

COUNTY OF ALAMEDA

**INITIAL STUDY / MITIGATED NEGATIVE
DECLARATION**

FOR THE

BLESSING DRIVE RAI RESIDENCE PROJECT

Prepared For:
Alameda County Planning Department
224 West Winton Ave., Rm. 111
Hayward, CA 94544

Prepared By:
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Attachment 1: Project Site Figures

Attachment 2: Key Site Plan for 9480 Blessing Drive – Pleasanton, CA 94588 (26 Sheets)

Attachment 3: 9480 Blessing Drive - Visual Simulation

Attachment 4: Biological Resources Analysis for the Blessing Drive Property

Attachment 5: Cultural Resources Assessment Report

County of Alameda Initial Study

I. PROJECT

Blessing Drive Rai Residence Project (County file no. PLN2018-00227)

1. LEAD AGENCY NAME AND ADDRESS

Alameda County Planning Department
224 West Winton Ave., Rm. 111, Hayward, CA 94544
Phone: 510.670.5400 | Fax: 510.785.8793

2. CONTACT PERSON AND PHONE NUMBER

Damien Curry, Planner III, Alameda County
Phone: 510-670-6684 | Email: damien.curry@acgov.org

3. LOCATION

9480 Blessing Drive, Pleasanton CA; Alameda County
APN 941-2500-001-00

4. PROJECT SPONSOR'S NAME AND ADDRESS

Mr. Rajeev Rai
10 Deer Oaks Drive
Pleasanton, CA 94588
Phone Number: 925-998-0269
Email Address: rrai@qasource.net

5. GENERAL PLAN DESIGNATION

Large Parcel Agriculture (East County Area Plan)

6. ZONING

A (Agricultural)

7. PROJECT DESCRIPTION

The proposed Blessing Drive Rai Residence Project (Project) involves the development of a 193.13-acre parcel located at 9480 Blessing Drive. The Project will consist of the construction of a new wood frame single-family home development, partial basement, detached accessory dwelling unit (ADU), sports court, and spa with an access driveway.

The Project is located in the East County Area Plan, just outside of the city limits of Pleasanton (APN 941-2500-001-00), at the end of Blessing Drive (Property). Currently, the Property is undeveloped except for a small agricultural building/shed, with three ephemeral drainage features, two seasonal wetland features and a seasonal pond. Attachment 1, Figures 1 through 5 provides maps of the Project area and site. Attachment 2 provides the Key Site Plan for the proposed Project.

The single-family home would consist of a two-story floor plan with a pool and spa, ADU, driveway and roadway, paved courtyards and sidewalks, and a tennis court resulting in approximately 68,045 square feet of total development area. The new tennis court would be constructed on a small knoll located across and existing jeep trail from the house site. The finished grade of the tennis court surface compares to existing grades ranging from 703 to 710 feet. The new driveway to the residence to the residence site will follow an existing unimproved jeep trail with an approximate length of 500 feet leading to the end of existing Blessing Drive cul-de-sac. The addition of the driveway onto Blessing Drive would include the sidewalk cut per the City of Pleasanton standards. A bio-retention area would be constructed per the county standards at a lower grade east of the newly constructed private roadway.

The property is currently zoned A, Agricultural. The proposed Project does not involve rezoning.

8. SURROUNDING LAND USES AND SETTING

The undeveloped, gently to moderately sloping Property is bounded on the north by developed residential lots on Blessing Drive and MacDonald Court, on the east by developed lots on Laurel Creek Drive, and on the west and south by open space live oak woodland/riparian habitat. The elevations of the undeveloped Property range from about 600 feet in the north center to over 1,100 feet at the ridge near the south Property line. The Property currently does not have any paved roads. Three drainages occur on the Property. The first ephemeral drainage (ED1) flows through the center of Property and empties into a seasonal pond (SP1). The pond is immediately surrounded by a seasonal wetland (W2) and an additional drainage (ED2) flow through the pond and wetland area. Two concrete V-ditches merge towards the eastern end of the property and lead into the last ephemeral drainage (ED3). This drainage flows through a riparian habitat and empties into a tributary of Gold Creek. A second smaller wetland (W1) feature is present on the southwestern corner of the Property. Blessing Drive is a two-lane residential road that comes to a terminus at the Property within an established residential neighborhood. The proposed development would be accessed via a new access driveway located directly off Blessing Drive.

9. FINDINGS

An Initial Study (IS) has been prepared to assess the Project's potential effects on the environment and the significance of those effects. Based on the IS, it has been determined that the proposed Project would not have any significant effect on the environment once mitigation measures are implemented. This conclusion is supported by the following findings:

1. The proposed Project would have no impact related to Agriculture & Forest Resources, Land Use Planning, Mineral Resources, and Population & Housing.
2. The proposed Project would have less-than-significant impact on Aesthetics, Air Quality, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Public Services, Recreation, and Transportation & Traffic.
3. Mitigation is required to reduce potentially significant impacts related to Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Noise, and Utilities & Service Systems.

All mitigation measures for the Project are discussed in each individual section, as well as summarized in Section IV-19.

Congestion Management Program - Land Use Analysis: The project analysis does not need to be submitted to the Alameda County Congestion Management Agency for review, because there are no "Yes" responses to the following three questions:

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	This Project does not include a request for a General Plan Amendment.
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	There will be no Notice of Preparation prepared for this Project.
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	There will be no Environmental Impact Report prepared for this Project.

Other public agencies requiring approval:

I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors identified below are discussed within Section IV, Environmental Checklist. Sources used for analysis of environmental effects are listed in Section V, References.

	Aesthetics
M	Biological Resources
	Hazards & Hazardous Material
	Greenhouse Gas Emissions
	Population / Housing
	Transportation / Traffic

	Agriculture and Forest Resources
M	Cultural Resources
M	Hydrology / Water Quality
	Mineral Resources
	Public Services
M	Utilities / Service Systems

M	Air Quality
M	Geology / Soils
	Land Use / Planning
M	Noise
	Recreation
	Mandatory Findings of Significance

II. DETERMINATION:

On the basis of this initial evaluation:

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature: _____ Date: _____

Printed Name: Damien Curry, Planner III For: Alameda County

Senior Planner Review:

III. ENVIRONMENTAL CHECKLIST

The categories evaluated for environmental effects in this section associated with the Blessing Drive Rai Residence Project include: (Section IV. – 1) Aesthetics, (Section IV. – 2) Agricultural and Forest Resources, (Section IV. – 3) Air Quality, (Section IV. – 4) Biological Resources, (Section IV. – 5) Cultural Resources, (Section IV. – 6) Geology and Soils, (Section IV. – 7) Greenhouse Gas Emissions, (Section IV. – 8) Hazards and Hazardous Materials, (Section IV. – 9) Hydrology and Water Quality, (Section IV. – 10) Land Use and Planning, (Section IV. – 11) Mineral Resources, (Section IV. – 12) Noise, (Section IV. – 13) Population and Housing, (Section IV. – 14) Public Services, (Section IV. – 15) Recreation, (Section IV. – 16) Transportation/Traffic, and (Section IV. – 17) Utilities and Service Systems.

Evaluation of Environmental Impacts

- A. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on Project-specific screening analysis).
- B. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- C. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- D. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- E. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - i. Earlier Analysis Used. Identify and state where they are available for review.

- ii. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - iii. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- F. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- G. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- H. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- I. The explanation of each issue should identify:
 - i. The significance criteria or threshold, if any, used to evaluate each question; and
 - ii. The mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Have a substantial adverse effect on a scenic vista?			X	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

A. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The land use section of the East County Area Plan (ECAP) includes a list of visually sensitive ridgelines to be preserved in Eastern Alameda County. The Project Site is not located on any sensitive ridgelines. While the Project does not involve development on sensitive ridgelines, it would involve the development of a 68,045 square foot two-story facility on vacant land. The overall character of the site would not be substantially different than that found throughout the area. As such, the Project would not have a substantial impact on a scenic vista, and this would be a less than significant impact.

Mitigation Measures: No mitigation measures are required.

B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No state scenic highway is located adjacent to or within view of the Project. No impacts to scenic resources within a State scenic highway would occur.

Mitigation Measures: No mitigation measures are required.

C. Substantially degrade the existing visual character or quality of public views of the site and its surroundings?

No Impact. The proposed development would not be visible from the trail system to the north and west of the Property. After reviewing the public trail maps, as well as aerial images, it was determined that there is only one possible vantage point of the proposed development from the public trail system. A site visit and visual simulation was conducted by Kikuchi + Kankel Design Group and provided negative results for visual impacts. Attachment 3 provides a cover letter and visual simulations of the proposed Project from the one possible vantage point provided by Kikuchi + Kankel Design Group.

Mitigation Measures: No mitigation measures are required.

D. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Day and nighttime lighting for the Project would increase slightly as a result of the proposed Project but would be similar to the existing single-family uses within the Project vicinity. Because the surrounding area is already developed with single-family dwellings, less than significant impacts associated with lighting would occur.

Mitigation Measures: No mitigation measures are required.

2. AGRICULTURE AND FOREST RESOURCES

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

A. Would the proposed project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. According to the California Farmland Mapping and Monitoring Program (FMMP), last updated December 19, 2017, the Project site is not Prime Farmland, Unique Farmland or

Farmland of Statewide Importance. Therefore, no impact to such lands would result from the Project.

Mitigation Measures: No mitigation measures are required.

B. Would the proposed Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. While the Property is zoned A (Agricultural), the proposed Project is within the scope of permitted uses, which includes one single-family residence. There are no Williamson Act contracts in effect for the Project site or surrounding vicinity.

Mitigation Measures: No mitigation measures are required.

C. Would the proposed project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?

No Impact. The Project does not conflict with or propose rezoning of forest land or timberland.

Mitigation Measures: No mitigation measures are required.

D. Would the proposed project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

E. Would the proposed project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Project site is zoned agricultural and has been identified by FMMP as grazing land. Satellite imagery is available for the Property dating back to 1993 and show the Property as historically vacant.

Mitigation Measures: No mitigation measures are required.

3. AIR QUALITY

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d.	Expose sensitive receptors to substantial pollutant concentrations?		X		
e.	Create objectionable odors affecting a substantial number of people?			X	

The Project is located in Alameda County, which lies within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the local agency authorized to regulate stationary air quality sources in the Bay Area. The Federal Clean Air Act and the California Clean Air Act mandate the control and reduction of specific air pollutants. Under these Acts, the U.S. Environmental Protection Agency and the California Air Resources Board have established ambient air quality standards for specific "criteria" pollutants, designed to protect public health and welfare. Primary criteria pollutants include carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NOX), particulate matter (PM₁₀), sulfur dioxide (SO₂), and lead (Pb). Secondary criteria pollutants include ozone (O₃), and fine particulate matter.

The BAAQMD is primarily responsible for assuring that the federal and state ambient air quality standards are attained and maintained in the Bay Area. In 2012, the BAAQMD revised the CEQA Air Quality Guidelines, which outline BAAQMD recommended procedures for evaluating

regional air pollutants including criteria air pollutants, greenhouse gases (evaluated in a following section), local risk and hazards (from toxic air contaminants and fine particulate matter), carbon monoxide, odor, and air pollutants associated with construction activities. The Guidelines include screening criteria to determine if a project is below, meets, or exceeds the Guidelines' thresholds of significance established by BAAQMD.

The BAAQMD's 2012 CEQA Guidelines provide recommendations for evaluating air pollution emissions, including BAAQMD's CEQA Thresholds Options and Justification Report (2009). Alameda County relies on the thresholds of significance and screening criteria established by the BAAQMD. The BAAQMD screening levels are based on project size for air pollutant emissions.

The BAAQMD's thresholds of significance are shown in Table 1.

Table 1: BAAQMD Criteria Pollutant Thresholds of Significance

Pollutant	Construction-Related	Operational-Related	
Criteria Air Pollutants and Precursors (Regional)	Average Daily Emissions (lb/day)	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tpy)
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82 (exhaust only)	82	15
PM _{2.5}	54 (exhaust only)	54	10
PM ₁₀ /PM _{2.5} (fugitive dust)	Best Management Practices	None	None
Local CO	None	9.0ppm (8-hour average)	20.0ppm (1-hour average)

The BAAQMD, along with other regional agencies (e.g., ABAG and MTC), develop plans to reduce air pollutant emissions. The BAAQMD adopted and implements the Bay Area 2010 Clean Air Plan (CAP). The 2010 CAP is a multi-pollutant air quality plan that addresses four categories of air pollutants:

- Ground-level ozone and the key ozone precursor pollutants (reactive organic gases and NO_x)
- Particulate matter, primarily PM_{2.5}, as well as the precursors to secondary PM_{2.5}
- Toxic air contaminants
- Greenhouse gases

In addition, the One Bay Area Plan was developed by a joint initiative comprised of four of the Bay Area's regional government agencies: the Association of Bay Area Governments (ABAG), the BAAQMD, the Bay Conservation and Development Commission (BCDC), and the Metropolitan Transportation Commission (MTC). Under Senate Bill (SB) 375, California's 18

metro areas must plan jointly for transportation, land use, and housing with the ultimate goal of reducing greenhouse gas emissions for cars and light-duty trucks. State law requires that Plan Bay Area develop a Sustainable Communities Strategy (SCS) that accomplishes the three following principal objectives:

- Identify areas to accommodate all the region's population associated with Bay Area economic growth, including all income groups, for at least the next 25 years;
- Develop a Regional Transportation Plan that meets the needs of the region; and
- Reduce greenhouse gas emissions from automobiles and light trucks.

The BAAQMD defines sensitive receptors as facilities where sensitive population groups are located, including residences, schools, childcare centers, convalescent homes, and medical facilities. Land uses such as schools and hospitals are considered to be more sensitive than the general public to poor air quality because of an increased susceptibility to respiratory distress within the populations associated with these uses. The existing residences located east of the Project Site are existing sensitive receptors in the Project vicinity. The nearest residence is located approximately 510 feet east of the Project Site.

The Project Site is located in the Livermore Valley within the Diablo Range near the Eastern border of the BAAQMD. The western side of the Livermore Valley is bound by 1000 to 1500 feet above sea level foothills with two gaps connecting it to the San Francisco Bay area, the Hayward Pass at the north and Niles Canyon at the south.

The eastern side of the valley also has 1000 to 1500 foothills, the Altamont Hills, with one major passage to the San Joaquin Valley called the Altamont Pass and several secondary passages: Kellogg Creek, Patterson Pass and Corral Hollow. Mount Diablo and the Black Hills are located north of the Livermore Valley. The south side of the Valley rises to 3000-to-3500-foot mountains in the Diablo Range.

A. Would the proposed project conflict with or obstruct implementation of any applicable air quality plan?

Less Than Significant Impact. The proposed Project involves a 68,045 square foot single-family residence development that is consistent with policies established in the East County Area Plan and County Zoning Code. The proposed Project would increase population growth by a single household and would not cause significant changes in vehicle travel that would adversely affect implementation of the Bay Area Clean Air Plan. The Project would generate an incremental increase in traffic trips to and from the site during construction. Post construction traffic increase would be less than significant.

Mitigation Measures: No mitigation measures are required.

B. Would the proposed Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant with Mitigation Incorporated Impact for Construction. Project construction is anticipated to last approximately 24 months and would consist of typical construction activities for facilities of this type including grading, filling, development of the building, and construction of the private road. Exhaust emissions associated with construction equipment and activities would be generated during construction. In addition to exhaust emissions, emissions of fugitive dust would also be generated by Project construction activities associated with earth disturbance, and travel on unpaved Project driveways and roads. With regard to fugitive dust emissions, the BAAQMD recommends that lead agencies focus on implementation of dust control measures to ensure that impacts would be less than significant rather than comparing estimated levels of fugitive dust to quantitative significance thresholds. Therefore, BAAQMD basic control measures (BAAQMD, 2012) are recommended for every construction project (see below), would be implemented to ensure that impacts associated with fugitive dust emissions during construction would be reduced to a less-than-significant level.

Less Than Significant Impact for Operation. The proposed Project will not generate any long-term air pollutant emissions that will exceed the BAAQMD's thresholds, as shown in Table 1. Project operations will increase vehicular traffic but not include operation of diesel equipment after construction has been completed. BAAQMD Guidelines and thresholds of significance in Table 1 were reviewed and compared with Project construction, operations and development of project of similar size and/or nature. Based upon the project size and operation, and a review of quality modeling prepared for area projects, and since other projects of similar nature and scale have not resulted in an exceedance of applicable thresholds or standards, they would not violate any air quality standard or contribute to an existing or projected air quality violation. This represents a less than significant impact.

Mitigation Measures:

Mitigation Measure AIR-1: Best Management Practices

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All stockpiles of debris, soil, sand and any other material that can be windblown shall be covered.
- Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways.
- Vegetation shall be replanted in disturbed areas as soon as possible after completion of construction.
- All haul trucks transporting soils, sand, or other loose material off-site shall be covered.

- All visible mud or dirt tracks on paved construction areas and adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Construction equipment shall be shut off when not in use to minimize idling times. Signage shall be placed for construction workers at all access points onto the site.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly visible sign shall be posted at the site with the telephone number and person to contact at the Lead Agency regarding dust complaints. This contact person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

C. Would the proposed Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant with Mitigation Incorporated Impact. Alameda County is designated as nonattainment for the 1-hour state ambient air quality standard and the 8-hour state and national ambient air quality standards. Alameda County is designated as unclassified for the national PM₁₀ and is designated as nonattainment for the state and national PM_{2.5} standards. Although designated as nonattainment for a criteria pollutant, the Project would not result in a cumulative considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. To further reduce potential net increase of any criteria pollutant, Mitigation Measure AIR-2 would make any potential increase less than significant.

Mitigation Measures:

Mitigation Measure AIR-2: Dust Control - Prior to the issuance of a grading and/or building permit, whichever occurs first, the following best management practices shall be included in a dust control plan to limit particulate matter (fugitive dust emissions) and noted on construction plans with the contact information for a designated crewmember who will oversee the on-site implementation of the plan:

- Water all active construction and site preparation work areas at least twice daily and more often during windy periods.

- Cover all hauling trucks or maintain at least two feet of freeboard.
- Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas
- Enclose or cover securely exposed stockpiles.
- Replant vegetation in disturbed areas as quickly as possible.
- Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

D. Would the proposed Project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant with Mitigation Incorporated Impact: Project construction would result in a temporary increase in localized emission of dust and diesel exhaust during construction, which is expected to last variably over 24 months. Existing residential uses (sensitive receptors) surrounding the Project site may be temporarily impacted. Although grading and construction activities would be temporary, they would have the potential to be a nuisance and cause health impacts. Particulate matter (PM₁₀) is the pollutant of greatest concern associated with dust from construction activities, and if uncontrolled, PM₁₀ levels downwind of actively disturbed areas could possibly be locally elevated, impacting sensitive receptors. Construction control measures identified in Mitigation Measure AIR-2 would minimize construction impacts on nearby sensitive receptors by reducing dust and exhaust emissions to less than significant levels.

Mitigation Measures: See Mitigation Measure AIR-2.

E. Would the proposed Project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Construction activity associated with the Project may generate detectable odors from equipment exhaust. However, any detectable odors or equipment exhaust would be associated with initial construction and would be considered transitory and/or short-term. Therefore, less than significant construction related odor impacts are anticipated to occur from the Project.

Mitigation Measures: No mitigation measures are required.

4. BIOLOGICAL RESOURCES

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

A biological resources analysis (BRA) was prepared for the Project site by Olberding Environmental, Inc. (Olberding, 2017). The report discusses the field reconnaissance survey conducted October 12, 2017, and literature review for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints potentially occurring on the Project site. The BRA is provided as Attachment 4 to this document.

Regulatory Framework

Federal, state, and local regulations that pertain to the proposed Project related to biological resources include:

- East Alameda County Conservation Strategy (EACCS)
- EACCS Programmatic Biological Opinion
- Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW) laws and regulations
- Federal Migratory Bird Treaty Act (MBTA)
- U.S. Fish and Wildlife Service (USFWS) laws and regulations
- U.S. Army Corps of Engineers (Corps) Section 404 Clean Water Act

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated Impact. There are two existing structures and numerous existing trees on the Project site that could provide suitable nesting habitat for some species of native birds or bats. If removal or relocation of the existing structures, trees and other vegetation contain nesting birds or bats it could result in the abandonment of the nesting effort and, thus, pose a potentially significant impact on migratory birds or sensitive mammal species.

Active bird nests are protected under the federal Migratory Bird Treaty Act (MBTA) and regulations overseen by the California Department of Fish and Wildlife (CDFW).

Potential indirect effects include degradation of water quality from construction activities. Additionally, the proposed Project will result in the conversion of 5.09 acres of suitable upland habitat to residential development.

Special-status Plants: One special-status plant species, Jepson's coyote thistle, was determined to have a moderate potential to occur on the Property. This species potential to occur on the Property was based on the presence of suitable habitats, soil types, and nearby and recent California Natural Diversity Database (CNDDDB) occurrences. Suitable habitat for this species occurs within the open grassland, seasonal wetlands, and permanent waters of the perennial drainage. The biological report recommends that a rare plant survey be conducted during the blooming period of Jepson's coyote thistle prior to construction.

Special-status Wildlife:

- **Foraging or Nesting Raptor/Passerine Species** – A total of five bird species were identified as having potential to occur on the Property. Four species, which include the red-shouldered hawk, red-tailed hawk, white-tailed kite, and Cooper's hawk, have a high potential to occur on the Property in a foraging and nesting capacity. The large trees present throughout the Property and within the riparian habitat offer suitable nesting habitat for these four species. Foraging opportunities for these species are also present throughout the Property within the grassland, developed, and riparian habitats. The loggerhead shrike (*Lanius ludovicianus*) has been identified as having a moderate potential to occur in a nesting and foraging capacity. The shrubs within and surrounding the Property offer suitable nesting habitat, while foraging opportunities occur across the Property for the loggerhead shrike. Additional passerine species protected under the MBTA may also utilize the Property in a nesting and/or foraging capacity.
- **Special-Status Mammals** – The existing structures, and the large oak, pine, and cypress trees present on the Property provide potentially suitable roosting habitat for bat species, however the oak woodland/riparian just outside the western and southern borders are more suitable. The grassland habitat and adjacent tributary of Gold Creek provide an array of insects, allowing for abundant foraging opportunities. Therefore, it is possible that bats could utilize the Property in a roosting and foraging capacity. Bat species with the potential to occur on the Property include the pallid bat (*Antrozous pallidus*).
- **Special-status Amphibians** – California red-legged frog (CRLF) has been identified as having a high potential to occur on the subject Property in a breeding, foraging, and dispersal capacity. The seasonal pond, perennial drainage, and the proximity of the tributary of Gold

Creek offer suitable habitat to support breeding, upland refuge, and dispersal. The seasonal pond offers adequate water during the wet months that could support breeding, while the surrounding mammal burrows and organic debris such as downed trees or logs provide upland refuge. The permanent waters of the perennial drainage and the tributary of Gold Creek offer suitable habitat for foraging and dispersal throughout the year. USFWS-designated CRLF critical habitat is located approximately 0.5 miles east of the Property. California tiger salamander (CTS) has been identified as having a moderate potential to occur on the Property in a breeding and foraging capacity. The Property offers suitable breeding and upland refuge habitat with the seasonal pond and the small mammal burrows.

- **Special-Status Reptiles** – The Alameda whipsnake has been identified as having a moderate potential to occur on the Property in a dispersal capacity only. The Property overlaps with USFWS-designated critical habitat for Alameda whipsnake however the grassland habitat present within the Property is not suitable for Alameda whipsnake due to its low vegetation height. Additionally, the Property lacks scrub or rock outcrop habitat which the Alameda whipsnake characteristically prefers. Multiple boundaries of the Property are, however, adjacent to open space and woodland habitat. Therefore, the Alameda whipsnake could utilize the Property for dispersal.

Mitigation Measures:

Mitigation Measure BIO-1: Rare Plant Survey – A rare plant survey of the Property in accordance with CDFW and California Native Plant Society (CNPS) guidelines shall be required prior to construction. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (April to August). Any rare, threatened, or endangered plant species, including but not limited to those listed in Attachment 4, Table 2, should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW would be required regarding appropriate mitigation.

