is also the additional traffic on that road from the new Amazon distribution center that will have an enormous amount of trucks coming and going continuously. Please explain to me why there is no access provided via Mohr Avenue. Even with the improvements noted in the plan, the impact to existing residents is immense. The increase in traffic, delays, noise, will drastically impact the quality of life of all existing residents.

I understand from the materials that the land is technically in Livermore, but it is being assigned to Pleasanton. Why is this?

What schools will the children attend? What accommodation is being made to the schools themselves to address the influx of students. There will be an additional 388 students influx into the local schools within 3-4 years of the first resident arriving in the property.

Please explain how the estimate of 694 residents was calculated. By my calculations, there is a minimum of 776 and a more likely value of 1,164. Each home will have a minimum of two working age adults, two children, and two aged parents. This is 6 residents per property. This is not including the addition of 2 residents per each of the 49 ADUs. Bringing the grand total to 1,262. This number is almost twice the amount of your estimate. We have seen these numbers in our neighborhoods.

How will the water storage site be filled? In the last set of rains during the winter, an enormous amount of rainwater was allowed to go directly to the bay instead of into Shadow Cliffs. The runoff paths from high elevations did not feed the lower level repositories. How will this precious rain water be able to be saved by this new water storage site?

I would appreciate a written response to the points mentioned above.

thank-you,

Sheri Guzolek
Ironwood Resident
sguzolek@gmail.com

925-417-2274

Laura Campion

Subject: RE: Preparation of EIR Arroyo Lago Residential Project: Solicitation of public comments

From: Elizabeth Simonsen <bonchat111@yahoo.com>

Sent: Tuesday, May 30, 2023 2:32 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; jbalch@cityofpleasantonca.gov; vivek@freemontpartners.com

Subject: Preparation of EIR Arroyo Lago Residential Project: Solicitation of public comments

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

Dear Ms. Rose,

My wife and I are residents in the Village at Ironwood. We have reviewed the Draft EIR and we attended an excellent meeting at the Village with Jack Balch and Vivek Moran regarding specifics of the Arroyo Lago Residential Project.

We are writing to convey our full support for the Arroyo Lago Residential Project.

While there are a handful of Village of Ironwood residents who are afraid of change, please be assured that they by no means represent the views of the residents of the Village of Ironwood.

Please let us know if we can assist further.

Sincerely,

Mr. Bruce A. Simonsen

Dr. Elizabeth H. Simonsen

3540 Felton Terrace

The Village at Ironwood

Pleasanton 94566

CC:

Karla Brown, Pleasanton mayor, kbrown@cityofpleasantonca.gov

Gerry Beaudin, Pleasanton City Manager, gbeaudin@cityofpleasantonca.gov
Ellen Clark, Pleasanton Dir. of Community Dev., eclark@cityofpleasantonca.gov
Jack Balch, Pleasanton Vice mayor, Jbalch@cityofpleasantonca.gov
Vivek Mohan, Pleasanton Planning Commission, vivek@freemontpartners.com,

Dr. Elizabeth Simonsen

[Sent from iPad](#)

Laura Campion

Subject: RE: Arroyo Lago

From: brussman@comcast.net <brussman@comcast.net>

Sent: Wednesday, May 31, 2023 8:50 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bos.district1@acgov.org; bos.district4@acgov.org; BOS District 3 <BOS.District3@acgov.org>; kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago

June 1, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bos.district1@acgov.org)
Supervisor Nate Miley (bos.district4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

Dear Aubrey,

Enclosed is a letter denoting many concerns of Village at Ironwood residents regarding the Arroyo Lago Project proposed for Alameda County, just east of our Pleasanton 55+ Senior Community.

As you study the application for this project, we hope you will consider the following issues that the Village at Ironwood residents believe could negatively affect the way of life of our community.

First, and most importantly, we suggest that the project application should be considered in the context of the growth and development of the entire east side of Pleasanton. As it stands, this proposed 194 home development creates many questions of how it will fit with the expected development and growth of the East Side. There are many open, crucial issues facing the East Side planning process. These include roads, utilities (water, wastewater, storm drainage) as well as public services (police, fire, schools, etc.).

Specifically, regarding the project, we believe your review and the EIR need to address these particular issues:

- a. Routine Traffic – The EIR should identify the impact of increased traffic on Pleasanton streets and the Level of Service at city intersections, among many others, Busch Road at Valley Avenue, Valley Avenue at Santa Rita Road, Santa Rita Road at Stoneridge Drive, and Valley Avenue at Stanley Boulevard / Bernal Avenue. The addition of just these 195 homes will likely increase the traffic using Busch Road, to enter and exit from existing neighborhoods, by approximately 50%. This does not include possible

traffic generated by vehicles traveling to and from commercial buildings that can be built on properties, zoned commercial, that Amazon has decided not to build.

- b. Emergency Traffic – There are currently 420 residential units and several businesses whose only exit in an emergency is Busch Road. A major fire or an airplane crash from the increasingly-used, nearby Livermore airport is a concern now. The addition of 195 more residences whose only exit is Busch Road makes the current problem potentially much more dangerous.
- c. Construction - Access to the proposed Arroyo Lago project site is from Busch Road. The EIR should evaluate the impact of construction activity surrounding Ironwood neighborhoods, on the Pleasanton Operations Service Center, on access to and from the Pleasanton Recycling Center by Pleasanton residents, and the effect on other businesses that currently rely on Busch Road.
- d. Police and Fire Response time – The EIR should address the need to provide police, fire and emergency services to the new development and any possible negative effect on the Village of Ironwood and the adjacent senior community of the Gardens at Ironwood.
- e. Environment -The EIR should address the findings of each of the organizations which study seasonal wildlife and habitats, among which are the US and California Departments of Fish and Game, Sierra Club, and the East Bay Regional Parks District.

The EIR should also evaluate the effect of the increased traffic and homes on the newly renovated and adjacent Iron Horse Trail which runs across Busch Road to Stanley/Bernal/Valley.

- f. Sewage - The EIR should address the impact of any possible odors and discharge from the proposed new sewage plant serving the needs of the Arroyo Lago Development.
- g. Neighboring communities – The EIR should address the impact of the proposed development on the Village at Ironwood, including the current Village at Ironwood view shed.
- h. Water - The City of Pleasanton is currently attempting to address the amount of PFAS “Forever Chemicals” found in its water wells. Any wells drilled for Arroyo Lago will be accessing the same aquifer that supplies Pleasanton. The most contaminated of the three Pleasanton wells is Well #8, located at Pleasanton’s Operations Center at 3333 Busch Road, which is adjacent to the Arroyo Lago proposed site. Given the proximity of Well #8 and any future Arroyo Lago well(s), it could be expected that Arroyo Lago will also have a problem with PFAS. In addition, any withdrawals from the PFAS-contaminated aquifer will affect the movement of the PFAS plume within the aquifer, directly affecting Pleasanton’s water supply.

Second, the review should include the effect of the new project on existing neighborhoods, Meridian at Ironwood, the Gardens at Ironwood, Ironwood Classics, and The Village at Ironwood.

Specifically, the EIR needs to address the following:

- a. Solar Systems - Every home in The Village at Ironwood was built with rooftop solar panels. The current site development drawings for Arroyo Lago indicate that some of the proposed single-family homes, approximately 26 to 30 feet in height, may block the sunlight from reaching the Village’s solar panels. (The proposed homes may require much larger setbacks from the east wall of the Village at Ironwood}.

- b. Grading – The EIR needs to address the issue of grading next to the Village at Ironwood eastern wall. The recent storms resulted in flooding of several backyards of houses on Chatham Street with water pouring into the Village under the wall.

In addition, given that the current Arroyo Lago topography appears to indicate grading anywhere from 1 to 6 feet above the ground level of the Village at Ironwood, and that houses are to be built to a height of 26 to 30 feet, this could create possible 32- to 36-foot-high structures overlooking The Village at Ironwood homeowners' backyards. Couple this height with the proximity of the new houses to the wall, - only 5 feet from the wall to the Arroyo Lago Covered Outdoor Patios – and the effect on current Village homes could be disturbing.

For example, most Village backyards against the wall are approximately 10 feet deep; thus, backyard vegetation may not receive enough sunlight to survive. In addition, it is very possible that light would be greatly reduced in Village living rooms, kitchens and bedrooms, all of which are located on the eastern ends of the homes, adjacent to the proposed wall.

- c. Impact on Surrounding Communities – The EIR should address the impacts of construction on all adjacent properties with respect to dust, noise, and any soil disturbance that could affect the existing properties.

Third, the Project needs to address the effect on existing buildings and uses along Busch Road, specifically,

- a. Operations Service Center-The Service Center is an active City complex, used for police gun practice, fire department exercises, holding pens for bark and other landscape materials for Pleasanton parks, as well as for water billing operations. The EIR should assess the effect of gun noise and fire department activities on new housing development.
- b. Pleasanton Garbage Company/ Recycling Center - There is ongoing garbage truck traffic throughout the day, coming and going to the recycling center. The addition of 200+ homes in this limited space on Busch Road will have an effect on the movement of traffic along this road that provides the only entry into three of the four Ironwood properties.

We appreciate the opportunity to submit our concerns regarding this project and ask you to keep us apprised as the process proceeds.

Sincerely, for the Village at Ironwood,

Kip Anderson
1546 Chatham Place
Pleasanton, CA 94566

Gail McDonald
1528 Chatham Place
Pleasanton, CA 94566

Cc: The City of Pleasanton:

Mayor Karla Brown and City Council: kbrown@cityofpleasantonca.gov
City Manager Gerry Beaudin: gbeaudin@cityofpleasantonca.gov

Director of City Development Ellen Clark: eclark@cityofpleasantonca.gov
Planning Commissioner Vivek Mohan; vivek@fremontpartners.com

Laura Campion

Subject: RE: development on the east side

From: Kip Anderson <kipellen@gmail.com>

Sent: Thursday, June 1, 2023 8:02 PM

To: kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; eclark@cityofpleassantonca.gov; Jbalch@cityofpleasantonca.gov; vivek@freemontpartners.com; Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; BOS District 4 <bosdist4@acgov.org>; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>

Subject: development on the east side

As a resident of the Village at Ironwood, I am very concerned about several items related to the proposed Arroyo Lago project to be built immediately behind our back wall.

First, I am distressed that we no longer have a coordinated Eastside plan that lays out exactly what will be built, when and how, with the cooperation of the City of Pleasanton and the County of Alameda. Any project done on its own raises the "slippery slope" concept and allows for piecemeal development with no coherent plan.

Water, especially the contamination of a couple of our wells with PFAS, continues to be a major concern. Since any use of wells can cause the plume to move, we must make sure the water issues for the new development are well-studied and a plan is in place to make sure water provided will be safe and that use of water in neighboring communities is not affected by what happens in the new development. Sewage treatment and water treatment are also items that need more study.

Because our house is located a mere ten feet from our back wall, the new development with houses up to 32 feet, already on land that is graded 4 feet higher than our backyards, and only five feet away, will mean the loss of light and fresh air for our living spaces and especially our backyards and plantings. It will feel dark, dank and unpleasant, and people will basically be in our backyards with us.

During the floods from the open area behind us last year, we were promised the land would be regraded so as not to reoccur. To our knowledge, there is nothing in the plan that addresses re-grading and we don't want flooding to occur again.

In addition, buildings that high could interfere with our solar panels which are all on the first floor of our houses. Large enough setbacks (and there are policies in place that govern this building), should be enforced.

One story houses backing up to our lots should be built, with two story houses further out in the development, where their construction will not affect solar panels, light or circulation of air. Our houses already suffer from limited light because of the style of construction and the main source of light is at the east end, where the project is proposed.

There seems to be no plan in place to mitigate traffic. 432 dwellings now all must enter and exit through Ironwood, Busch and Valley. Adding another 200 houses with no new roads or ingress/egress in place, is a plan for disaster. In addition, if you add in the proposed 1400 houses facing Busch and Valley, it is clear El Charro and Boulder need to be built out completely and other roads developed to allow for safe and smooth traffic patterns.

Thank you,

Kip Anderson
1546 Chatham Place

Pleasanton, Ca 94566

Laura Campion

Subject: RE: Arroyo Lago Residential Project (NO COMPREHENSIVE INTEGRATED PLANNING)

From: Ted Fong <tefong@comcast.net>

Sent: Thursday, June 1, 2023 5:46 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bos.district1@acgov.org; bos.district4@acgov.org; BOS District 3 <BOS.District3@acgov.org>; kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; Contact@letsmakeCAWork.com; 'Harriet Fong' <tfongo@aol.com>

Subject: Arroyo Lago Residential Project (NO COMPREHENSIVE INTEGRATED PLANNING)

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Dear Aubrey,

- I am addressing this to you for the County and cc'ing Pleasanton because my comments apply to both.
- Ever since the East Pleasanton development plan was abandoned by the City, there has been a lack of comprehensive and coordinated planning of the East Pleasanton area.
- A disjointed piecemeal approach has replaced it. Arroyo Lago ("AL") is only one of many anticipated future projects. Although it is located on unincorporated Alameda County Land, it is a perfect example of this disjointed effort.
- No one from the City has taken the responsibility for the development to meet the longer term vision of the City.
- It is not apparent that the County has a long term plan either, but is just allowing AL to meet the minimum regulations and legal requirements of California.
- The AL development, while it may pass regulatory review, fails to address key issues related to the City and County, before allowing the development to start. This includes providing a long term plan to accommodate the anticipated growth of the area for 1) clean water and capacity, 2) adequate road infrastructure to handle increased traffic, and 3) most importantly, protection of the safety, health and welfare of citizens by providing adequate access for vital services such as fire and police. The AL priorities and timing are reversed.
- When I look at the City website, I am pleased to live in a city that has a government and administrative management structure that takes a comprehensive short to long term approach to development. But in practice, where is the Strategic Plan? I did not see one at the library open house on May 20th. Where is the integrated plan for the East side that considers the infrastructure ramifications for all Pleasanton residents? There is none.
- If there is even a slight possibility the County land may be annexed to Pleasanton because of the long term mutual benefits, why are the County and City not planning with the same long term vision so annexation can go smoothly if it were to happen?

- What I see happening on the East side is the setting up of precedents that creates a slippery slope for other projects to get approved on a piecemeal basis. Not being a part of a strategic plan and vision only hastens the City's decline from where it has already dropped in the recent four years. Is this the type of downward momentum the City Council and Management want to establish? As a citizen, I do not want to see this downward trend continue.

Recommendations:

- Because AL is on the border of Pleasanton, both the County and the City should develop the project as if it were part of Pleasanton with the concept that future annexation may be beneficial.
- Since the County has "local control" of AL, and Pleasanton has taken a "hands off" approach because it has no jurisdiction, this is a perfect example of why the City and County should reconsider whether the concept of local control to protect from State mandates, versus reasonable common sense cooperation between jurisdictions, is more reasonable and beneficial. There has to be a balance so the individual and common objectives of jurisdictions can be met.
- I ask the City and the County to cooperate and do their best to adhere to the vision and principles stated on the City website. Pleasanton has significant influence and benefits to offer to the AL development and County that should make this cooperation possible.
- Resurrect an East side plan type of approach and do the reevaluation and comprehensive planning in advance of the start of AL or any other East side developments.

I very much appreciate your consideration. Thank you.

Sincerely,
 Ted Fong
 Resident
 The Village at Ironwood
 1344 Chatham Court
 Pleasanton, CA 94566
 Cell: (510) 396-7442

Cc County:

Supervisor David Haubert (bos.district1@acgov.org);
 Supervisor Nate Miley (bos.district4@acgov.org);
 Supervisor Lena Tam (bos.district3@acgov.org)

Cc City:

Mayor Karla Brown and City Council: kbrown@cityofpleasantonca.gov
 City Manager Gerry Beaudin: gbeaudin@cityofpleasantonca.gov
 Director of Community Development Ellen Clark: eclark@cityofpleasantonca.gov
 Vivek Mohan, Pleasanton Planning Commission: Contact@letsmakeCAWork.com

Laura Campion

Subject: RE: Arroyo Lago Development

From: Sharon Sacks <sackssharon2@gmail.com>

Sent: Thursday, June 1, 2023 3:44 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bos.district1@acgov.org; bos.district14@acgov.org; kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; BOS District 3 <BOS.District3@acgov.org>; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Development

Dear Aubrey:

Thank you for taking the time to read my letter. I am gravely concerned about the proposed home development being considered. Construction of 190 homes would impact traffic flow off of Bush Road and Valley. Other concerns include:

1. The project as proposed eliminates a Zone 7 easement just east of the eastern wall of the Village at Ironwood. This would impact water use and needs further study.
2. The easement road is used and available to Pleasanton/Livermore Police and Fire Departments and the Alameda County Sheriff Department when emergencies or safety issues arise.
3. These are health and safety issues that must be addressed. In addition, the impact of building 190 homes will increase traffic on Bush road and Valley Avenue. The developer need to consider building a through-way off of El Charro to prevent increased traffic flow.

Again, thank you for considering these issues before any approvals are made.

Kind Regards,
Sharon Z. Sacks

--

Sharon Z. Sacks, Ph.D.
(925) 200-6397

Laura Campion

Subject: RE: Arroyo Lago Master Plan

From: ALAN HANSEN <alanhansen@comcast.net>

Sent: Thursday, June 1, 2023 11:13 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: jbalch@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; kbrown@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; vivek@freemontpartners.com; brussman@comcast.net

Subject: Arroyo Lago Master Plan

Dear Mr. Rose,

As a resident of the Village at Ironwood, my family's health and welfare will be directly impacted by the proposed Arroyo Lago project.

I strongly urge you to take into consideration the larger context of development of the areas south of Busch Road and east of the proposed Arroyo Lago, which may involve nearly 2000 additional residences. To do so rationally, a master plan for development of the larger contiguous areas should be drafted. Otherwise, if done piecemeal, the full impact of these additions on water resources, sewage, traffic, fire department and policing needs, recreational and park facilities, school requirements, air quality, noise, accessibility, and aesthetics cannot reasonably be projected.

I realize that this may require close coordination between the responsible parties in the County and the City Of Pleasanton.

