

**Project Title:** Johnson Drive Economic Development Zone (JDEDZ)

Lead Agency: City of Pleasanton Contact Person: Eric Luchini

Mailing Address: P.O. Box 520 Phone: 925-931-5612

City: Pleasanton Zip: 94566-0802 County: Alameda

**Project Location:** County: Alameda City/Nearest Community: Pleasanton

Cross Streets: Johnson and Stoneridge Drives Zip Code: 94588

Longitude/Latitude (degrees, minutes and seconds): 37 ° 41 ' 55.47 " N / -121 ° 55 ' 14.04 " W Total Acres: 40

Assessor's Parcel No.: see attached Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-580 and I-680 Waterways: Zone 7 Channel

Airports: Livermore Railways: BART Schools: Valley High School, Dublin

**Document Type:**

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) 2014082081  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

Governor's Office of Planning & Research

JUL 10 2019

**Local Action Type:**

- General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Planned District

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**Development Type:**

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 27,550 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 337,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Hotel (231 rooms, 132,000 s.f.)

**Project Issues Discussed in Document:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                               |
| <input type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality                            |
| <input checked="" type="checkbox"/> Air Quality   | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater                 |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                         |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                        |
| <input type="checkbox"/> Coastal Zone             | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                                 |
| <input type="checkbox"/> Drainage/Absorption      | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects            |
| <input type="checkbox"/> Economic/Jobs            | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Economic Impact</u> |

**Present Land Use/Zoning/General Plan Designation:**

Business Park, General and Limited Industrial, PUD-G&LI, PUD-I/C-O, I-G-40,000

**Project Description:** (please use a separate page if necessary)

Consider applications on 12 parcels at 7106 through 7315 Johnson Drive and 7035 and 7080 Commerce Circle, comprising approximately 40 acres known as the Johnson Drive Economic Development Zone (JDEDZ) for: (1) approval of a General Plan Amendment to change the land use designation of the project site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/ Service Commercial; Business and Professional Offices; and (2) approval of a Planned Unit Development (PUD) Rezoning to rezone the project site from Planned Unit Development-General and Light Industrial (PUD-G&LI) District, Planned Unit Development Industrial/Commercial-Office (PUD I/C O) District, and General Industrial (I-G-40,000) District to PUD-C District. Upon approval of the above actions, portions of the project site would be developed with approximately 148,000 square feet (sf) of club retail (Costco store) with a 20-pump (dispensers) gas station on parcel 6. Parking for up to 800 vehicles and landscaping and site improvements, including bio-retention areas to manage on-site stormwater runoff and trees planted throughout the parcel to provide shading and visual screening around the perimeter, could also be developed on this parcel. Two hotels totaling 231-rooms consisting of approximately 132,000 sf and 5,000 sf of retail would be developed on parcels 9 and 10, and the remaining parcels would be developed with approximately 184,000 sf of retail space.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7 - 10 - 2019

SCH COMPLIANCE 8 - 23 - 2019

**Project Sent to the following State Agencies**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Resources             | Cal EPA  |
| <input type="checkbox"/> Boating & Waterways              | <input type="checkbox"/> ARB: Airport & Freight  |
| <input type="checkbox"/> Central Valley Flood Prot.       | <input type="checkbox"/> ARB: Transportation Projects  |
| <input type="checkbox"/> Coastal Comm                     | <input checked="" type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd                  | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water                              |
| <input type="checkbox"/> Conservation                     | <input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____                                      |
| <input checked="" type="checkbox"/> CDFW # <u>3</u>       | <input type="checkbox"/> SWRCB: Div. Financial Assist.   |
| <input type="checkbox"/> Cal Fire                         | <input type="checkbox"/> SWRCB: Wtr Quality  |
| <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> SWRCB: Wtr Rights   |
| <input checked="" type="checkbox"/> Parks & Rec           | <input checked="" type="checkbox"/> Reg. WQCB # <u>2</u>                                       |
| <input type="checkbox"/> Bay Cons & Dev Comm.             | <input type="checkbox"/> Toxic Sub Ctrl-CTC _____  |
| <input type="checkbox"/> DWR                              | <b>Yth/Adlt Corrections</b>  |
|   | <input type="checkbox"/> Corrections   |
| <b>CalSTA</b>   | <b>Independent Comm</b>  |
| <input checked="" type="checkbox"/> Aeronautics           | <input type="checkbox"/> Delta Protection Comm   |
| <input checked="" type="checkbox"/> CHP                   | <input type="checkbox"/> Delta Stewardship Council   |
| <input checked="" type="checkbox"/> Caltrans# <u>4</u>    | <input type="checkbox"/> Energy Commission   |
| <input type="checkbox"/> Trans Planning                   | <input checked="" type="checkbox"/> NAHC   |
| <b>Other</b>  | <input checked="" type="checkbox"/> Public Utilities Comm                                      |
| <input type="checkbox"/> Education                        | <input type="checkbox"/> Santa Monica Bay Restoration  |
| <input type="checkbox"/> Food & Agriculture               | <input checked="" type="checkbox"/> State Lands Comm   |
| <input type="checkbox"/> HCD                              | <input type="checkbox"/> Tahoe Rgl Plan Agency   |
| <input type="checkbox"/> OES                              | <input type="checkbox"/> Conservancy   |
| <b>State/Consumer Svcs</b>                                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> General Services                 |  |

**Please note State Clearinghouse Number (SCH#) on all Comments**

SCH#: 2014082081  
 Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 7 / 13)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u>     | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date July 10, 2019 Ending Date August 23, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>City of Pleasanton</u>
Address: <u>550 Kearny Street, Suite 800</u>	Address: <u>P.O. Box 520</u>
City/State/Zip: <u>San Francisco, CA 94108</u>	City/State/Zip: <u>Pleasanton, CA 94566-0802</u>
Contact: <u>Karl Heisler</u>	Phone: <u>925-931-5612</u>
Phone: <u>415-896-5900</u>	

Signature of Lead Agency Representative: Eric Luchini Digitally signed by Eric Luchini  
Date: 2019.07.09 15:47:27 -0700 Date: July 9, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Assessor's Parcel Numbers:

941-1311-335  
941-1311-1  
941-1311-2  
941-1311-21  
941-1311-22  
941-1311-19  
941-1311-016  
941-1300-18  
941-1300-17  
941-1300-15  
941-1300-14  
941-1300-19

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