Mitigation Measure BIO-2: Pre-Construction Avian Survey – If Project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Property and the large trees within the adjacent riparian area shall be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the MBTA is found to be nesting within the Project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist in order to protect the nesting site. This buffer shall be a minimum of 75 feet from the Project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (i.e. - topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be

increased. Once the young have fledged and are flying well enough to avoid Project construction zones (typically by August), the Project can proceed without further regard to the nest site(s).

Mitigation Measure BIO-3: Pre-construction Bat Survey – To avoid “take” of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the Project site: a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October – ca. Feb. 15 – Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat. b) Structures found to have no suitable openings can be considered clear for Project activities as long as they are maintained so that new openings do not occur. c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until Project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist. d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.

OR

A qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the Property with large trees and abandoned structures to determine if any special-status bats reside in the trees or structures. Any special-status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by Project development.

Mitigation Measure BIO-4: Pre-construction Amphibian Survey – Directed pre-construction surveys for CRLF and CTS are recommended prior to construction activities. Suitable breeding habitat for CTS and CRLF exists within the seasonal pond and the Property may serve as a dispersal area for both species. A qualified biologist shall survey the Project site for CRLF and CTS (and other sensitive wildlife species) 48 hours prior to the commencement of construction activities to verify the absence/presence of the species. Surveys should be performed using USFWS protocol.

Mitigation Measure BIO-5: Pre-construction Reptile Survey – While potential occurrence of Alameda whipsnake is limited to dispersal through the Property, a pre-construction survey should be performed no more than 48 hours prior to ground disturbance or vegetation removal. Surveys would be required to determine presence/absence of this species.

Mitigation Measure BIO-6: General Construction Minimization Measures – Work within the aquatic features shall be conducted during the summer season during which the wetlands and drainages present on the Property would be dry. Thus, aquatic species would not be affected. A

setback buffer shall be identified in the areas surrounding the wetland/waters not affected by the Project. Orange construction fencing would define the work area and provide a buffer. Wildlife exclusion fencing shall be installed around the perimeter of the work area in order to prevent special status species from entering the Project site during construction activities. Daily biological monitoring during grading and construction activities by USFWS-approved biological monitors will be conducted. All contractors and construction crews working onsite will receive environmental and biological sensitivity training in order to reduce or avoid effects on covered species during construction activities.

Mitigation Measure BIO-7: Erosion Control – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP). No erosion control materials will contain monofilament plastic.

B. Would the proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. The proposed Project plans do not include any impacts to riparian habitat. The proposed Project will result in the conversion of 5.09 acres of potentially suitable upland habitat for special status species to residential development, as the Property overlaps with USFWS-designated Alameda whipsnake critical habitat.

Mitigation Measures: No mitigation measures are required.

C. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. Movement of grading and excavation vehicles associated with the proposed Project could temporarily affect dispersal routes of special status species. The proposed Project will not interfere with established migratory wildlife corridors or impede the used of native wildlife nursery sites.

Mitigation Measures: No mitigation measures are required.

D. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. Jurisdictional wetlands/waters have been identified on the Property; however, the proposed Project is not expected to impact any wetlands/waters on the Property. Potential indirect effects include short-term degradation of water quality from construction activities.

Mitigation Measures: Pre-construction surveys (Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4) General Construction Minimization Measures (Mitigation Measure BIO-5), and Erosion Control (Mitigation Measure BIO-6)

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Development of the Project site as proposed would not conflict with any local tree preservation policy or ordinance as the proposed plans state that all existing trees will remain on the Property during construction.

Mitigation Measures: No mitigation measures are required.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The proposed Project would not conflict with any approved local, regional, or state habitat conservation plan as the Project is using the EACCS and the EACCS Programmatic Biological Opinion as guidelines for general and species-specific avoidance and minimization measures to reduce effects on focal species.

Mitigation Measures: No mitigation measures are required.

5. CULTURAL RESOURCES

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.57?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

A cultural resources assessment report was prepared for the site by the firm Peak & Associates, Inc. in August 2021 (Peak 2021) and has been provided at Attachment 5. That report provides collection of background data, including a record search through the Northwest Information Center of the California Historical Resources Information System and the results of a complete pedestrian survey of the Project area.

State historic preservation regulations affecting this Project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

A “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), CEQA and Archaeological Resources, 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

A-D) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant with Mitigation Incorporated Impact. The Project site is not known to contain any historical, paleontological or archaeological resources, site structures or objects on the Project site or in the general area of the Project site based on a review of records, maps, documents, and a field survey conducted in August 2021 for the Cultural Resources Assessment. The lands of the Project have been previously occupied, with two buildings and two outbuildings on the USGS topographic map, but all older building have been removed.

A check has been made of the Sacred Lands Files through the Native American Heritage Commission. Their response of August 18, 2021 indicates a negative finding: no Sacred Lands have been identified to date within or near the Project area.

As outlined in the Cultural Resources Assessment, there are no known unique cultural resources, and therefore, no potential for restrictions. However, there is a possibility that unrecorded resources exist on the site which could be unearthed during grading activities or other site disturbance activities. Implementation of Mitigation Measure Cult-1, below, would reduce any potential impacts to such resources to a less-than-significant level:

Mitigation Measures:

Mitigation Measure Cult-1: Discovery of Cultural Resources during Construction – In the event that any human remains or historical or unique archaeological resources are discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5(e) and (f) for notification and evaluation would be followed to reduce impacts to a less than significant level.

6. GEOLOGY AND SOILS

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
	ii) Strong seismic ground shaking?		X		
	iii) Seismic-related ground failure, including liquefaction?				X
	iv) Landslides?			X	
b.	Result in substantial soil erosion or the loss of topsoil?		X		
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					X
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The San Francisco Bay and Project site lie within the Coast Ranges Geomorphic Province which consists of a more or less discontinuous series of northwest-southeast trending mountain ranges, ridges, and intervening valleys characterized by complex folding and faulting. Geologic and Geomorphic structures within the San Francisco Bay Area are dominated by the San Andreas fault. This right-lateral strike-slip fault extends on land from the Gulf of California in Mexico to Cape Mendocino, on the coast of Humboldt County in northern California.

The Project site is located in a valley southwest of the Blessing Drive cul-de-sac. The ground surface at the site generally slopes downward toward the northeast. The Project site is located within the USGS Dublin Quadrangle at elevations ranging from about 600 feet in the north center to over 1,100 feet at the ridge near the south property line. Dibblee has mapped rocks at the house site as shale/claystone strata of the Monterey formation of Miocene geologic age.

A. Can the proposed Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The Geotechnical Site Investigation indicated that there are no active faults located on the Project site, which precludes the possibility of fault rupture impacts. The closest major active fault is the Calaveras fault located in Dublin east of the property.

Mitigation Measures: No mitigation measures are required.

ii. Strong seismic ground shaking?

Less Than Significant with Mitigation Incorporated Impact. As with any new project constructed in the San Francisco Bay Area, the development could be subject to strong ground shaking during a major seismic event. The proposed Project could be exposed to strong seismic ground shaking associated with an earthquake on one of two active fault systems that are known to exist within the vicinity of the Project site. Compliance with

California Building Standards Code seismic design requirements is incorporated as a mitigation measure. Additionally, the recommendations of the Geotechnical Site Investigation are incorporated as a mitigation measure. With the implementation of mitigation, impacts would be reduced to a level of less than significant.

Mitigation Measures:

Mitigation Measure GEO-1: Prior to issuance of a building permit for the residence, the Project applicant shall submit plans to Alameda County for review and approval demonstrating Project compliance with the California Building Standards Code seismic requirements. The approved plans shall be incorporated into the proposed Project.

Mitigation Measure GEO-2: All conclusions and recommendations made in the Geotechnical Site Investigation shall be followed.

iii. Seismic-related ground failure, including liquefaction?

No Impact. The house site is shown on the State Zones of Required Investigation (Dublin Quadrangle, Plate 2) as located outside of a green zone of potential seismic liquefaction hazards.

Mitigation Measures: No mitigation measures are required.

iv. Landslides?

No Impact. The house site is shown on the State Zones of Required Investigation (Dublin Quadrangle, Plate 2) as located outside of a blue zone of potential earthquake-induced land sliding.

Mitigation Measures: No mitigation measures are required.

B. Will the proposed Project result in substantial soil erosion or the loss of topsoil?

Less Than Significant with Mitigation Incorporated Impact. Construction activities associated with the site would include removal of vegetation, excavation, and grading. To obtain coverage under the General Permit, the proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which must identify potential sources of erosion that may be reasonably expected to affect the quality of stormwater discharges as well as identify and implement Best Management Practices (BMPs) intended to prevent soil erosion, such as sandbags, detention basins, silt fencing, landscaping, hydroseeding, storm drain inlet protection, street sweeping, and monitoring of water bodies.

Mitigation Measures: See Mitigation Measures GEO-1 and GEO-2.

C. , D. Is the proposed Project located on a geologic unit or soil that is unstable or would become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? Is the proposed Project located on expansive soil, as defined in California Building Code), creating substantial risks to life or property?

Less Than Significant Impact. The Project may be subject to soil hazards such as weak soils, expansive soils, and/or settlement that are not documented for the site. The proposed Project would be designed and constructed in accordance with a design-level geotechnical investigation (required under County ordinance). The Project construction would be in compliance with the recommendations of a qualified geotechnical engineer and the Uniform Building Code to ensure. Pursuant to County regulation, the Project applicant shall be required to submit a detailed soils report along with detailed engineering drawings to the County Public Works Department prior to construction activities on the site. The required submittals will ensure that site development is conducted in compliance with sound engineering recommendations, and that the buildings at the site are designed and constructed in conformance with the requirements of all applicable building code regulations. As such, impacts associated with soils will be less than significant.

Mitigation Measures: No mitigation measures are required.

E. Will the proposed Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed Project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

Mitigation Measures: No mitigation measures are required.

7. GREENHOUSE GAS EMISSIONS

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

A. Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Green House Gases (GHGs) refer to gases that trap heat in the atmosphere and contribute to global warming. The primary GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (NO_x), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). The majority of GHG emissions in the Bay Area come from transportation (39.7 percent), followed by industrial/commercial sources (35.7 percent) and electricity generation (14.0 percent). Construction equipment and other off-road equipment contribute 1.5 percent of the total GHG emissions.

GHGs would be emitted during Project construction. Operational emissions of GHGs would be extremely limited since the Project consists of a single residence. The BAAQMD screening criteria includes operational thresholds for GHGs. For single-family residential development, the screening threshold is 56 dwelling units, which is not a threshold indicating a significant impact, but rather one that indicates a quantified analysis should be performed; as acknowledged by BAAQMD, it is a very conservative criterion. Since the Project would be far below the screening threshold, there is no potential for Project operations to cause a significant GHG impact.

With respect to construction emissions, the BAAQMD's CEQA Air Quality Guidelines contain generic construction screening criteria for GHG emissions that do not differentiate between criteria air pollutant emissions and GHG emissions. However, the BAAQMD CEQA Guidelines state that

if all of the screening criteria are met (i.e., if the Project does not exceed the criteria), then it is not necessary to perform a detailed air quality assessment and the Project may be presumed to have less-than-significant air quality and GHG impacts. Since the construction screening threshold is 114 dwelling units and the Project would be well below this threshold and the operational threshold, the proposed Project would have a less-than-significant impact from construction and operational emissions of GHGs.

Mitigation Measures: No mitigation measures are required.

B. Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The proposed Project involves the construction involves a single-family residence development will not result in an expansion in service population compared to existing conditions. As such, the Project will not affect GHG emissions. Project construction activities will generate a temporary incremental increase in GHG emissions but due to the scale and duration, GHG emissions would be negligible. In addition, the proposed Project would not conflict with any applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. There are no adopted GHG-related plans, policies, or regulations that would be applicable to the Project.

Mitigation Measures: No mitigation measures are required.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people				X

	residing or working in the project area?				
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

A. Would the proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The Project would not involve the use, routine transport, or disposal of hazardous materials. No impact as a result of the Project would occur.

Mitigation Measures: No mitigation measures are required.

B. Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Project construction has the potential to release fuels and other hazardous particles into the environment, potentially causing human exposure to the hazards. However, the Project will implement best management practices pertaining to hazardous material usage requiring the safe handling and storage of hazardous materials in accordance with all applicable local, state, and federal laws. As such, this represents a less than significant impact.

Mitigation Measures: No mitigation measures are required.

C. Would the proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The Project is not located within one-quarter mile of an existing or proposed school. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

D. Would the proposed Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

Mitigation Measures: No mitigation measures are required.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The proposed Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impact would occur.

Mitigation Measures: No mitigation measures are required.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The proposed Project is not located within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing or working in the Project area.

Mitigation Measures: No mitigation measures are required.

G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Mitigation Measures: No mitigation measures are required.

H. Would the proposed Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact. The Project is located in a rural agricultural area on open land with few trees within the Project area just outside the City of Pleasanton in unincorporated Alameda County. The Project area is not located within a high fire hazard severity area as designated by CAL FIRE. However, the Project area is located in moderate fire hazard severity zone. Development of the single-family home will be in conformance with Chapter 7A of the California Building Code pertaining to wildland fire interface. Compliance with all applicable regulations will ensure that the Project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires. As such, wildland fire risks associated with the Project would be considered less than significant.

Mitigation Measures: No mitigation measures are required.

9. HYDROLOGY AND WATER QUALITY

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Violate any water quality standards or waste discharge requirements?		X		
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pro-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X		
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide		X		

	substantial additional sources of polluted runoff?				
f.	Otherwise substantially degrade water quality?			X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation by seiche, tsunami, or mudflow?				X

A. Would the proposed Project violate any water quality standards or waste discharge requirements?

Less Than Significant with Mitigation Incorporated Impact. While construction activities have the potential to adversely affect water quality as a result of erosion of sediment, this natural process poses more of an environmental threat on larger development projects. While on a project-specific basis the magnitude of potential water quality impacts would be small, it would contribute to other water quality impacts that are cumulatively considerable. The Project's construction effects on surface water quality would therefore be considered a potentially significant impact on water quality, implementation of Mitigation Measures WQ-1 and WQ-2 would ensure that construction impacts on water quality remain less than significant.

Mitigation Measures:

Mitigation Measure WQ-1: Prior to issuance of a grading permit, the Project applicant shall submit a Stormwater Control Plan (SCP) for review and approval by the appropriately identified Public Works Department. The SCP shall be implemented throughout Project construction. The SCP shall describe construction stormwater best management practices (BMPs) that will be implemented to minimize the migration of sediments off-site. Typical construction BMPs can include covering soil stockpiles, sweeping soil from streets or other paved areas, performing site-disturbing activities in dry periods, and planting vegetation or landscaping quickly after

disturbance to stabilize soils. Other typical stormwater BMPs include erosion reduction controls such as hay bales, water bars, covers, sediment fences, sensitive area access restrictions (for example, flagging), vehicle mats in wet areas, and retention/settlement ponds.

Mitigation Measure WQ-2: All cut-and-fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall occur between October 15th and April 15th unless approved erosion control measures are in place.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pro-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. Water for dust control during Project construction (see Mitigation Measure AIR-2) would utilize the existing municipal water service on-site. Project construction would not use groundwater and there would be no impact to groundwater supplies or recharge.

The long-term occupancy of the home does not require groundwater withdrawal. Groundwater quality and overall infiltration are not expected to be affected by Project development; therefore, there would be no impact to groundwater.

Mitigation Measures: No mitigation measures are required.

C. Would the proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less Than Significant with Mitigation Incorporated Impact. Project construction would involve ground disturbing activities such as excavations and grading. However, these activities would not substantially alter the existing topography of the Project site. The proposed Project would not alter the existing drainage on the Project site. There will be adjustments to direct stormwater towards a constructed bio-retention area in the northeast area of the Project, or through an existing concrete v-ditch which drains off the Property into the existing drainage system. Any stormwater discharged from the site during peak storm events will continue to be captured in a constructed storm drain and drain into the constructed bio-retention area, or through an existing concrete v-ditch which drains off the Property into the existing drainage system. Mitigation will include Mitigation Measure WQ-1.

Mitigation Measures: See Mitigation Measure WQ-2.

D. Would the proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant with Mitigation Incorporated Impact. The proposed Project would increase the amount of impervious surface on the Project site, which would increase the amount of stormwater flows from the Project site. The Project's construction effects on surface water quality would therefore be considered a potentially significant impact on water quality, implementation of Mitigation Measures WQ-1 and WQ-2 would ensure that construction impacts on water quality remain less than significant.

Mitigation Measures: See Mitigation Measures WQ-1 and WQ-2.

E. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant with Mitigation Incorporated Impact. The proposed Project would increase the amount of impervious surface on the Project site, which would increase the amount of stormwater flows from the Project site. With implementation of Mitigation Measure WQ-3, the Project would not substantially change the rate or amount of surface runoff that would result in on- or off-site flooding and the volume of runoff generated by the Project would not substantially increase beyond existing stormwater conditions.

Mitigation Measures:

Mitigation Measure WQ-3: The applicant shall submit a Hydrology and Hydraulics Study for review and approval by Planning Services and Engineering and Transportation Services prior to issuance of Grading and Building Permits to confirm the permanent stormwater management facilities incorporated into the Project would reduce post-development stormwater discharge to equal or less than predevelopment discharge levels

F. Would the project otherwise substantially degrade water quality?

Less Than Significant Impact. The proposed Project does not possess any characteristics that would otherwise substantially degrade water quality beyond what was discussed previously.

Mitigation Measures: No mitigation measures are required.

G. Does the proposed Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project is not located within a 100-year flood zone.

Mitigation Measures: No mitigation measures are required.

H. Does the proposed Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project is not located within a 100-year flood zone.

Mitigation Measures: No mitigation measures are required.

I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The proposed Project would not be located downstream of any impounded water bodies.

Mitigation Measures: No mitigation measures are required.

J. Inundation by seiche, tsunami, or mudflow?

No Impact. The Project site is located over 12 miles east of the San Francisco Bay. Due to this distance, the Project site is not located within the County of Alameda Tsunami Hazard Area and is not susceptible to impacts resulting from tsunamis or seiche (waves generated within enclosed surface water bodies).

Mitigation Measures: No mitigation measures are required.

10. LAND USE AND PLANNING

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

A. Would the proposed Project physically divide an established community?

No Impact. The Proposed Project would not physically divide an established community.

Mitigation Measures: No mitigation measures are required.

B. Would the proposed Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed Project would be consistent with Alameda County land use policies contained in the East County Area Plan (ECAP) and Alameda County Zoning Ordinance.

Mitigation Measures: No mitigation measures are required.

C. Would the proposed Project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The proposed Project would not conflict with any approved local, regional, or state habitat conservation plan as the Project is using the EACCS and the EACCS Programmatic Biological Opinion as guidelines for general and species-specific avoidance and minimization measures to reduce effects on focal species.

Mitigation Measures: No mitigation measures are required.

11. MINERAL RESOURCES

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

A-B) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The proposed Project is not identified by the County's General Plan or the State of California as containing potential mineral resources. Additionally, the Project Site is not located within a designated Mineral Resource Zone

Mitigation Measures: No mitigation measures are required.

12. NOISE

Would the Project result in:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing				X

	or working in the project area to excessive noise levels?				
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A. Would the proposed Project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant with Mitigation Incorporated Impact. Construction activity from the proposed Project may impact the sensitive receptor residences located east of the Project Site. Construction-related noise would be temporary in nature and not permanently impact surrounding residences. This represents a potentially significant impact that can be reduced to a less than significant level with appropriate mitigation.

Mitigation Measures:

NSE-1: The following measures shall be implemented during construction:

- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on site or off-site work within 500 feet of any residential unit. Construction will not occur on holidays.
- The contractor shall use construction equipment with noise shielding and muffling devices. All internal combustion engines used on the Project Site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Stationary noise generating equipment shall be located as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors.

B. Would the proposed Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The proposed Project is not subject to ground borne vibration and will not generate any significant source of ground borne vibration. Project construction activities have the potential to temporarily increase ground borne levels in the area immediate vicinity of the Project area.

Mitigation Measures: No mitigation measures are required.

C. Would the proposed Project result in exposure of persons to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The proposed Project would incrementally increase noise levels in the area due to construction-related activities. There would be no substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Mitigation Measures: No mitigation measures are required.

D. Would the proposed Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant with Mitigation Incorporated Impact. As discussed above in A), the proposed Project will result in increased noise levels associated with Project construction activities. Increased noise levels have the potential to impact sensitive receptors east of the Project Site. Inclusion of mitigation measure NSE-1 will reduce any potentially significant impact to a less than significant level.

Mitigation Measures: See Mitigation Measure NSE-1 above.

E. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed Project is not located with an airport land use plan or within two miles of a public airport or public use airport.

Mitigation Measures: No mitigation measures are required.

F. For a Project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed Project is not within the vicinity of a private airstrip.

Mitigation Measures: No mitigation measures are required.

13. POPULATION AND HOUSING

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

A. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed Project includes a single, single-family residence and therefore would not result in substantial population growth in the area, either directly or indirectly. The proposed private road would terminate at the start of the residence, similarly to how it currently terminates.

Mitigation Measures: No mitigation measures are required.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Project site is currently a primarily vacant lot with a small agricultural building/shed and no dwellings developed. Therefore, no housing or residential population would be displaced by development of the proposed single-family residence, and the construction of

replacement housing elsewhere would not be necessary. No impact would occur.

Mitigation Measures: No mitigation measures are required.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Project site is currently a primarily vacant lot with a small agricultural building/shed and no dwellings developed. Therefore, there would be no displacement of people or necessity to construct replacement housing elsewhere.

Mitigation Measures: No mitigation measures are required.

14. PUBLIC SERVICES

Would the Project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
ISSUES:				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?				X
e. Other public facilities?				X

A-B) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection and police protection?

Less Than Significant Impact. The proposed Project would result in an incremental increase in demand for police and fire services by introducing a new single-family home; however, the Project would not significantly affect the ability of service providers to maintain current levels of service.

Mitigation Measures: No mitigation measures are required.

C-E) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools, parks, and other public facilities?

No Impact. A potentially significant impact to schools or parks is typically created when a project generates sufficient students or residences, respectively, to necessitate the need for additional schools or parks. Due to the nature of the proposed Project, no new residences or students would be generated. In addition, the Project would not generate a need for additional facilities as a result

of the Project. As such, the proposed Project would have no impact on public services including schools, parks, and other public facilities.

Mitigation Measures: No mitigation measures are required.

15. RECREATION

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

A. Would the proposed Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed Project could result in a slight increase for demand for local park and recreation facilities, however, due to the development being limited to a single dwelling, this impact would be less than significant. Furthermore, the proposal for one new single-family home would not require the construction or expansion of new facilities.

Mitigation Measures: No mitigation measures are required.

B. Does the proposed Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The proposed Project involves the construction of a two-story single-family home development, detached accessory dwelling unit (ADU), sports court, and spa with an access driveway. The addition of a private sports court would have less than a significant impact on the physical environment of the Property.

Mitigation Measures: No mitigation measures are required.

16. TRANSPORTATION/TRAFFIC

Would the Project:

		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
ISSUES:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b.	Conflict with an applicable congestion management program, including, but not limited to a level of service standard standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?			X	
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

A. Would the project exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact. The proposed Project would not result in a substantial increase of residences above the current condition since it involves the construction of an additional single-family residence. However, there would be a temporary increase in daytime traffic as a result of the construction activities. A traffic control plan will be required for Project construction. The plan will be required to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor. The plan will also be required to identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route. As a result, no significant impacts are anticipated

Mitigation Measures: No mitigation measures are required.

B. Would the proposed Project conflict with an applicable congestion management program, including, but not limited to a level of service standard standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. The proposed Project would not result in any significant increase in traffic on the area roadway network. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

Mitigation Measures: No mitigation measures are required.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed Project would not conflict with any plans, policies or programs supporting alternative transportation in that it would not obstruct or otherwise impact any transit stops or bicycle lanes.

