



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

NEIGHBORHOOD COURTESY NOTICE

Dear Neighbor: This notice is to inform you that the Alameda County Planning Department has received an application from **330 Land Company, LLC** for the project below:

Subject:	Planning Application PLN2022-00193 -- Vesting Tentative Tract Map (TR-8423) subdivision
Project:	To allow the 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. The proposed project includes: • Housing: construction of 194 single-family homes, with approximately 25 percent (49 homes) being designed with deed-restricted Accessory Dwelling Units (ADUs); • dwelling units would be two-stories, approximately 26 to 30 feet in height; • density: the approximately 26.6-acre site would be developed with an approximate density of 7.3 dwelling units per gross acre • capacity: proposed project is expected to include approximately 694 residents; • circulation: seven new internal streets (Streets A-F and Loop A) to provide internal circulation within the site; • utilities: several off-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. Existing Land Use Designations: the parcel designated for housing is in the <i>East County Area Plan</i> as “MDR” (Medium Density Residential” and Zoning District of “A” Agricultural
Location:	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
Environmental Impact:	An Environmental Impact Report is being prepared per the requirements of the California Environmental Quality Act (CEQA). <u>See attached <i>Notice of Preparation (NOP)</i> and <i>Notice of Public Scoping Meeting</i></u>
Public Comments:	This Courtesy Notice is mailed out to provide public notification so that you have an opportunity to review the proposed project, express any concerns, and make inquiries on the review and development process.
Public Hearing:	Once a public hearing is scheduled, a notice will be provided indicating meeting details including which advisory body and/or decision-making body will discuss this application. Comments can be submitted at any time prior to the time a decision is made.
Accessing Application Materials:	Copies of the plans and other materials are available for public <i>electronic</i> review, by e-mail request to the County Planning Department. <i>Project description and information is also available at:</i> <u>http://acgov.org/cda/planning/landuseprojects/currentprojects.htm</u>
Contact Staff Planner:	For general information, questions or comments about this project contact Aubrey Rose, AICP, aubrey.rose@acgov.org and telephone number: 510-670-5400 For other information, visit the Alameda County Planning Department website at http://www.acgov.org/cda/planning .

Project Location: 3030 Mohr Ave, Pleasanton



Source: ESRI Aerial Imagery. CBG Civil Engineers.

Project Site Plan



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





ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Notice of Preparation and Notice of Public Scoping Meeting

Arroyo Lago Residential Project

NOTICE IS HEREBY GIVEN THAT the County of Alameda (Lead Agency) will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Arroyo Lago Residential Project (proposed project): **Planning Application PLN2022-00193 -- Vesting Tentative Tract Map (TR-8423) subdivision.** 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:

<http://acgov.org/cda/planning/landuseprojects/currentprojects.htm>

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 15, 2023**, and will end on **June 13, 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 Tuesday, June 13, 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

For more project CEQA information: <https://ceqanet.opr.ca.gov/2023050339>

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.

Project Description

Proposed Residential Project

The proposed Arroyo Lago Residential 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.

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 included in the following link:

<http://acgov.org/cda/planning/landuseprojects/documents/PLN2022-00193-Arroyo-Lago-full-NOP.pdf>.

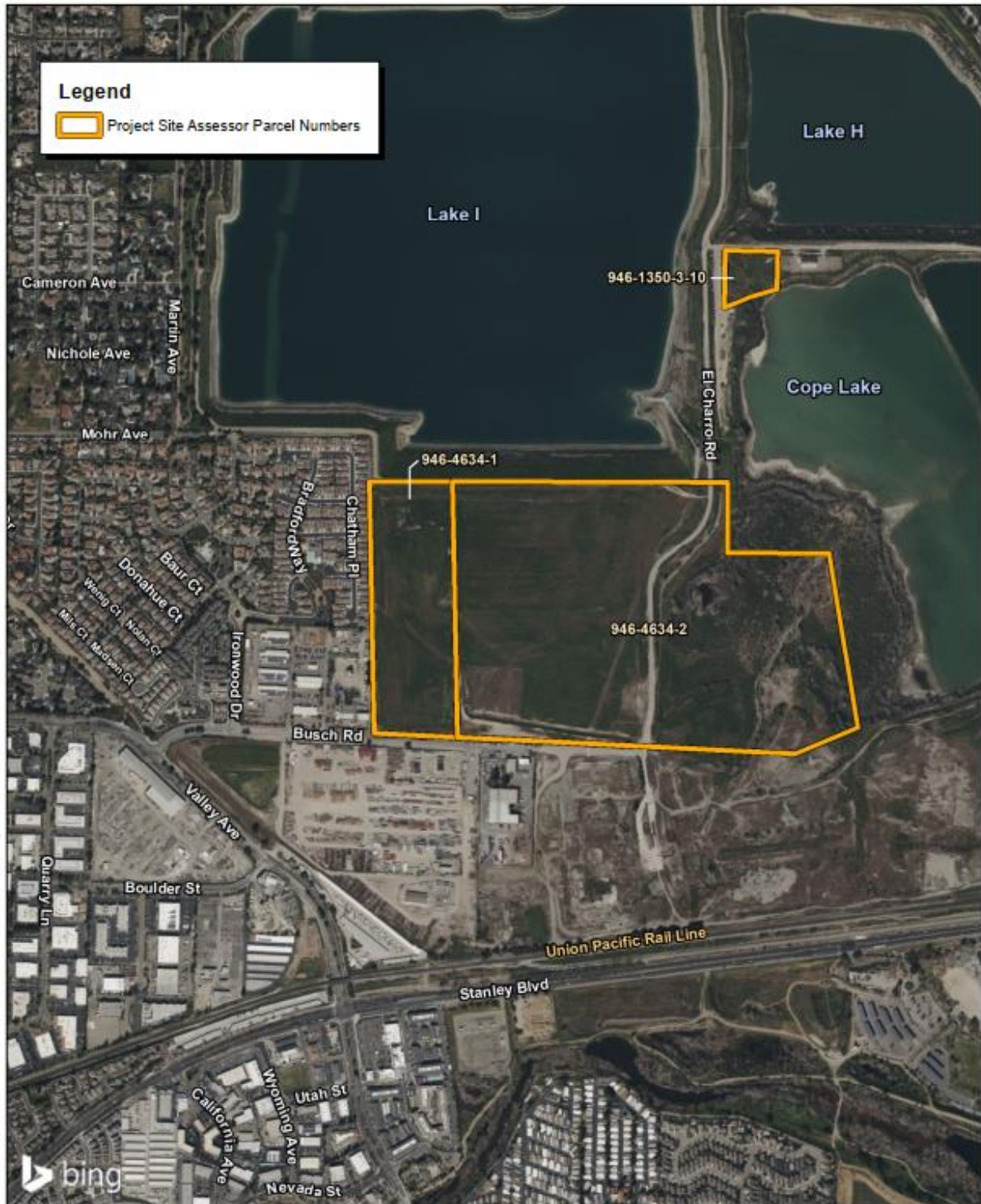
In conformance with the proposed development standards, the project applicant proposes to construct three housing unit types for the 50’ wide x70’ long parcel “Lot Development Standards”, and three housing unit types for the 50’ wide x 80’ long parcel “Lot Development Standards”. Plans for the housing unit types in the 50’x70’ parcels 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 50’x80’ parcels 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.

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. 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.

Project Parcels:



Source: Bing Aerial Imagery.