Respectfully,

D Alan Hansen, PhD

1028 Bradford Court
Pleasanton, CA 94566
925-223-8500
925-520-5236 (cell)

Laura Campion

Subject: RE: Agricultural A-1 zone for Arroyo Lago

From: Scott Anderson <scotta321@gmail.com>

Sent: Thursday, June 1, 2023 9:43 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: kbrown@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; Jbalch@cityofpleasantonca.gov; vivek@freemontpartners.com

Subject: Agricultural A-1 zone for Arroyo Lago

Mr. Rose:

As a home owner adjacent to the development I am very concerned that there will be a two story building 5 feet from my back fence that starts 4 feet higher than my backyard. It will block all sun into my yard in the morning, perhaps it will cut off sun to my solar cells. The back yard already in the shade in the afternoon. The residents of the new building will be permanent guests in my patio, being only 5 feet away and situated over my fence. During the rain storms the owner of the property said they would look at regrading because of the water run off into my backyard. That does not appear to be in the plan.

The current plan for development of the parcel is not consistent with the A-1 zone designation. The January 19 tentative map states that prior to development parcel A must be rezoned to medium density residential land use. When does that happen? Will we have any input?

The plan is also not compliant with R-1 requirements:

Front Yard – 20'; Rear Yard – 20'; Side Yards - 5' plus 1' for each full 10' of Median lot width over 50' (maximum required – 10'); Street Side Yards – 10'. These may be modified by a “-B” Combining District.

Can we have input into ensuring they are compliant with R-1? Or regrading?

Thanks for your attention to these questions, which have become very important and personal to us because of this proposed two story building 5 feet from my back fence.

Regards,

Scott and kip Anderson
1546 Chatham Pl
Pleasanton, CA 94566
415-269-0366

June 2, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project EIR SCOPING

Dear Aubrey,

- The Project as proposed eliminates a Zone 7 easement road just east of the eastern wall of the Village at Ironwood.
- The easement road is also available to the Pleasanton-Livermore Fire Department and the Alameda County Sheriff and Pleasanton Police Department.
- Please study the effects on health and safety and ability of police and fire to address emergencies in the rear yards of homes in Village at Ironwood and Arroyo Lago likely resulting from the proposed Project.

With regards,

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
Cell: 925 200 8579

Cc:
Citycouncil@cityofpleasantonca.gov
gbeaudin@cityofpleasantonca.gov
eclark@cityofpleasantonca.gov

June 2, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project EIR SCOPING

Dear Aubrey,

- Soil import to the project site was performed from 11/12 to 11/20, 2018 from the Danville Riverwalk Source Area, and from 6/17 to 7/8, 2019 from the Sobrante Sunnyvale Source Area.
- A total of 3,058 truckloads imported 33,078 cubic yards of soil to the site according to the developer USL Pleasanton Lakes, L.P.
- On March 5, 2019 Alameda County Department of Environmental Health approved a plan by Haley & Aldrich, Inc. to evaluate importing soil from the Sobrante Sunnyvale Source Area.
- The evaluation was centered on one pesticide, dieldrin, requiring a non-detect result. In addition a 95% Upper Confidence Level was required for three metals detected, arsenic, cadmium and chromium.
- On July 23, 2019 the Alameda County Supervisors approved a Soil Import Ordinance.
- Please evaluate the soil to a depth of six feet on the project site with respect to Alameda County's Soil Import Ordinance.
- Please complete a current seismic and geotechnical analysis of the project site.

With regards,

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
Cell: 925 200 8579

Cc:
Citycouncil@cityofpleasantonca.gov
gbeaudin@cityofpleasantonca.gov
eclark@cityofpleasantonca.gov

June 2, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project EIR SCOPING

Dear Aubrey,

- The Notice of Preparation and Notice of Public Scoping Meeting dated May 12, 2023 prepared by First Carbon Solutions, failed to list **Zone 7** as a Required Ministerial Approval.
- **Zone 7** is the state mandated ground water manager for the Tri Valley area.
- As ground water manager **Zone 7** has been tracking the plume of “forever chemicals” most notably **PFOS**.
- Given Pleasanton has had to close three of its wells due to PFOS, and **Zone 7** has currently closed its Stoneridge well in Pleasanton, **Zone 7** should weigh in on whether there is sufficient clean water to support all the homes and accessory dwelling units planned for Arroyo Lago.
- Whether the developer intends to supply water from a new well or an existing, unused well, **Zone 7** should weigh in on potential impact for migration of the “forever chemicals” plume beyond its current location.
- Please study the effects on PFOS plume navigation likely resulting from the proposed Project.

With regards,

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
Cell: 925 200 8579

Cc:
Citycouncil@cityofpleasantonca.gov
gbeaudin@cityofpleasantonca.gov
eclark@cityofpleasantonca.gov

June 2, 202

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubry.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project– EIR SCOPING - **Residential Design Concerns**

Dear Aubrey:

The subject property designation as a ZONE A (Agricultural) district is confusing and inadequate.

- According to the County's **East County** Area Plan (ECAP), the project site's land use designation is Medium Density **Residential** (MDR).
- The "**West Alameda County** Development Standards for **Residential** Projects" seems more appropriate for well-planned Residential Housing developments Standards.
- Re-Zoning to R1 should be considered for this and other potential future developments to the East of Arroyo Lago, for example.
- The Applicant has independently proposed its own minimal development guidelines, not entirely consistent with more appropriate **West County Residential** standards.
- The Zone-7 access road along the East wall of the Village at Ironwood is to be removed and substituted by a contiguous housing row with minimal Rear Yard.

It is therefore requested that West Alameda County standards be adopted and that the Zone 7 access road be retained and improved for use by Pleasanton – Livermore emergency police, fire, and other emergency services.

Thank you for your consideration.

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA, 94566
Cell: 408 242 1920

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

Laura Campion

Subject: RE: Arroyo Largo

From: Basanta Mitra <mitramitra@sbcglobal.net>

Sent: Friday, June 2, 2023 12:04 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Fw: Arroyo Largo

June 2, 2023

Aubrey Rose, AICP, Planner III

Alameda County Community Development Agency Planning Department

224 West Winton Avenue, Room 111

Hayward, CA 94544

Phone: 510-670—5322

Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bos.dist1@acgov.org)

Supervisor Nate Miley (bos.dist4@acgov.org)

Supervisor Lena Tam (Bos.District3@acgov.org)

Dear Aubrey,

- I live in the Village at Ironwood in Pleasanton. My house lies next to the eastern wall of the complex.
- Arroyo Lago has developed a project that will lie on the other side of the wall.
- Three years ago, Steelwave, the land owner, regraded the land on the other side of the wall, presumably to ensure all run off water would flow east, away from the wall.

- The opposite happened. My backyard was barely saved from disaster from water pouring under the wall during this winter's rains. Steelwave erred egregiously.

The EIR should review the grading issue, studying the run-off problem.

The County should ask Arroyo Lago to not promise, but demonstrate and guarantee as part of a Conditional use, that the grading will insure eastbound run off away from the wall.

Thank you,

B.K.Mitra

1498 Chatham Place

Pleasanton, CA 94566

Cc: Mayor Karla Brown and City Council: kbrown@cityofpleasantonca.gov

City Manager Gerry Beaudin: gbeaudin@cityofpleasantonca.gov

Director of City Development Ellen Clark: eclark@cityofpleasantonca.gov

Planning Commissioner Vivek Mohan; vivek@fremontpartners.com

Dennis Romatz

1564 Chatham Place,
Pleasanton, CA 94566
925-223-8682
dennisromatz5@gmail.com

June 2, 2023

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

Re: Arroyo Lago Project

Dear Aubrey Rose,

In response to our Arroyo Lago meeting on May 31, 2023, I am sending you my concerns:

- There has not been any documentation in the **EIA on Solar Easements** for this project. **California Civil Code - CIV, Chapter 3, Servitudes 8.1 to 8.3** documents the requirements for new construction. Basically, existing solar panels are not to be blocked from the sun due to new construction. According to the limited information for the Arroyo Lago project, Solar Easement requirements will be violated.
- **Solar Easements** will need be adjusted due to Arroyo Lago regrading the land 4 feet higher. The Village of Ironwood residents living next to the east wall will be looking at an 11 foot tall fence. This taller fence will reduce the sun from getting into our backyards.

My suggestion is to lower the grading back down 4 feet for the first row of houses to be built along the east wall. Then retain the higher grading for the next row of houses going further east.

Sincerely yours,

Dennis Romatz

Laura Campion

Subject: RE: Arroyo Lago Residential Project

From: John McDonald <jmcdonald94588@gmail.com>

Sent: Saturday, June 3, 2023 2:14 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bos.district1@acgov.org; bos.district4@acgov.org; BOS District 3 <BOS.District3@acgov.org>

Subject: Arroyo Lago Residential Project

Aubrey Rose, AICP, Planner III

Alameda County Community Development Agency Planning Department

224 West Winton Avenue, Room 111

Hayward, CA 945

CC: Supervisor David Haubert (bos.district1@acgov.org)

Supervisor Nate Miley (bos.district4@acgov.org)

Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project

Dear Aubrey,

1. 2 story homes shown on the proposed plan are located to back up to the rear wall defining the homes within the Village at Ironwood. This would create two problems for the Village:

- 1.1 Due to a grading change that occurred on this proposed land which elevated that land approximately 4-6 ft. those new

2 story homes would be looking directly into my backyard.

1.2 Those 2 story homes would also block the morning sun that is essential to our roof top solar systems.

2. The elevation change has already created flooding problems at the Village. On 1/1/2023 several homes bordering that wall suffered Severe flooding due to run off from that property. The fire department responded by providing sand bags and assisting with water removal. Steel Wave the owners of that property also responded with help to The homeowners that were directly affected.
3. Lastly, the residents of the Village feel very strongly that no building should be permitted without a master plan to include all access roads including El Charro Road and Busch Road.

Sincerely,

John McDonald

1528 Chatham Rd.

Pleasanton, CA 94566

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Laura Campion

Subject: RE: Arroyo Lago Residential Project

From: ngwilsonx4@gmail.com <ngwilsonx4@gmail.com>
Sent: Saturday, June 3, 2023 12:24 PM
To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Cc: citycouncil@cityofpleasantonca.gov; bos.dist1@acgov.org
Subject: Arroyo Lago Residential Project

Dear Aubrey,

Thank you for soliciting comments on the proposed Arroyo Lago Residential Project.

1. Traffic flow: 1,400-1,600 new homes are planned for the corner of Bush and Valley Ave. Bush is already a very busy street leading into Valley Ave. This project will exasperate the problem making it difficult for current residents to access Bush.

*** I support connecting this new development to El Charro***

2. Future development: This project sits on a small portion of the county property. One can only assume additional dwellings will be built on some or all of the property.

*** I support creating a master plan BEFORE approving this new development ***

Thank you for listening.

Noël Wilson
Resident of The Village at Ironwood
1193 Bradford Way
Pleasanton, Ca 94566
925 789-7697

June 4, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322
Email: Aubrey.rose@acgov.org

cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (Bosdistrict3@acgov.org)

Dear Aubrey,

Regarding the Arroyo Lago Plan in East Alameda County:

- The Plan submission states that the total plan is for 194 homes just East of the Village at Ironwood.
- The company owns land east of the that site, up to and beyond El Charro Road.
- It is an easy assumption to make that if all 194 homes of the project are built and sold, the company will propose additional projects for additional homes.
- There is only one entrance and exit, through Busch Road, to all houses in Ironwood and to the proposed Arroyo Lago project.

Alameda County should require and analyze a Master Plan from Arroyo Lago that includes a study of 1.) traffic, - access and egress alternatives, including the effect of the extension of El Charro, and 2.) safety concerns, - ease of access for fire and police, - before approving this 194-home project. If it does approve the project, it should consider a Condition of Use that road infrastructure, including the building of El Charro, be included in any subsequent proposal by this company or any subsequent owner.

Thank you for your attention.

Sincerely,

Robert E. Russman
3648 Bingham Court
Pleasanton, CA 94566
brussman@comcast.net

cc: Mayor Karla Brown (citycouncil@cityofpleasantonca.gov)
City Manager Gerry Beaudin (gbeaudin@cityofpleasantonca.gov)
Director of Community Development Ellen Clark (eclark@cityofpleasantonca.gov)

Laura Campion

Subject: RE: Arroyo Lago Development Plans

From: John Ghinazzi <jmghinazzi@gmail.com>

Sent: Sunday, June 4, 2023 5:20 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; bosidst4@acgov.org; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Development Plans

We are writing to add our thoughts to the review process for the Arroyo Lago development currently in review by the county commission. The property under consideration is adjacent to the community we are living in and while we believe this property is a good candidate for development there are issues we believe must be addressed as part of the review.

1. This is only a small part of the total property available in the Busch Road area and it is likely the remaining property will be eventually developed. We would like to see a master plan coordinated by the county and city of Pleasanton for the area.
2. Among other issues this plan should address
 - Traffic patterns and impact
 - Fire and Safety access (Currently there is only one way in or out).
 - An extension of El Charro road
 - Public services to be provided such as sewer and water.

Thank you for the opportunity to provide input.

John and Carol Ghinazzi
3318 Newport Street
Pleasanton, Ca 94566
925.437.4945

Laura Campion

Subject: RE: Arroyo Lago Residential Project (SUGGESTIONS FOR MINIMIZING ENCROACHMENT OF THE VILLAGE)

From: Ted Fong <tefong@comcast.net>

Sent: Monday, June 5, 2023 12:33 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: BOS District 4 <bosdist4@acgov.org>; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; Vivek Mohan <Contact@letsmakeCAWork.com>; 'Harriet Fong' <tfongo@aol.com>

Subject: Arroyo Lago Residential Project (SUGGESTIONS FOR MINIMIZING ENCROACHMENT OF THE VILLAGE)

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Dear Aubrey,

- I have already written an earlier letter about the Arroyo Lago development and the need for a master planning approach, close cooperation with the City of Pleasanton, and the need to address current and future infrastructure needs.
- When we moved to The Village, a 55+ community for older residents, we understood that certain governmental regulations must be met and maintained in order to remain a qualified 55+ community. While geared for active living, the community has generally been very quiet, private, and has an exceptional quality of life for its residents.
- Since I live on the east wall, I realize how Arroyo Lago will disrupt all of our east wall resident's privacy, quiet enjoyment and quality of life that our 55+ community was designed to provide. Our backyards are already small because of the ten foot set back of our houses being on small lots. Arroyo Lago with two story buildings planned with a ten foot setback are the only houses in our area this close with a second story overlooking our backyards and houses.
- There are no other subdivisions surrounding us with such close ten foot proximity with two-story buildings. The other two-story houses around us are further away because they are on larger lots.
- Ironically, the design of The Village houses provides more privacy to Arroyo Lago houses than the opposite. We have five out of 27 houses that are two-story on the east wall. The rest are single story. Yet, all 27 Village houses do not encroach on the privacy of any Arroyo Lago house. By design, our five two-story houses do not rise up to the second story until approximately fifty feet away from the east wall. From Arroyo Lago resident's perspective, the Village houses will all appear to be single story and do not overlook or invade the privacy of their backyards and houses.
- By contrast, all 34 of the Arroyo Lago houses will have their second stories be setback no less than 10 feet from the east wall and will encroach the privacy of every backyard and house.

Recommendations:

- We ask the County and City to require the developer to address this encroachment on our 55+ community.
- Two suggestions include: 1) requiring a much larger setback for the houses on the east wall with a minimum of 20 to 30 feet similar to houses on larger than 5,000 square feet lots, or 2) require all the houses on the east wall be single story as all Village houses would appear to be for the Arroyo Lago development.
- We realize that any builder wants to maximize land utilization and profits. If however, the City of Pleasanton would plan to annex Arroyo Lago and the developer knows this, the benefit and prestige of being part of Pleasanton may enhance the overall value of Arroyo Lago houses and allow the builder to command a higher prices. This would likely optimize overall profits, even with a mix of single story houses being on the east wall.

Thank you for your consideration.

Sincerely,
Ted Fong
Resident
The Village at Ironwood
1344 Chatham Court
Pleasanton, CA 94566
Cell: (510) 396-7442

Laura Campion

Subject: RE: Arroyo Lago Project

From: Doug and Sandy Schiel <schiels@comcast.net>

Sent: Monday, June 5, 2023 3:56 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bosdist11@acgov.org; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov

Subject: Arroyo Lago Project

STORMWATER DRAINAGE - - Flooding of eastern Village of Ironwood homes bordering Arroyo Lago Project

- Heavy flooding (4 inch depth) occurred under the boundary wall and into the rear yards of several Village of Ironwood homes due to the higher elevation of Arroyo Lago property in January 2023. Sand bags were utilized to protect homes.

- Arroyo Lago plan is to build a 6 ft retaining wall nestled against the current Village 6.5 ft wall with a "Good Neighbor" fence on top. It appears that the ground level of the Arroyo Lago property will be that of the retaining wall - i.e. 6 ft higher than the rear yards of the Ironwood homes. This will have a negative impact on the whole project.

- The combined height of the retaining wall and "Good Neighbor" fence would approach 12 ft. This would impact privacy and leave very little time for sun to shine in our 10-15 foot deep yards and on our solar systems. This is not being a good neighbor.

- Arroyo Lago property needs to be returned to its original elevation in order to solve the storm drainage problem and share the existing border wall to avoid having new Arroyo Lago building pads at the 6 ft retaining wall elevation.

- Alameda County needs to review the E.I.R. and assure The Village of Ironwood H.O.A. that stormwater drainage from Arroyo Lago will be mitigated.

Thanks for your attention.

from Doug Schiel, resident Village of Ironwood
1380 Chatham Ct.
Pleasanton, CA 94566
925-872-6009 (cell)

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

cc: Supervisor David Haubert

Supervisor Nate Miley

Supervisor Lena Tam

Pleasanton Mayor Karla Brown (and City Council Members)

June 5, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project EIR SCOPING

Dear Aubrey,

- Alameda County has development standards for unincorporated property zoned medium density residential (MDR) in west county.
- Development standards do not exist for similarly zoned property in east county.
- A Master Plan should exist for the east county particularly assuming the developer would likely apply for similar development east of the planned Arroyo Lago Project.
- The Village at Ironwood just west of the planned Arroyo Lago Project is a 55+ community with HOA and City of Pleasanton enforced requirements regarding noise and lighting.
- Please evaluate the Arroyo Lago project assuming the development standards for MDR zoned unincorporated property in west county apply.