Mitigation Measures: No mitigation measures are required.

E. Would the project result in inadequate emergency access?

Less Than Significant Impact. The Project involves the additional of a private road at the terminus of Blessing Drive. Access to the property will be taken from Blessing Drive. A traffic control plan will be required for the construction phase of the Project. The plan will be reviewed and approved by the City's Engineering Division to ensure that emergency access is not impacting during construction. As a result, no significant impacts to emergency access are anticipated.

Mitigation Measures: No mitigation measures are required.

F. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The proposed Project does not feature any unusual design elements that could pose a substantial safety hazard to vehicular or bicycle traffic or pedestrians. The Project would also not conflict with any plans, policies or programs supporting alternative transportation in that it would not obstruct or otherwise impact any transit stops or bicycle lanes.

Mitigation Measures: No mitigation measures are required.

17. UTILITIES AND SERVICE SYSTEMS

Would the Project:

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant with Mitigation Incorporated Impact. The proposed Project would require the construction of a wastewater advanced treatment system for treating effluent and a new septic system for sanitary uses. The septic tank for domestic purposes would be designed to provide adequate capacity to serve the proposed Project and would meet the County's design and siting requirements for septic systems. Approximate locations of the septic system and wastewater treatment facilities are shown on Project site plans; however, these areas will be confirmed based upon agency review and approval processes. A complete septic study will be provided prior to final approvals.

Mitigation Measures:

Mitigation Measure UTIL-1: All applicable waste discharge requirements and permits from the San Francisco RWQCB shall be secured for the existing process wastewater treatment facility.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant with Mitigation Incorporated Impact. As discussed above, the proposed Project would involve the construction of a private onsite a septic system. The Project would not require the construction or expansion of new public wastewater facilities.

Mitigation Measures: See Mitigation Measure UTIL-1.

C. Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant with Mitigation Incorporated Impact. Construction of the proposed Project would include a new stormwater drainage system onsite. Mitigation for storm water pollution prevention and development of the storm drain system in accordance with applicable County regulations would reduce this impact to less than significant.

Mitigation Measures: See Mitigation Measure UTIL-1.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Would the project result in a determination by the wastewater treatment provider which serves or may

serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As discussed in B, water would be provided to the site. The Project would not result in a substantial demand for water supplies.

Mitigation Measures: No mitigation measures are required.

E. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The proposed Project would require the construction of a wastewater advanced treatment system for treating effluent and a new septic system for sanitary uses. The system will be on site and there will be no utility scale wastewater treatment provider, therefore, total system demand will not be impacted.

Mitigation Measures: No mitigation measures are required.

F-G. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Three landfills serve Alameda County including the Altamont Landfill in Livermore, Tri-Cities Landfill and Resource Recovery Facility in Fremont and Vasco Road Landfill in Livermore. Project construction activities would generate minimal solid waste associated with excess construction materials. The quantity of solid waste is not anticipated to affect landfill capacity during or after construction. Disposal of waste will comply with all applicable regulations.

Mitigation Measures: No mitigation measures are required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

ISSUES:		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

The above discussion adequately addresses all potential impacts the proposed Project may have on the environment. This initial study has found that the proposed Project would not have the potential to degrade the quality of the environment. The implementation of the identified mitigation measures listed in Section IV-19, below, combined with the Project conditions of approval, would reduce all impacts the proposed Blessing Drive Rai Residence Project may have to a less-than-significant level.

19. SUMMARY OF PROPOSED MITIGATION MEASURES

Earlier Analyses Used: No prior CEQA environmental analysis was conducted for the proposed Project or the Project site.

Mitigation Measures: The mitigation measures for the seven topics listed would reduce Project impacts to less than significant levels:

Air Quality

Mitigation Measure Air-1: Dust Control: Prior to the issuance of a grading and/or building permit, whichever occurs first, the following best management practices shall be included in a dust control plan to limit particulate matter (fugitive dust emissions) and noted on construction plans with the contact information for a designated crewmember who will oversee the on-site implementation of the plan:

- Water all active construction and site preparation work areas at least twice daily and more often during windy periods.
- Cover all hauling trucks or maintain at least two feet of freeboard.
- Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas
- Enclose or cover securely exposed stockpiles.
- Replant vegetation in disturbed areas as quickly as possible.
- Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

Biology

Mitigation Measure BIO-1: Rare Plant Survey: A rare plant survey of the Property in accordance with CDFW and CNPS guidelines shall be required prior to construction. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (April to August). Any rare, threatened, or endangered plant species, including but not limited to those listed in Attachment 4, Table 2, should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW would be required regarding appropriate mitigation.

Mitigation Measure BIO-2: Pre-Construction Avian Survey: If Project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Property and the large trees within the adjacent riparian area shall be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the Project site or within the area of influence, an

adequate protective buffer zone shall be established by a qualified biologist in order to protect the nesting site. This buffer shall be a minimum of 75 feet from the Project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (i.e. - topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid Project construction zones (typically by August), the Project can proceed without further regard to the nest site(s).

Mitigation Measure BIO-3: Pre-construction Bat Survey: To avoid “take” of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the Project site: a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October – ca. Feb. 15 –Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat. b) Structures found to have no suitable openings can be considered clear for Project activities as long as they are maintained so that new openings do not occur. c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until Project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist. d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.

OR

A qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the Property with large trees and abandoned structures to determine if any special-status bats reside in the trees or structures. Any special-status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by Project development.

Mitigation Measure BIO-4: Pre-construction Amphibian Survey: Directed pre-construction surveys for CRLF and CTS are recommended prior to construction activities. Suitable breeding habitat for CTS and CRLF exists within the seasonal pond and the Property may serve as a dispersal area for both species. A qualified biologist shall survey the Project site for CRLF and CTS (and other sensitive wildlife species) 48 hours prior to the commencement of construction activities to verify the absence/presence of the species. Surveys should be performed using USFWS protocol.

Mitigation Measure BIO-5: Pre-construction Reptile Survey: While potential occurrence of Alameda whipsnake is limited to dispersal through the Property, a pre-construction survey should be performed no more than 48 hours prior to ground disturbance or vegetation removal. Surveys would be required to determine presence/absence of this species.

Mitigation Measure BIO-6: General Construction Minimization Measures: Work within the aquatic features shall be conducted during the summer season during which the wetlands and drainages present on the Property would be dry. Thus, aquatic species would not be affected. A setback buffer shall be identified in the areas surrounding the wetland/waters not affected by the Project. Orange construction fencing would define the work area and provide a buffer. Wildlife exclusion fencing shall be installed around the perimeter of the work area in order to prevent special status species from entering the Project site during construction activities. Daily biological monitoring during grading and construction activities by USFWS-approved biological monitors will be conducted. All contractors and construction crews working onsite will receive environmental and biological sensitivity training in order to reduce or avoid effects on covered species during construction activities.

Mitigation Measure BIO-7: Erosion Control: Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP). No erosion control will contain monofilament plastic.

Cultural

Mitigation Measure Cult-1: Discovery of Cultural Resources during Construction – In the event that any human remains or historical or unique archaeological resources are discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5(e) and (f) for notification and evaluation would be followed to reduce impacts to a less than significant level.

Geology and Soils

Mitigation Measure GG-1: Submit Final Plans to County for Approval: Prior to issuance of a building permit for the residence, the Project applicant shall submit plans to Alameda County for review and approval demonstrating Project compliance with the California Building Standards Code seismic requirements. The approved plans shall be incorporated into the proposed Project.

Mitigation Measure GG-2: Geotechnical Site Investigation: All conclusions and recommendations made in the Geotechnical Site Investigation shall be followed.

Hydrology and Water Quality

Mitigation Measure WQ-1: Storm Water Control Plan: Prior to issuance of a grading permit, the Project applicant shall submit a Stormwater Control Plan (SCP) for review and approval by the Union City Public Works Department. The SCP shall be implemented throughout Project construction. The SCP shall describe construction stormwater best management practices (BMPs) that will be implemented to minimize the migration of sediments off-site. Typical construction BMPs can include covering soil stockpiles, sweeping soil from streets or other paved areas, performing site-disturbing activities in dry periods, and planting vegetation or landscaping quickly after disturbance to stabilize soils. Other typical stormwater BMPs include erosion reduction controls such as hay bales, water bars, covers, sediment fences, sensitive area access restrictions (for example, flagging), vehicle mats in wet areas, and retention/settlement ponds.

Mitigation Measure WQ-2: All cut-and-fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall occur between October 15th and April 15th unless approved erosion control measures are in place.

Mitigation Measure WQ-3: Hydrology and Hydraulics Study: The applicant shall submit a Hydrology and Hydraulics Study for review and approval by Planning Services and Engineering and Transportation Services prior to issuance of Grading and Building Permits to confirm the permanent stormwater management facilities incorporated into the Project would reduce post-development stormwater discharge to equal or less than predevelopment discharge levels.

Noise

Mitigation Measure NSE-1: The following measures shall be implemented during construction:

- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on site or off-site work within 500 feet of any residential unit. Construction will not occur on holidays.
- The contractor shall use construction equipment with noise shielding and muffling devices. All internal combustion engines used on the Project Site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Stationary noise generating equipment shall be located as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors.

Utilities and Service Systems

Mitigation Measure UTIL-1: All applicable waste discharge requirements and permits from the San Francisco RWQCB shall be secured for the existing process wastewater treatment facility.

IV. REFERENCES

- Alameda County, East County Area Plan, revised 2000.
- Bay Area Air Quality Management District, Bay Area Emissions Inventory, Summary Report: Greenhouse Gases, Base Year 2011, Table F: 2011 Bay Area GHG Emissions by Sector, updated January 2015.
- Bay Area Air Quality Management District: Clean Air Plan CEQA Guidelines May 2012
- California Department of Conservation, Seismic Hazard Zones Altamont Quadrangle Official Map, February 2009.
- California Department of Conservation, Alameda County Important Farmlands Map, accessed online 2015.
- California Energy Commission (CEC). 2006. Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. Available online: <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>
- Department of Conservation Important Farmland Map 2012
- Geotechnical Engineering, Inc. Soil Engineering Studies and Preliminary Geologic Evaluation. September 2017.
- Hazardous Waste & Substances Sites List, consolidated by the State Department of Toxic Substances Control, Office of Environmental Information Management, by Ca./EPA, pursuant to Government Code Section 65962.5 Accessed online
- Olberding Environmental, Inc. October 2017. Biological Resources Analysis Report for the Blessing Drive Property, Alameda County, California. Prepared for Branagh Development Inc.
- Olberding Environmental, Inc. October 2018. United States Fish & Wildlife Biological Assessment for the Blessing Drive Property, Alameda County, California. Prepared for.....
- Wayne Ting & Associates, Inc. Geotechnical Consultants. Updated Geotechnical Investigation. April 2018.

ATTACHMENT 1

Project Site Figures

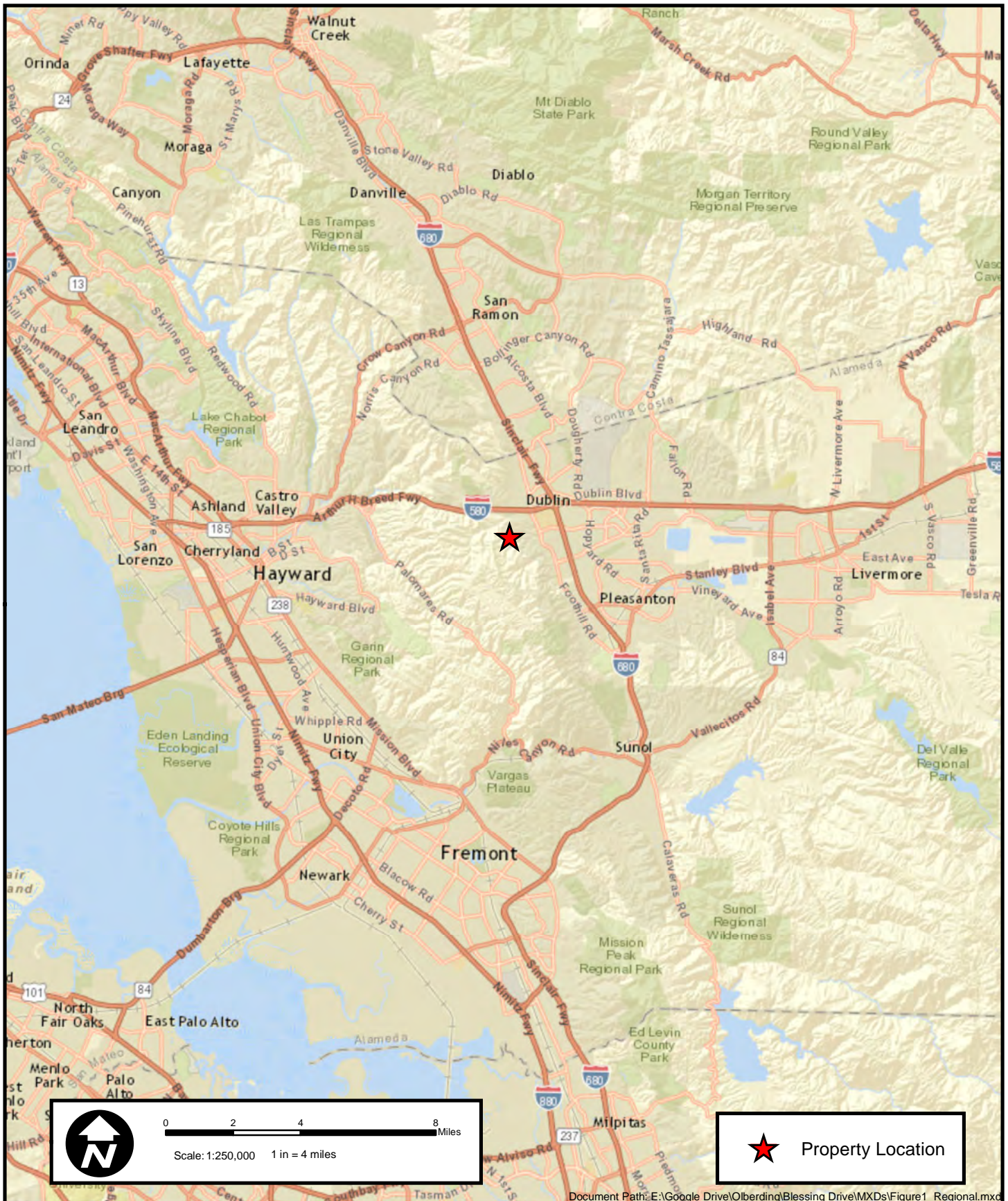
Figure 1 – Regional Map

Figure 2 – Vicinity Map

Figure 3 – USGS Topographic Map

Figure 4 – Aerial Map

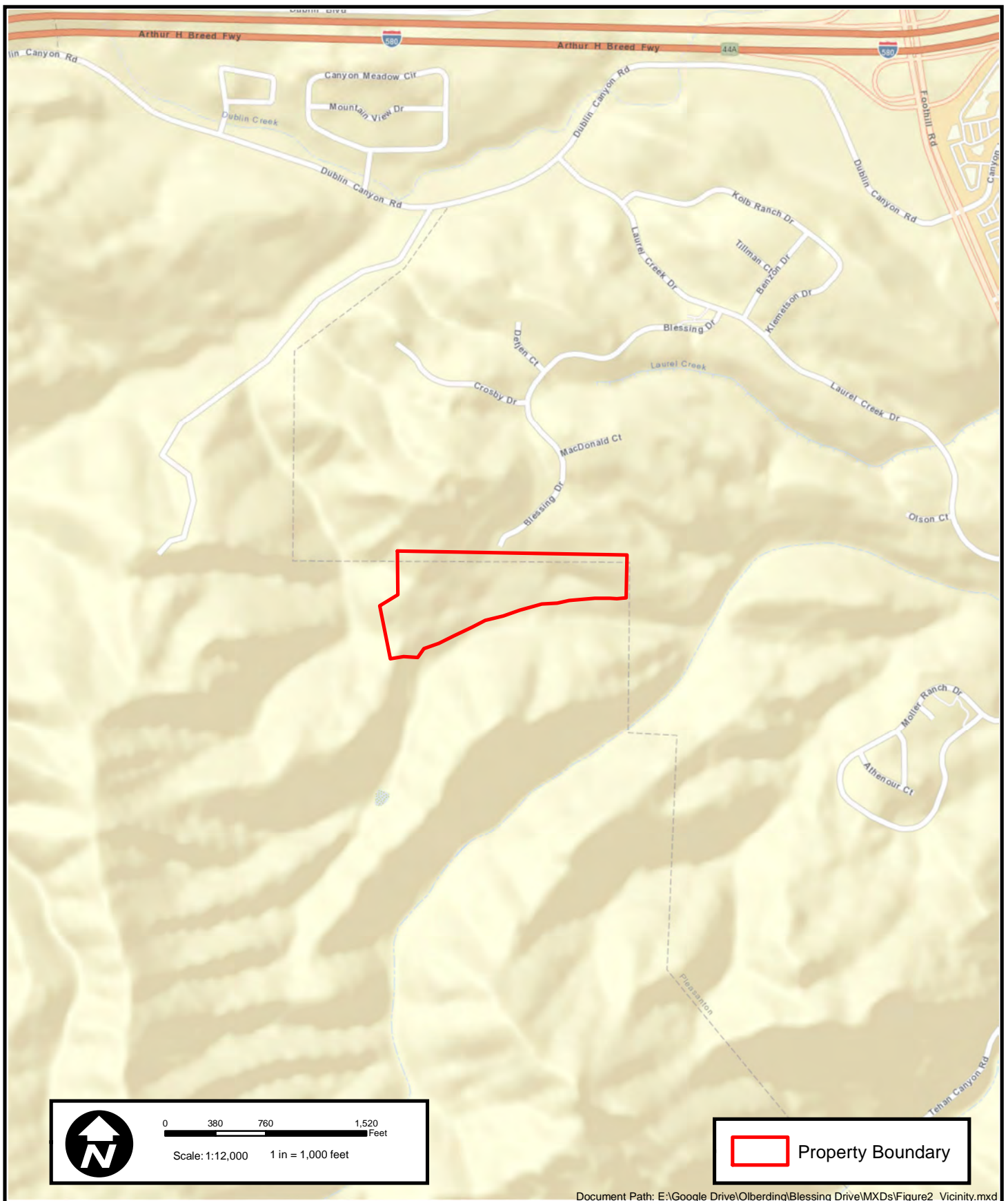
Figure 5 – U.S. Army Corps of Engineers Verified
Jurisdictional Delineation Map (Stamped)



**Figure 1: Regional Map
Blessing Drive Property
Alameda County, California**



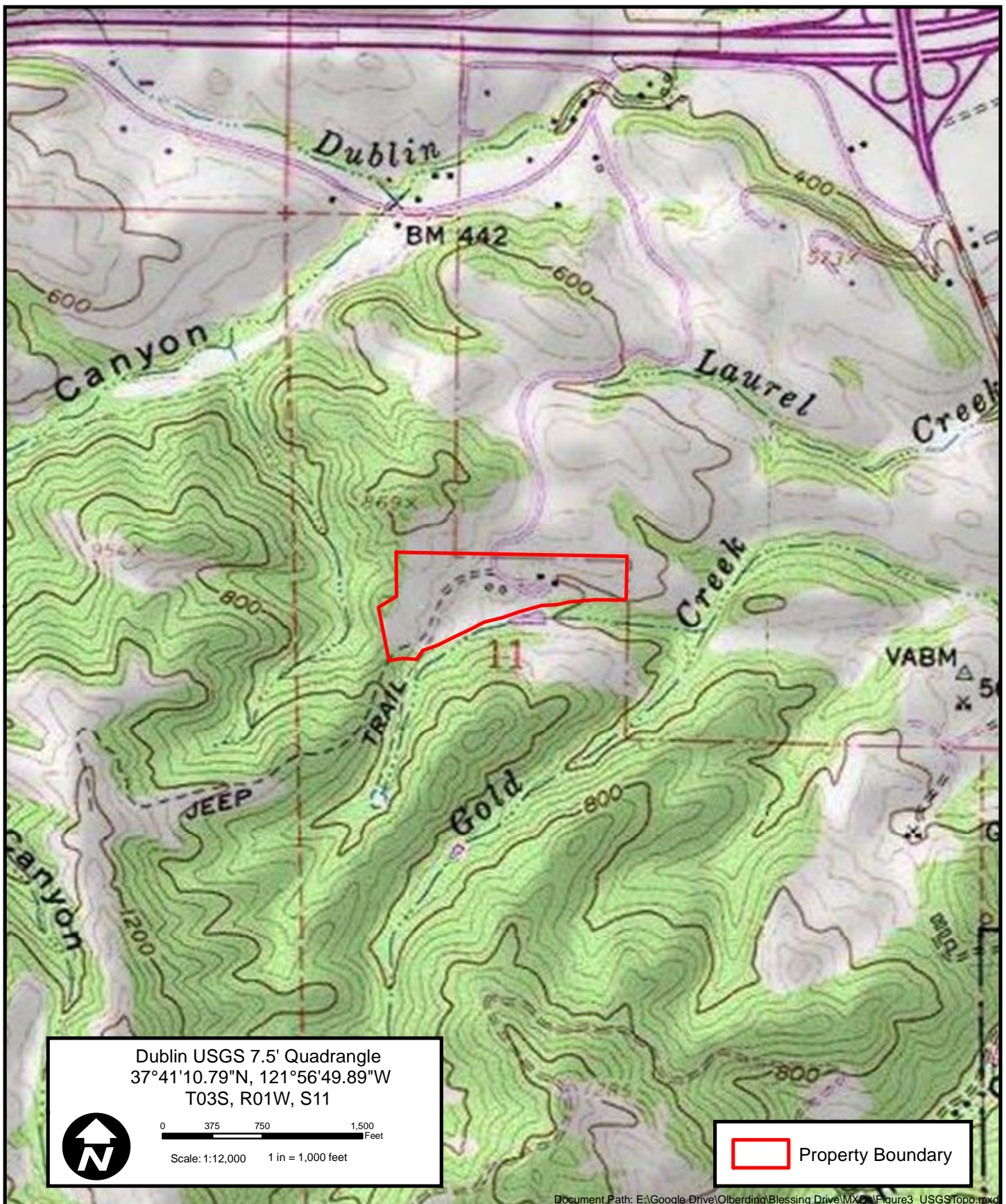
193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188



