



Arroyo Lago Residential Project

Scoping Meeting

Pleasanton Public Library, Large Meeting Room

400 Old Bernal Avenue

Pleasanton, CA 94566

Thursday, June 8, 2023

6:00 – 8:00 PM

Arroyo Lago Residential Project

Scoping Meeting Agenda

- Introductions
- Meeting Purpose
- Project Overview
- Environmental Review and CEQA process
- Public Comments on NOP



Introductions

- Lead Agency: County of Alameda
 - *Rodrigo Orduña, Assistant Planning Director*
 - *Aubrey Rose, Planner III*
- Environmental Consultant: FirstCarbon Solutions (FCS):
 - *Rachel Krusenoski, Project Manager*
 - *Henrique Zhou, Assistant Project Manager*



Meeting Purpose

- Provide overview of project and CEQA process
- Early consultation with the public and interested organizations and receive public comments on the content and scope of the Draft EIR
- Engage in agency consultation via the Notice of Preparation (NOP)
- Focus on potentially adverse environmental issues to be covered in the EIR
- Environmental and other project specific analysis will be considered in detail at future hearings

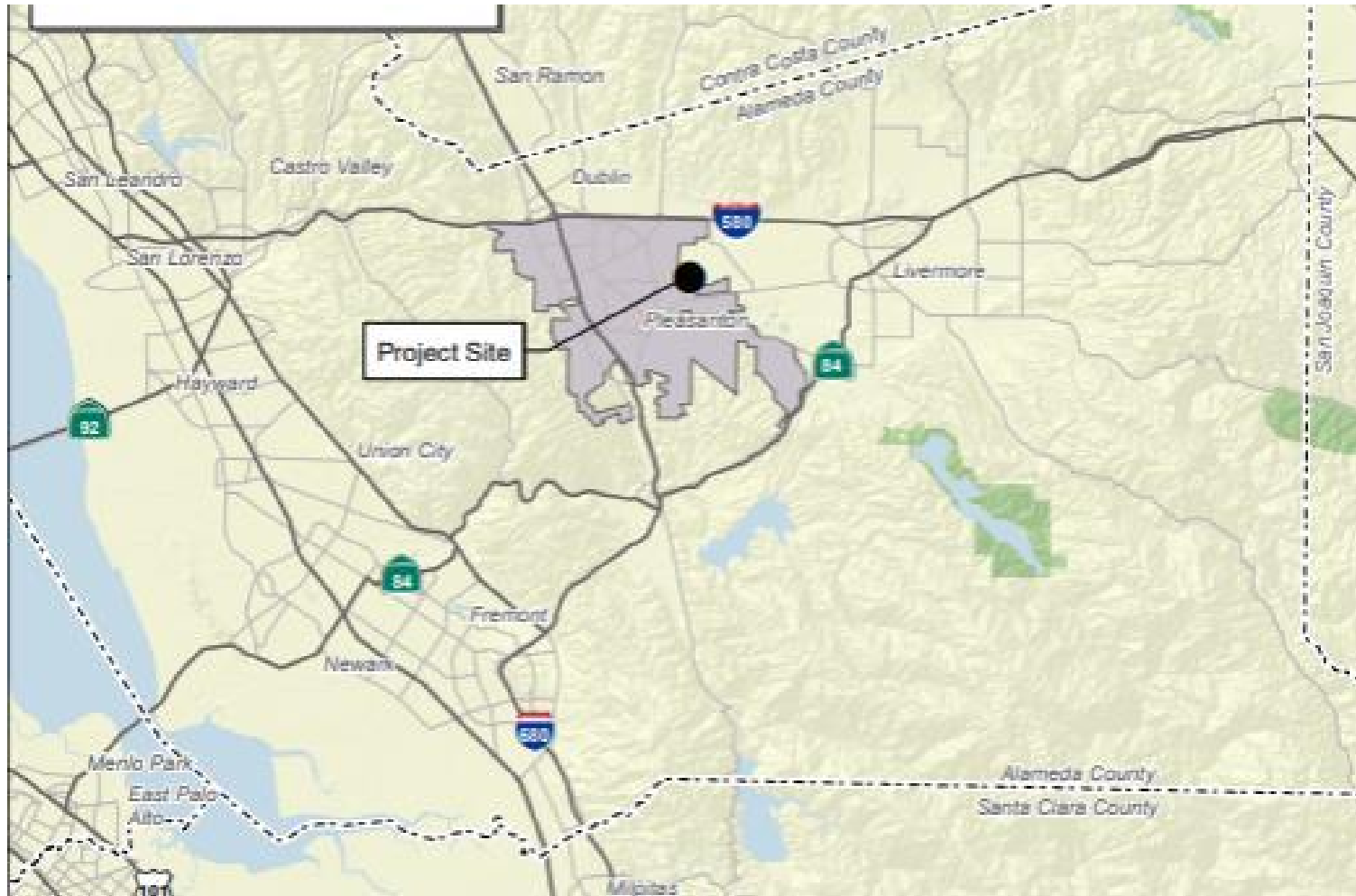


Meeting Purpose

- What the meeting *is not*:
 - Public hearing
 - Decision on project
 - Discussion of project merit
 - The only opportunity to provide feedback on the project



Project Location



Located in Unincorporated Alameda County



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Aerial View

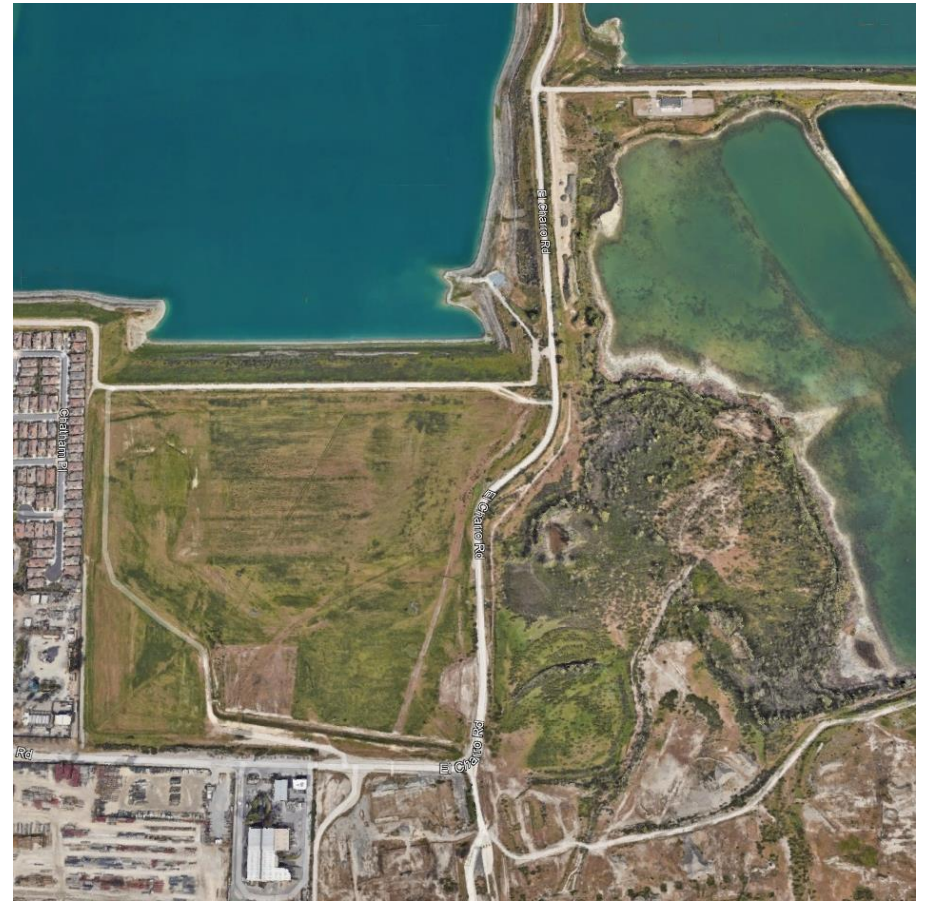
Project site is bounded by:

- Lake I of the Zone 7 Chain of Lakes to the north
- Vacant land and El Charro Road to the east
- Busch Road and industrial uses to the south
- Residential housing, the Pleasanton Operations Center, the Livermore-Pleasanton Fire Department Training Tower, and Pleasanton City Water Services to the west



Existing Conditions

- 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.



ECAP Designation and Zoning

- The project site's East County Area Plan (ECAP) land use designation is **Medium Density Residential (MDR)**.
- The project site is zoned as Agriculture (A). Rezoning is not required because the project is consistent with the land use designation.
- The MDR designation allows for densities between 4.1 and 8.0 units per acre. It includes 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.



Project Objectives

The objectives of the proposed project include:

1. Convert a vacant, underutilized property into a residential development in alignment with the ECAP, Medium Density Residential (MDR) land use designation.
2. 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.
3. Generate new, additional property tax revenues for the County of Alameda.
4. Provide a range of professionally designed housing options, including single-family homes and affordable accessory dwelling units.



Project Objectives (cont.)

5. 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.
6. Provide adequate infrastructure capacity, including sewer, water, and storm drain needed to accommodate the development consistent with the ECAP.
7. Provide adequate off-street parking for all on-site uses, to not impact the development's neighbors.



Proposed Residential Development Project Summary

- 194 Single-Family Homes
 - Approximately 25 percent (49 homes) being designed with junior Accessory Dwelling Units (ADUs).
 - Approximately 26-30 feet in height (two stories)
 - 7.3 units per gross acre
 - Approximately 694 residents
 - 2-car garages attached to each proposed home
- 21 open space and park parcels
- 7 internal streets to provide circulation
- Private 0.7-acre park
- Approximately 0.5 mile of walking trails



Proposed Residential Development Site Plan

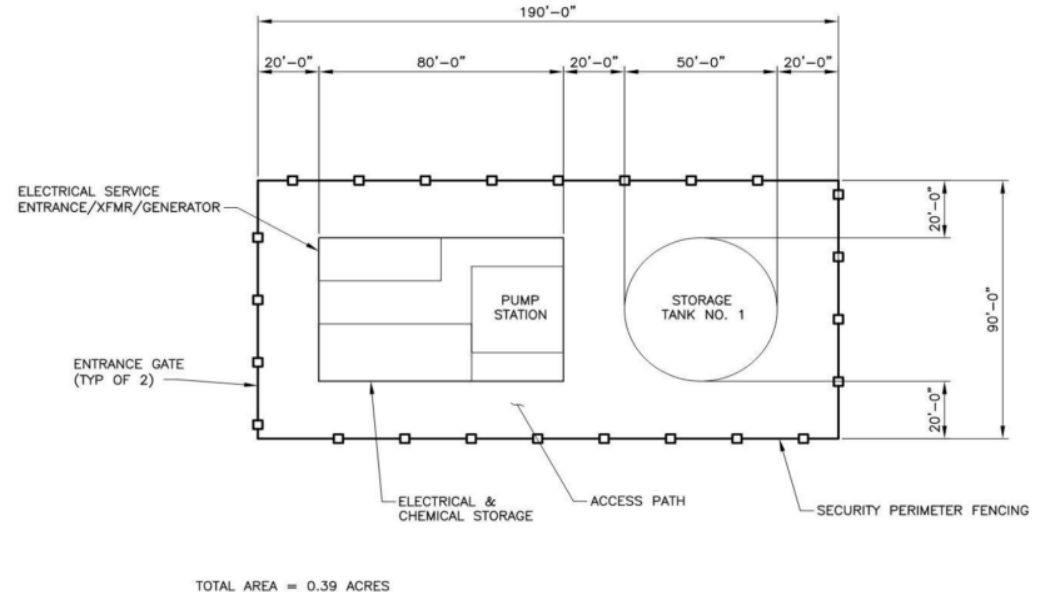


Off-Site Improvements Map



Water Storage and Booster Pump Facility

- Located northeast of the project site between Lake I and Cope Lake, along El Charro Road
- Access provided via an access road off El Charro Road
- One 50-foot diameter tank holding approximately 400,000 gallons
- 53,456 gallons operational storage; 300,000 gallons fire storage; 24,046 gallons emergency storage