With regards,

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
Cell: 925 200 8579

Cc:
Citycouncil@cityofpleasantonca.gov
gbeaudin@cityofpleasantonca.gov
eclark@cityofpleasantonca.gov

June 5, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project– EIR SCOPING– **Public Health and Safety Concerns**

The proposed project raises several serious concerns:

- Water Quality: Pleasanton has stopped use of its Well 8 (which is near to the proposed development) because of a high PFAS contamination. A new well, if on the proposed site, could potentially move the contaminant plume and affect existing wells. The proposed sewage treatment facility nearby could also contaminate our water / air.
- Land Fill Testing: Testing of the imported land fill for contaminants in the subject site needs to be performed prior to Project approval. Such fill may have been imported from other location in the past, or would be added for grading in the proposed site.
- Retaining the Zone 7 Access Road along the East Wall of the Village at Ironwood would provide additional and immediate emergency vehicle access. The Arroyo Lago Project western boundary would move Eastward with additional needed separation from the Village of Ironwood East Wall.
- Emergency Vehicle Access should be improved: Extension of El Charro Rd to Busch Road may be needed for access to this site and potential additional future site developments to the East of Arroyo Lago.
- Traffic congestion caused by this and other developments along Busch Road will create intolerable slow emergency ingress / egress without the access roads noted above.

Thank you for your attention to these concerns.

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

Laura Campion

Subject: RE: Arroyo Lago Residential Project proposal

From: Mimi Basu <mbasu4@comcast.net>

Sent: Monday, June 5, 2023 3:21 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: BOS District 3 <BOS.District3@acgov.org>; BOS District 4 <bosdist4@acgov.org>; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Residential Project proposal

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Ref: Arroyo Lago Residential Project proposal

Dear Mr. Rose

I'm a resident of the Village at Ironwood 55-plus community with a property directly adjacent to the wall that separates our community and the proposed Arroyo Lago project. The developer's plans have a very direct impact on me and my neighbors, which I trust will be given due consideration in the Environmental Impact Study.

The Developer's proposal appears to have little regard for air, light, and privacy impacts on those of us on the other side of the wall. Specifically:

- The setbacks are proposed at 5ft from wall to covered patio and 8ft to living space. Since the Village houses have a 10ft setback, the new houses would be just 15 to 18 ft apart.
- The new development will have 2 story houses exclusively on very small (4000 sq. ft) lots, which given that our houses are all single story, would encroach on our light, air, and privacy.
- The wall that separates the two developments is just 6.5ft on the Village side and about 4.5ft on the side of the new development. Therefore, these new houses would further impose on existing residents without significant re-grading.
- The Village being a senior community, is relatively safe of noise and vandalism. These dynamics are surely going to change with the new community and the proximity.

I recognize the need to develop these underutilized open spaces, given our housing shortage. I trust however, the Planning Department will strive to ensure Developers are more considerate of the quality of life in the neighborhoods they impact.

Sincerely,

Mimi Basu
1516 Chatham Pl
Pleasanton, CA 94566
Mbasu4@comcast.net
(510)589-4839

cc: David Haubert, Supervisor District 1
Nate Miley, Supervisor District 4
Lena Tam, Supervisor District 3
Mayor Karla Brown and Pleasanton City Council
Gerry Beaudin, City Manager
Ellen Clark, Director of Community Development

Laura Campion

Subject: RE: Arroyo Lago

From: John Wilson <wilsonjnn@comcast.net>
Sent: Monday, June 5, 2023 2:45 PM
To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>
Subject: Arroyo Lago

Dear Mr. Rose: I am a resident of the Village at Ironwood in Pleasanton, in close proximity to the proposed Arroyo Lago development. I have many concerns regarding that project, but these are the most important:

1. Traffic: Most of the 194 homeowners will have 2 cars, and perhaps a third because of the ADUs. Traffic on Valley Avenue will be severely impacted if Busch Road or an extended Boulder Street provide access to the new neighborhood. Also, if Busch Road will be used for the project, consider that new traffic in conjunction with the many existing garbage trucks from the transfer station. That extra traffic will affect egress from our neighborhood as well as access by emergency services.
2. Odor: The project includes a sewer treatment plant. When easterly winds blow, our quality of life will be affected when we smell that plant.

Thank you for considering my concerns.

John Wilson
wilsonjnn@comcast.net

Sent from my iPad

Laura Campion

Subject: RE: Arroyo Lago development

From: Doug and Sandy Schiel <schiels@comcast.net>

Sent: Tuesday, June 6, 2023 9:49 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: bosdist11@acgov.org; BOS District 4 <bosdist4@acgov.org>; citycouncil@cityofpleasantonca.gov

Subject: Arroyo Lago development

Dear Mr Rose

We are residents of the Village at Ironwood directly adjacent to the wall that will separate us and the development. Our yard was one of those flooded during the heavy January rains. It appears to us this was caused by the grading and increased fill dirt. It was temporarily mitigated by digging a trench and installing a temporary pump.

The Developers proposal appears to have little regard to the problem of increased fill and how this impacts us as to light, air and privacy. The setbacks and two story homes that they are proposing do not fit with our one story homes. They are proposing a retaining wall adjacent to our 6 foot wall with a wood good neighbor fence on top of that for a total approximately 12 feet on our side. Building a two story home just 5 feet from this new wall configuration will leave no light and privacy for our homes and yards.

We think this project should be annexed to the City of Pleasanton so a Master Plan can address all the issues with the development of East Pleasanton including water ,sewer, police and fire protection, and traffic.

Thanks for your attention,

Doug and Sandy Schiel

Village of Ironwood residents since 2014

Residents of Pleasanton since 1971

Laura Campion

Subject: RE: Arroyo Lago Residential Project - Need For a Complete Master Plan

From: Evan Shelan <evanshelan@gmail.com>

Sent: Tuesday, June 6, 2023 9:02 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: varkin@cityofpleasantonca.gov; krown@cityofpleasanton.gov; jbalch@cityofpeasanton.gov; jnibert@cityofpleasantonca.gov; jtesta@cityofpleasantonca.gov; mcandland@cityofpleasantonca.gov

Subject: Arroyo Lago Residential Project - Need For a Complete Master Plan

To:

Aubrey Rose, AICP, Planner III

Alameda County Community Development Agency Planning Department

224 West Winton Avenue, Room 111

Hayward, CA 94544

Phone: 510-670—5322

Email: Aubrey.rose@acgov.org

Dear Aubrey,

I hope this letter finds you well. As a resident of The Village at Ironwood, I am writing to express my concerns regarding the proposed Arroyo Lago Residential Project. With utmost respect, I would like to bring to your attention several important matters that must be thoroughly addressed before considering the project.

Firstly, the proximity of the proposed buildings to our community's walls is a significant concern. Building structures within a mere 5 feet of our property boundaries would infringe upon our residents' privacy. We kindly request that adequate distance be maintained to preserve the sanctity of our living spaces.

Furthermore, the construction of two-story homes would cast shadows upon our community, adversely affecting the efficiency of solar power systems. Given that our 55+ community greatly relies on solar power, it is crucial that the impact of these shadows be taken into consideration and minimized to ensure uninterrupted access to clean energy.

Transportation poses another pressing issue. Presently, the Village at Ironwood accommodates approximately 420 homes, with each household owning an average of 1.5 vehicles. This translates to 630 cars utilizing the same intersection, Valley and Busch Rd., to access our neighborhood. With the addition of 200 homes and the potential future increase of 1400 more, we foresee an overwhelming strain on our roads. An additional 2,400 vehicles would bring the total to 2,820, making it impractical for such a vast number of homes to rely on a single point of entry. To effectively manage this surge in traffic, it is imperative that the surrounding developments implement a comprehensive plan to establish multiple entry and exit points on the East Side.

Lastly, the issue of water quality cannot be overlooked. No one should be subjected to the consumption of water contaminated with hazardous substances like PFAS. We urge the utmost attention to be given to ensuring that our water supply remains free from such dangerous chemicals. In Pleasanton, Health and safety is of utmost importance when consuming water for our residents. Consumption of PFAS may cause dangerous affects on our residents like Cancer and other diseases.

Considering the aforementioned concerns, it is evident that our community requires a comprehensive Master Plan to address and resolve these issues. We made the decision to move from Texas to California specifically to enjoy the tranquility that Ponderosa Homes has provided us with in this well-planned 55+ community. Therefore, I humbly request that you take these matters seriously and include them in a Master Plan that guarantees effective solutions.

Thank you for your time and consideration. We have faith in your ability to address these concerns and protect the integrity of our beloved community.

Yours sincerely,

All the best,

Evan

Evan Shelan
1518 Chatham Place
Pleasanton, CA.

June 6, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670—5322
Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdistrict1@acgov.org)
Supervisor Nate Miley (bosdistrict4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project - PLN2022-00193 EIR SCOPING

Dear Mr. Rose,

- An EIR for the proposed Project needs to comprehensively address the water and wastewater issues that affect this East County area. The site is adjacent to lakes that hold future drinking water and on top of an aquifer that has been identified as containing a plume of PFAS “forever chemicals”.
- Water is proposed as coming from a connection to Zone 7. Zone 7 is a wholesaler. Who is the retail service provider? If new wells are required, how will the PFAS in the water be addressed? What effect would a new well have on the nearby Pleasanton well, which has already been determined to have PFAS present in quantities over the Response Limit?
- The proposed 37,400 gallons per day modular sewer unit comes to less than 54 gallons per person per day, based on the 694 residents indicated. Other sources project a need of 60 or more gallons per day per person. If the unit is under-sized, where does the excess go?
- Three bioretention areas, an agricultural spray area, and a possibly under-sized sewer treatment plant would be located adjacent to Zone 7’s lakes holding future drinking water. Is that the best way to provide these critical services?
- Please create a Master Plan for this area, including participation by the City of Pleasanton, to encompass all the issues of land use, water, wastewater, traffic, schools, neighboring communities, safety, security, etc.

With regards,

Hal LaFlash
3206 Denton Ct
Pleasanton, CA 94566
Cell: 925 222 0124

cc: Mayor Karla Brown and the City Council: citycouncil@cityofpleasantonca.gov
City Manager Gerry Beaudin: gbeaudin@cityofpleasantonca.gov
Director of Community Development Ellen Clark: eclark@cityofpleasantonca.gov

Laura Campion

Subject: RE: Question concerning relationship between Steelwave and The present Arroyo Lago Project (listed as 3030 Mohr Ave, Pleasanton) - Application information

From: Thomas Grudkowski <tgrudkowski@gmail.com>

Sent: Tuesday, June 6, 2023 2:07 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: RE: Question concerning relationship between Steelwave and The present Arroyo Lago Project (listed as 3030 Mohr Ave, Pleasanton) - Application information

Hi Aubrey – Please consider providing the following information which is mentioned in the Application, but not yet available to me.

1. Item 4- Preliminary Grading Plan. Do you have the Vesting Tentative Tract Map that they refer to as attached?
2. Item 5 - Any Soil Report? There is a lot of history with the soil / contaminants and fill, including completed reclamation of prior quarry
3. Item 6 - Can I get a copy / link of the Plan Set showing stormwater runoff?
4. Item 8 - Storm Runoff is an issue with this site – **caused flooding of backyards along Village at Ironwood East Wall southern lots**
5. Items 9 – 15? Architecture plans for elevations – site setbacks, traffic flows – **Mostly unavailable but there are issues There are many concerns among the homeowners about the proximity of the Arroyo Lago houses that run up to the East Wall of The Village at Ironwood**

Aubrey, I will appreciate any of the documents which shed light on the proposed plan as described in this application. Soil Fill Contamination has been a great concern in this developer's prior attempt to develop this property. On-site infrastructure is questionable for several reasons.

I will follow up on this request with a written comment letter this week hopefully, regarding the resulting findings.

Thank you for all of your assistance!

Tom

Sent from [Mail](#) for Windows

Pamela Hardy Alpert
1115 Donahue Drive
Pleasanton, CA 94566

June 5, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency
Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Aubrey.rose@acgov.org

Dear Aubrey Rose,

I am a homeowner within the Ironwood Community located generally to the west of the proposed Project. There are a total of 420 homes at Ironwood which are accessible *only* from Busch Road (which includes the 172 Gardens senior apartments and the 110 Villages 55+ homes. Overall there are roughly 500 homes at Ironwood none of which other than the Villages were notified by the County of the Scoping Session. Since our community only has access from Busch Road and its residents could be affected, please expand the Project public noticing to our adjacent community.

I have questions and/or comments regarding the project and addressing potential environmental issues:

Traffic

The EIR should use current non-summer traffic data (traffic counts, queuing times) particularly at the Santa Rita/Valley; Busch/Valley; Busch/Valley; and Stanley/Bernal/Valley intersections beyond the typical commute periods to account for nearby schools' M-F AM & PM drop-off/pick-ups. Please consider the overlapping school and commute periods, and evaluate the frequency of 16-wheel tractor trailers which affect queuing times for passenger vehicles. The traffic report should use non-summer months when school is in session.

The above streets have heavily traffic as motorists often use Valley Avenue as a bypass between Pleasanton and Livermore rather than using the congested I580 WB as well as avoiding the freeway interchange. Past City data shows in fact that the mentioned intersections mentioned earlier carry a high amount of vehicles and may be the highest volumes in Pleasanton. New development on Busch Road along with tractor-trailers, and along with existing street volumes could cause unacceptable motorist wait times at Valley. Additionally, large trucks must make wide LT and RT often using two lanes which also backs up vehicles.

Please confirm that the project description either does or does not include improvements to Busch and/or El Charro to facilitate a street connection between I580 and Valley.

I am concerned that making any such vehicle and/or truck route will exasperate traffic particularly on Valley which already experiences heavy use. Truck and industrial equipment movements should be limited to El Charro Avenue and not inter-mix with vehicles.

Two or three mature trees and a monument sign at the NW Valley/Busch intersection have been hit likely due to traffic volume and excessive speed at "the curve" as motorists try to avoid stopping at the signal there. Vehicle collisions have also occurred at Valley/Busch intersection where the street crossing of the regional Iron Horse Trail exists. If the project is construction Busch improvements (see below) consider an intersection changes and striping to improve motorist, bicyclist and pedestrian safety. A side-bar note is the white striping at this intersection of the Iron Horse Trail crossing a few years ago by the City which has already been partially worn way in a relatively short time span by truck traffic along with the occurrence of the asphalt subsidence in a couple area due to the heavy industrial trucks.

Please clarify the Busch improvements being made.

Packer Plant

Will the Ironwood community ever smell odor from the plant?

Is the facility sized for the project only or is it "over-sized" to include future development in the County.

Please explain the dimensions of the underground and above ground facilities

The project description identifies a 9ac agricultural field. Is this an area where the treated wastewater effluent is being sprayed? If so, please re-define the description to be clearer so the public understands.

What is the odor prevention devices or design features for the tanks and the irrigated field. Is there a prescribed area where some odor could occur (e.g. during maintenance) and how long would it take to disperse.

What is the truck route and for operational maintenance and please detail that schedule such as yearly, monthly, etc. Is there a possibility of a sewer spill in route to a disposal site.

Is Cope Lake part of the aquifer supplying any ground water for well water use and ultimately drinking supply?

Please indicate if any visual screening of the above ground facility is provided such as fast growing trees and tall fences for ultimately security.

Habitat

The irrigated field is next to "Cope Lake" which is part of the "Chain of Lakes". I understood this plant and field was to be a passive recreation and habitat viewing area. Please clarify if the project deviates from those designations and if there will be any impact to migratory birds and/or other wildlife.

Although not part of the project description, I would support evaluating the extension of Boulder/Valley at the intersection to Busch so that it becomes a major collector road for future development in East Pleasanton Specific Plan (and County lands). This would diminish truck traffic interfacing with residential areas and result in a 4-legged intersection at Valley to serve industrial users.

Thank you for the opportunity of submitting questions and being part of the public review process. Again, I trust the Ironwood community will be included in the County's public notifications for this project as well as any other proposals within the unincorporated lands along Busch and El Charro.

/s/ 
Pamela Hardy Alpert

Laura Campion

Subject: RE: Arroyo Lago Residential Project - Concerns about transportation/traffic

From: Milton Louie <mhlouie1@gmail.com>

Sent: Thursday, June 8, 2023 12:39 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: BOS District 3 <BOS.District3@acgov.org>; BOS District 4 <bosdist4@acgov.org>; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; Jbalch@cityofpleasantonca.gov; vivek@freemontpartners.com

Subject: Arroyo Lago Residential Project - Concerns about transportation/traffic

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

Dear Ms. Rose,

For the past 8 years, my wife and I have lived in Pleasanton in a development known as the Village at Ironwood which has only a single access road - Busch Road that feeds onto Valley Blvd. We live on the eastern edge of the City of Pleasanton. As you know, the proposed Arroyo Lago Residential Project which is directly behind our development, is progressing towards approval by Alameda County. I would like to add my voice about serious concerns regarding traffic and transportation as the County addresses the project's environmental impact.

The Arroyo Lago project will add substantial auto traffic. Like us, they will also have only a single road in and out - going west only on Busch Road to Valley Blvd. I understand that no roads will be constructed going east towards El Charro Road. "Guesstimating," 300 autos will be added to an already busy small street. But the bigger concern is the traffic intersection at Santa Rita Road and Valley which is already severely impacted, despite dual left hand turn lanes.

Complicating further, I also understand that 1400 homes will be built in the next few years in that wedge shaped area between the south side of Busch Road and the north side of Valley Blvd. This would exponentially compound the traffic leading to gridlock, adding greatly to commute time and creating greater safety issues not only for autos, but for pedestrians and bicyclists.

I welcome the Arroyo Lago project as our Tri-Valley community grows. The land and space is amply available. As the County performs due diligence regarding traffic engineering, real and current traffic data should be reviewed, rather than guesstimating. Rigorous modeling and projections should be performed so that thoughtful analysis can be done, leading to sufficient lanes and routes.

Thank you, Ms. Rose for your time and attention. I'm including City of Pleasanton officials as this one project impacts both the City and County. My hope is that each would complement one another as the project moves forward.