**Figure 2: Vicinity Map
Blessing Drive Property
Alameda County, California**



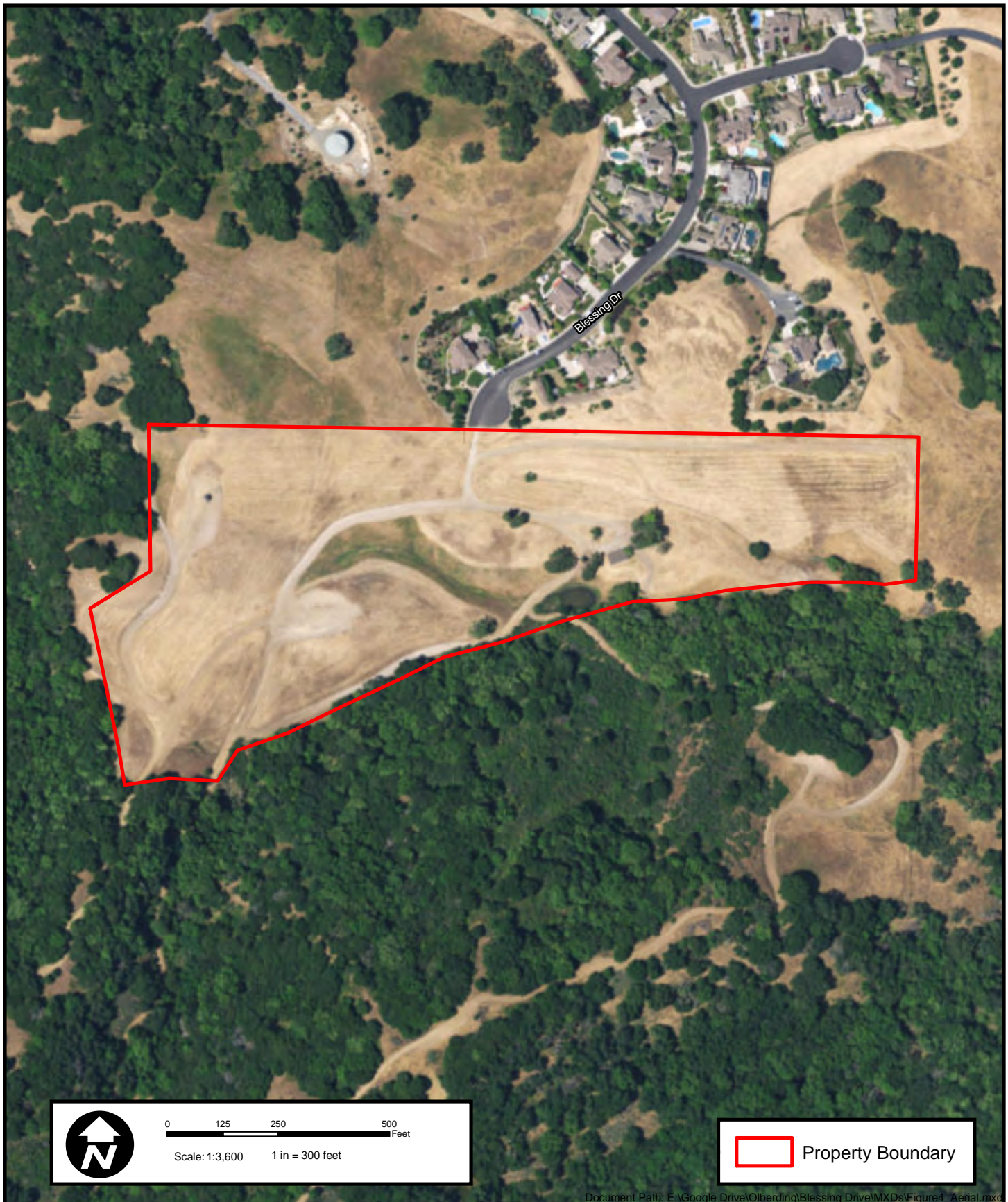
193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188



**Figure 3: USGS Topographic Map
 Blessing Drive Property
 Alameda County, California**



193 Blue Ravine Rd., Ste. 165
 Folsom, CA 95630
 Phone: (916) 985-1188



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

**Figure 4: Aerial Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 5:
Jurisdictional Delineation Map
Blessing Drive Property
Alameda County, California

Legend

- Map Reference Points
- Survey Boundary
- Upland Sampling Point
- Wetland Sampling Point
- Wetlands (0.086 acres)
- Wetlands (0.086 acres)
- Other Waters (0.070 acres)
- Seasonal Pond (0.044 acres)
- Ephemeral Drainage (0.026 acres, 563 LNFT)

Scale: 1/2,400 1 in = 200 feet

0 125 250 500 Feet

Coordinate System:
NAD 1983 2011 StatePlane California III FIPS 0403 Ft US
Projection: Lambert Conformal Conic
Datum: NAD 1983 2011
Units: Foot US
Map Revision Date: 5/23/2018

Made in accordance with the
Updated Map and Drawing Standards for the
South Pacific Division Regulatory Program,
as amended on February 10, 2016, by:
Jason Deiers, Project Manager
Enforcement and Special Projects Unit
U.S. Army Corps of Engineers
South Pacific Division
Sacramento District, Regulatory Division
1325 J Street, Room 1350
Sacramento, California 95814-2922



Preliminary Jurisdictional Determination
Blessing Drive Property, File 2018-00171S
Location: on a 20.74 acre site located at the
end of Blessing Drive, in unincorporated
Alameda County, California (Lat: 37.687 N,
Long: 121.946 W).

Preliminary Section 404 of the Clean Water Act
jurisdiction is delineated only within the Construction
Limit as mapped.

Review Date: 5 JUNE 2018

Sheet 1 of 1

ATTACHMENT 2

Key Site Plan for 9480 Blessing Drive – Pleasanton, CA 94588 (26 Sheets)

BLESSING DR.

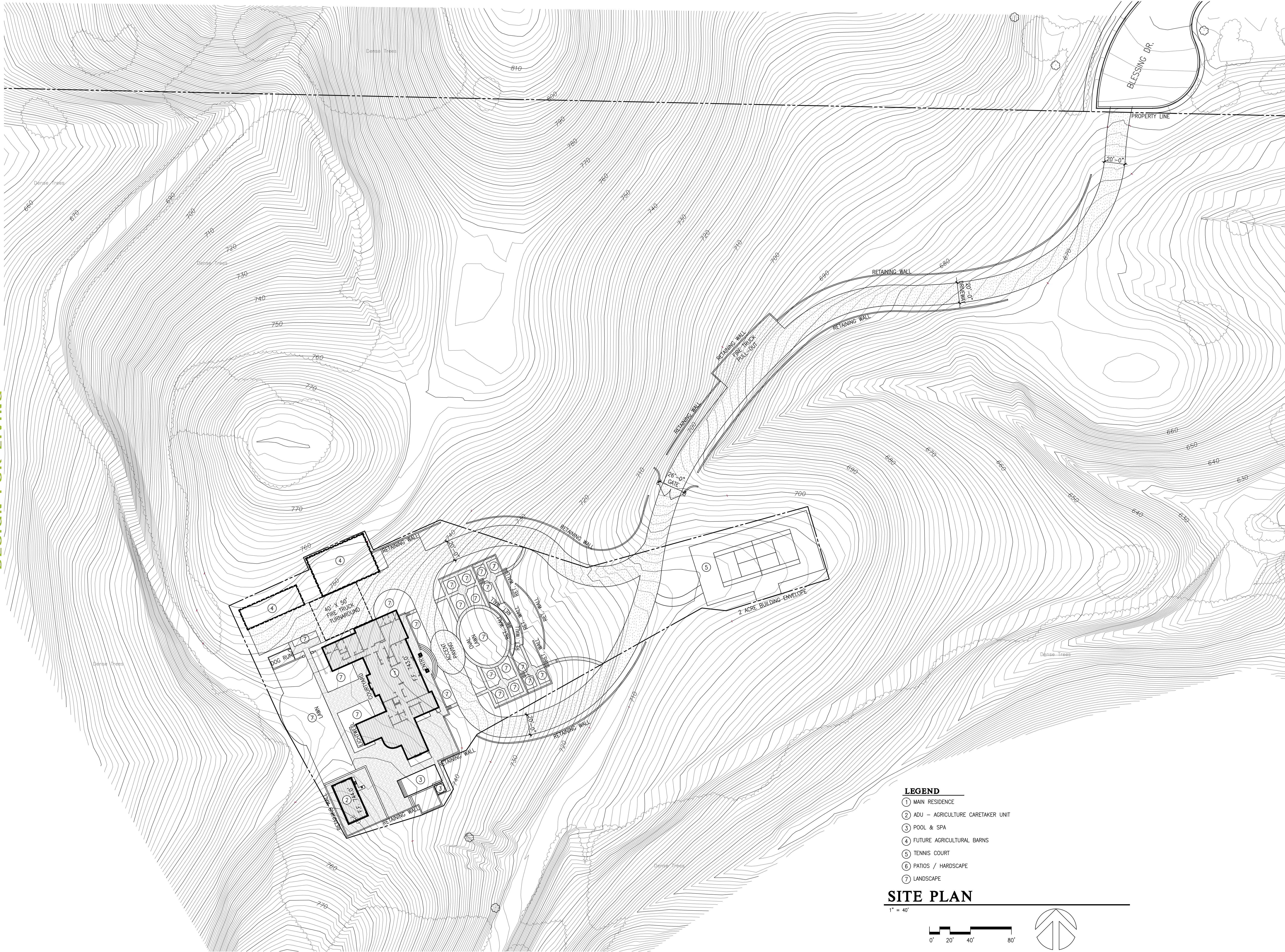
PROPERTY LINE

(E) AGRICULTURAL BUILDING

SEE SITE PLAN A-1.1
SCALE 1" = 40'

KEY SITE PLAN
SCALE 1" = 100'

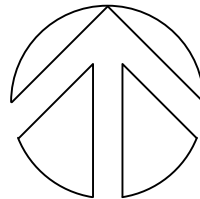
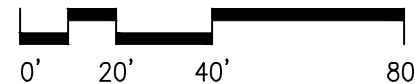
ASSESSOR'S MAP 94i
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- LEGEND**
- ① MAIN RESIDENCE
 - ② ADU - AGRICULTURE CARETAKER UNIT
 - ③ POOL & SPA
 - ④ FUTURE AGRICULTURAL BARN
 - ⑤ TENNIS COURT
 - ⑥ PATIOS / HARDSCAPE
 - ⑦ LANDSCAPE

SITE PLAN

1" = 40'



**RAI
RESIDENCE**

9480 BLESSINGS DR. PLEASANTON, CA

SITE PLAN

Date/Revisions:

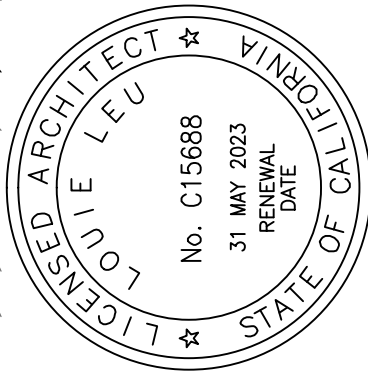
Sheet No:

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Project No: 21909

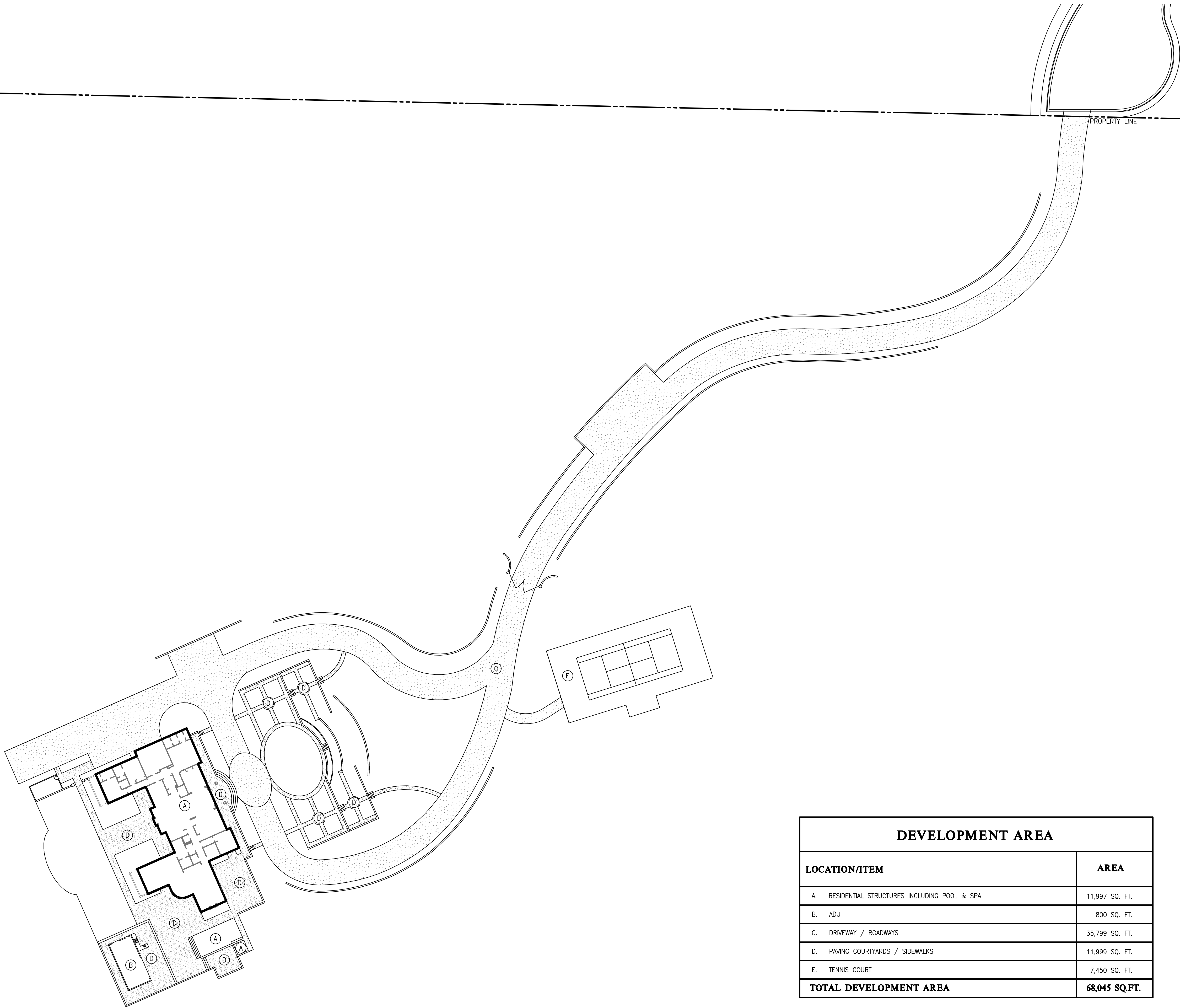
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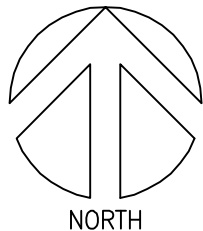
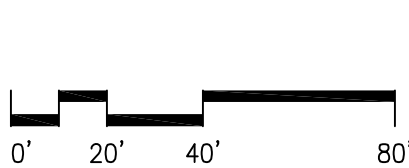
LOUIE LEU ARCHITECT
INC.

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com



LOT COVERAGE AREA

1" = 40'



Date/Revisions:

Sheet No:

A - 1.2

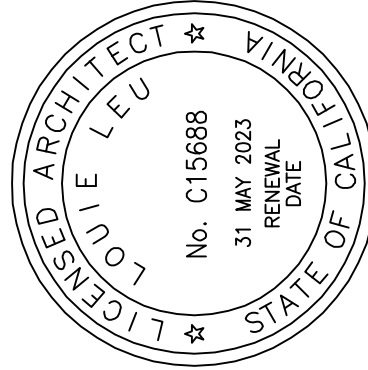
RAI
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9480 BLESSINGS DR. PLEASANTON, CA

LOT COVERAGE AREA

Project No: 21909

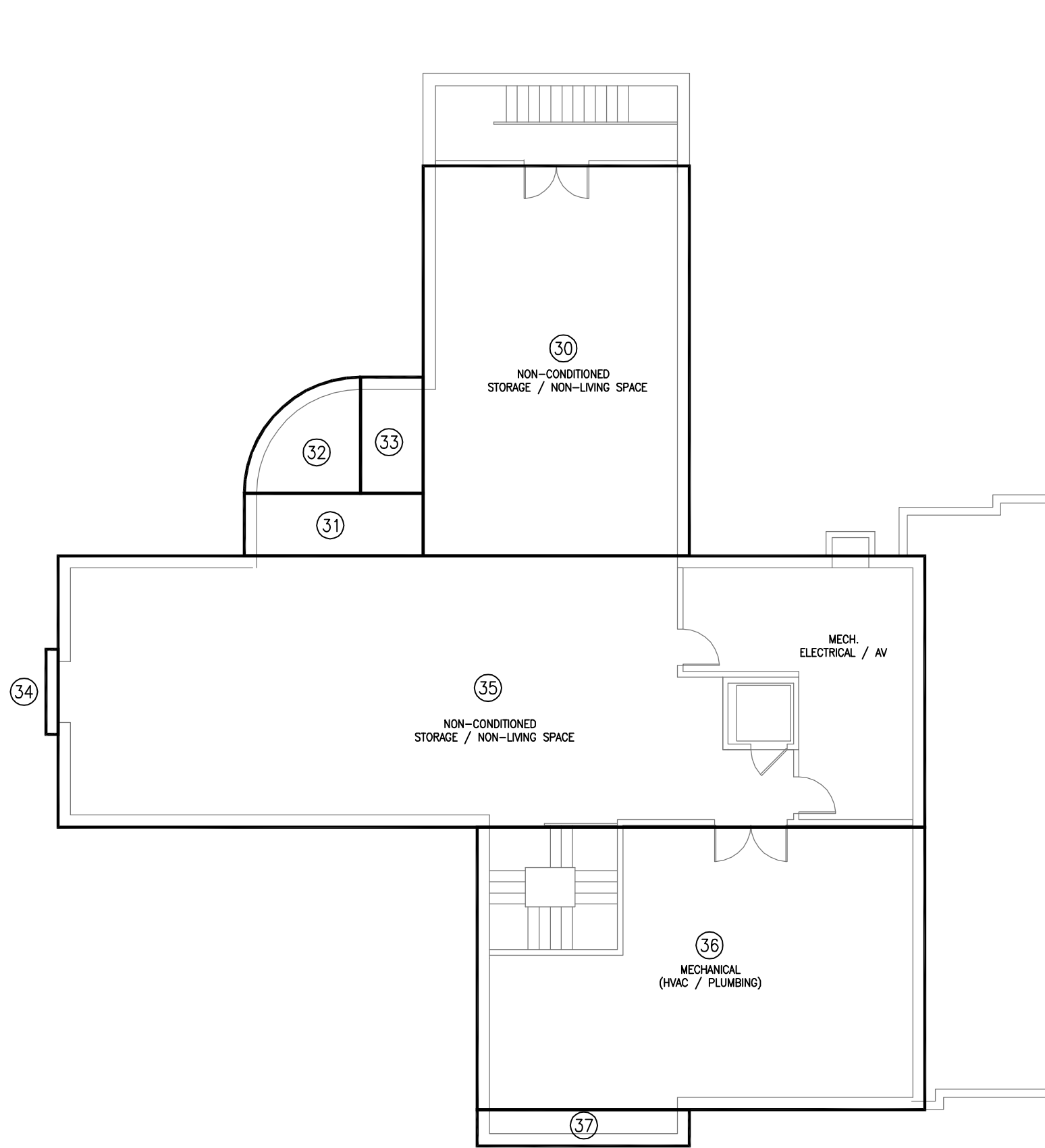
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SIGNATURE DATE:

LOUIE LEU ARCHITECT INC

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Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

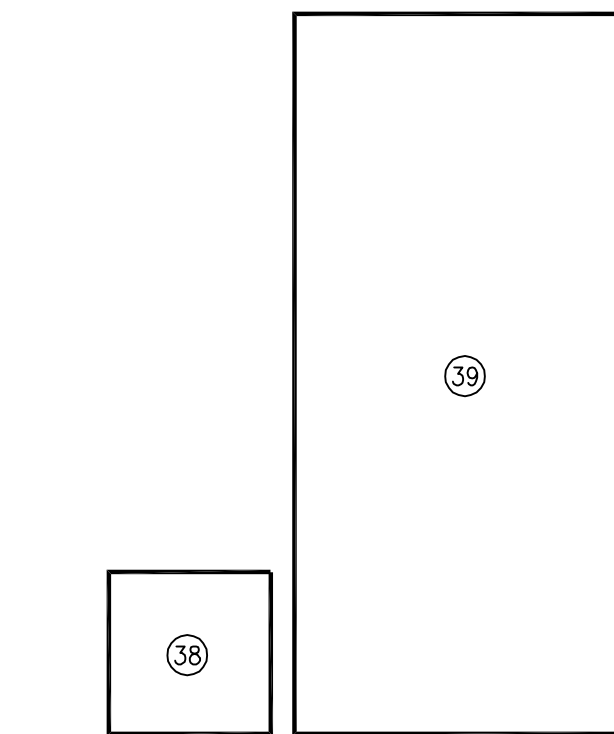


BASEMENT PLAN

SCALE 3/32" = 1'-0"



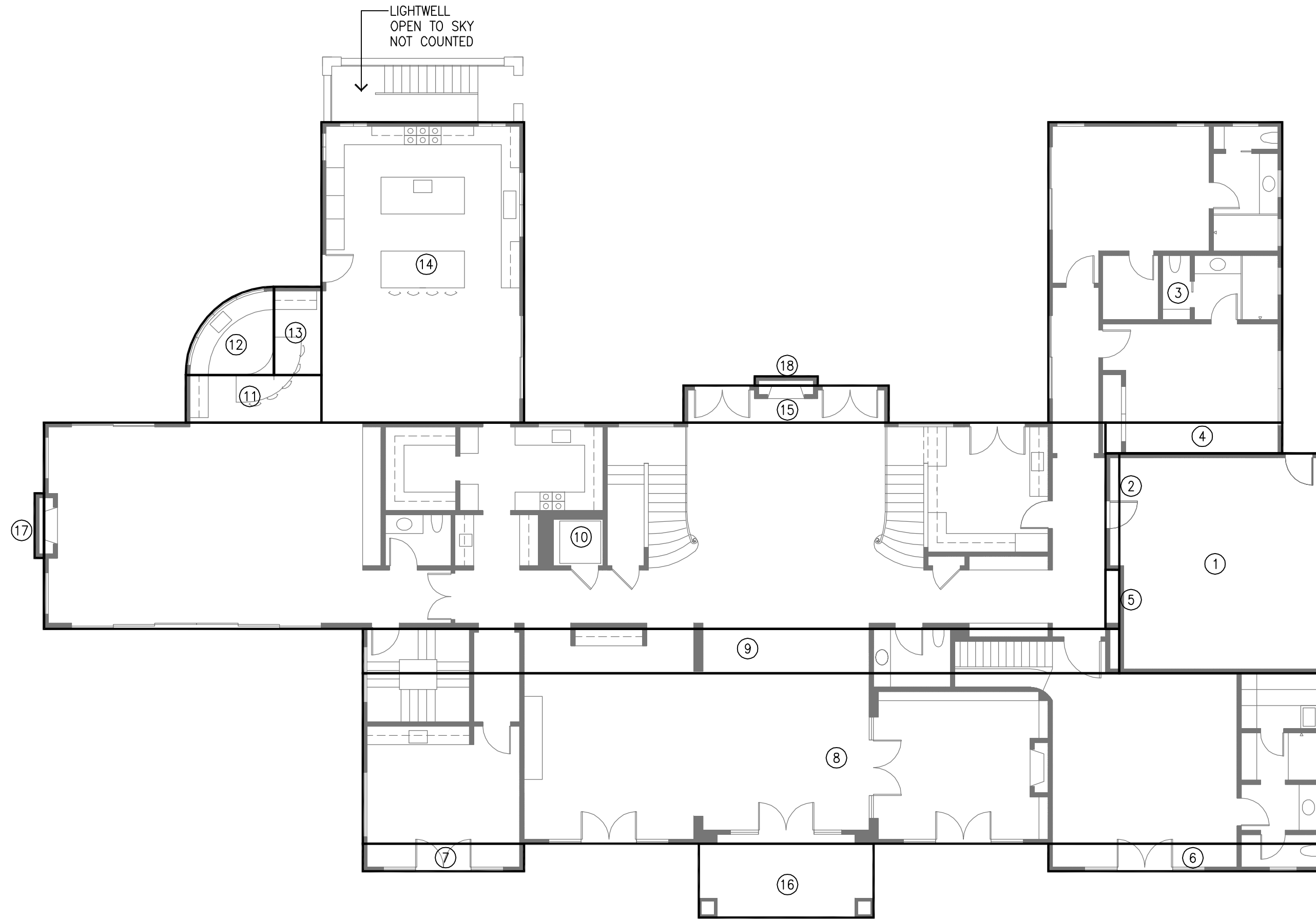
	BASEMENT	
30	21'-11" X 32'-1"	703 SQ. FT.
31	14'-8 1/2" X 5'-1 1/2"	75 SQ. FT.
32	287 S.F. / 4	72 SQ. FT.
33	5'-2" X 9'-7"	50 SQ. FT.
34	7'-0" X 1'-0"	7 SQ. FT.
35	71'-4" X 22'-4"	1,593 SQ. FT.
36	36'-10" X 23'-3"	856 SQ. FT.
37	17'-5 1/2" X 3'-0"	52 SQ. FT.
	TOTAL BASEMENT	3,408 SQ. FT.