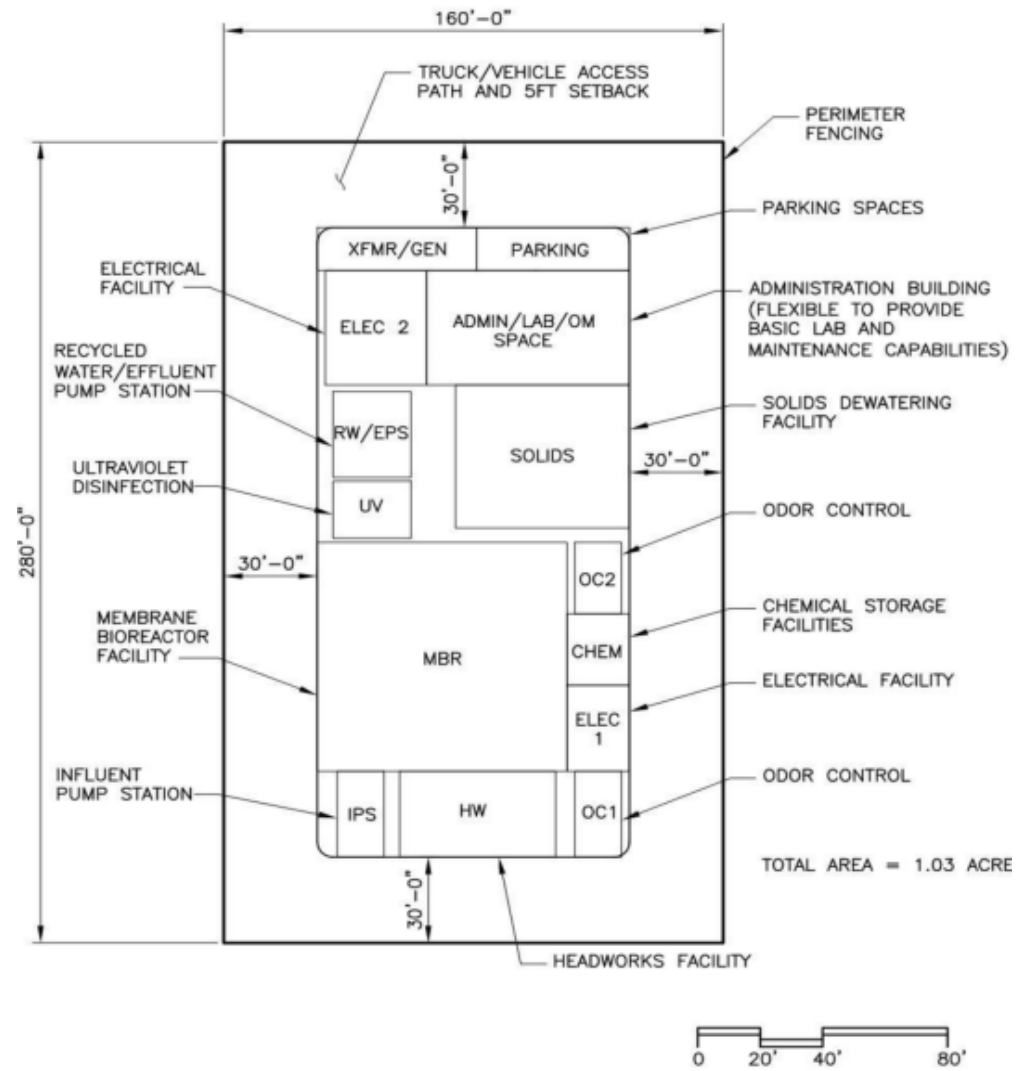
Recycled Water Storage Facility

- 2.5 acres, east of El Charro Road and south of the proposed sewer treatment plant
- Access provided via an access road off El Charro Road
- Approximately 900,000-gallon storage capacity