Respectfully yours,

Milton H. Louie, MD
1041 Bradford Court
Pleasanton, CA 94566

CC:

1/ Lena Tam, Alameda County Supervisor - Bos.District3@acgov.org

2/ Nate Miley, Alameda County Supervisor - bosdist4@acgov.org

- 3/ Dave Haubert, Alameda County Supervisor - bosdist1@acgov.org
- 4/ Karla Brown, Mayor of Pleasanton - citycouncil@cityofpleasantonca.gov
- 5/ Gerry Beaudin, Pleasanton City Manager, gbeaudin@cityofpleasantonca.gov
- 6/ Ellen Clark, Pleasanton Dir. of Community Dev., eclark@cityofpleasantonca.gov
- 7/ Jack Balch, Pleasanton Vice mayor, jbalch@cityofpleasantonca.gov
- 8/ Vivek Mohan, Pleasanton Planning Commission, vivek@freemontpartners.com

June 7 2023 Arroyo Lago Request for Clarification and potential mis-statements by Applicant:

Dear Aubrey:

Several questions arise concerning the new Development Plan (PLN2022-00193) for “Arroyo Lago” since another Development Plan (PLN20147-00087) had been pursued for the same property.

1) Why does the new plan not refer to the prior plan, relevant communications, or the prior concerns that were expressed? What are the differences in these plans? Surely, prior concerns would not have gone away and new concerns i.e., PFAS, have arisen. Shouldn't both prior and new concerns and studies / reports be made part of the EIR for the present Plan?

2) Why are the two plans so different? The proximity of the housing to the East Wall of the Village at Ironwood is very different, as are the residential housing setback requirements that are proposed. The prior plan was joined by The City of Pleasanton, which while the Present Plan is with Alameda County.

3) What information or studies have been produced or investigated but not yet completed for the prior plan and may not be continued or even started for the proposed development?

a) The site is historically known as Radum Quarry under the Surface Mining Permit (SMP-31/36) and is governed by Livermore-Amador Quarry Area Reclamation (LAVQAR). Imported soil (the majority from a Sunnyvale site) Approx. 100,000 cu.ft. was utilized for grading purposes. The Reclamation Plan status and approval is unknown at this time. See Alameda County Planning Commission Staff Report dated July 15, 2019, pp 11-14C)

4) The applicant filed an SB330 application. The submitted application is incomplete.

a) The address for the new property is listed as 3030 Mohr Avenue, Unincorporated Pleasanton. This is not correct. The site is not in Pleasanton. It is in unincorporated Alameda County. Why is this listed as Pleasanton?

Therefore, It is requested that:

- 1) The prior Arroyo Lago project (PLN20147-00087) information be made available to the Present Project EIR process in its totality.
- 2) Past Soils Report and landfill reports and other related information on prior and existing site landfill and contaminants must be included.
- 3) Prior environmental reports and Communications must be made available.
- 4) Impact on the existing Zone 7 access road must be confirmed, as it appears to be removed by the existing project plan. If retained, the setback from the East wall of The Village at Ironwood should be more acceptable.
- 5) LAVQAR Reclamation progress must be pursued or completed before this project would be approved for human safe use.

Please consider the following background information:

Critical Background information:

- a. Environmental:
 - i. Landfill Chemical Contaminants (Report from Haley Aldrich dated 29 March 2019) indicated Fill material sourced from Sobrante Sunnyvale Site) and testing. Many impurities were found; however, the soil was not tested for PFAS at the time.
 - ii. "Fugitive Dust" is described in (Fugitive Dust | NPS | Alameda County (acgov.org)) and could be a source of land and water contamination
 - iii. Pollutants to the Site and to Zone 7 Lake Water can be caused by proposed 4-lane Busch Road and other access road traffic
 - iv. Contaminants to the Lakes from land and air to the lake waters which are used by Zone 7 and provided to Pleasanton should be assessed
 - v. Additional infrastructure for Water, Sewer, Water treatments, Sewage, Schools, etc. from Pleasanton need to be evaluated and planned
 - vi. Need for Emergency services such as Fire, ambulance, Police, etc. will likely be required
- b. Enormous traffic impact for access to the property is not sufficiently provided
- c. Neighboring Village at Ironwood East Wall proximity concerns, causing sun blockage to many back-yards, to roof-top solar cells, and back yard plantings and privacy. These issues were partially corrected by variation in the planned development and further setbacks for the proposed Sites which were planned in this version.

The Present Arroyo Lago Application

- 1) The present Application is using Land Advisors Organization / Unincorporated Pleasanton as offeror for Arroyo Lago FOR SALE through Steve Reilly of 330 Land Company per their website. They state "Located adjacent to Eastern Pleasanton in unincorporated Alameda County, Arroyo Lago is poised to be the premier new home community in the Tri-Valley. The Property will be vested with an SB330 Application allowing for a streamlined entitlement process through Alameda County." **QUESTION: How can this be offered FOR SALE right now without project approval?**
- 2) The above historical issues have not been resolved by the new application, even though the same (Steelwave) owner is making this application and is keenly aware of the issues. **QUESTION: Are the prior issues and concerns automatically available to the present study and EIR or do they need to be re-submitted now?** Detailed reference information and documentation can be provided by those previously involved in the prior attempt to develop this same site of Arroyo Lago. See the Staff Report July 15, 2019 referenced above, Page 13 which states: Upon completion and documentation of the Busch Pit Fill and grading, a reclamation amendment is required in order to revise the approved reclamation grades." **Is this reclamation completed and approved for residential housing usage? Has the soil and grading material been tested and found to be of sufficient quality for human habitation?**

- 3) **SB330 PRELIMINARY APPLICATION FORM:** Questionable Information is provided on their completed form:

a) Existing Uses (Item 2.) Applicant states NO existing usage. However, Zone 7 has an access road which runs along the East Wall of the Village at Ironwood's East wall and would be replaced by this by a row of houses on the West side of Arroyo Lago. Keeping the present access road or providing greater space or setback, would solve this problem. The prior Arroyo Lago project design had a buffer zone along the Western boundary. Why is this not included in the present design? No reference is shown to this prior consideration.

b) Site Plan: The Applicant has created its own plan for housing setbacks, as noted in its Notice of Preparation and Notice of Public Scoping Meeting, Arroyo Lago Project" page 3. Alameda County West County / Residential requirements are suggested to be more consistent with such housing developments. The Zone 7 access road should also be retained to provide emergency vehicle access and reasonable separation between the Village at Ironwood and the proposed project.

c) Elevations: Proposed elevations are for 20 -30 ft high structures with only 5 to 8 ft setback from the East Wall of the Village, as well as a differential height of the land on the Proposed Arroyo Lago side of the wall of as much as 5 -6 ft. This would eliminate all privacy for the present residents of the Village on their side of the East Wall, as well as block sunlight needed for roof-top solar cells and back yard plantings.

d) Proposed uses: The SB330 Cover letter is apparently not available for review. The Site plan is objectionable due to sub-standard setback of the proposed housing.

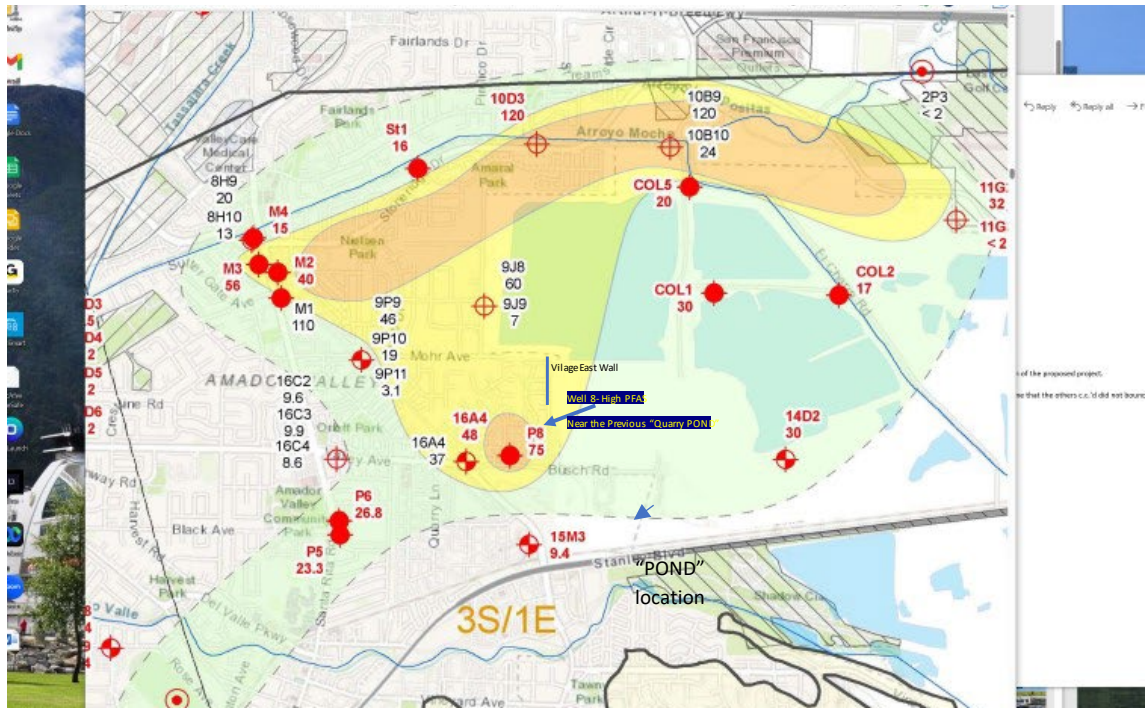
e) SUBDIVISION: The vesting tentative map is not available to inspection, unless it is the same as the Residential Site Plan which is objectional.

f) POLLUTANTS: The Applicant states NO pollutants. However, the land and landfill has been analyzed previously and found to contain many chemical pollutants. Air pollutants from their proposed sewer treatment plant and possible new Well would probably contain PFAS contamination, similar to that of Well 8 of Pleasanton, which has been shut down. PFAS maps are available from Zone 7 and show that the PFAS plumes are within the proposed site. The map is included at the end of this document and the Village at Ironwood East Wall position is noted. Movement of these plumes can occur with earth movement and grading. The source of any new Fill is in question and analysis of such past and future land fill is most probably required prior to any further planning. Some of the Fill material was from Sunnyvale, which has many semiconductor fabrication plants which use chemical materials and solvents. Migration of landfill into the lakes which are sources of water to Zone 7 / Pleasanton could be affected.

An area referred-to as a "POND", located near Well 8, has been used in the past by the Quarries in the area for material processing and may contain harmful materials such as PFAS. This area was covered over with Fill and is located very near to the Pleasanton Well 8 which is known to have high PFAS contaminated water. See PFAS plume map below per Zone 7

g) Wetlands; This site previously housed wetlands which are understood to have been filled in during the prior Arroyo Lago site planning. This allegation should be investigated and such wetlands should be reinstated.

4) The STANDARD APPLICATION and Subdivision Application, submitted on 8.18.2022 after the Preliminary application, seems to be incomplete: the needed information was being prepared or is in another document which is not available yet.



Laura Campion

Subject: RE: Proposed Arroyo Lago Development in Pleasanton

From: Douglas Miller <dougmill94566@gmail.com>

Sent: Thursday, June 8, 2023 5:05 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Proposed Arroyo Lago Development in Pleasanton

I am a resident of the adjoining development called the Village at Ironwood. Our neighborhood will share a common wall that forms our eastern border.

I understand that all the land being considered for this development is controlled by Alameda County. We are in the town of Pleasanton. I also understand that the county controlled land to the east and south of Arroyo Lago is also being considered for housing development. My fear is that several future developments will result in a patchwork of uncoordinated neighborhoods along with a patchwork of supporting services such as police, fire, water, sewer and schools that will be complex, inefficient and more prone to failure.

In March 2020, the City of Pleasanton walked away from a superb master planned community for the so-called East Side that also included a relocation of the transfer station, relocation of the city operations facility, construction of El Charro Road south to Stanley Blvd including a railroad underpass and a substantial amount of under market priced low income housing. In 2020 a new city council made a purely political decision to walk away from this superb design saying in parting that they did not want any more housing on that site. How short sighted they were. Now the individual land owners are attempting to develop their individual parcels on county land that can not be controlled by Pleasanton.

I request that Alameda County push the City of Pleasanton to go back to that 2020 master plan that will bring so many advantages to so many residents in this area. A piecemeal approach will be a disaster for Pleasanton.

Sincerely,

Douglas and Janice Miller
3546 Felton Terrace
Pleasanton, CA 94566

Laura Campion

Subject: RE: Today's Scoping Meeting in Pleasanton Library

From: Sri Garikipati <srigarikipati@gmail.com>
Sent: Thursday, June 8, 2023 4:53 PM
To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>
Subject: Today's Scoping Meeting in Pleasanton Library

Hello Aubrey,

I am a Pleasanton resident from 2002 onwards and started living in Ponderosa Ironwood Classics as a homeowner from 2005 onwards. The Busch Road is on highlight in today's session which is the entrance road to our community too where around 420 homes are located.

I have questions and also comments on upcoming new development which is close to the Training station, Busch Road.

Traffic: Is the Busch Road connected to El Charro Road? Then the El Charro Road & Busch Road become like Isabel Avenue. In that case we might see more traffic including industrial traffic too.

Open Land: What are the future developments in Open Land? Is the open land on Busch Road residential , industrial or residential/industrial purposes? Please clarify.

BigGE & Recycle Station: How long these two businesses operate on Busch Road? Are they on lease based ? If yes, when the lease ends? What is the plan after that?

Quarry: What is the future of the Quarry? Is it on lease? How long? Is it okay to be closer to the new homes if it is approved along with the recycling station because of the air pollution?

Water Bodies: Protection of the habitats. Water absorption of the soil in case of rains and storms especially the homes closer to them.

I am voting against it now till I get clarification of my questions. Hope I will get answers for my questions to rethink to favor the development . Most of the residents are looking forward to similar questions. They are genuine and need to be clarified.

Sincerely,
Sri Garikipati
3522 BAKER DR PLEASANTON CA
9258959306

Laura Campion

Subject: RE: Notice of Public Scoping Meeting - Arroyo Lago Residential Project - PLN2022-00193 - Vesting Tentative Tract Map (TR-8423), 3030 Mohr Avenue, Pleasanton; Assessor's Parcel Number: 946-4634-1

From: Diana Atwell <diana_atwell@yahoo.com>

Sent: Friday, June 9, 2023 6:54 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Re: Notice of Public Scoping Meeting - Arroyo Lago Residential Project - PLN2022-00193 - Vesting Tentative Tract Map (TR-8423), 3030 Mohr Avenue, Pleasanton; Assessor's Parcel Number: 946-4634-1

Hi Aubrey,

Please add traffic related to ADUs. If each house has the potential for an ADU, the the additional potential amount of families and traffic needs to factor in that possibility.

Thank you,

Diana

Sent from my iPad

Laura Campion

Subject: RE: Arroyo Lago Project

From: John Harrell <johngaye@att.net>

Sent: Sunday, June 11, 2023 7:53 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Project

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510 670-5322

Dear Mr. Rose,

We are quite concerned about the environmental and safety impact on our water with the addition of the Arroyo Lago Residential Project. As it is, we're very disappointed that contaminated Wells 5 & 6 have been approved for emergency use this summer. Do we know how this PFAS plume came into Pleasanton water? What will digging additional wells outside of the PFAS plume do to our existing wells?

Please study the health and safety of our current and future Zone 7 water before approving additional housing.

With regards,
John & Gaye Harrell
Village at Ironwood
3218 Denton Court
Pleasanton, CA 94566

email: johngaye@att.net

hm: 925 425-7483

cell: 408 476-1095

Laura Campion

Subject: RE: Arroyo Lago Residential Project

From: Amy Addiego <gaddiego@sbcglobal.net>

Sent: Monday, June 12, 2023 10:14 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Arroyo Lago Residential Project

Dear Aubrey Rose,

My name is Dennis Addiego and I own a home in the Village at Ironwood. My home is adjacent to the property line of the above project.

The first and one of the most distressing issues is the land is approximately 4 feet higher than my property. Water was a serious issue with the heavy rains and caused flooding in the Ironwood

Properties. Also, we have experienced problems with our wood fencing attached to the concrete wall on the property line. The 2 PRESSURE TREATED 4 X 4 posts closest to the concrete wall have rotted out and had to be replaced. So we are having water intrusion at present. I believe this area needs to be separated from the proposed lots and treated as a separate area to control the water to avoid any problems in the future.

If this is left to the buyers of the new homes to manage the water, we will have nothing but problems and continued water intrusion and flooding. These are Civil Lawsuits waiting to happen. A possible 6 to 8 foot setback should be created as a flood control area to divert water away from the adjacent properties and be managed to avoid any water intrusion or flooding.

Another distressing issue is the size of the lots and the size of the houses in the project. The houses are too large for the lot size. My lot is 51 X 100 and my house is approximately 2400 sq ft. These new houses will be stacked (2 story) on a 50 X70 or 50X 80Lot. The rear setbacks will cause the house to be towering over our rear yards and blocking our morning sun and effectively diminishing our solar panel capture. I believe these homes should compliment the existing look of the surrounding area and be one story homes on the adjacent property and have greater setbacks to offset the higher lot elevation versus our elevation.

This project by 330 Land Company is so dense that it looks like a townhouse development that is unattached. Quite frankly, this project is not conforming with the spirit of the Pleasanton Master Plan and should be scaled back to look like it belongs in the City of Pleasanton. At present, the only people benefiting from this development is the 330 Land Company. As presented this project would seriously devalue the adjacent properties. I would never have bought my home, nor would I be able to sell it, if this project isn't seriously scaled back.

Traffic is in jeopardy with this many homes. Since the address is 3030 Mohr Avenue the ingress and egress should go in that direction. Busch Road in its present form would not handle the traffic from this project.

We are facing the future prospect of the lot on Busch being developed with over 1,000 homes. Busch Road will have to become a Boulevard. I don't see or understand how this project could ever pass an EIR Review.

In my opinion, the Developer put this project together with little thought to the adjoining property and traffic.

I hope that you will take this information into consideration when you evaluate this project.