	POOL & SPA	
38	18'-0" X 40'-0"	720 SQ. FT.
39	9'-0" X 9'-0"	81 SQ. FT.
	TOTAL POOL & SPA	801 SQ. FT.

POOL & SPA

SCALE 3/32" = 1'-0"



MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"

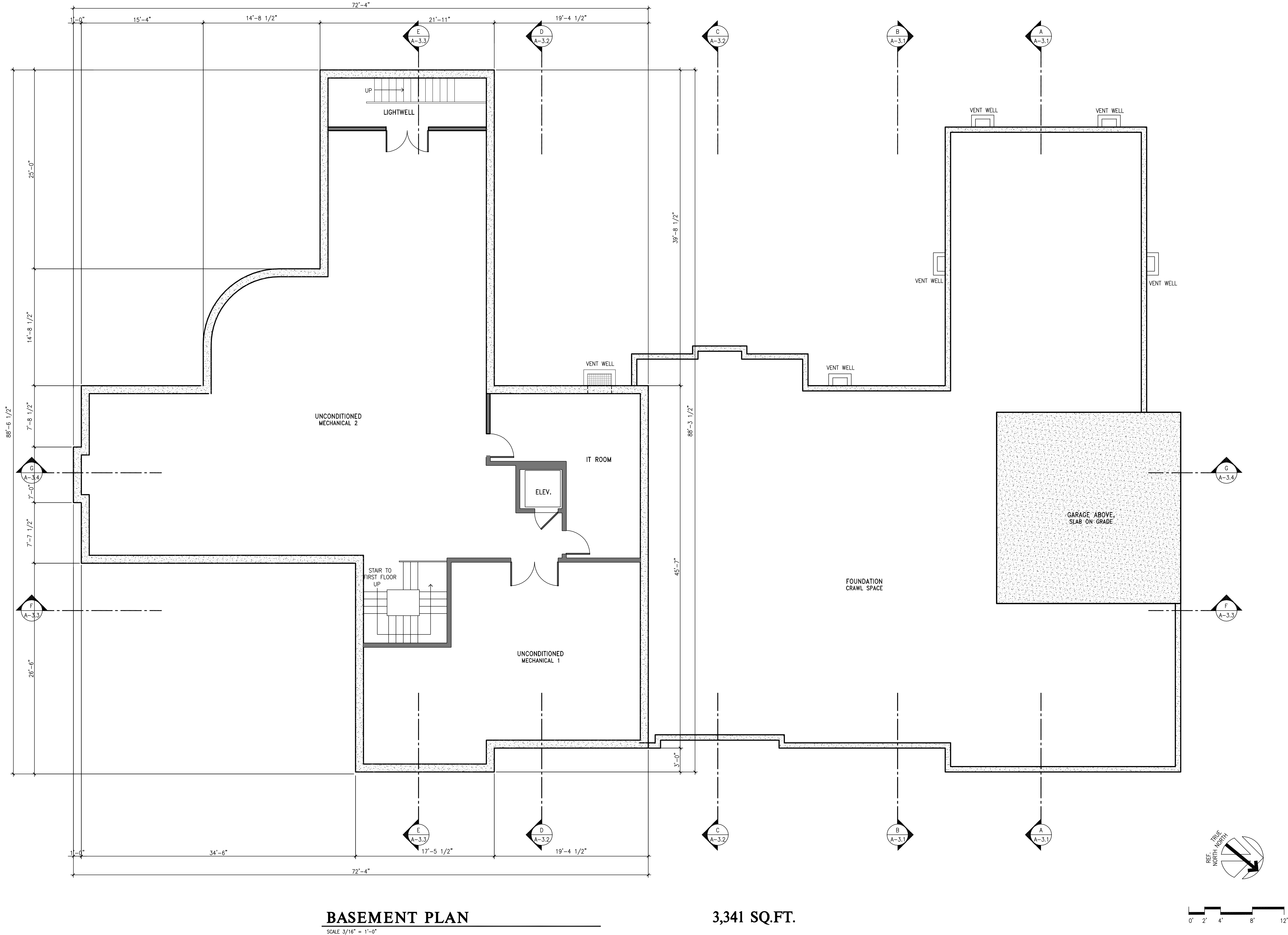


UPPER FLOOR PLAN

SCALE 3/32" = 1'-0"

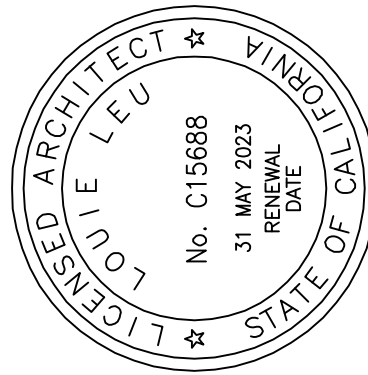


AREA CALCULATIONS		
TAG #	CALCULATION	AREA
GARAGE		
1	21'-11" X 23'-9 1/2"	521 SQ. FT.
2	1'-6" X 12'-7 1/2"	19 SQ. FT.
	TOTAL GARAGE	540 SQ. FT.
MAIN LEVEL		
3	25'-4" X 32'-6 1/2"	824 SQ. FT.
4	19'-1 1/2" X 3'-4"	64 SQ. FT.
5	1'-6" X 6'-4 1/2"	10 SQ. FT.
6	29'-7 1/2" X 3'-0"	89 SQ. FT.
7	17'-5 1/2" X 3'-0"	52 SQ. FT.
8	103'-10" X 18'-5"	1,914 SQ. FT.
9	81'-11" X 4'-9 1/2"	394 SQ. FT.
10	114'-11" X 22'-4"	2,566 SQ. FT.
11	14'-8 1/2" X 5'-1 1/2"	75 SQ. FT.
12	287 S.F. / 4	72 SQ. FT.
13	5'-2" X 9'-7"	50 SQ. FT.
14	21'-11" X 32'-6 1/2"	713 SQ. FT.
15	22'-2 1/2" X 4'-0"	89 SQ. FT.
16	18'-11" X 8'-0"	151 SQ. FT.
17	1'-0" X 7'-0"	7 SQ. FT.
18	6'-10" X 1'-0"	7 SQ. FT.
	TOTAL MAIN LEVEL	7,077 SQ. FT.
UPPER LEVEL		
19	57'-8" X 9'-5"	543 SQ. FT.
20	32'-7" X 7'-6"	244 SQ. FT.
21	19'-5 1/2" X 5'-0"	97 SQ. FT.
22	32'-7" X 7'-8 1/2"	250 SQ. FT.
23	30'-11" X 15'-11 1/2"	493 SQ. FT.
24	17'-0" X 7'-5"	126 SQ. FT.
25	17'-0" X 7'-5"	126 SQ. FT.
26	5'-0" X 10'-11 1/2"	55 SQ. FT.
27	25'-11" X 15'-11 1/2"	414 SQ. FT.
28	38'-8 1/2" X 1'-0"	39 SQ. FT.
29	59'-1" X 20'-2"	1,192 SQ. FT.
	TOTAL UPPER LEVEL	3,579 SQ. FT.
	TOTAL GARAGE	540 SQ. FT.
	TOTAL MAIN LEVEL	7,077 SQ. FT.
	TOTAL UPPER LEVEL	3,579 SQ. FT.
	TOTAL	11,196 SQ. FT.
	TOTAL POOL & SPA	801 SQ. FT.
	TOTAL PROPOSED	11,997 SQ. FT.
	TOTAL AREA ALLOWABLE FOR	
	RESIDENTIAL STRUCTURES	12,000 SQ. FT.



BASEMENT PLAN
SCALE 3/16" = 1'-0"

3,341 SQ.FT.



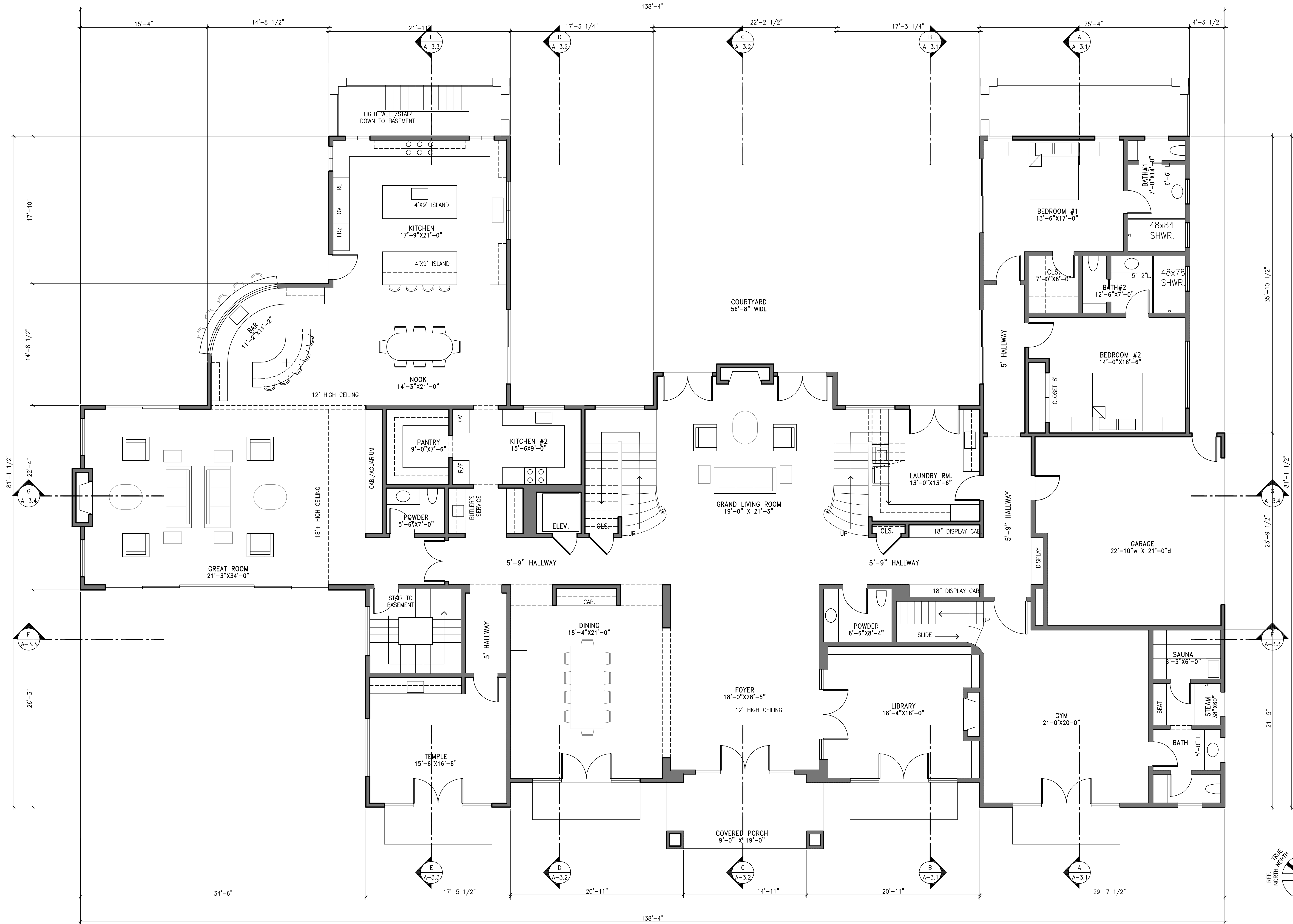
Project No: 21909

**RAI
RESIDENCE**
9480 BLESSINGS DR. PLEASANTON, CA

Date/Revisions:

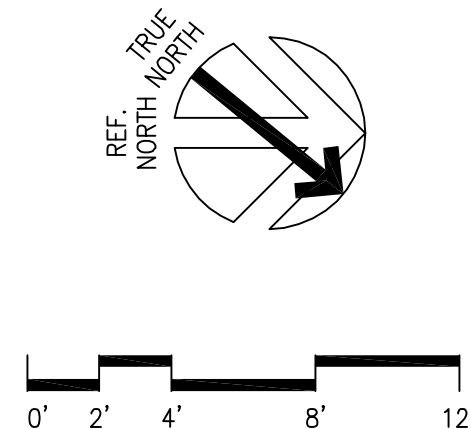
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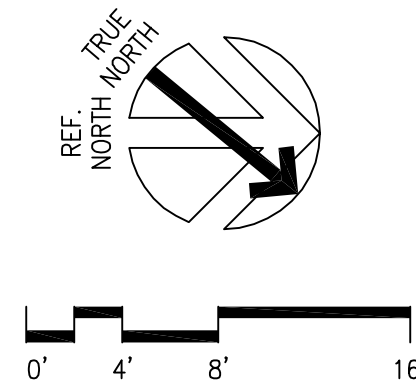
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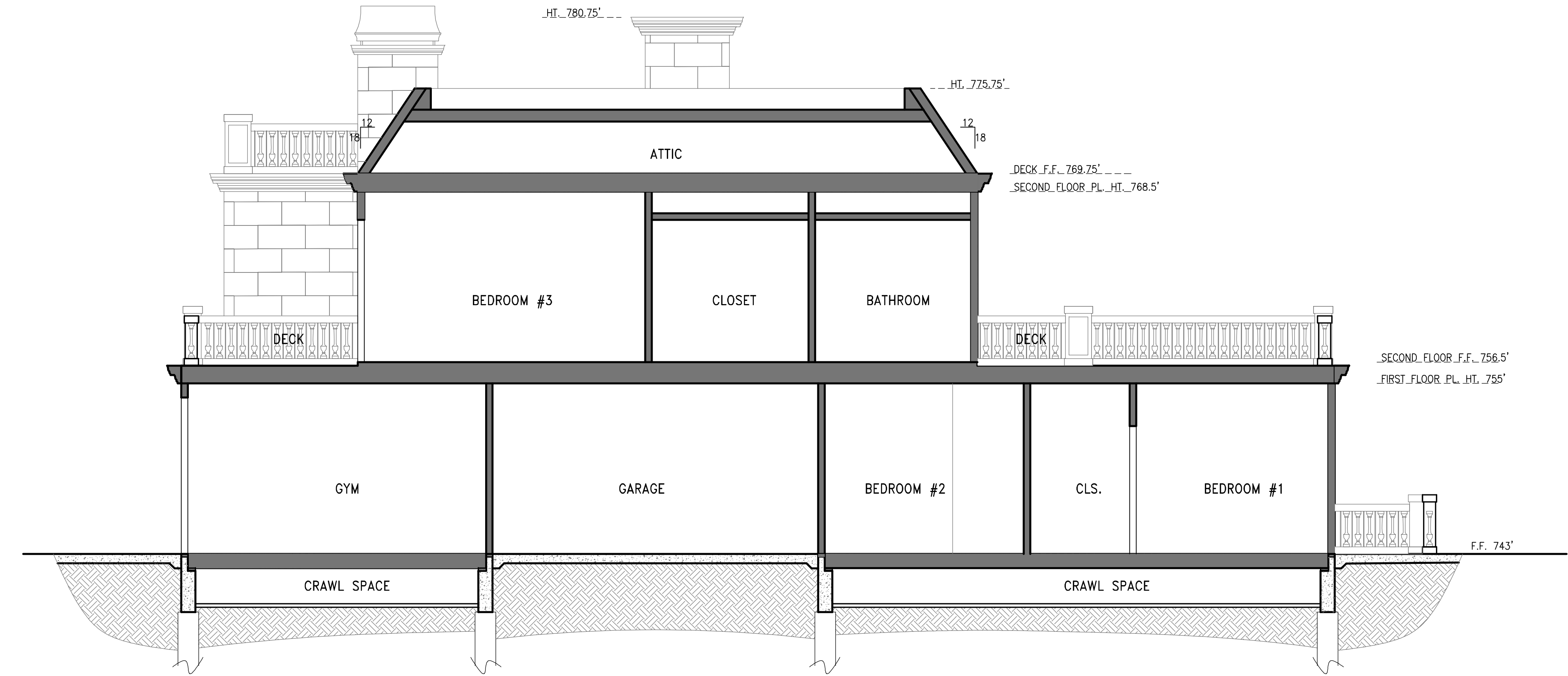
LOWER FLOOR PLAN

SCALE 3/16" = 1'-0"



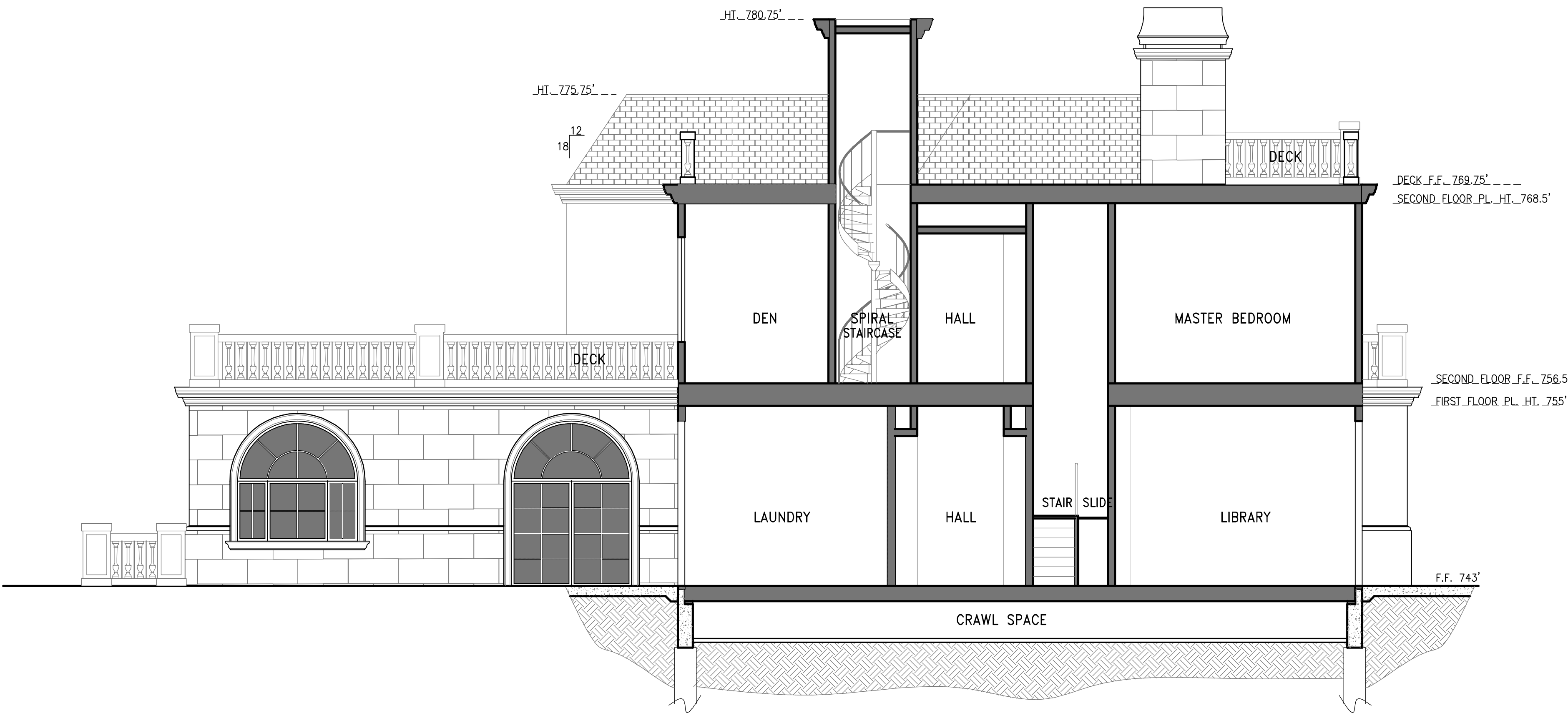


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SECTION A

SCALE 3/16" = 1'-0"



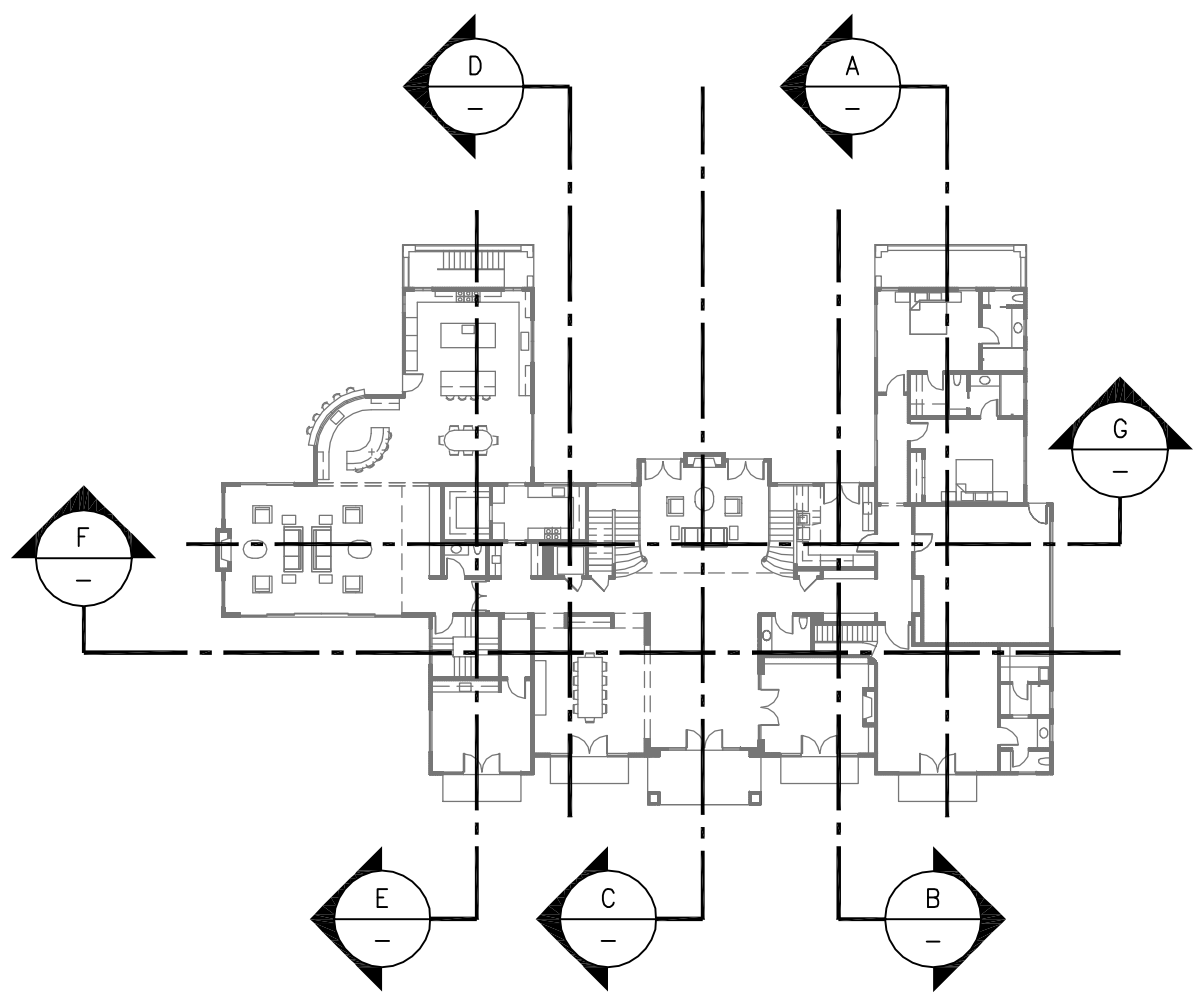
SECTION B

SCALE 3/16" = 1'-0"