Sewer Treatment Plant

- 1 acre, east of El Charro Road and north of the proposed recycled water storage facility
- Access provided via an access road off El Charro Road
- Package membrane bioreactor sewage treatment plant
- Treat approximately 37,400 gallons of wastewater per day or approximately 315 acre-feet annually



Agricultural Irrigation Recycled Water Spray Fields

- Approximately 9 acres of agricultural irrigation fields
- Located east of El Charro Road, the water storage facility, and sewer treatment plant



Bioretention Areas

- Approximately 0.75-acre primary bioretention area located east of El Charro Road
 - 2 layers: 18-inch layer of bioretention soil mix and a 12-0inch layer of Class II permeable rock
 - Protected by 8-foot berm
 - Treat all incoming stormwater from the project site
- Approximately 0.04-acre bioretention area located near the southeast corner of the sewer treatment plant
- Approximately 0.02-acre bioretention area located adjacent to the water storage and booster pump facility



Environmental Review

- California Environmental Quality Act (CEQA) applies to discretionary actions that have the potential to adversely impact the environment
- An Environmental Impact Report (EIR) includes an in-depth and comprehensive review and provides impartial evaluation of a project's impacts
- County of Alameda is Lead Agency for CEQA



Purpose of Environmental Review

- Disclosure.
- Inform the public.
- Provide opportunity for public participation.
- Environmental protection.