Regards,
Dennis Addiego

Laura Campion

Subject: RE: Arroyo Lago Project

From: John Harrell <johngaye@att.net>

Sent: Monday, June 12, 2023 4:58 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Project

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510 670-5322

Dear Mr. Rose,

With the additional housing we are concerned about the following with regards to traffic.

- Currently, there is only one way in-and-out of our community. Will additional roads be built, El Charro, widening Busch Road?
- We are senior community, as are the adjacent Ironwood apartments; whereby, we have higher than average 911 calls. How will emergency vehicles get access with the increased traffic on Busch?
- If the easement road on the east side of our community is eliminated the ability of police and fire department to address emergencies would be impacted.

In your study would you please include the current traffic, the increase in traffic levels, emergency access, sharp narrow turn onto Busch Road, adding an additional access road to Valley.

Kind regards,
John & Gaye Harrell
Village at Ironwood
3218 Denton Court
Pleasanton, CA 94566

email: johngaye@att.net
hm: 925 425-7483
cell: 408 476-1095

Laura Campion

Subject: RE: Arroyo Lago Scoping

From: Pamela Hardy Alpert <p Hardy94566@gmail.com>

Sent: Monday, June 12, 2023 5:26 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>; rkrusenoki@fcs-intl.com

Subject: Re: Arroyo Lago Scoping

A couple more things. The EIR should include an analysis of potential toxic elements by conducting test boring and samples as discussed during the scoping meeting. PFOS may be present on the site due to chemical runoff from the city corporation yard and fire training facility. Additionally, the imported fill existing on the site when the surface mining restoration plan grading occurred may should be sampled. The potential for toxins percolating into the groundwater table and captured into City water wells is a concern as mentioned by others at the meeting

The proposed plan showing the offsite sewer and wastewater treatment facility indicates it is a conceptual location. Please confirm the proposed location as well as any proposed alternative locations so that an accurate environmental analysis is performed.

For an accurate description and understanding, is the second street access along the eastern edge of the project site on the adjoining parcel proposed as part of the project? Or does the project propose a sole access from Busch. If the second Street is intended to be phased with construction of the houses, please provide that clarification.

Thank you
Pamela Hardy Alpert
1115 Donahue Drive

June 11, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)
Asst. Planning Dir. Rodrigo.orduna@acgov.org

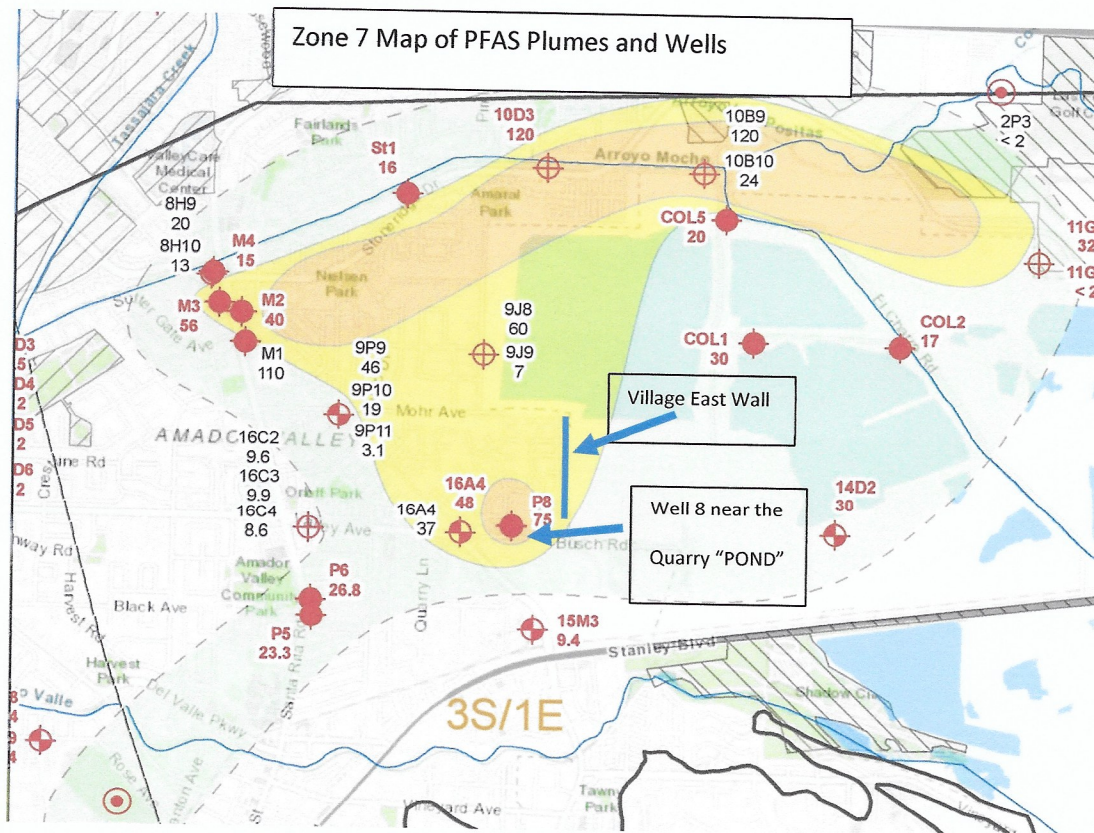
RE: Arroyo Lago Residential Project– EIR SCOPING– Significant impact to Environment:
Contaminants in Soil, imported fill, environment, wetlands

Dear Aubrey:

- 1) Please refer to the prior Project #: PLN2017-00087 and the current Project: #PLN92022-000193. The city was no longer interested in annexing the unincorporated site, so that the owner is now working with the County and using a SB330 application.
- 2) The site is historically known as Radum Quarry under SMP-31/36 and has been under a Reclamation Plan. This reclamation, requiring landfill, and soil testing reports need to be examined as well as any new landfill (sourced from Sunnyvale) ref. SMP-31 and -36 Radum Quarry | NPS | Alameda County). See Planning Commission Staff Report dated July 15, 2019, pp 11-14.
- 3) **Please study and test the soil fill on the proposed Site for contaminants** that may be present in the material which was imported from Sunnyvale, including hazardous metals and solvents, and including PFAS / PFOS type impurities. Landfill Chemical Contaminants (Report from Haley Aldrich dated 29 March 2019) indicated Fill material sourced from the Sobrante Sunnyvale Site). Many impurities were found; however, the soil apparently was not tested then for PFAS. **(Ref. Site is Zoned Agricultural, Tier 1 Site Specific Guidelines for Reclamation Property ending at Cope Lake.)**
- 4) **Has the soil and grading material been tested and found to be of sufficient quality for human habitation? Please report test results for all testing in the proposed site.**
- 5) **Please study existing and potential POLLUTANTS:** The Applicant states NO pollutants in their SB330. Air pollutants from their proposed sewer treatment plant and possible new Well would probably contain PFAS contamination, similar to that of Well 8 of Pleasanton, which has been shut down. PFAS maps are available from Zone 7 and show that the PFAS plumes are within the proposed site. The map is included at the end of this document and the Village at Ironwood East Wall position is noted. Movement of these plumes can potentially occur with earth movement and grading. The source of any new Fill is in question and analysis of such past and future land fill is most probably required, prior to any further planning. Migration of landfill into the lakes which are sources of water to Zone 7 / Pleasanton could be affected.
- 6) **An area referred-to as a “POND”, located near Well 8, has been used in the past by the Quarries in the area for material processing** and may contain harmful materials such as PFAS.

This area was covered over with Fill and is located very near to the Pleasanton Well 8 which is known to have high PFAS contaminated water. See PFAS plume map below per Zone 7

- 7) **Wetlands;** This site previously housed wetlands which are understood to have been filled in during the prior Arroyo Lago site planning. This allegation should be investigated and, if true, such wetlands should be reinstated. Local informed residents recall wildlife in the wetlands and that fill was used to eliminate the wetlands.
- 8) **Please study Other Environmental issues for additional potential significant impact:**
- "Fugitive Dust" is described in (Fugitive Dust | NPS | Alameda County (acgov.org)) and could be a source of land and water contamination
 - Pollutants to the Site and to Zone 7 Lake Water can be caused by proposed 4-lane Busch Road and other access road traffic
 - Contaminants to the Lakes from land and air to the lake waters which are used by Zone 7 and provided to Pleasanton
 - Additional infrastructure for Water, Sewer, Water treatments, Sewage, Schools, etc. from Pleasanton need to be evaluated for the potential contamination and air and water sources for the proposed Project, as well as for neighboring
 - properties.



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See also the photo below that is taken by a gate on El Charro Road. The position is noted in the map below. This signs certainly indicates the presence of harmful chemicals which would cause concern of HARM "in and around this facility", i.e. in close proximity to the proposed site. What exactly does this refer to?

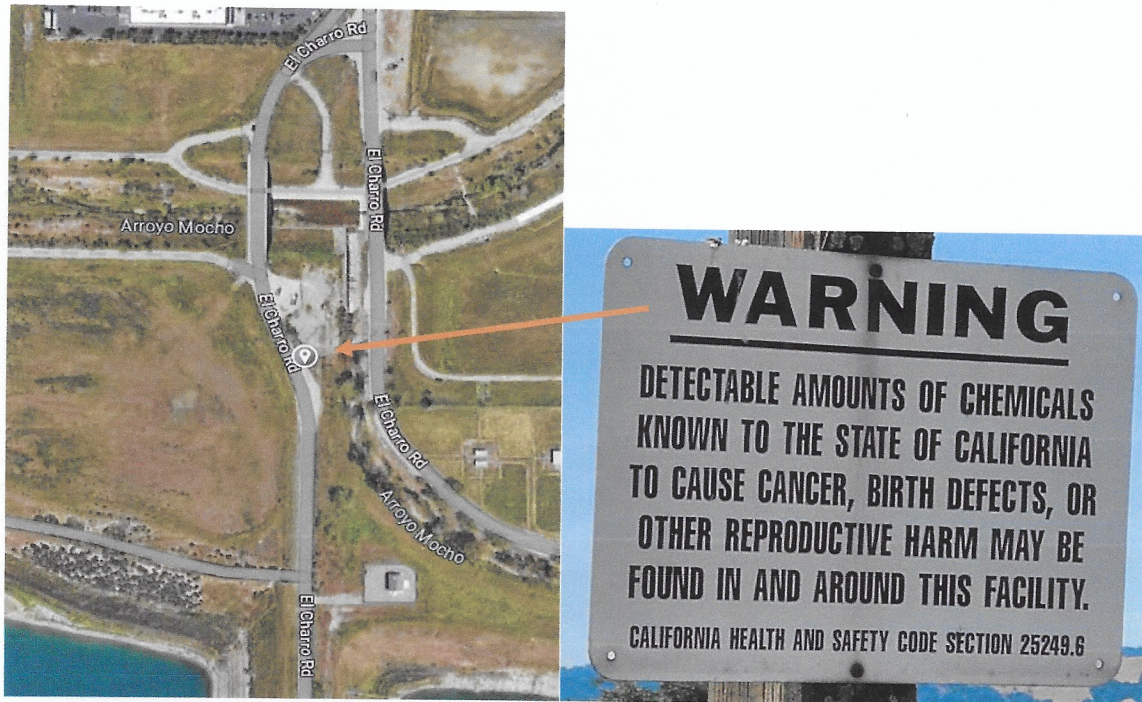
2011 California Code

Health and Safety Code

DIVISION 20. MISCELLANEOUS HEALTH AND SAFETY PROVISIONS [24000 - 26204]

CHAPTER 6.6. Safe Drinking Water and Toxic Enforcement Act of 1986

Section 25249.6



Sincerely,

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

Carol Olson	Arne Olson
1350 Chatham Court	
Pleasanton, CA 94566	
925 200 8272	925 200 8579

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

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Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubrey.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)
Asst. Planning Dir. Rodrigo.orduna@acgov.org

RE: Arroyo Lago Residential Project– EIR SCOPING– Significant impact to , quality-of-life, and Environmental solar energy usage

Dear Aubrey:

Please refer to the prior Project #: PLN2017-00087 and the current Project: #PLN92022-000193. Why does the new plan not refer to the prior plan, relevant communications, or prior concerns? The prior plan was joined by The City of Pleasanton, while the Present Plan is with Alameda County. Note that the same owner of the land has proposed these quite different development plans, as noted below.

1) Please study the obvious impact on Quality-of-Life and living conditions for 55+ year-old Village residents who will see large, tall homes a mere few feet from their back yards, rather than the present open space and sky. Note that prior comments from Village Residents resulted in greater setbacks of the prior planned homes from the East Wall to about 30 ft, rather than the 5 to 8 ft in the present plan. Note also that the relative graded ground heights are up to about 5 - 6 ft higher on the East side of the Wall, further reducing privacy and the relaxing environment of the present community.

2) Village single story rooftop solar systems: Please study the regulatory and environmental impact of the minimal planned Setbacks. Such setbacks from Village East Wall would not be permitted if West Alameda requirements were established rather than the builder-imposed setbacks. The plan also removes the Zone-7 access "Road". This access road, or other separating amenity such as bike path or trail, would provide suitable setback from the East wall and eliminate the issue. Village rooftop solar would then not be shaded and energy produced would not be impaired.

3) Please investigate City, County, and State regulations concerning new developments and impact on existing Solar systems and shading. For example, see California Solar Rights Act Civil Code Section 5.5 California Government Code Section 66475.3 : "...California Government Code Section 66475.3 provides local governments the ability to require solar easements under certain circumstances in subdivision developments. Under Section 66475.3, legislative bodies of a city or county can require certain subdivisions, by ordinance, to create solar easements to ensure that each parcel has the right to receive sunlight across adjacent parcels or units in the subdivision. Such requirements can only be applied to subdivisions for which a tentative map is necessary". See also California Title 24 Energy Code and other government requirements to increase energy efficiency using solar and other means regarding new-housing development standards. Any rooftop solar blockage or shading would be contrary to government efforts to reduce carbon footprint and to increase energy efficiency. The requirement for Solar Shading is that the distance between the sunlight obstruction to the edge of the solar system

June 11, 2023

should be greater than twice the height differential. I estimate that, for single story residences at the Village, this would require a distance of 30 to 36 ft, or a rear setback for planned houses from a common wall of about 26 ft, rather than the planned 8 ft.

4) Please be aware that the Village at Ironwood community design requires all homes to have rooftop solar. Reduction in the energy efficiency by the planned setback plan is unacceptable and contrary to Village requirements and new improved government regulations.

Sincerely,

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

Carol Olson	Arne Olson
1350 Chatham Court	
Pleasanton, CA 94566	
925 200 8272	925 200 8579

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

Laura Campion

Subject: RE: Arroyo Lago - Solar Easements

From: Dennis Romatz <dennisromatz5@gmail.com>

Sent: Tuesday, June 13, 2023 11:40 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov

Subject: Arroyo Lago - Solar Easements

Dear Aubrey Rose,

This e-mail is an additional comment to the one I sent you on June 2, 2023 about Solar Easements. After doing further searching in the California Civil Code, I found that the Solar Easements must be documented. No building permits are to be issued until the easement is established and documented. I am not sure who is responsible for this effort.

Please advise.

Best regards,

Dennis and Linda Romatz
dandlromatz@comcast.net

Section 801.5 - Solar easement

Cal. Civ. Code § 801.5 Cited 3 times

...receiving sunlight as specified in subdivision 18 of Section 801 shall be referred to as a solar easement. "Solar easement" means the right of receiving sunlight across real property of another for any solar...

...to, photovoltaic windows, siding, and roofing shingles or tiles. (b) Any instrument creating a solar easement shall include, at a minimum, all of the following: (1) A description of the dimensions of the...

Section 51191.5 - Injunction against construction or development

Cal. Gov. Code § 51191.5

...the solar-use easement, the county or city shall not approve any land use on land covered by a solar easement that is inconsistent with the easement, and no building permit may be issued for any structure...

Laura Campion

Subject: RE: Arroyo Lago resident proposed project

From: Doug and Sandy Schiel <schiels@comcast.net>

Sent: Tuesday, June 13, 2023 10:15 AM

To: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>; Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Arroyo Lago resident proposed project

Dear Alameda County Officials

We would like to know when the Draft EIR is expected to be completed. We have many concerns about this project which have been identified in our previous letters.

Sincerely,

Doug and Sandy Schiel
1380 Chatham Ct
Pleasanton
925-846-2631

Laura Campion

Subject: RE: Arroyo Lago Residential Project - PLN2022-00193

From: Adeel Alam <alamadeel@gmail.com>

Sent: Thursday, June 15, 2023 2:59 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Arroyo Lago Residential Project - PLN2022-00193

Hello,

I am a resident of Ironwood Community, which is just off the Busch Rd, where this project is located. I would just like to record my comments for this project.

In my opinion, this project is not in the best interest of our community. The Busch Rd. is already hosting a big housing community and on top of that there is Pleasanton Garbage, and Pleasanton Water company on the same road which attracts frequent heavy duty trucks on the road. 194 Residential homes are going to bring more traffic to the area, which is already becoming a big issue in the morning and evening commute.

The schools in our area are already stretched, with a lot of kids on the waitlist most of the time. I am not sure if the city or county has any plans to address these concerns in near future. School traffic itself is a big issue, with Harvest Park Middle School morning traffic backed up all the way to Valley and Busch intersection.

Certain crimes like mail thefts, stealing of car parts (catalytic converters etc) have been on the rise over the past few years. Adding hundreds of more homes would increase this activity and could potentially make the whole neighborhood a hotspot for such activities.

Finally, it is a quiet and safe neighborhood, which factors in big time on home values. Given above concerns, bringing in a massive housing project like this could negatively impact the quality of life and home values for existing residents.

For this reason, if given the opportunity, I will vote NO for this project.

Thank you for letting me raise my concern. I would appreciate it if you can add me to the notification list for this proposed project.

Muhammad Adeel Alam
1138 Mills Ct.
Pleasanton CA 94566
Ph: 512-284-4535

Laura Campion

Subject: RE: concerns for upcoming deveploment

From: Shanu Jain <shanu100@gmail.com>

Sent: Friday, June 16, 2023 3:33 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: concerns for upcoming deveploment

Hi Aubrey,

As a long-time resident of Pleasanton since 2002, and a homeowner in Ponderosa estates since 2008, I would like to address some concerns regarding the upcoming development near the Training station on Busch Road. This road serves as the entrance to our community, where approximately 420 homes are located.