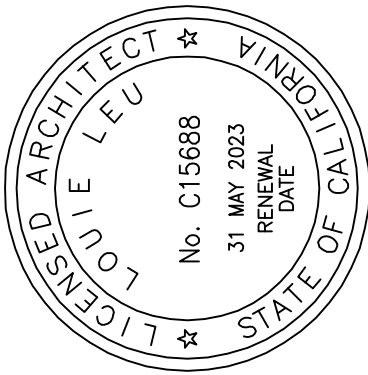
GENERAL NOTES

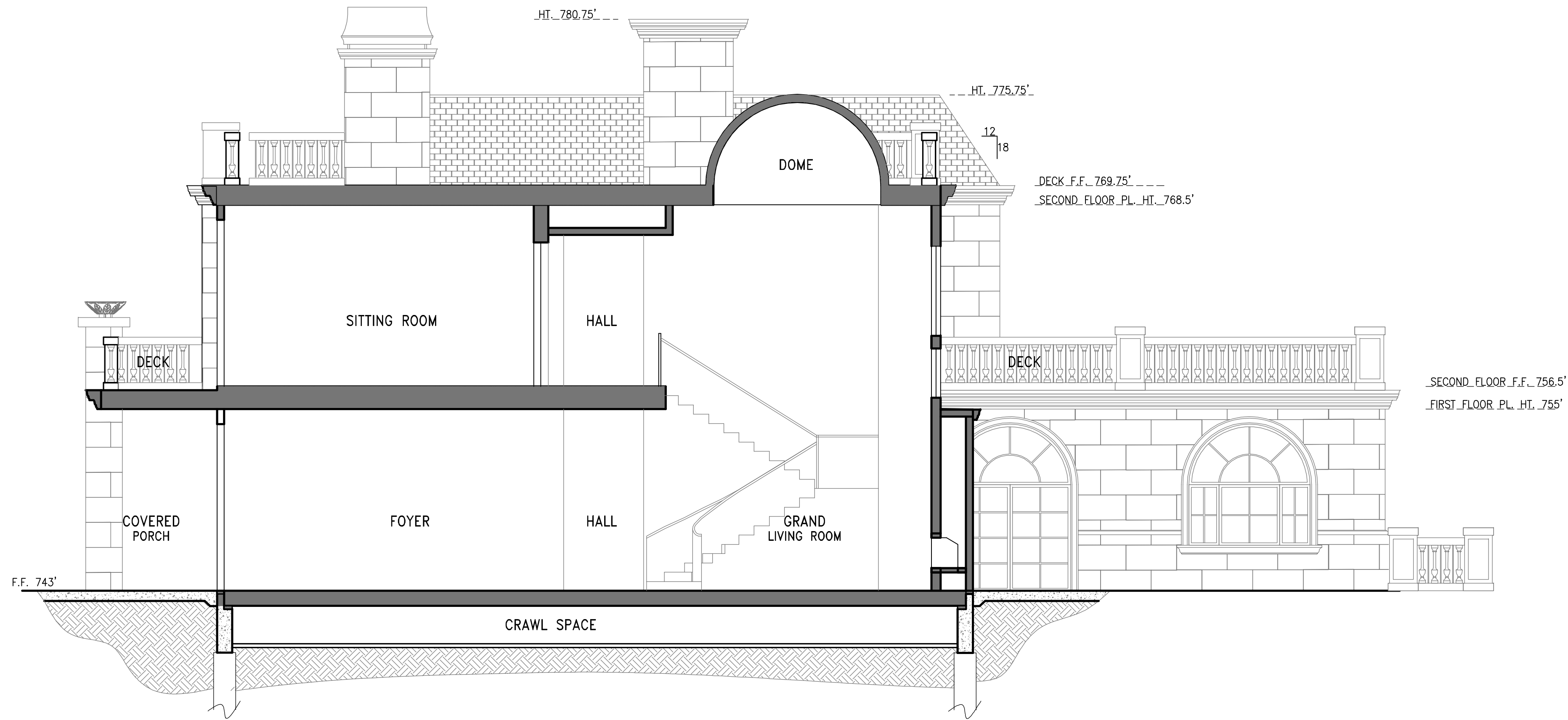
- A. PROVIDE FIREBLOCKING IN SPACES OF WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING LEVELS @ 10' MAX. INTERVALS, HORIZONTALLY & VERTICALLY.
- B. SEE TITLE 24 ENERGY COMPLIANCE SHEET FOR INSULATION REQUIREMENTS.
- C. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- D. CONTRACTOR TO HAVE BLDG. ELEVATION HEIGHTS SURVEYED BY R.C.E. OR LLS OF RECORD FOR CONFORMANCE W/ HEIGHT RESTRICTIONS, PRIOR TO COMMENCEMENT OF UPPER FLOOR WALL AND ROOF FRAMING.
- E. INSTALL RESILIENT CHANNEL AT BOTTOM OF FLOOR JOISTS WHERE CEILINGS OF LIVING SPACE IS DIRECTLY BELOW.
- F. ATTIC ACCESS FOR THE FURNACE SHALL BE MINIMUM 30"x30". DISTANCE FROM PASSAGEWAY OPENING ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20'. 24" WIDE SOLID FLOORING ACCESS WAY IS REQUIRED. 30"x30" WORKING PLATFORM OR GRADE SURFACE IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE TO BE INSTALLED NEAR THE APPLIANCE



KEY PLAN

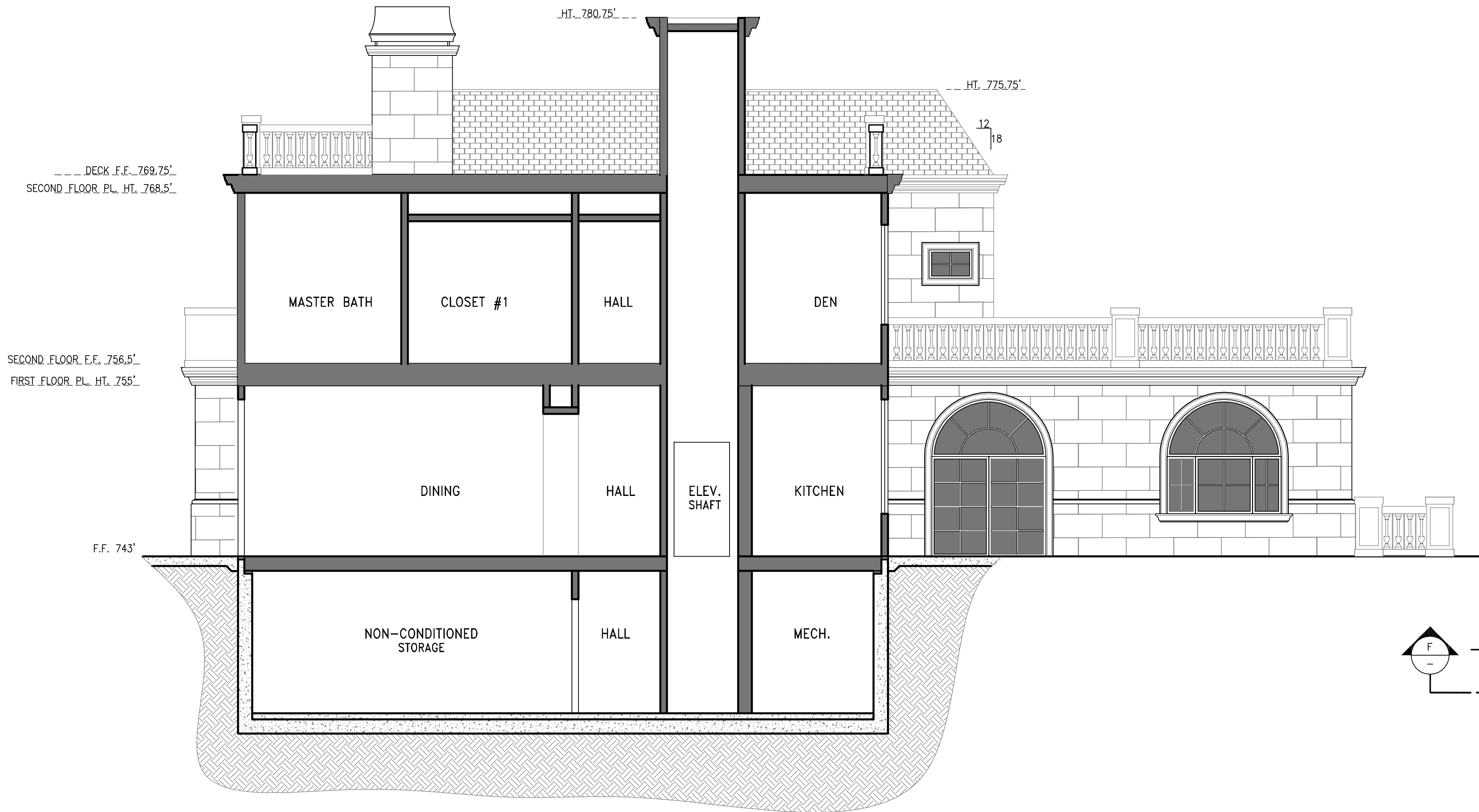
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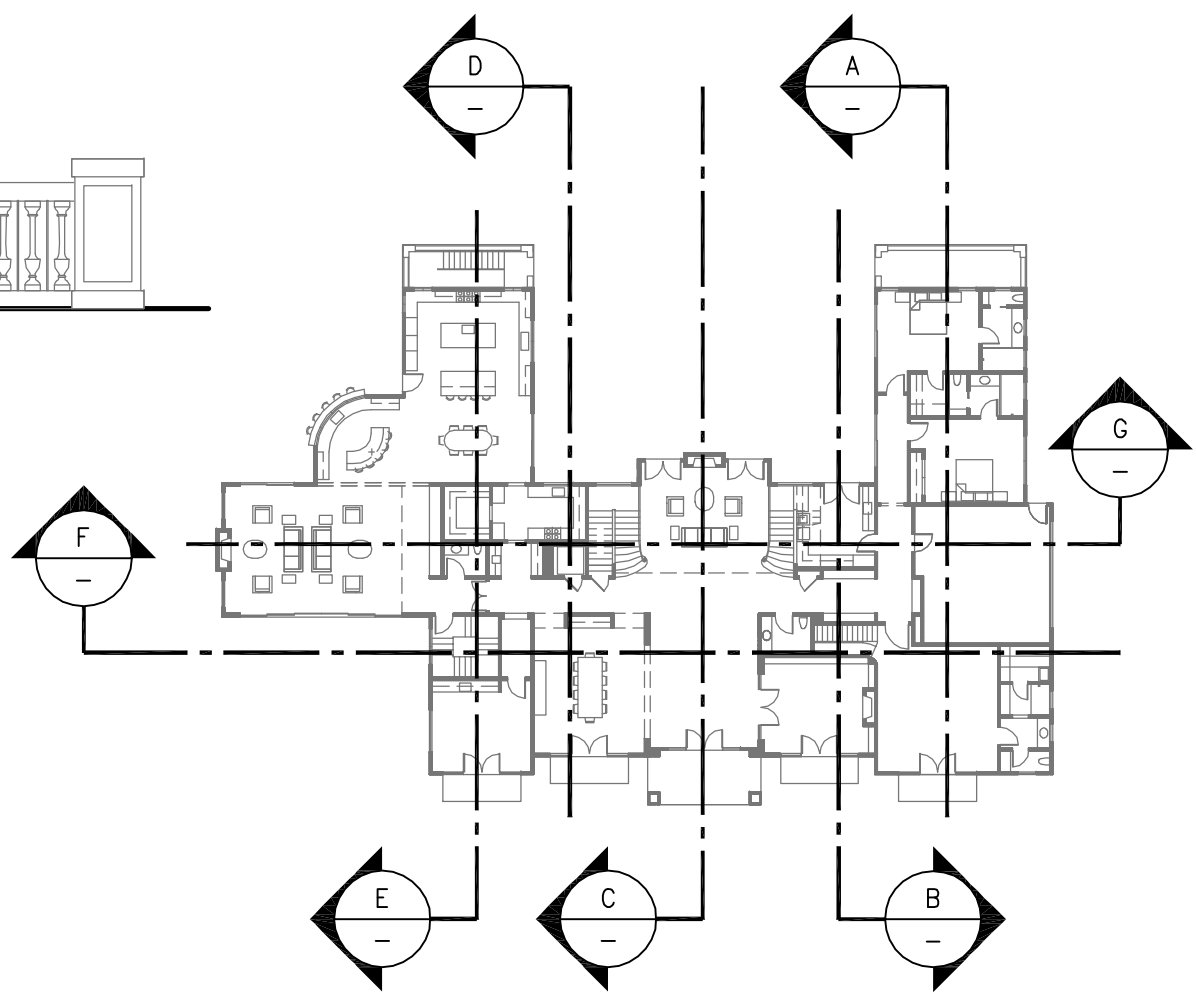
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SCALE 3/16" = 1'-0"



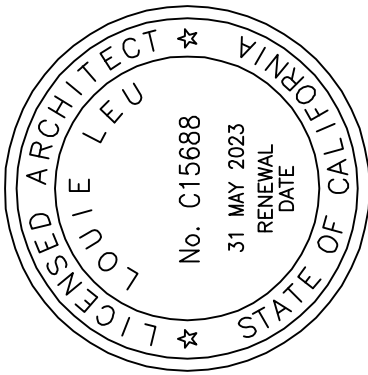
SECTION D

SCALE 3/16" = 1'-0"



KEY PLAN

N.T.S.



SIGNATURE DATE:

LOUIE LEU ARCHITECT INC.

Project No: 21909

RAI
RESIDENCE

9480 BLESSINGS DR. PLEASANTON, CA

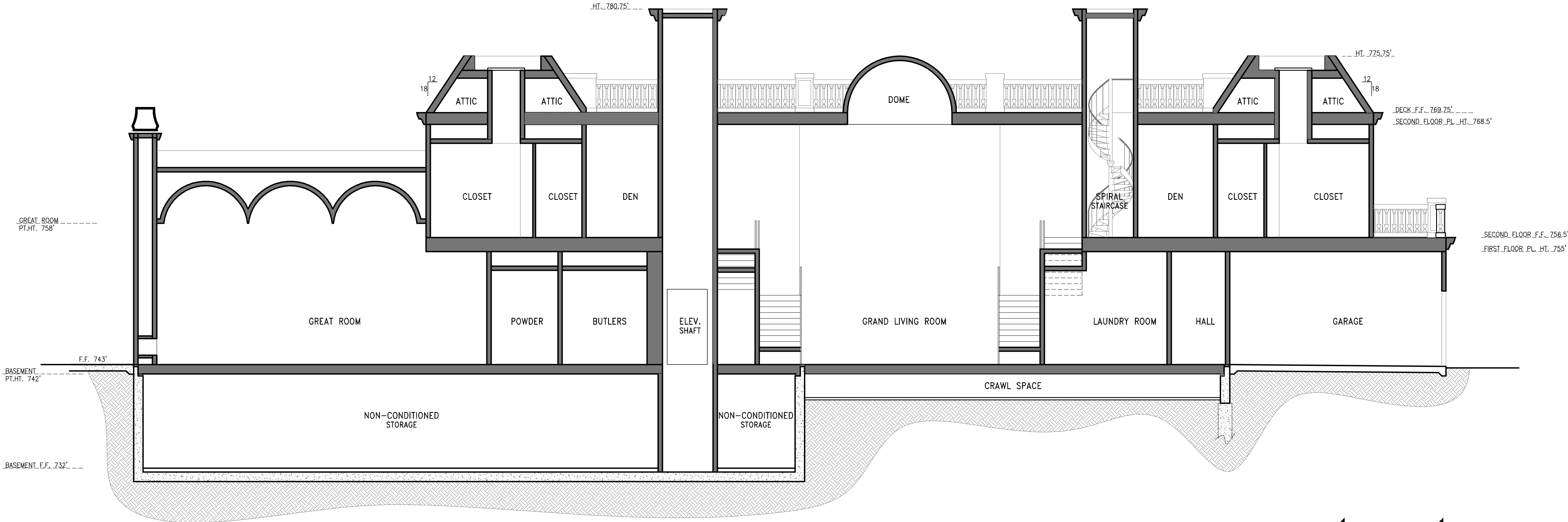
SECTIONS

Scale: 3/16" = 1'-0"

Date/Revisions:

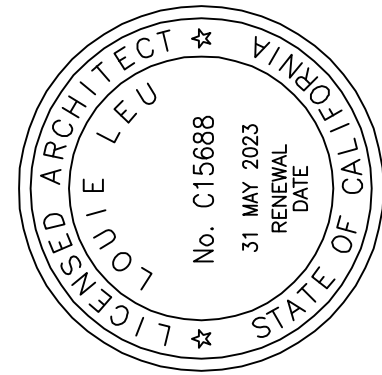
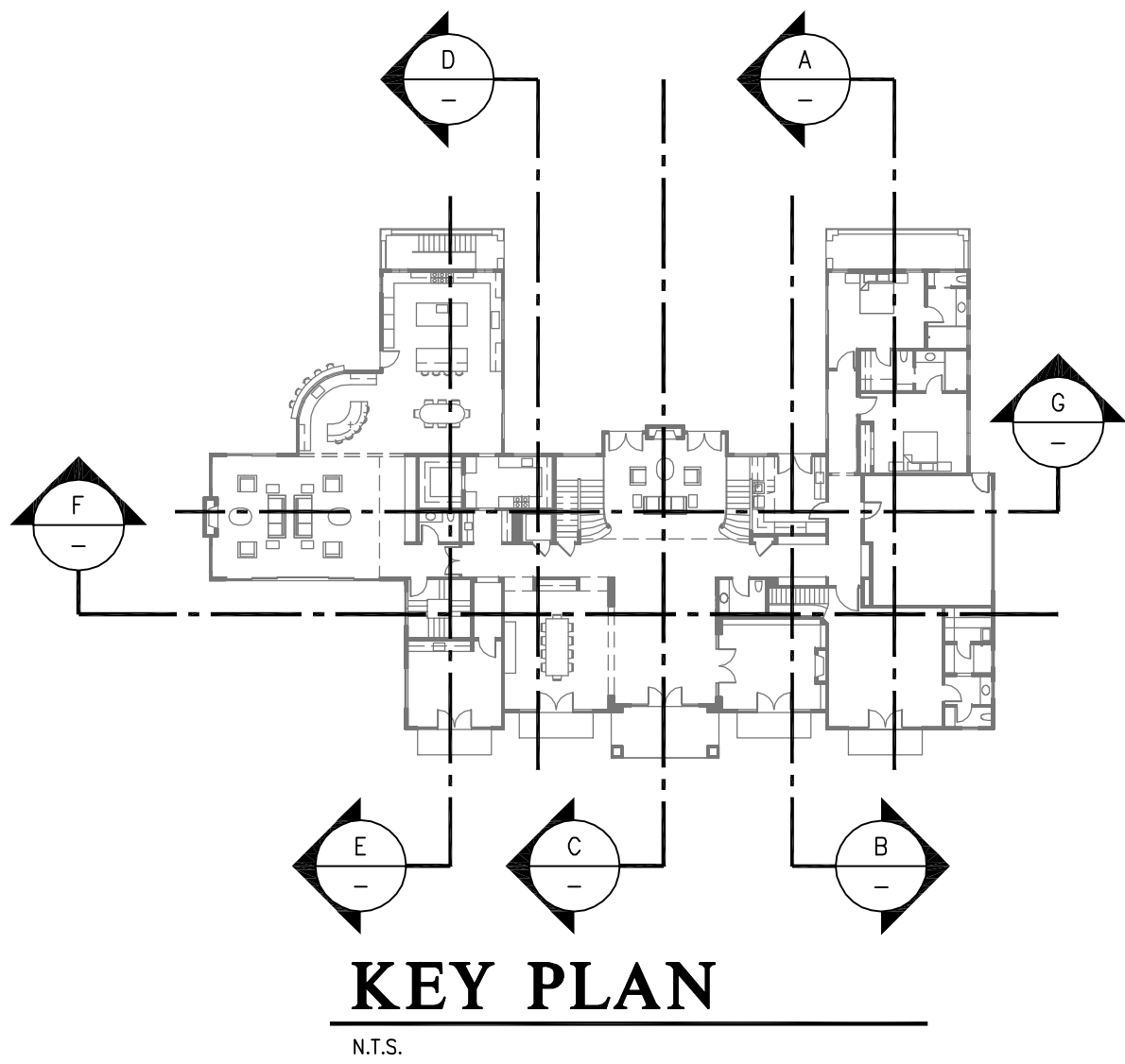
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SECTION G

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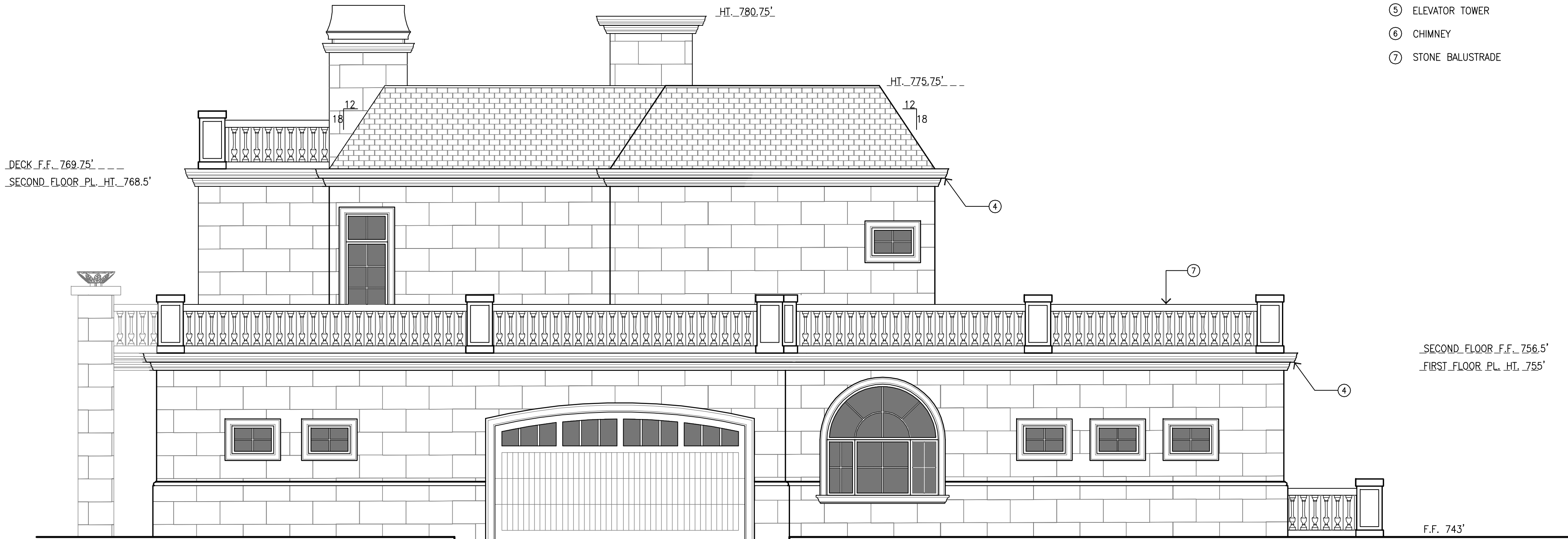


Date/Revisions:



EAST ELEVATION

SCALE 3/16" = 1'-0"



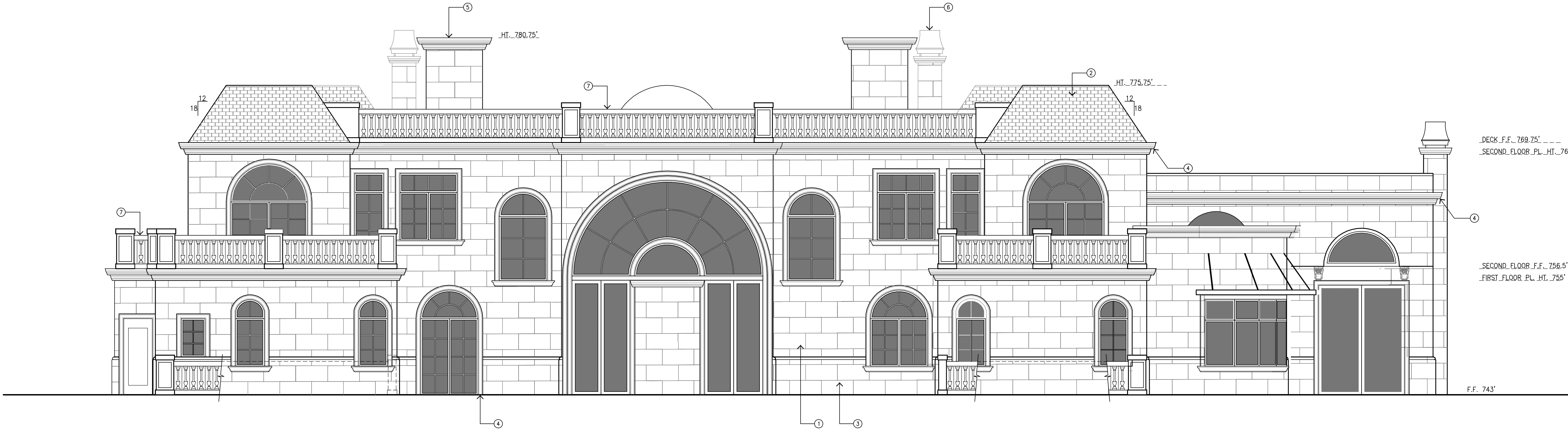
NORTH ELEVATION

SCALE 3/16" = 1'-0"