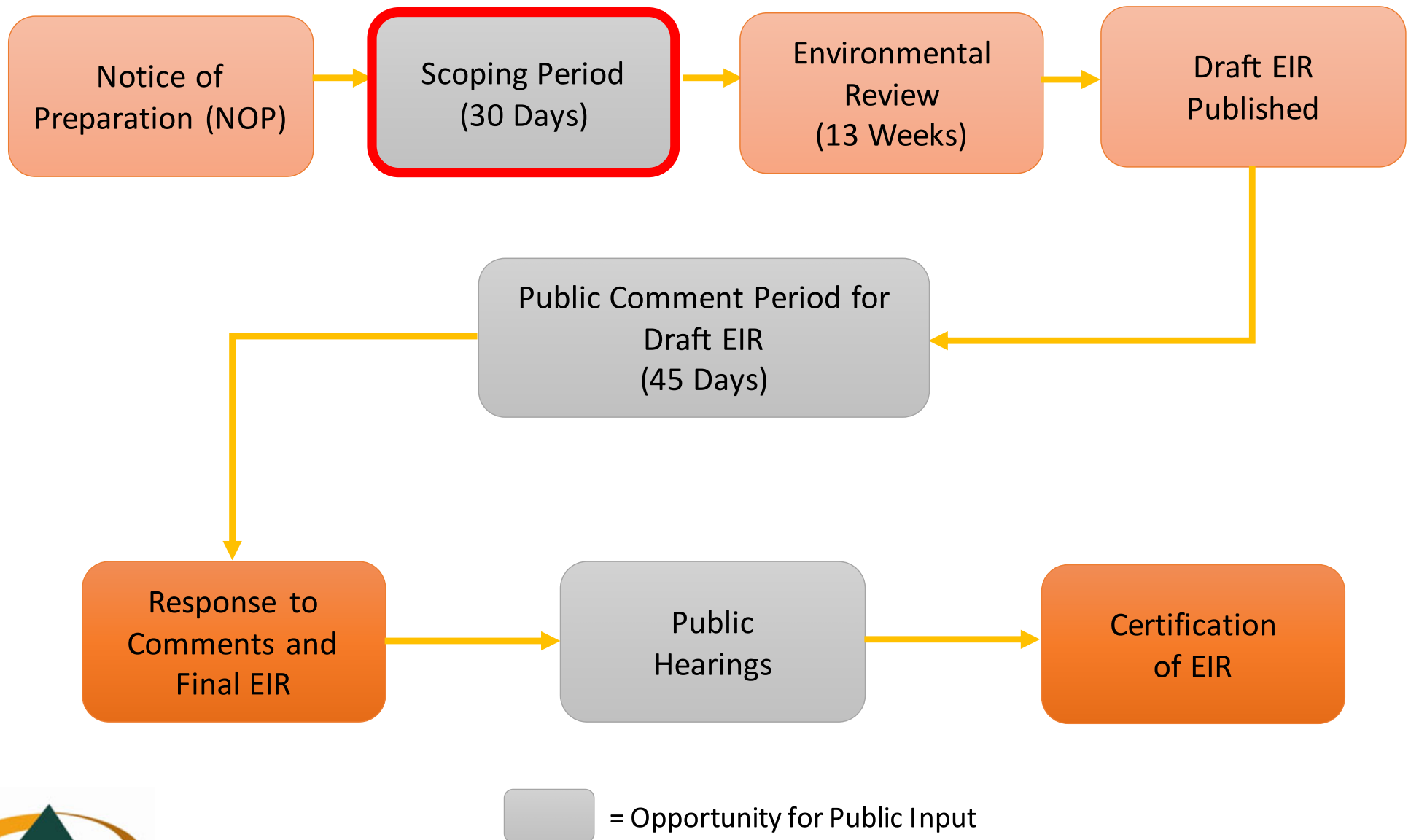


CEQA Environmental Topics

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



Environmental Review Process



Next Steps

- **Public scoping** – 30-day review period to close June 13, 2023
- **Draft EIR** – Will disclose any environmental impacts and be published after close of public scoping period
- **Public Comment Period** – Comments on Draft EIR are taken for 45 days after Draft EIR is distributed
- **Final EIR** – Responses to Comments and Revisions to Draft EIR to be published after comment period
- **Public Hearings** – Project approval will be considered at Planning Commission



Notice of Preparation

- Notice of Preparation (NOP) is posted on CEQAnet.opr.ca.gov (SCH: 2023050339) and the County's website: <http://acgov.org/cda/planning/landuseprojects/documents>
- Brief description of the project, location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed and available during a 30-day public review and comment period (May 15, 2023 through June 13, 2023)



Public Comment

- Fill out sign-in sheet
- Encouraged to provide written comments. Comment cards are provided.
- Raise hand feature if wish to speak.
- State your name, affiliation when called on
- Try to keep comments to 3 minutes to allow time for everyone who wishes to speak.

☐ – Aesthetics	☐ – Agriculture	☐ – Air Quality
☐ – Biological Resources	☐ – Cultural Resources and Tribal Cultural Resources	☐ – Energy
☐ – Geology and Soils	☐ – Greenhouse Gas Emissions	☐ – Hazards and Hazardous Materials
☐ – Hydrology/Water Quality	☐ – Land Use/Planning	☐ – Noise
☐ – Mineral Resources	☐ – Population/Housing	☐ – Public Services
☐ – Recreation	☐ – Transportation	☐ – Utilities/Service Systems
☐ – Wildfire	☐ – Utilities/Service Systems	☐ – 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: _____

Address: _____

Email: _____

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

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Public Comment

Snooze Options: [30 Seconds](#) | [1 Minute](#) | [5 Minutes](#) | [10 Minutes](#)

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☐ Enable Count Up ☐ Combine With Bar Clock

Start

Pause

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Public Comment

Public comments are due by June 13, 2023

Submit comments to:

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Alameda County Community Development
Agency Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

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Office: 510.670.5322





Thank you!

Additional Questions?