I have several inquiries and comments regarding this development:

1. Traffic: Could you confirm if Busch Road is connected to El Charro Road? If so, I am concerned that this connection may result in increased traffic, including industrial traffic. It's worth considering whether this could lead to a situation similar to Isabel Avenue.
2. Open Land: I would appreciate more information regarding the future development plans for the open land. Could you clarify whether this land is designated for residential, industrial, or a combination of both purposes?
3. BigGE & Recycle Station: I would like to know the duration of the operations of the BigGE and Recycle Station businesses on Busch Road. Are they operating on a lease basis? If so, when does the lease agreement expire, and what are the plans for the future?
4. Quarry: What is the envisioned future of the Quarry? Is it currently under lease, and if so, for how long? Considering the potential air pollution resulting from the recycling station, would it be suitable to have new homes in close proximity to both the Quarry and the recycling station, if it receives approval?
5. Water Bodies: I am concerned about the protection of habitats and the water absorption capacity of the soil, particularly for the homes located near water bodies during heavy rains and storms. Could you provide information regarding any measures in place to address these concerns?

At this time, I am opposed to the development until my questions are answered and I have a clearer understanding of the situation. I believe many residents share similar concerns and are eagerly awaiting clarification on these genuine issues.

Thank you for your attention to these matters.

Sincerely, Shanu Jain

Laura Campion

Subject: RE: Concerns about Arroyo Lago Residential Project

From: Frances Fan <elven225@gmail.com>

Sent: Friday, June 16, 2023 11:41 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Subject: Concerns about Arroyo Lago Residential Project

Hi Aubrey,

I am a resident living in the Ironwood community. I am writing to express my concerns on the Arroyo Lago Residential Project.

I have concerns around the below areas:

1. Traffic: after the pandemic, the traffic from first street to 680 has been terrible. It typically takes me more than 40min on local to just get on 680 which would only take 8 min w/o traffic. With more residential, I cannot imagine how bad the traffic could be. Yes, more home will be provided but what about commute.
2. Safety: Ironwood used to be a very safe community because it's quite secluded. However, we are having more and more concerns these days, i.e: frequent package loss, mails got stolen, theft, etc. More traffic will definitely raise more safety concerns in the area.
3. Environmental concerns: the water treatment facility will impact the air quality and the sulfur smell is unbearable. We have lots of little kids running and playing in the community and it will be so sad to see them staying at home because of the bad smell
4. Image of Pleasanton: Pleasanton is best known for it's quite, safety and family friendly. People move here because of all these reasons. We don't want Pleasanton to be Dublin #2.

All my neighbours share the same above concerns with me and we kindly ask you to reconsider the Arroyo Project.

Thank you very much!

Mingying Fan

1131 Mills Ct, Pleasanton CA. 94566

--

Frances Fan

Laura Campion

Subject: RE: Arroyo Lago Residential Project

From: Alana Musante <alanamusante@gmail.com>

Sent: Wednesday, June 21, 2023 11:53 AM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; eclark@cityofpleasanton.ca.gov; BOS District 3 <BOS.District3@acgov.org>

Subject: Arroyo Lago Residential Project

Dear Mr. Rose,

As residents of the Village at Ironwood we are concerned about building additional housing and the impact it may have on our water. Here are a few of our concerns;

- the quality of Zone 7 water and the effects of adding additional homes on both water and sewage,
- the possibility of the PFAS plume to migrate to additional wells,
- have they determined the cause of the PFAS plume.

We understand the need for additional housing; however, in your Environmental Impact Report please fully vet the current water and wastewater treatment.

Sincerely,

Alana Musante & Gregg Hall

3219 Denton Ct
Pleasanton 94566

Laura Campion

Subject: RE: Arroyo Lago Concerns on EIR Scoping - Quality of Life and Environment impacts

From: Tom Grudkowski <tgrudkowski@gmail.com>

Sent: Wednesday, June 21, 2023 5:31 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>; citycouncil@cityofpleasanton.gov; gbeaudine@cityofpleasantonca.gov; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; Ellen Clark <eclark@cityofpleasantonca.gov>; R9.Info@epa.gov; cers@calepa.gov; osd@cityofpleasanton.gov

Subject: Arroyo Lago Concerns on EIR Scoping - Quality of Life and Environment impacts

Dear Aubrey Rose,

The Gardens at Ironwood Senior Apartments (65+) were NOT notified officially about this project until by word-of-mouth recently. I am writing on behalf of myself and of the residents of "The Gardens", as shown in the attached letter, Their concerns are on how the new homes' construction and continued usage are going to impact our neighborhood quality of Life and resident well-being, as well as probably impacts on the environment caused by pollution of sound, air and water.

Please note that many of us are not able to email directly, so we have asked that this letter be sent by Mr. Grudkowski, per your approval as discussed with him last week.

Thank you for your kind consideration of our deep concerns.

Carmen Paulino, and the Residents of The Gardens, as listed in the attached letter.
3421 Cornerstone #202,
Pleasanton, Ca 94566,

415 298 6329

June 21, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, RM 111
Hayward, CA 94544
aubrey.rose@acgov.org
Office: 510.670.5322

Cc: Rodrigo.ordua@acgov.org; citycouncil@cityofpleasantonca.gov; bosdist1@acgov.org; bosdist4@acgov.org; bos.district3@acgov.org; eclark@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; r9.info@epa.gov; cers@calepa.ca.gov; osd@cityofpleasantonca.gov

Subject: Arroyo Lago Project – Impact on Quality of life and well-being of our Elderly residents

Dear Aubrey Rose,

The Garden Apartments (Senior 65+ Apartments) were NOT notified officially about this project until by word-of-mouth recently. On behalf of The Garden's, our concerns are on how the new homes are going to impact our neighborhood quality of Life and resident well-being, as well as impacts on the environment probably caused by pollution of sound, air and water.

We moved here mainly for Pleasanton's desirable reputation, safe environment, traffic & safety controls, and clean air quality, all of which could be negatively affected by the proposed project. We have physical challenges because of our state of life, have limited mobility (e.g., eWheel Scooters, walkers), health concerns, and some have no caregivers and lack computer technology. We have NOT been given a voice or any consideration as people in the Pleasanton community so far in this project planning.

Please study the following topics in the EIR as impacting to our community:

1) This project could violate The Crime of Elder Abuse in California - PC 368. Penal Code 368 PC elder abuse statute makes it a crime to inflict physical or emotional abuse on anyone 65 years or older.

2) Major disruption and environmental (Noise, air, water) pollution nearby our community during and after the proposed housing construction which will likely negatively affect the health and well-being of these seniors living nearby the project.

3) Many Gardens residents drive eWheel scooters for transportation. The sidewalks are too narrow for them during peak hours and **we will be restricted** to use during mostly non-peak hours.

4) Is the Project going to affect their health due to the air quality and noise pollution, as well as greatly increased traffic during construction? **Emergency vehicles also need easy and fast access to residents.**

Environmental Impact:

Construction is said to be responsible for up to 50% of climate change (see ref. "Construction and the environment | Go Construct"). It impacts landfills, air, water, pollution and the overall quality of life.

Not only does the construction of the ALP contaminate our air, but added stovetops, firepits, laundry rooms, and especially AC that come with these homes all account for 20% of greenhouse gas emission in the US. Building more houses will also increase the number of cars on the road which will significantly increase the amount of car emissions being released daily. Smog from the cars can cause an increase in respiratory problems among many people. It is important we conserve our air quality. When asked, some of the named undersigned neighbors gave as their reasons for moving to Pleasanton the clean air quality.

It is most important at this planning stage that we all acknowledge the significant damage it will cause the people of Pleasanton's everyday life. We must prioritize the wellness and Quality-of-Life of the community and the protection of our environment.

On behalf of the residents of the Ironwood Garden Apartments (Senior apartment units) we the undersigned are concerned about the environmental facts. The list below includes the residents that have participated in the above questions or support the major environmental concerns the Arroyo Lago Project will cause during the 2+ years to build the 194 new homes and the aftermath when the homes are occupied.

We, the residences below, have provided approval and have contributed to this letter.

Thank you.

FROM The Concerned Village Gardens Apartments Residents:

Doris Morgado 3411 Cornerstone Ct #105, Pleasanton, Ca 94566;

Barbara Bacho 3411 Cornerstone Ct #202, Pleasanton, Ca 94566;

Sharon Long 3441 Cornerstone Ct #110, Pleasanton, Ca 94566;

Charlotte Ashley 3411 Cornerstone #205, Pleasanton, Ca 94566;

Sheila Stevens 3421 Cornerstone Ct #109, Pleasanton, Ca 94566;
Kris Blakely 3421 Cornerstone Ct #106, Pleasanton, Ca 94566;
Carol McCormick 3461 Cornerstone Ct #113, Pleasanton, Ca 94566;
Tricia Morehouse 3451 Cornerstone Ct #112, Pleasanton, Ca 94566
BK Masterson 3411 Cornerstone #209, Pleasanton, Ca 94566;
Carmen Paulino 3421 Cornerstone #202, Pleasanton, Ca 94566;
Claudia Jane Hughes 3451 Cornerstone #203, Pleasanton, Ca 94566;
Diana Zoellner 3421 Cornerstone #116, Pleasanton, Ca 94566

Contact for questions:

Carmen Paulino,
3421 Cornerstone #202,
Pleasanton, Ca 94566,
415 298 6329

June 19, 2023

Asra and JC Rahman-Firer
1153 Wenig Ct, Pleasanton, Ca 94566
Ironwood Classics Community

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, RM 111
Hayward, CA 94544
aubrey.rose@acgov.org
Office: 510.670.5322

Cc: Rodrigo.ordua@acgov.org; citycouncil@cityofpleasantonca.gov; bosdist1@acgov.org;
bosdist4@acgov.org; bos.district3@acgov.org; eclark@cityofpleasantonca.gov ;
gbeaudin@cityofpleasantonca.gov r9.info@epa.gov; cers@calepa.ca.gov;
osd@cityofpleasantonca.gov

Arroyo Lago Project – lack of timely notification and Environmental Concerns

Dear Mr. Rose,

I have agreed with the residents mentioned below, that I will write you and represent their inputs, given individually, in this single letter rather than providing multiple letters. Since we are not informed on October 18, 2022 about the Arroyo Lago Project (ALP), we have the following questions:

Please include answers in the EIR to the following Questions:

1. Which homes were notified within the 1000 feet radius of the project? Why were we not notified?
2. What is the potential for the project to impact environmental justice communities and marginalized populations disproportionately?
3. How will this new project impact the valuation of real estate properties in close vicinity?
4. Were any businesses within the 1000 feet radius notified? If yes, which businesses?
5. What were the previous land uses?

6. If hazardous materials were used and/or stored on the site, did a regulatory agency inspect the site?
7. If yes to Question 6, was the operator or property owner cited for violations
8. Was the site tested to ensure that there is no current hazardous waste?
9. Is the land and groundwater free of contamination from previous land uses?

Please consider the concerns of the undersigned, which this letter enumerates.

Vince Wong and Sofie Su 1174 Wenig Ct, Pleasanton, Ca 94566;

Jack Wang 1159 Wenig Ct, Pleasanton, Ca 94566;

Geetha Harva and Raj Harva 1162 Wenig Ct, Pleasanton, Ca 94566;

Paul Hammons and Cynthia Altman 1034 Madsen Ct, Pleasanton, Ca 94566;

Contact: JC & Asra Rahman- Firer 1153 Wenig Ct, Pleasanton, Ca 94566;

Laura Campion

Subject: RE: Arroyo Lago Project –Air quality due to electricity use/ construction/ increase in cars)

From: Catherine Huang <actionwise@gmail.com>

Sent: Wednesday, June 21, 2023 10:10 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: BOS District 3 <BOS.District3@acgov.org>; R9.Info@epa.gov; Rodrigo.ordua@acgov.org; District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; cers@calepa.ca.gov; citycouncil@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>; gbeaudin@cityofpleasantonca.gov; osd@cityofpleasantonca.gov

Subject: Arroyo Lago Project –Air quality due to electricity use/ construction/ increase in cars)

June 21, 2023

From:

Yiqun Huang

1363 Briones Ct Pleasanton, Ca 94588 To:

Aubrey Rose, AICP, Planner III

Alameda County Community Development Agency Planning Department

224 West Winton Avenue, RM 111

Hayward, CA 94544

aubrey.rose@acgov.org

Office: 510.670.5322

Cc: Rodrigo.ordua@acgov.org; citycouncil@cityofpleasantonca.gov; bosdist1@acgov.org; bosdist4@acgov.org; bos.district3@acgov.org; eclark@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; r9.info@epa.gov; cers@calepa.ca.gov; osd@cityofpleasantonca.gov

Subject: Arroyo Lago Project –Air quality due to electricity use/ construction/ increase in cars)

Clean air quality is at risk due to this proposal. In the last five years, our neighborhood has experienced poor air quality due to nearby fires with a high AQI of 340-400. As a consequence, the addition of new family homes with the option of building an extra living unit in the backyard will increase the amount of greenhouse gasses being released into our air due to more cars on the road. On average in Pleasanton, a family of four will eventually have 3-4 cars per household without the backyard living unit. Please study the following Issues in the EIR:

Not only does the construction of the ALP contaminate our air, but stovetops, firepits, laundry rooms, and especially AC that come with these homes all account for 20% of greenhouse gas emission in the US. Building more houses will also increase the number of cars on the road which will significantly increase the amount of car emissions being released daily. Smog from the cars can cause an increase in respiratory problems among many people. It is important we conserve our air quality, as in a short time, I have asked some of the above neighbors their reasons for moving to Pleasanton in which several of their answers mentioned the clean air quality.

Question:

1. What type of stovetops, lighting, firepits, laundry machines, dryers and AC units are you installing in the homes as well as the outdoor optional backyard units?
2. Before the Arroyo Lago Residential project is to be considered, it is most important that we all acknowledge the significant damage it will cause the people

of Pleasanton's everyday lives as well as the future generations. We must prioritize the wellness of the community and the protection of our environment. 3.

The listed below are the residents that have participated in these questions or

support the major environmental concerns the Arroyo Lago Project will cause during the 2+ years to build the 194 new homes and the aftermath when the homes are occupied.

Thank you.

Yiqun Huang
1363 Briones Ct,
Pleasanton, Ca 94588

Additional Ironwood Estate Concerned Residents having inputs to this letter:

Yi-Ju Chen 1460 Irongate Ct, Pleasanton, Ca 94566;
Todd Miller 1448 Irongate Ct, Pleasanton, Ca 94566;
Gang Lin and Yue Feng 7439 Ironwood Ct, Pleasanton, Ca 94566; Lucy and Hector Jhoung 1358 Briones Ct, Pleasanton, Ca 95488; Holly and Steve Johnson 1357 Briones Ct, Pleasanton, Ca 94588; Reika and Hyo Nakari 1434 Briones Ct, Pleasanton, Ca 94588;

June 21, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
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Phone: 510-670—5322
Email: Aubrey.rose@acgov.org
Rodrigo.orduna@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project EIR SCOPING

Dear Aubrey,

- The Notice of Preparation and Notice of Public Scoping Meeting dated May 12, 2023 prepared by First Carbon Solutions, failed to list the **Environmental Protection Agency (EPA)** as a Required Ministerial Approval.
- The unincorporated Alameda County property, which contains the Project site, is posted on El Charro Road, at its Northeast corner, with a hazardous chemicals warning under California Health and Safety Code Section 25249.6.
- Historically the Project site contained two mining pits, 150 feet deep, that were later filled in with rock, top scrub and other toxic materials of questionable suitability for humans.
- The EPA should be notified of the Project and study in depth the metals, gases and toxic materials likely deposited over time at the site.
- As part of the EIR the EPA should be asked to opine on the advisability of building homes on soil that may not meet human standards.
- Reference is made to the following web site:
(https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000009398)
- Please study the referenced site for a history of hazardous materials on the Project site.

With regards,

Arne Olson and Carol Olson
1350 Chatham Court
Pleasanton, CA 94566
Cell: 925 200 8579

Cc:

Citycouncil@cityofpleasantonca.gov
gbeaudin@cityofpleasantonca.gov
eclark@cityofpleasantonca.gov

Laura Campion

Subject: RE: Arroyo Lago Project

From: John Harrell <johngaye@att.net>

Sent: Thursday, June 22, 2023 4:48 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; citycouncil@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; Ellen Clark <eclark@cityofpleasantonca.gov>

Subject: Arroyo Lago Project

Sent on behalf of the residents at Ironwood Garden Apartments

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510 670-5322

Dear Mr. Rose,

In regard to the Arroyo Lago Project, we have spoken to several residents who live in the Ironwood Garden Senior Apartments. These residents wanted to ensure their voices were heard; however, didn't feel comfortable with emailing. Therefore, have listed their names and contact information below.

Basically, all had expressed similar concerns such as,

- the increased traffic,
- the lack of public transportation,
- the access for police and emergency services,
- the air and water quality as it relates to their health and safety.

Kind regards,
John & Gaye Harrell
Village at Ironwood

On behalf of the following Garden Apartment Residents:

Barbara Bacho
3411 Cornerstone Ct #202
Pleasanton, CA 94566
bbacho@comcast.net

Charlotte Ashley
3411 Cornerstone #205
Pleasanton, CA 94566
925 922-2381

Sheila Stevens
3421 Cornerstone Ct #109

Pleasanton, CA 94566
sheilastevens6124@yahoo.com

Carol McCormick
3461 Cornerstone Ct #210
Pleasanton, CA 94566
carolmccormick@msn.com

Tricia Morehouse
3451 Cornerstone Ct #112
Pleasanton, CA 94566
spitzersmom@gmail.com

BK Masterson
3411 Cornerstone #209
Pleasanton, CA 94566
bk.masterson@gmail.com

Carmen Paulino
3421 Cornerstone #202
Pleasanton, CA 94566
clpsf1@gmail.com

Judy Butter Butterly
3411 Cornerstone #104
Pleasanton, CA 94566
judy.butterly@comcast.net

Lori Frost
3461 Cornerstone Ct #204
Pleasanton, CA 94566
lodyluu@comcast.net

Doris Morgado
3411 Cornerstone Ct #105
Pleasanton, CA 94566

Sharon Long
3441 Cornerstone Ct #110
Pleasanton, CA 94566

Kris Blakely
3421 Cornerstone Ct #106
Pleasanton, CA 94566

Diana Zoellner
3421 Cornerstone #116
Pleasanton, CA 94566

Claudia Jane Hughes
3451 Cornerstone #203

Pleasanton, CA 94566

June22, 2023

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubry.rose@acgov.org

Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)

RE: Arroyo Lago Residential Project– EIR SCOPING– Applicant’s SB330 issues and Environmental Concerns for EIR Study

We find that the Applicant’s submission of their SB330 needs to be re-evaluated for accuracy:

1) “Land Advisors organization” is offering Arroyo Lago sites, prior to any County approval. It states on their website: “Located adjacent to Eastern Pleasanton in unincorporated Alameda County, Arroyo Lago is poised to be the premier new home community in the Tri-Valley. The Property will be vested with an SB330 Application allowing for a streamlined entitlement process through Alameda County.