EXTERIOR MATERIALS

- ① STONE FINISH
- ② SLATE ROOF
- ③ STONE WAINSCOT
- ④ STONE TRIM
- ⑤ ELEVATOR TOWER
- ⑥ CHIMNEY
- ⑦ STONE BALUSTRADE



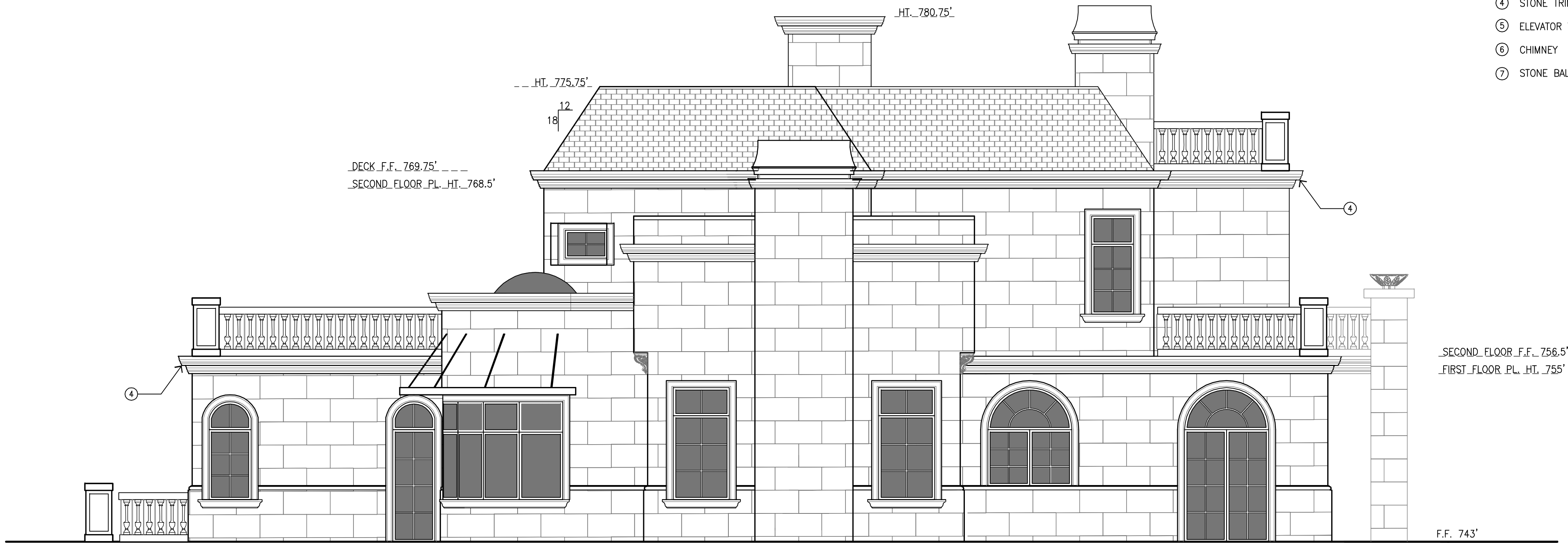


WEST ELEVATION

SCALE 3/16" = 1'-0"

EXTERIOR MATERIALS

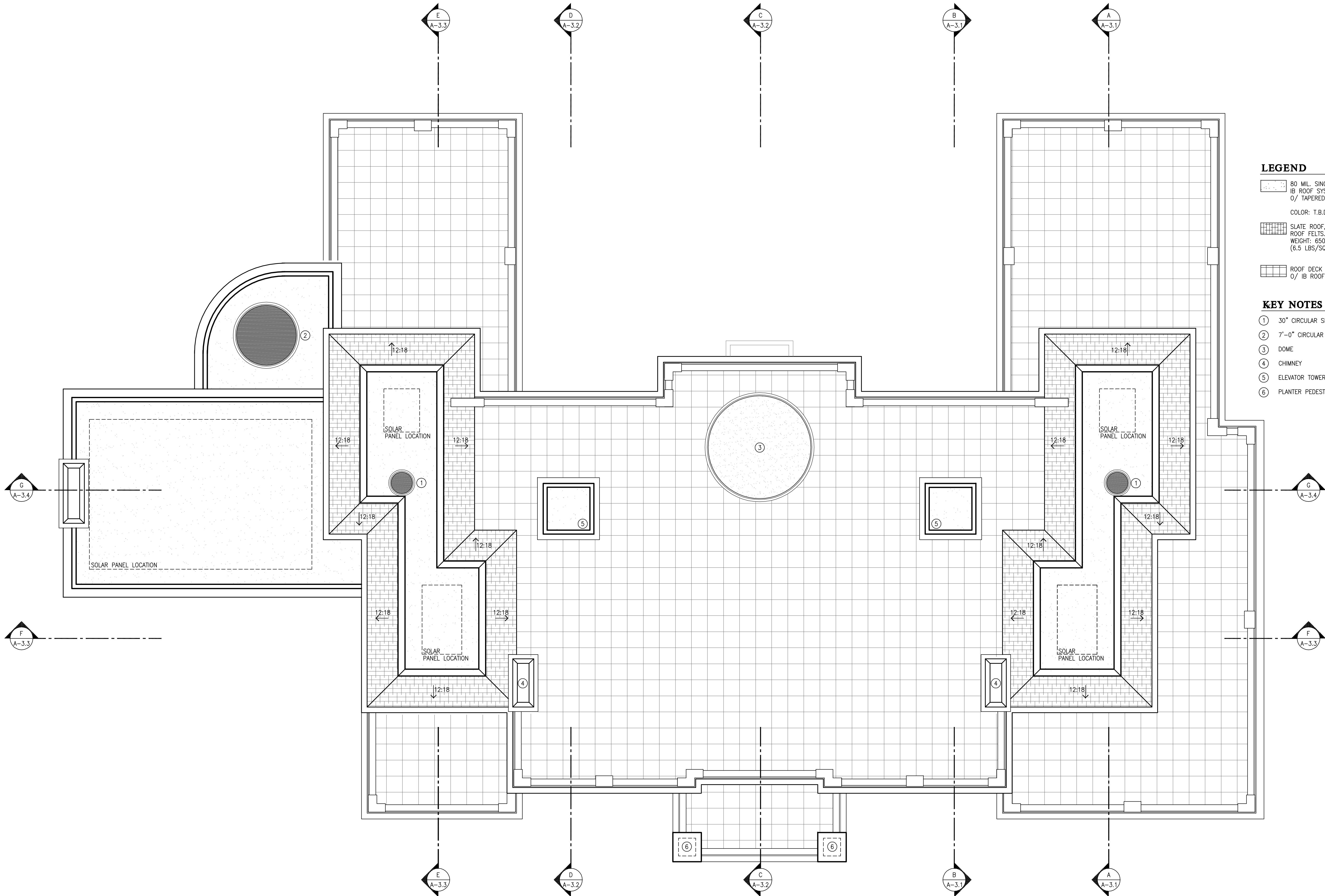
- ① STONE FINISH
- ② SLATE ROOF
- ③ STONE WAINSCOT
- ④ STONE TRIM
- ⑤ ELEVATOR TOWER
- ⑥ CHIMNEY
- ⑦ STONE BALUSTRADE



SOUTH ELEVATION

SCALE 3/16" = 1'-0"



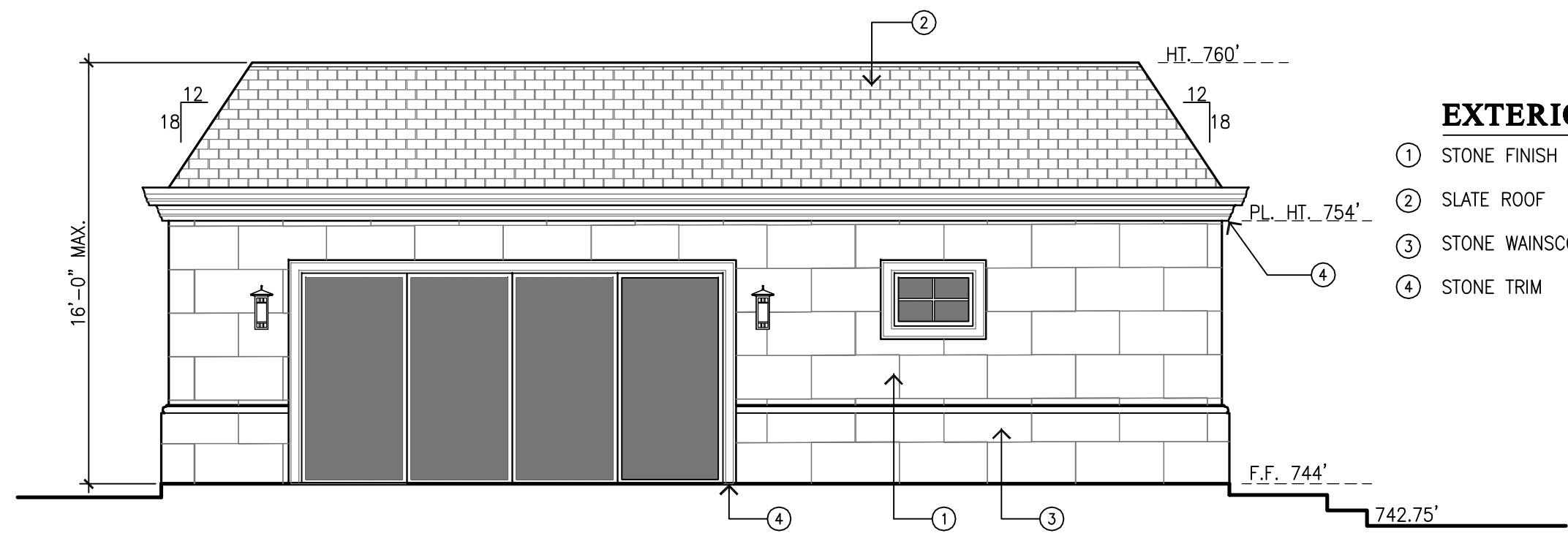


LEGEND

- 80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS - CLASS 'A' RATED O/ TAPERED INSULATION SLOPE 1/4" FT. MIN.
- COLOR: T.B.D.
- SLATE ROOF, CLASS 'A' OVER 30# ROOF FELTS. WEIGHT: 650 POUND PER SQUARE. (6.5 LBS/SQ.FT.)
- ROOF DECK PEDESTAL TILES O/ IB ROOF O/ TAPERED INSULATION

KEY NOTES

- 1 30" CIRCULAR SKYLIGHT
- 2 7'-0" CIRCULAR SKYLIGHT
- 3 DOME
- 4 CHIMNEY
- 5 ELEVATOR TOWER
- 6 PLANTER PEDESTAL



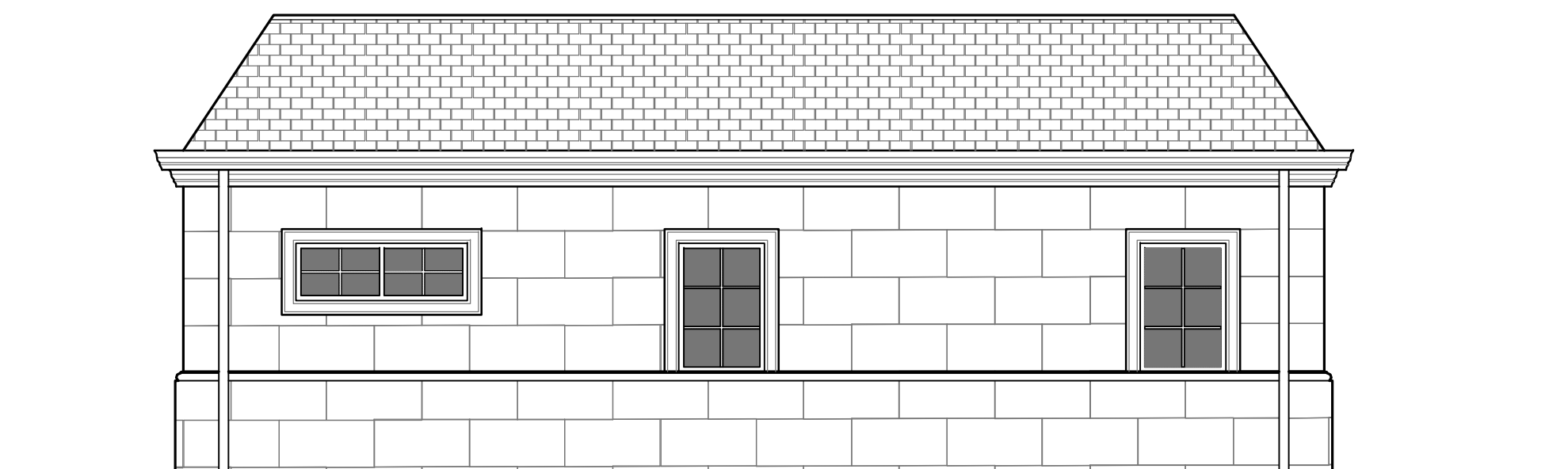
EAST ELEVATION

SCALE 3/16" = 1'-0"



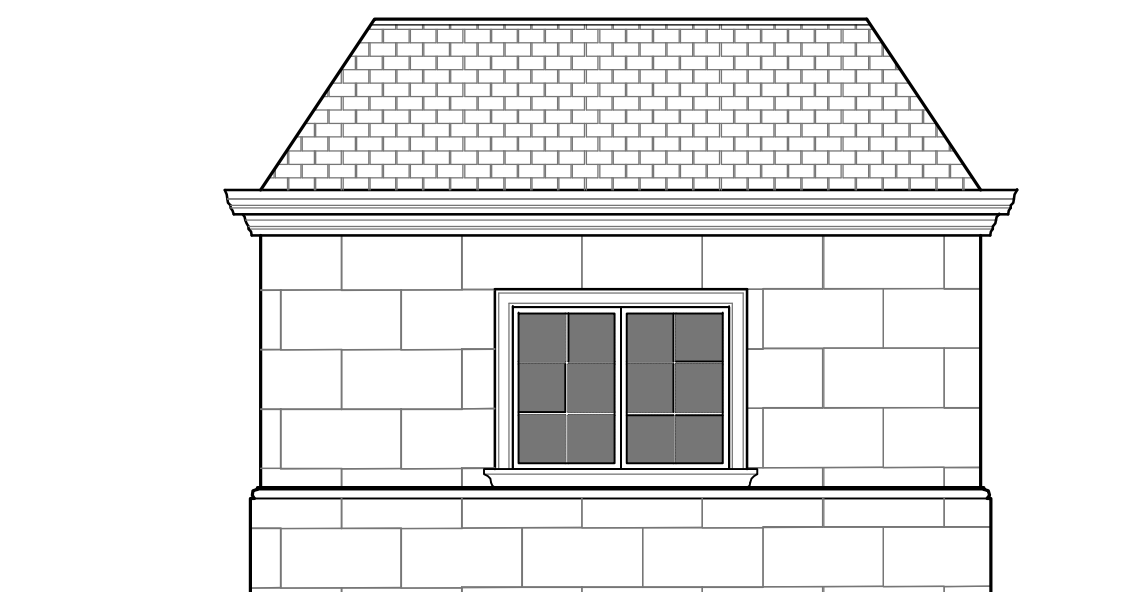
NORTH ELEVATION

SCALE 3/16" = 1'-0"



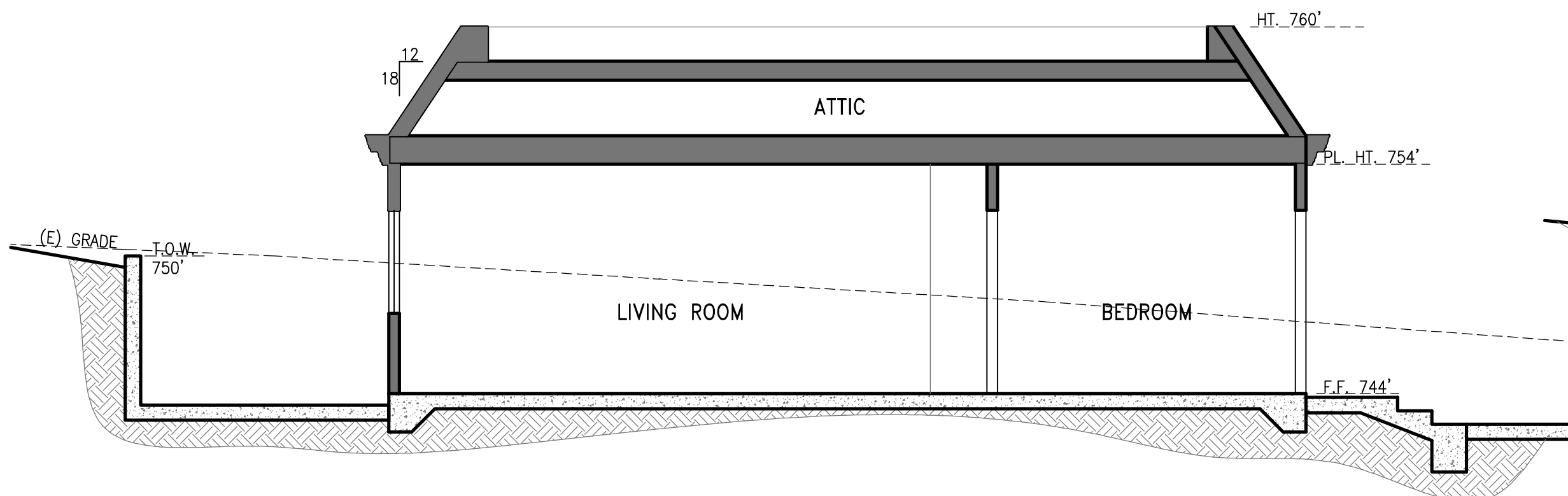
WEST ELEVATION

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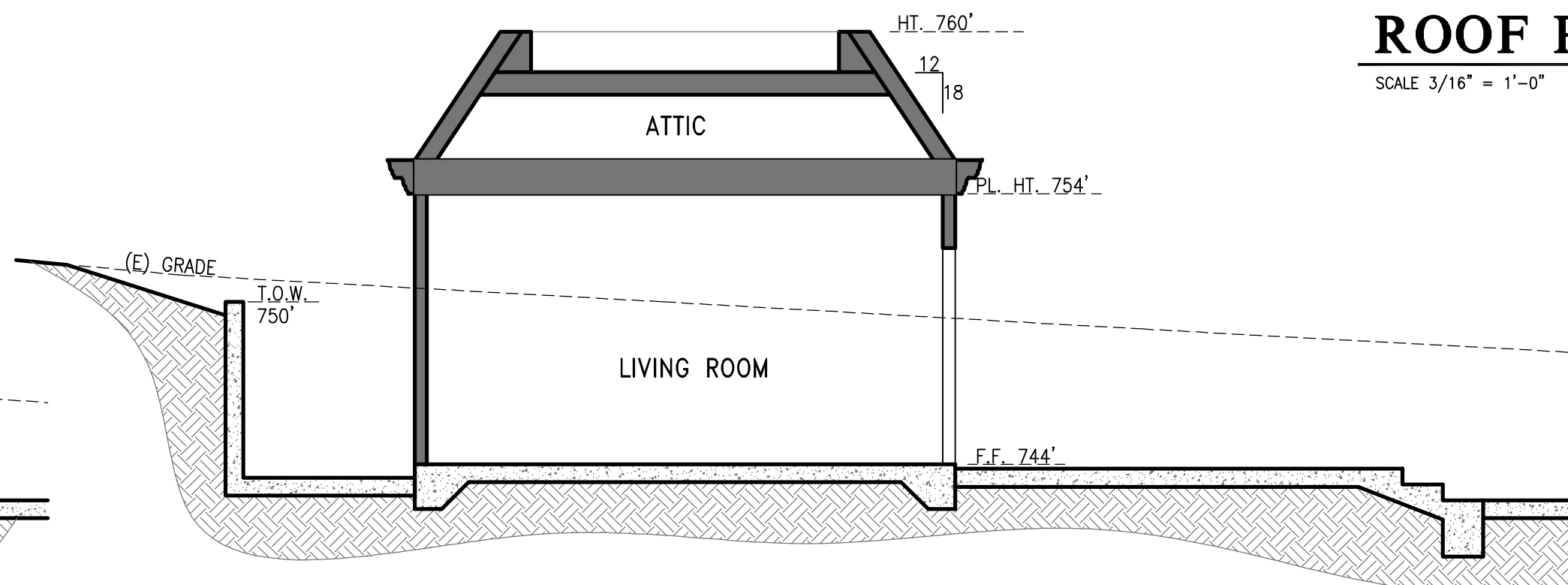
SOUTH ELEVATION

SCALE 3/16" = 1'-0"



SECTION A

SCALE 3/16" = 1'-0"

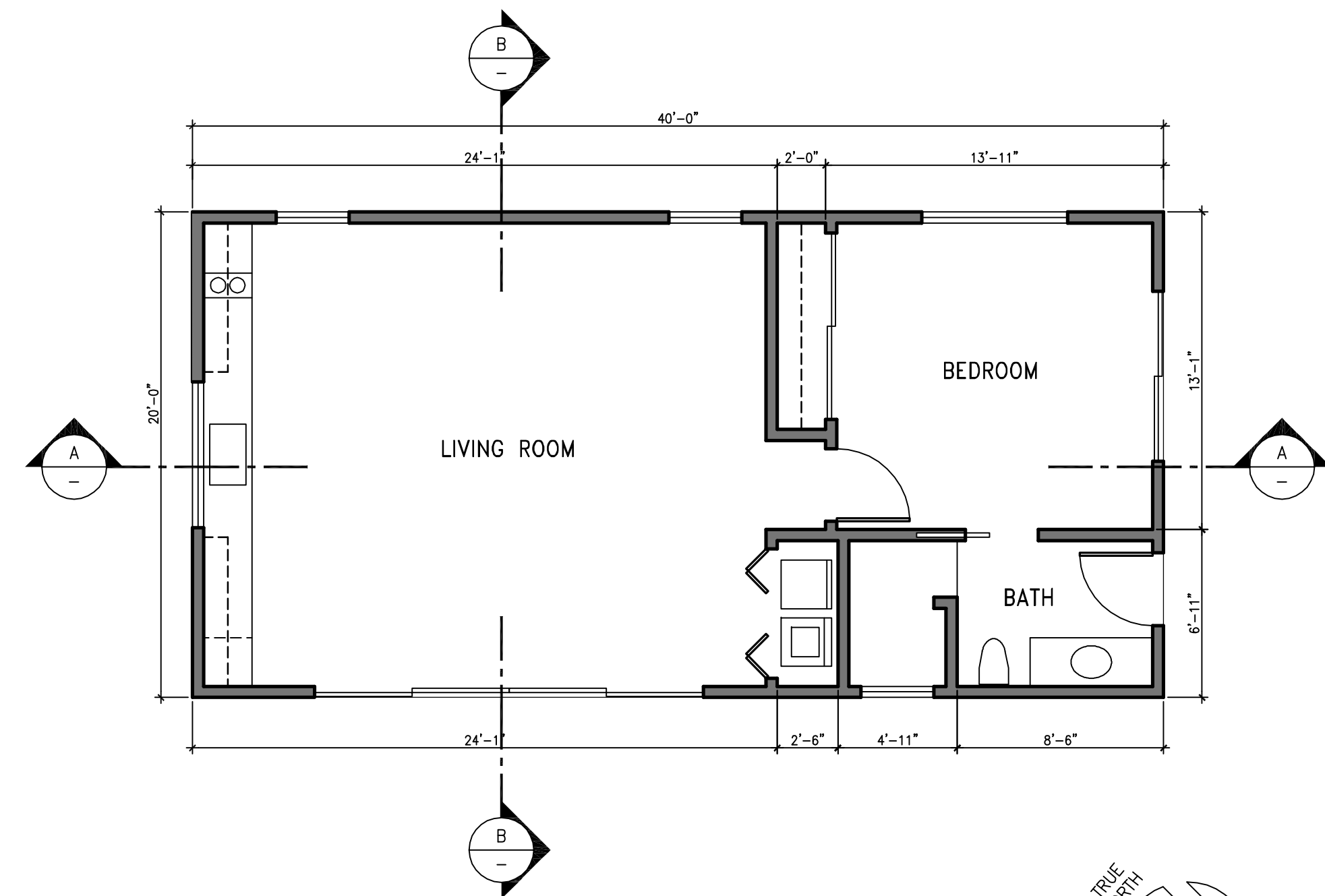


SECTION B

SCALE 3/16" = 1'-0"