2) Their SB330 information is not entirely correct per the following:

- a) **EXISTING USES** – and identification of major physical alterations to the property on which the project is to be located. Zone-7 has an access “road” along the East Wall of the Property which is used for Zone-7 frequently in patrolling and accessing the water
- b) The Project site previously had a wildlife water-pond which the owner filled in the with imported landfill without any known approval. See Jonathan Sanders memo dated 29 March 2019 / Haley Aldrich. Note that no known PFAS testing was performed for this site or was the imported soil from Sunnyvale.
- c) Soil was also imported for grading of the site near the East Wall of the Village at Ironwood.
- d) The project site also contained a non-water “Pond” which was previously used by the Quarry for waste material storage. Note the Kaiser Sand and Gravel Report Application for surface mining Permit, map and description. Certified 6/30/1992

4) **Pollutants:** Please note information regarding potential PFAS contamination and Fill (100,000 cu.ft.) imported from Sunnyvale.

ADDITIONAL SIITE CONDITIONS:

5) Wetlands were on the Site, and these were filled in around January 2019. See the picture below of the site prior to the fill. The location of the East Wall of the Village is indicated in te picture below. This picture was taken from the second story of 1344 Chatham Ct. The fill and grading that was done in 2019 did not solve the “problem” for the developer. The next two pictures show the amount of water accumulated early this year after that fill. The grading and water runoff also led to the flooding of the back yards in the Village at Ironwood. The other two photos were taken early this year, 2023, and **now results in a current state of “seasonal wetlands” in the proposed Arroyo Lago site.**

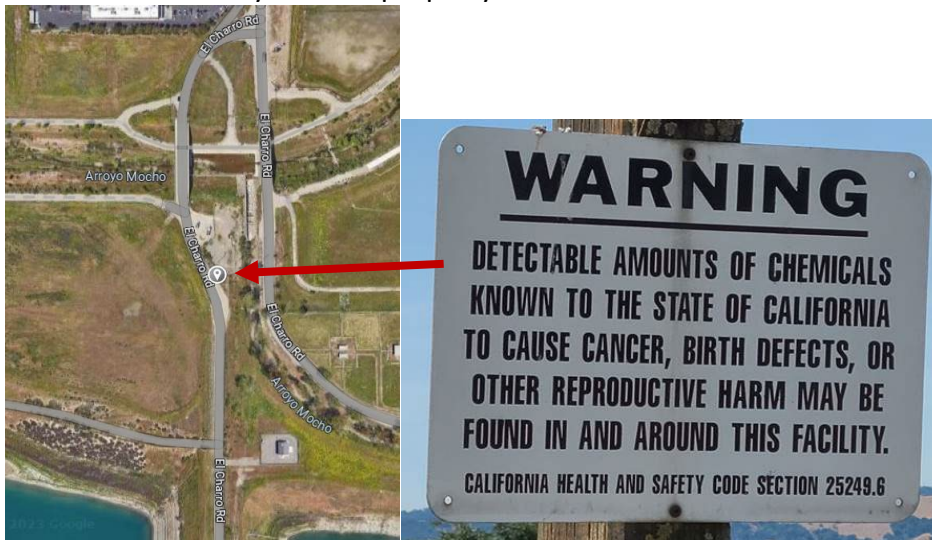


7) Species of concern: Wild Geese and birds were previously occupying the wetlands until it was recently filled in.

8) After grading of the Site near the East Wall of the Village at Ironwood, rain runoff flooded the back yards of several Village residents since the runoff poured in under the wall onto their properties. The Fill grading should be re-designed to avoid these harmful conditions. Such runoff could contain contaminants, such as PFAS, which could have been imported with the Sunnyvale "soil".

9) **Contaminated DUST** could also be carried from the Site to the Village at Ironwood homes and surroundings, both during and after any construction activities. Such DUST could last for a very long time with the high winds in the area.

10) Hazardous site - BELOW: See the notice which is posted on El Charro Road on the Northeast corner by the Site property.



Thank you for your attention and study of these concerns.

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

Carol Olson	Arne Olson
1350 Chatham Court	
Pleasanton, CA 94566	
925 200 8272	925 200 8579

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

Arroyo Lago Project – Water and Air pollution concerns

Dear Mr. Rose,

We have agreed with the residents mentioned below, that we will write to you and represent all our inputs and concerns about some of our Environmental concerns for the proposed Arroyo Lago Project.

Water Pollution/ Drought- Due to the proposed land modification and construction of new homes, pollution will contaminate our water sources and with the addition of the 194 new homes using Pleasanton water, if so, will the “clean water” need of all of the people in Pleasanton be served (including new and existing residents, , especially in times of drought that we have all experienced? Please provide analysis.

Landfill-In addition, we are concerned about the additional Trash and how that will affect the already full landfill. When landfills begin to overflow, they can simply decide to burn the trash. Although it frees space, toxic gases and fumes are released into the atmosphere. We are concerned with the fact that it will be contributing to climate change, as well as creating a significant amount of unhealthy air.

As of 2020, SB1383, Pleasanton Residences are required to sort their trash (e.g., recyclable, compost, and landfill) otherwise the residents could be fined if not sorted properly.

Please study the following questions in the EIR:

1. Pleasanton Residences have been on water restrictions as of 2022 and the cost of our water has increased. Where are you getting the water to build and use for waste water during the two plus years under construction?
2. Where will the construction waste water be disposed of?
3. Will the land that the construction wastewater be disposed of be contaminated? If yes, what are the contaminants? Please have a written report on the site's soil and also surrounding areas. We have heard that prior soil from Silicon Valley has been used for grading this area. There must be an analysis of this and other soil / landfill in the potential site. Old analysis would not be accurate for new imported soil and landfill, because of new types of contaminants that have been of concern.
4. How many square feet of land will be contaminated?
5. To support the construction, how much more will it cost the current residents considering we are on water restriction?
6. How will the project affect the availability and quality of water resources, considering the increasing water scarcity issues in California?
7. How many tons of trash do you plan to have to complete 194 homes?

8. How do you plan to dispose of the trash?
9. How much Landfill trash is the construction going to produce?
10. Where are you disposing of the landfill trash?
11. If the Landfill trash is going to be burned, how many pounds over how long will it take to burn it?
12. How much trash burned will create air pollution?
13. Will the burned trash or chemical stagnate trash violate any air quality standards (Pleasanton, State or Federal) or contribute to an existing or projected air quality violations?
14. Are you able to sort the tons of Trash according to 2020 SB1383? If not, who will pay the fine?

Please consider our concerns the undersigned, which represents the following seven residents in this letter.

Sincerely,

Tim and Rita Hsu 1052 Madsen Ct, Pleasanton, CA 94566

Tony Yang 1137 Mills Ct, Pleasanton, Ca 94566;
Lisa Horrillo 1052 Nolan Ct, Pleasanton, Ca 94566;
Pat Mitchell 1046 Nolan Ct, Pleasanton, Ca 94566;
David and Nicole Lyman 1132 Mills Ct, Pleasanton, Ca 94566;
Sophia and Chris Chase 1168 Wenig Ct, Pleasanton, Ca 94566;
Hongbin Mao and Yan Lin 1165 Wenig Ct, Pleasanton, Ca 94566

June 23, 2023

Pamela Chan

Brian Ng

1171 Wenig Ct, Pleasanton, Ca 94566

Aubrey Rose, AICP, Planner III

Alameda County Community Development Agency Planning Department

224 West Winton Avenue, RM 111

Hayward, CA 94544

aubrey.rose@acgov.org

Office: 510.670.5322

Cc: Rodrigo.ordua@acgov.org; citycouncil@cityofpleasantonca.gov; bosdist1@acgov.org; bosdist4@acgov.org; bos.district3@acgov.org; eclark@cityofpleasantonca.gov; gbeaudin@cityofpleasantonca.gov; r9.info@epa.gov; cers@calepa.ca.gov; osd@cityofpleasantonca.gov

Arroyo Lago Project – Environmental, Health and Safety Impact of Construction

Please study the impact of the following in the EIR:

Construction is said to be responsible for up to 50% of climate change (ref: “Go Construction” website for impacts and best practices for construction projects. i.e. Construction and the environment | Go Construct. It impacts landfills, air, water, pollution and the overall quality of life.

Questions:

1. Will the project generate noise or vibration that could impact nearby communities or wildlife?
2. How might the project affect the local climate and contribute to or exacerbate climate change?
3. How will the developers and their builders ensure that construction activities, equipment, and materials do not contaminate the neighborhood's: Pleasanton Landfills, air quality, current water lines, waste water lines, flooding, pollution, noise level, traffic?

4. How will the developers and their builders prevent any hazardous wastes on the site from entering the existing neighborhood and streets or become airborne?
5. Are there any alternative project designs or locations that could minimize the environmental impacts while still achieving the project's objectives?
6. How will the project consider and incorporate traditional ecological knowledge and Indigenous perspectives in the decision-making process?
7. How will the project account for the potential risks associated with natural disasters, such as earthquakes, wildfires, or sea-level rise?
8. Are there any potential conflicts with existing conservation efforts or protected areas, and how will they be addressed?
9. How will the project contribute to or impact California's transition to a circular economy, minimizing waste generation and promoting resource efficiency?
10. What is the overall net benefit or cost of the project when considering its environmental impacts, taking into account both short-term and long-term effects?
11. Real estate drives approximately 39 percent of total global emissions. Approximately 11 percent of these emissions are generated by manufacturing materials used in buildings (including steel and cement), while the rest is emitted from buildings themselves and by generating the energy that powers buildings.
12. How much will this project contribute to the total global emissions due to real estate projects?
13. Land contamination is often the environmental concern that receives the most attention in real estate transactions. This contamination may originate either on the site (from the activities of present or past owners) or from off-site sources. Can we evaluate how much this project will eventually contribute to land contamination?
14. Are there any potential indirect or secondary impacts of the project that might not be immediately apparent?
15. How will the project affect biodiversity and the overall ecological resilience of the region?
16. What measures are being proposed to address potential environmental justice concerns and ensure equitable distribution of benefits and burdens?
17. How does the project align with California's long-term sustainability goals and commitments, such as reducing greenhouse gas emissions and transitioning to renewable energy?

(Air quality due to electricity use/ construction/ increase in cars)

In addition, having clean air quality is also at risk due to this proposal. In the last five years, our neighborhood has experienced poor air quality due to nearby fires with a high AQI of 340-400. As a consequence, the addition of new family homes with the option of building an extra living unit in the backyard will increase the amount of greenhouse gasses being

released into our air due to more cars on the road. On average in Pleasanton, a family of four will eventually have 3-4 cars per household without the backyard living unit.

Questions:

1. **As of today, driving from Ironwood Classics to Amador High School during pick up, I have to leave my house 30 minutes before school ends to get a parking space at a nearby business because of the number of cars waiting at the school parking lots.** Can you tell me how many more minutes will it take a parent/ caretaker to pick up a child from Ironwood Classics to Amador High School with the number of additional cars from Arroyo Lago homes?
2. Considering combining concrete and water creates 8% CO₂ when mixed together, how many tons of concrete and water will be released into the atmosphere?
3. How much carbon compounds will be responsible for ozone layer depletion?
4. On Busch Rd driving towards the Recycle center, road dust is blown into the air we breath. What is in the dust particles and how much more will be added into our air considering the number of construction cars will be driving back and forth on Busch Rd.?
5. Are oversized vehicles allowed to park and leave standing in a residential zone?
6. How many cars do you estimate the ALP will have considering the East Side of Pleasanton does not have good public transportation?
7. How many minutes will it take the County Emergency Vehicles to reach the Arroyo Lago homes during peak hours?
8. Can you measure the harmful emission when cars idle for 30 mins or less on hot days (eg. 80 plus degrees) prior to the pick up while waiting for their children in front of their child/children's schools or nearby parking lots because there is not enough space for all the cars?
9. Currently, please consider that the commuters may only work a hybrid schedule in the office verse may commute full-time by the time the Arroyo Lago Project starts.
10. If the Arroyo Lago Landfill trash is going to be burned in Pleasanton, how much air pollution are you admitting into the air we breathe? Also, how much ash will it produce to pollute Pleasanton land?
11. How much additional exposed sensitive receptors to substantial pollutants are we going to inhale?
12. Will there be an objectionable odor affecting a substantial number of people in the listed neighborhoods and within how many feet from ALP?

We and our following concerned neighbors have contributed the above questions. Thank you for your consideration in the EIR study.

Pamela Chan and Brian Ng 1171 Wenig Ct, Pleasanton, Ca 94566;

Ironwood Classic Concerned Residents:

Nancy Tsai 1037 Madsen Ct, Pleasanton, Ca 94566;

Jim and Sandi Farrell 1055 Madsen Ct, Pleasanton, Ca 94566;

Xiang Ding Zhang 1046 Madsen Ct, Pleasanton, Ca 94566;

Laura Wang 1040 Madsen Ct, Pleasanton, Ca 94566;

Arvind Maheshwari 1058 Madsen Ct, Pleasanton, Ca 94566;

Neetu and Snehal Trivedi 1049 Madsen Ct, Pleasanton, Ca 94566

Laura Campion

Subject: RE: Arroyo Lago EIR Concerns - Fugitive Dust and Environmental Concerns

From: Tom Grudkowski <tgrudkowski@gmail.com>

Sent: Friday, June 23, 2023 4:36 PM

To: Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>

Cc: District 1 Mailbox Supervisor David Haubert <bosdist1@acgov.org>; BOS District 4 <bosdist4@acgov.org>; BOS District 3 <BOS.District3@acgov.org>; Ellen Clark <eclark@cityofpleasantonca.gov>; gbeaudin@cityofpleasantonca.gov; Pleasanton City Council <citycouncil@cityofpleasantonca.gov>; Karla Brown <kbrown@cityofpleasantonca.gov>

Subject: Arroyo Lago EIR Concerns - Fugitive Dust and Environmental Concerns

7. Each operator, or its successor, shall explicitly commit itself to reclamation of its own lands to carry out the overall reclamation concept, as may be modified through periodic review.
8. The operators shall pay for their fair share of the following studies or reviews necessary to demonstrate viability of their proposal in an amount to be fixed by the Planning Commission. The "fair share" shall be in proportion to the extent to which the study or review is necessary to address impacts of mining or reclamation in each operator's mining area. Studies or reviews to which this policy shall apply are as follows:
 - A routing study showing how water would be routed through the chain of lakes including interfaces with the groundwater basin and how the system would be operated under a number of hypothetical conditions (wet year, dry year, flood, drought, etc.).
 - A study of hydrology near Stanley Boulevard to demonstrate whether the area is critical for recharge of lower aquifers and to justify placement of inert material in an area shown for water on the approved Q-76 reclamation plan.
 - A study to demonstrate imperviousness and stability of pits and dikes under uplift pressures.
 - Monitoring of water levels and quality necessary to determine the potential effects on mining and water resources.
 - A study to demonstrate viable techniques for re-establishing agriculture on low-lying reclaimed lands.
9. No water rights shall be abridged due to the reclamation concept.
10. A field inspection program shall be developed by the County and the operators, and inspection shall be provided as needed to ensure proper construction techniques in critical phases of reclamation. Operators shall pay the actual cost of such inspections.
11. The operators shall dedicate to Zone 7, upon terms mutually acceptable to the operators and Zone 7, all water areas and necessary supporting land areas to operate the chain of lakes in the public interest. The right of the public to manage and use water resources of the chain of lakes and area groundwater undiminished with respect to quantity and quality shall be expressly asserted and any other uses permitted in said areas shall be compatible with said right.
12. Water areas may be used by Zone 7 for water conservation, water transmission, groundwater recharge, flood control and water quality management. Water areas may also be used for recreation, fish farming, and other productive uses to the extent such uses would be compatible with the first-named uses.
13. Land areas may appropriately be used for mining, mining-related industry in conjunction with ongoing mining, agriculture, open space, and watershed uses. New or expanded uses in the Quarry Area shall be allowed only upon securing Zoning Approval to ensure compatibility with the Specific Plan and reclamation of the area. Reclaimed land should be capable of supporting beneficial uses. No uses shall be permitted which may unacceptably pollute the lakes.

ALAMEDA COUNTY PLANNING DEPARTMENT
399 Elmhurst Street, Hayward, California 94544
(415) 881-6401

Man Mar, Zone 7
Don Kahler, Rhodes-Jamieson
Ralph Mitchell, Lone Star Industries
Jim Dehl, Kaiser Sand & Gravel

August 1, 1985

RECEIVED
AUG 1985
J. E. H. W. C. W. C.

Gentlemen:

The Specific Plan for Livermore-Amador Valley Quarry Area Reclamation was adopted by the Alameda County Board of Supervisors on November 5, 1981. The Plan governs mining and reclamation activities of the three operators, Rhodes-Jamieson, Lone Star, and Kaiser. Section VII, Implementation, of the Plan provides that contracts are to be entered into between each operator and Zone 7 to effectuate water management aspects of the plan. To date, none of these contracts have been executed.

Section VII of the Plan also provides that periodic reviews of the Plan may be made by the Planning Commission and Board of Supervisors when deemed necessary. The Planning Commission is Lead Agency and coordinator to ensure the Specific Plan is carried out. As such, it is of great concern that nearly four years have elapsed since approval of the Plan without a key element of its implementation in place.

Preliminary to a possible review of the Specific Plan, we are requesting that the operators, either individually or jointly, and Zone 7 submit to this Department a history of contract negotiations, including pertinent dates and issues, and an explanation of what the current position of each party is relative to points of disagreement. It is hoped that this matter can be clarified and resolved as soon as possible.

Very truly yours,

William H. Fraley
William H. Fraley
Planning Director

WHF/PD/pd

Doc. 0837D/p.10

Dear Aubrey,

Please find attached our letter for the EIR of the subject concerns.

We are also attaching important references which are mentioned in the letter. We thank you for your inclusion of these attachments for the EIR studies.

Please don't hesitate to call for any questions or clarification now or during the study.

Best regards,

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

Carol Olson
1350 Chatham Court
Pleasanton, CA 94566
925 200 8272

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
925 200 8579

Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Phone: 510-670-5322, Email: Aubrey.rose@acgov.org

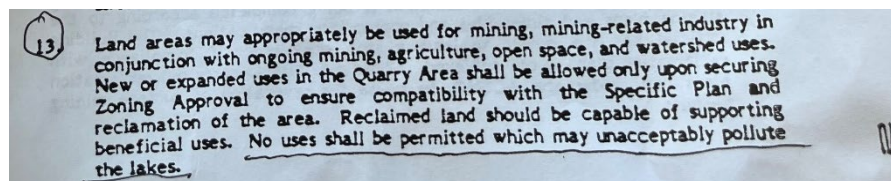
Cc: Supervisor David Haubert (bosdist1@acgov.org)
Supervisor Nate Miley (bosdist4@acgov.org)
Supervisor Lena Tam (bos.district3@acgov.org)
Asst. Planning Dir. Rodrigo.orduna@acgov.org

RE: Arroyo Lago Residential Project– EIR SCOPING– Quarry reclamation impact

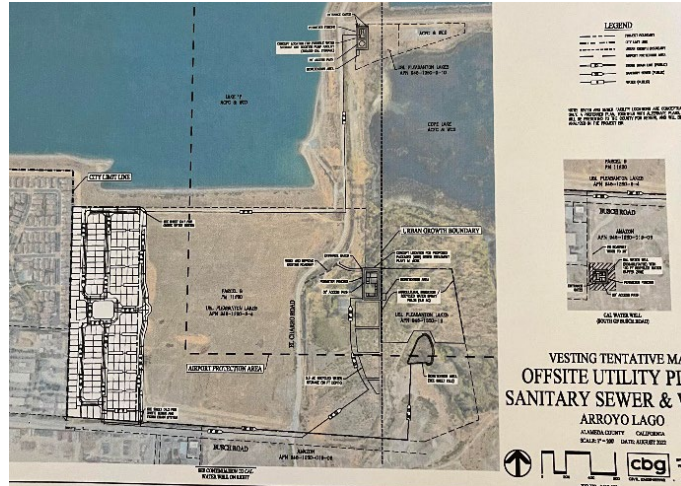
Dear Aubrey:

We request further in-depth study of unusually high toxic contaminants known to be present in the Site. It will be essential to include the study of the history of the Hansen Quarry Reclamation inclusive of SMP 31 / 36. EPA noted heavy toxic contaminations within this entire area, which prolonged the clean-up by an additional 12 years, with reclamation certified on 06/24/2022. In addition, natural Fugitive DUST would also follow any land disruption by continued mining to the East or construction at the site.

1. Information obtained from Zone 7 and Alameda County Environmental agencies acknowledge that Fugitive DUST would be an ongoing health hazard.
2. The Proposed Site borders LAKE I and previously encompassed SMP 31 / 36. From the attached Cover Letter from Alameda County Planning Dept, dated August 1, 1985, emphasized the importance of the Lake I preservation. See Item 13 below. **“No uses shall be permitted which may be unacceptably pollute the Lakes”.**



3. The pollutants that are referred to, include those discovered in prior reports and which are obviously still contained in the subject Site of the proposed development, immediately East of the Village of Ironwood East Wall, and south of Lake I.



4. The Quarry Reclamation was postponed several times and is known to have contained hazardous materials which were used while the quarry was operating over 115 years and afterwards filled. The Attached letter, dated August 1, 1985, indicates the notice that use of the area is to be restricted. Concern is for Lake I water, as well as for Fugitive Dust, would be loosened by construction activities.
5. We request Studies of any filed documents and reports of contaminants, including Fugitive DUST, on the surface and beneath, so as not to violate the above pollution restriction.
6. Your studies are essential to preserve the health and safety of any affected inhabitants in and around the Development.

Thank you for your attention to these critical concerns.

Tom Grudkowski
1594 Chatham Place
Pleasanton, CA 94566
Cell: 408 242 1920

Carol Olson
1350 Chatham Court
Pleasanton, CA 94566
925 200 8272

Arne Olson
1350 Chatham Court
Pleasanton, CA 94566
925 200 8579

cc. Karla Brown, City of Pleasanton Mayor, and City Council members
Gerry Beaudin, Pleasanton City Manager
Ellen Clark, Pleasanton Dir. of Community Development

<input type="checkbox"/> - Aesthetics	<input type="checkbox"/> - Agriculture	<input type="checkbox"/> - Air Quality
<input type="checkbox"/> - Biological Resources	<input type="checkbox"/> - Cultural Resources and Tribal Cultural Resources	<input type="checkbox"/> - Energy
<input type="checkbox"/> - Geology and Soils	<input type="checkbox"/> - Greenhouse Gas Emissions	<input type="checkbox"/> - Hazards and Hazardous Materials
<input type="checkbox"/> - Hydrology/Water Quality	<input type="checkbox"/> - Land Use/Planning	<input type="checkbox"/> - Noise
<input type="checkbox"/> - Mineral Resources	<input type="checkbox"/> - Population/Housing	<input type="checkbox"/> - Public Services
<input type="checkbox"/> - Recreation	<input type="checkbox"/> - Transportation	<input type="checkbox"/> - Utilities/Service Systems
<input type="checkbox"/> - Wildlife	<input type="checkbox"/> - Utilities/Service Systems	<input type="checkbox"/> - Cumulative Impacts

Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Pam ALPERT
Address: DONAHUE DR, FLS
Email: phardy9456@gmail.com
Comments:

- off-site traffic improvements? important to Valley Busch/Valley; Boulder/Valley; Busch; Stanley
- define agricultural irrigation spray fields
- project with ~~and~~ without EI change
- over-sizing or project only sewer/wastewater

COMMENT CARD

Arroyo Lago Residential Project

Scoping Meeting

June 8, 2023, 6:00 p.m.

Pleasanton Public Library, Large Meeting Room
400 Old Bernal Avenue,
Pleasanton, CA 94566

<input checked="" type="checkbox"/> - Aesthetics	<input type="checkbox"/> - Agriculture	<input type="checkbox"/> - Air Quality
<input checked="" type="checkbox"/> - Biological Resources	<input type="checkbox"/> - Cultural Resources and Tribal Cultural Resources	<input type="checkbox"/> - Energy
<input checked="" type="checkbox"/> - Geology and Soils	<input type="checkbox"/> - Greenhouse Gas Emissions	<input checked="" type="checkbox"/> - Hazards and Hazardous Materials
<input checked="" type="checkbox"/> - Hydrology/Water Quality	<input checked="" type="checkbox"/> - Land Use/Planning	<input type="checkbox"/> - Noise
<input checked="" type="checkbox"/> - Mineral Resources	<input checked="" type="checkbox"/> - Population/Housing	<input checked="" type="checkbox"/> - Public Services
<input checked="" type="checkbox"/> - Recreation	<input checked="" type="checkbox"/> - Transportation	<input checked="" type="checkbox"/> - Utilities/Service Systems
<input type="checkbox"/> - Wildlife	<input checked="" type="checkbox"/> - Utilities/Service Systems	<input checked="" type="checkbox"/> - Cumulative Impacts

Environmental Impact on current residents
Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Ted Feng
Address: 1344 Chatham Ct.
Email: tedfeng@comcast.net
Comments:

Please send all comments to: Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Email: aubrey.rose@acgov.org
Office: 510-670-5322

<input type="checkbox"/> - Aesthetics	<input type="checkbox"/> - Agriculture	<input type="checkbox"/> - Air Quality
<input type="checkbox"/> - Biological Resources	<input type="checkbox"/> - Cultural Resources and Tribal Cultural Resources	<input type="checkbox"/> - Energy
<input type="checkbox"/> - Geology and Soils	<input type="checkbox"/> - Greenhouse Gas Emissions	<input type="checkbox"/> - Hazards and Hazardous Materials
<input type="checkbox"/> - Hydrology/Water Quality	<input type="checkbox"/> - Land Use/Planning	<input type="checkbox"/> - Noise
<input type="checkbox"/> - Mineral Resources	<input type="checkbox"/> - Population/Housing	<input type="checkbox"/> - Public Services
<input type="checkbox"/> - Recreation	<input type="checkbox"/> - Transportation	<input type="checkbox"/> - Utilities/Service Systems
<input type="checkbox"/> - Wildlife	<input type="checkbox"/> - Utilities/Service Systems	<input type="checkbox"/> - Cumulative Impacts

Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Pam ALPERT
Address: 1115 DONAHUE DR
Email: phardy9456@gmail
Comments:

Please send all comments to: Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Email: aubrey.rose@acgov.org
Office: 510-670-5322

COMMENT CARD

Arroyo Lago Residential Project

Scoping Meeting

June 8, 2023, 6:00 p.m.

Pleasanton Public Library, Large Meeting Room
400 Old Bernal Avenue,
Pleasanton, CA 94566

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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Bob RUSSMAN
Address: 3648 BINGHAM CT, PLEASANTON
Email: brussman@comcast.net
Comments:

Please send all comments to: Aubrey Rose, AICP, Planner III
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Name:

Address:

Email:

Comments:

Carol Olson

lake missing - filled
111

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Name:

Address:

Email:

Comments:

DENNIS ROMATZ

1564 CHATHAM PL.

DENNISROMATZ5@GMAIL.COM.

ADD SOLAR EASEMENTS TOPIC "ENERGY"
LOWER GRADING OF LAND NEXT TO WALL SAME AS EXISTING
(VILLAGE OF IRONWOOD) TO LOWER BUILDINGS & REDUCE
SOLAR EASEMENTS. ELIMINATE 11'-12' NEW WALL PROPOSED.

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Name:

Address:

Email:

Comments:

Scott Anderson
1546 Chatham Pl
scottas2@gmail.com

Want a setback + 2 stories, will shade patio, water will
flow and graded to our ground level, noise from our neighbors

Please send all comments to: Aubrey Rose, AICP, Planner III
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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name:

Address:

Email:

Comments:

Carol Olson
1350 Chatham Ct
CAT70Olson@gmail.com

Unique Health issues -
Senior impacted -
COPD, asthma, respiratory
anxiety

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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: EVAN SHOLAN
Address: 1581 CHATHAM PL, Pleasanton, CA 94566
Email: EVANSHOLAN@GMAIL.COM

Comments: at BUSCL RLY Valley = 420 homes, Adding 200 additional homes, yields 620 total homes. With ~1.5 cars/home = 930 cars. Add another 1400 homes => 3,000 cars traveling BUSCL + Valley. Please send all comments to: Aubrey Rose, AICP, Planner III Alameda County Community Development Agency Planning Department 224 West Winton Avenue, Room 111 Hayward, CA 94544 Email: aubrey.rose@acgov.org Office: 510-670-5322
currently according to traffic engineer at Pleasanton it takes 2 hrs. AVE comm. time to work.

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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: CAROL OLSON
Address: 1350 Chatham Ct.
Email: CATOLSON@GMAIL.COM
Comments: environmental

Please send all comments to: Aubrey Rose, AICP, Planner III
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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Tim Lambirth
Address: 1181 Bradford Wy
Email: tim@LambirthLaw.com
Comments: Slow down, Lots think about this more

my issues: sewage, traffic, density, noise, traffic
can city still annex Kelso Creek monkey flower
flora, fauna

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Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Sumera Nangai
Address: 3376 Ledgestone Ct, Pleasanton, CA
Email: SUMERANANGAI@GMAIL.COM
Comments: TRAFFIC A Transportation within Buffalo area is matter of concern. more internal roads are required. Land use and Planning is next matter of concern. The houses are much congested - Proportion of construction vs open area seems low. Internal roads

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Name:

Nancy Lee

Address:

3533 25th Way Pleasanton, CA 94566

Email:

nleeds@gmail.com

Comments:

Request a thorough traffic study on Busch Rd and Valley Ave. and the impact on residential safety, a study on environmental study on wildlife/air quality/gas emissions, study on the impact of more families in the area on the local schools, study on the impact of the smell of the proposed sewer treatment.

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Name:

Hal LaFlash

Address:

3206 Denton Ct

Email:

hal@lflash.com

Comments:

Need an Integrated Master Plan, including The City of Pleasanton

Please send all comments to: Aubrey Rose, AICP, Planner III
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Name:

Sri D. Garikipati

Address:

3522 Basch Dr Pleasanton CA

Email:

srigarikipati@gmail.com

Comments:

Future plans for the open land next to nap development & also on the other side of Basch Rd. Is Basch Rd widen to two lane rd? What kind of traffic allowed? Big Trucks etc. What is the water absorption levels in case of rain, storms etc?

Please clarify.

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P.T.O

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Name:

Pamela Chan

Address:

1141 Weng CT

Email:

chan-nex@40cgjdxal.net

Comments:

Environmental Concerns regarding the 194 new homes.

Please send all comments to: Aubrey Rose, AICP, Planner III
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Name: David Atwell
Address: 1510 Chatham Place Pleasanton
Email: DAVIDWATWELL@GMAIL.COM

Comments:

LIGHT POLLUTION
All environmental issues need to be accessed based on the unique senior population.
1.5 hour trail
The majority of neighbors to this project are seniors. Many are unable to attend these meetings downtown due to being 80-90 years old. I recommend all future meetings to be held in the villages at Ironwood clubhouse to allow these senior citizens to attend.
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The neighbors are seniors and the unique challenges seniors face as to mental and physical impacts (over)

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Name: Diana Atwell
Address: 1510 Chatham Pl Pleasanton Ca
Email: diana.atwell@yahoo.com

Comments:

Sneaking affordable housing as "Apds" is disingenuous and underbanded as well leads to distrust of the company.
I can't buy just an ADU. I just to rich and add more to their home for cheap.

<input type="checkbox"/> - Aesthetics	<input type="checkbox"/> - Agriculture	<input type="checkbox"/> - Air Quality
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Name: Diana Atwell
Address: 1510 Chatham Pl
Email: diana.atwell@yahoo.com

Comments:

What a most past environmental concern that has occurred perhaps 5 permits

Please send all comments to: Aubrey Rose, AICP, Planner III
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Email: aubrey.rose@acgov.org
Office: 510-670-5322

<input type="checkbox"/> - Aesthetics	<input type="checkbox"/> - Agriculture	<input type="checkbox"/> - Air Quality
<input type="checkbox"/> - Biological Resources	<input type="checkbox"/> - Cultural Resources and Tribal Cultural Resources	<input type="checkbox"/> - Energy
<input type="checkbox"/> - Geology and Soils	<input type="checkbox"/> - Greenhouse Gas Emissions	<input type="checkbox"/> - Hazards and Hazardous Materials
<input type="checkbox"/> - Hydrology/Water Quality	<input type="checkbox"/> - Land Use/Planning	<input type="checkbox"/> - Noise
<input type="checkbox"/> - Mineral Resources	<input type="checkbox"/> - Population/Housing	<input type="checkbox"/> - Public Services
<input type="checkbox"/> - Recreation	<input type="checkbox"/> - Transportation	<input type="checkbox"/> - Utilities/Service Systems
<input type="checkbox"/> - Wildlife	<input type="checkbox"/> - Utilities/Service Systems	<input type="checkbox"/> - Cumulative Impacts

COMMENT CARD

Arroyo Lago Residential Project

Scoping Meeting

June 8, 2023, 6:00 p.m.

Pleasanton Public Library, Large Meeting Room
400 Old Bernal Avenue,
Pleasanton, CA 94566

Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name: Diana Atwell
Address: 1510 Chatham Pl
Email: diana.atwell@yahoo.com

Comments:

Serious impact to elderly noise, light, blockage of sun roof. Impact study on seniors -

Please send all comments to: Aubrey Rose, AICP, Planner III
Alameda County Community Development Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
Email: aubrey.rose@acgov.org
Office: 510-670-5322

Elder Abuse

The heights of the houses are misleading, as the developer increased the height of the land by 4 feet.

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<input type="radio"/> - Aesthetics	<input type="radio"/> - Agriculture	<input type="radio"/> - Air Quality
<input type="radio"/> - Biological Resources	<input type="radio"/> - Cultural Resources and Tribal Cultural Resources	<input type="radio"/> - Energy
<input type="radio"/> - Geology and Soils	<input type="radio"/> - Greenhouse Gas Emissions	<input type="radio"/> - Hazards and Hazardous Materials
<input type="radio"/> - Hydrology/Water Quality	<input type="radio"/> - Land Use/Planning	<input type="radio"/> - Noise
<input type="radio"/> - Mineral Resources	<input type="radio"/> - Population/Housing	<input type="radio"/> - Public Services
<input type="radio"/> - Recreation	<input type="radio"/> - Transportation	<input type="radio"/> - Utilities/Service Systems
<input type="radio"/> - Wildfire	<input type="radio"/> - Utilities/Service Systems	<input type="radio"/> - Cumulative Impacts

Please provide us with comments on the scope of environmental issues and alternatives to consider in the EIR. Feel free to use the back of the card as needed.

Name:

Diana Atwell

Address:

1510 Chatham Pl

Email:

diana.atwell@yahoo.com

Comments:

① Downsize development to agriculture zoned land
 ② one stories - further back
 ③ Build further back

Please send all comments to: Aubrey Rose, AICP, Planner III
 Alameda County Community Development Agency Planning Department
 224 West Winton Avenue, Room 111
 Hayward, CA 94544
 Email: aubrey.rose@acgov.org
 Office: 510-670-5322

COMMENT CARD

Arroyo Lago Residential Project

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