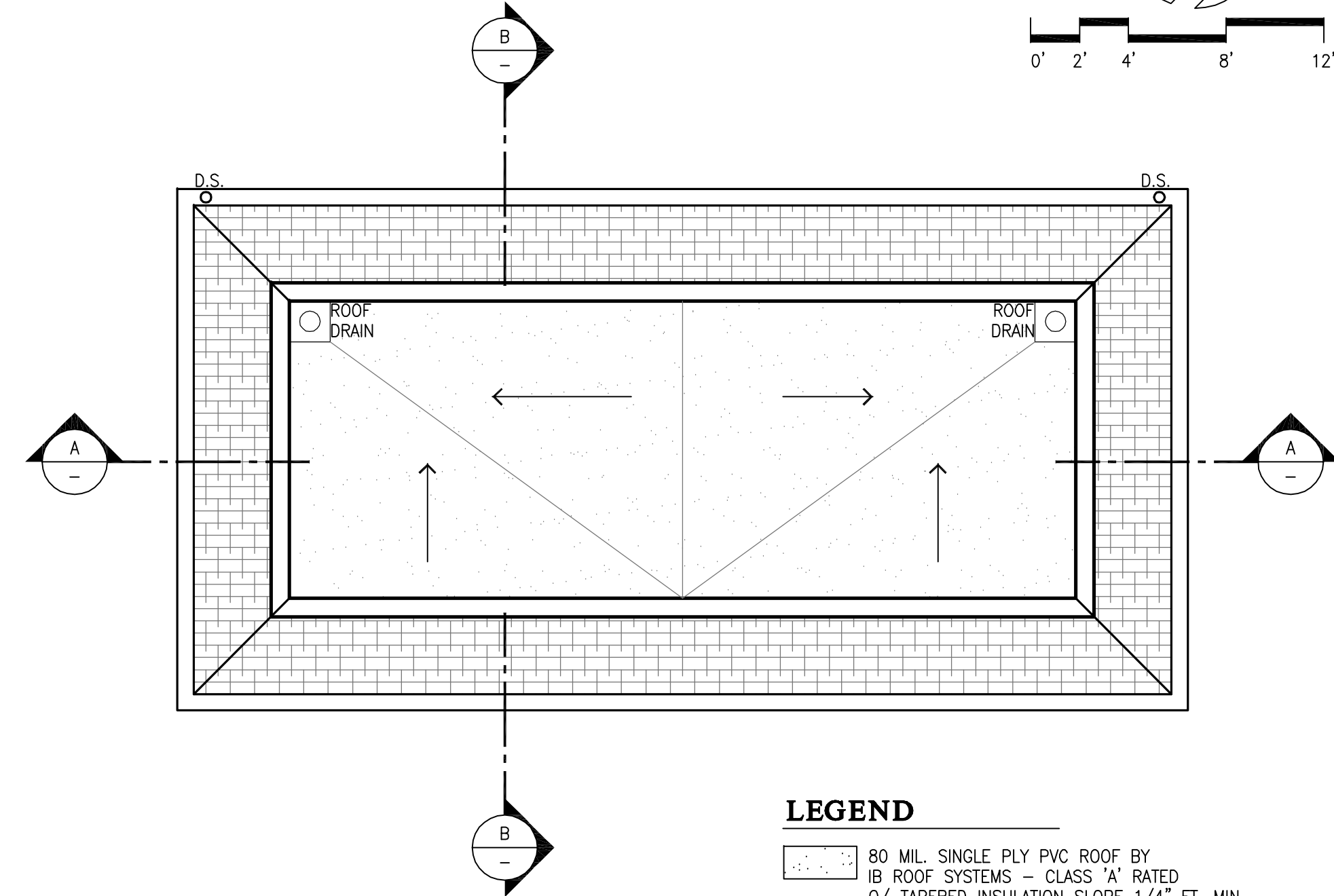
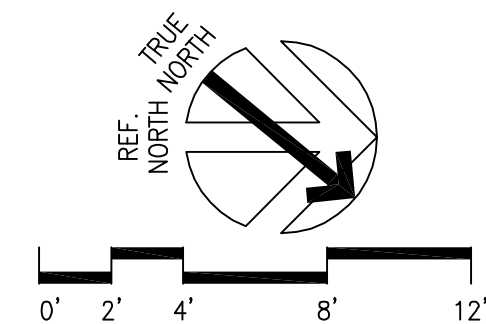
EXTERIOR MATERIALS

- ① STONE FINISH
- ② SLATE ROOF
- ③ STONE WAINSCOT
- ④ STONE TRIM



FLOOR PLAN

SCALE 3/16" = 1'-0"



ROOF PLAN

SCALE 3/16" = 1'-0"

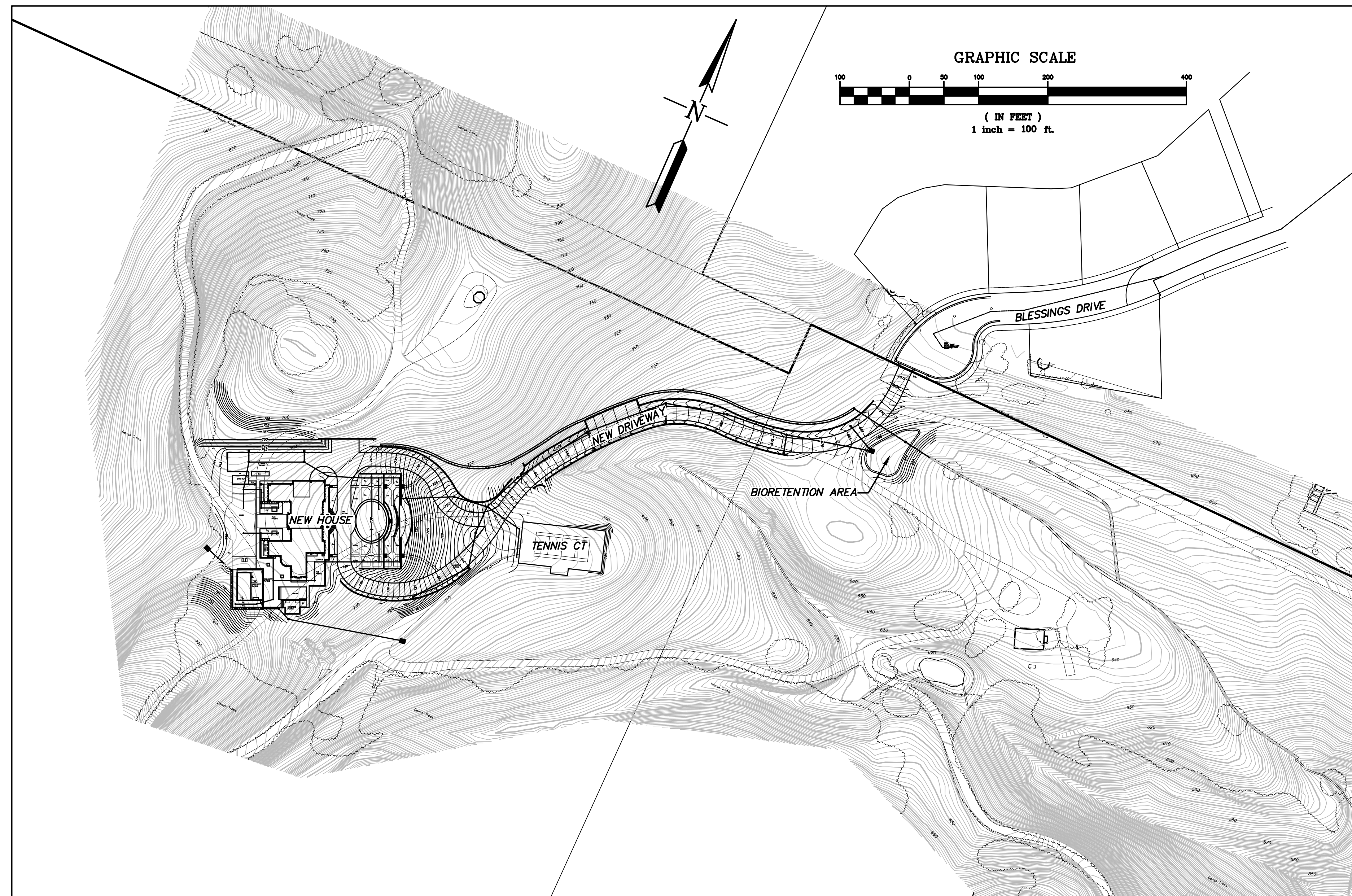
LEGEND

- 80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS - CLASS 'A' RATED 0" TAPERED INSULATION SLOPE 1/4" FT. MIN. COLOR: T.B.D.
- SLATE ROOF, CLASS 'A' OVER 30# ROOF FELT. WEIGHT: 650 POUND PER SQUARE. (6.5 LBS/SQ.FT.)

[illegible]VICINITY MAP
NTS

SHEET INDEX

- | | |
|---|---------------------------|
| 1 | COVER SHEET |
| 2 | GRADING AND DRAINAGE PLAN |
| 3 | GRADING AND DRAINAGE PLAN |
| 4 | NOTES AND DETAILS |



GRADING QUANTITIES
CUT 7,840 CU YDS
FILL 8,640 CU YDS

LOT AREA
183.34 AC

DISTURBED AREA
3.48 AC

NEW IMPERVIOUS AREA
60.992 SF

HAUL ROUTE

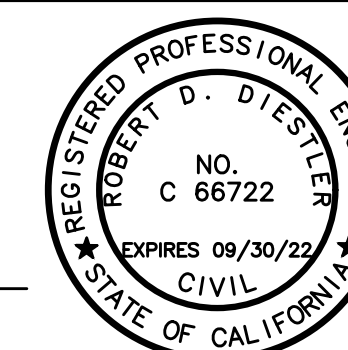
1. ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY THE DEVELOPER TO THE FOLLOWING ROUTE: HWY 580, FOOTHILL RD, LAUREL CREEK DR, BLESSINGS DR. HWY 680, STONERIDGE DR, LAUREL CREEK DR, BLESSINGS DR.

EXCESS FILL TO BE IMPORTED FROM VULCAN MATERIALS,
LOCATED IN, PLEASANTON, CALIFORNIA


ENGINEER CERTIFICATE

PLANS PREPARED UNDER THE SUPERVISION OF:

ROBERT D. DIESTLER RCE NO 66722, EXPIRES 09/30/22



LEGEND

- 
 DRAINAGE ARROW INDICATES
 DIRECTION OF DRAINAGE
 STORM DRAIN
 4" PERIMETER DRAIN
 -101- EXISTING INTERMEDIATE CONTOUR
 -100- EXISTING INDEX CONTOUR
 100 NEW DESIGN CONTOUR
 SWALE
 PROPERTY LINE
 REMOVE EX-TREE

ABBREVIATIONS

- ## ABBREVIATIONS
- | | |
|-------|---|
| AD | DRAIN (HANSON P6 OR APPROVED EQUAL) |
| BW | BOTTOM OF RETAINING WALL |
| CO | CLEAN-OUT |
| DI | DRAIN INLET (HANSON P18 OR EQUAL) |
| DS | DOWNSPOUT |
| ED | EMERGENCY DRAIN (HANSON P6 OR APPROVED EQUAL) |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| FG | FINISHED GRADE (UN-PAVED SURFACE) |
| FS | FINISHED SURFACE (PAVED SURFACE) |
| GR | TOP OF GRADE |
| GFF | GARAGE FINISHED FLOOR |
| H | HIGHPOINT |
| INV | INVERT |
| LS | LANDSCAPING |
| PA | PLANTER AREA |
| SWI | STORM WATER INLET |
| TC | TOP OF CURB |
| TO | TOP OF GRADE |
| TW | TOP OF RETAINING WALL |
| PERF. | PERFORATED |
| (E) | EXISTING |
| (N) | NEW |

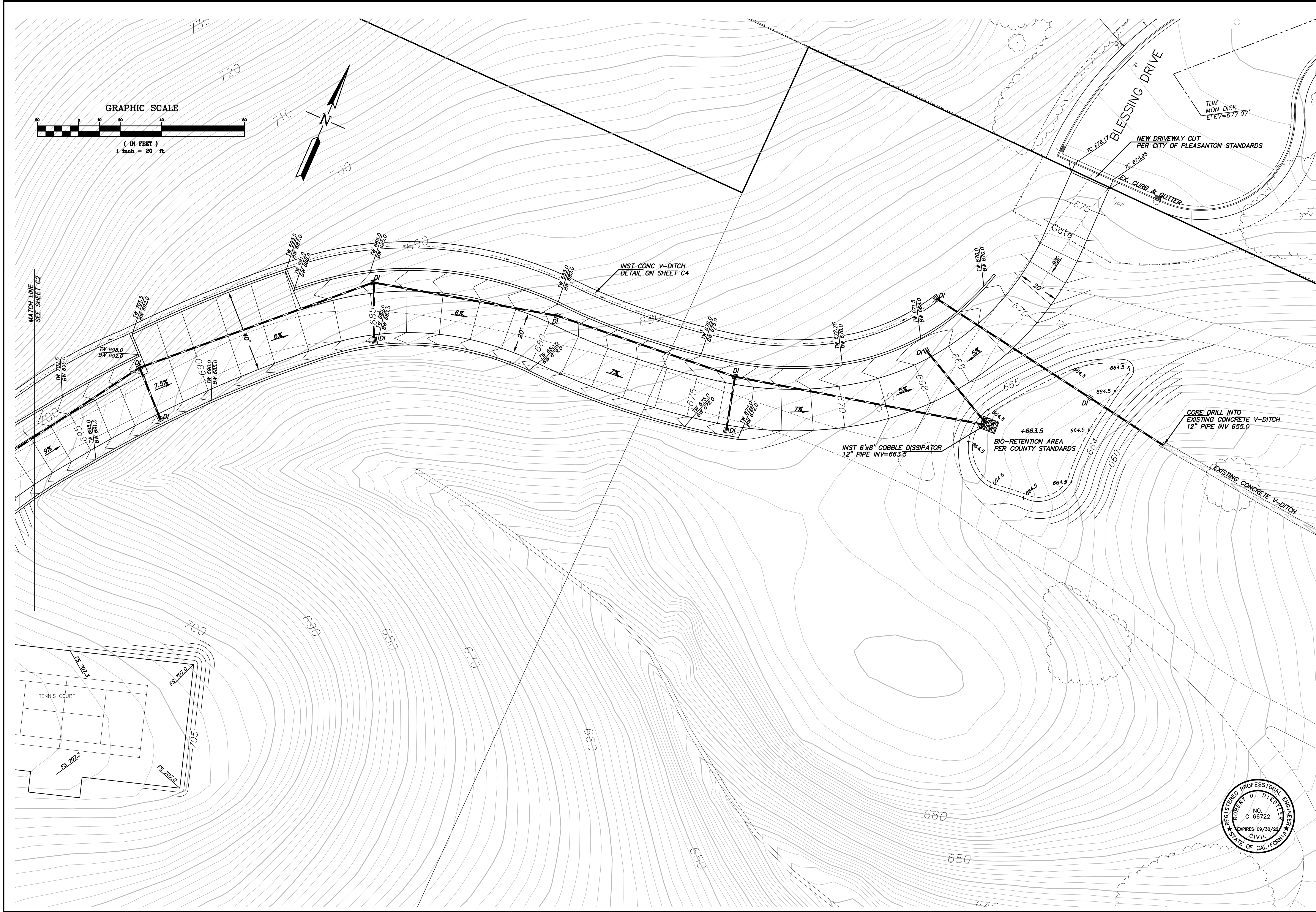
ALAMEDA COUNTY FIRE DEPARTMENT
FIRE PROTECTION IMPROVEMENTS AS SHOWN ON THESE
PLANS ARE HEREBY APPROVED
THIS _____ DAY OF _____, 2021.
BY: _____
DEPUTY FIRE MARSHALL

ALAMEDA COUNTY PUBLIC WORKS AGENCY
IMPROVEMENT PLANS REVIEWED BY:

BY: WILLIAM LEPERE P.E., DEPUTY DIRECTOR
 CONSTRUCTION AND DEVELOPMENT SERVICES DEPARTMENT
 ALAMEDA COUNTY PUBLIC WORKS AGENCY

DATE:

JOB NO.: DISK NO.: FILE NO.: DATE:	PROJECT NAME COVER SHEET 9480 BLESSINGS DRIVE CITY OF PLEASANTON ALAMEDA COUNTY, CALIFORNIA	DRAWN BY: RD DESIGNED BY: RD CHECKED BY: DA SCALE:	ALEXANDER & ASSOCIATES' INC. SURVEYORS ENGINEERS PLANNERS 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2555	[Blank grid for drawing]
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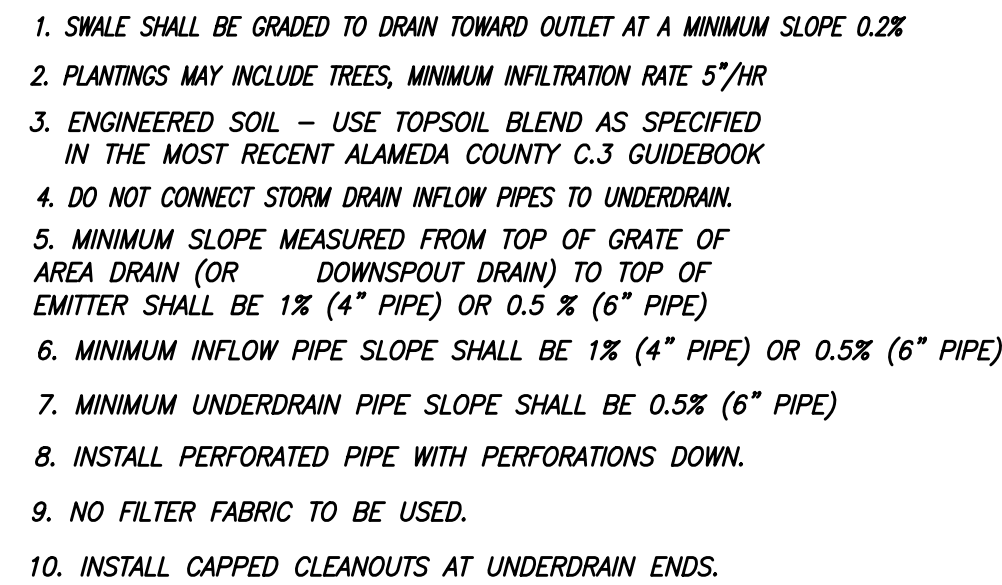


JOB NO.: 2020 281		DISK NO.:		FILE NO.:		DATE:	
SHEET NO.:		C3		OF 4		SHEETS	
PROJECT NAME				GRADING PLAN			
9480 BLESSINGS DRIVE				CITY OF PLEASANTON			
ALAMEDA COUNTY, CALIFORNIA				AS SHOWN			
DRAWN BY:				DESIGNED BY:			
RD				RD			
CHECKED BY:				DA			
SCALE:				AS SHOWN			
NO.				BY			
DATE				REVISIONS			
APVD				APVD			
ALEXANDER & ASSOCIATES INC.							
SURVEYORS ENGINEERS PLANNERS							
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2855							

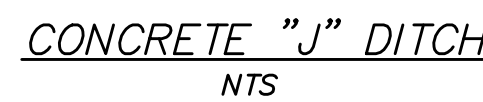
1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK WITHIN PUBLIC RIGHT OF WAY.
3. A GRADING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY BERLOGAR, DATED _____.
4. THE SOILS ENGINEER WILL PROVIDE ON-SITE OBSERVATION AND SOILS TESTING DURING THE GRADING OPERATION.
5. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SECTION 19-6 OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. THE SOILS ENGINEER SHALL VERIFY THAT THE FILL DENSITY COMPACTOR WILL BE IN ACCORDANCE WITH ASTM D-1557.
6. GRADES SHALL NOT BE MORE THAN 0.1 FEET LOWER NOR 0.1 FEET HIGHER THAN THE ELEVATION INDICATED ON THIS PLAN.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SOILS IS FULLY STABILIZED. THE MEASURES INCLUDING THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES. IN PERFORMANCE UNDER THIS CONTRACT, THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. THE APPROXIMATE QUANTITY OF CUT IS 7840 CUBIC YARDS & FILL IS 8640 CUBIC YARDS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF ABOVE EARTHWORK QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
10. ALL EXISTING CELOSQUE FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES, IF ENCOUNTERED, SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER OBSERVATION BY THE SOILS ENGINEER.
11. ANY EXISTING WELLS ON PROPERTY BEING DEVELOPED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPLICABLE GROUNDWATER PROTECTION ORDINANCE. THE CONTRACTOR OR OTHER RESPONSIBLE PARTY SHALL CALL ZONE 4 AT 480-600 FOR ADDITIONAL INFORMATION. ZONE 2 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.
12. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE APPROVAL BY THE CITY ENGINEER.
13. TOPSOIL SHALL BE STOCKPILED AS DIRECTED BY THE SOILS ENGINEER. PRIOR TO COMPLETION OF GRADING, THE STOCKPILE SHALL BE REMOVED FROM THE GRADING AREA.
14. ALL FILL SLOPES SHALL BE 2:1 MAXIMUM AND CUT SLOPES TO BE 2:1 MAXIMUM, UNLESS OTHERWISE NOTED.
15. GRADE BREAKS AT TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE ROUNDED TO PRESENT A SMOOTH NATURAL APPEARANCE.
16. CONTRACTOR TO RESTORE SLOPES AND LANDSCAPE ON OFFSITE WORK TO THE PROXIMATE PROPERTY LINES.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION REGARDING FILL STAKING.
18. CONSTRUCTION WATER TO BE RECLAIMED WATER OBTAINED FROM DUBLIN - SAN RAMON SERVICES DISTRICT IF POSSIBLE OR THE CITY OF PLEASANTON.
19. SUBDRAIN PIPE SHALL BE PERFORATED PVC (SDR 35) WITH A BLANKET OF FILTERING MATERIAL, PRECISE SIZE AND LOCATION TO BE DETERMINED AND FIELD BY THE SOILS ENGINEER.
20. PRIOR TO COMPLETION OF SUBGRADE PREPARATION, R-VALUE TESTS BY THE SOILS ENGINEER WILL BE REQUIRED AT LOCATIONS SPECIFIED BY THE CITY ENGINEER TO VERIFY THE PAVEMENT DESIGN REQUIREMENTS.



1. ALL GRADING SHALL CONFORM TO ALAMEDA COUNTY STANDARDS STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER. SEE GENERAL GRADING NOTE #3.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL CONNECT TO THE STORM DRAIN SYSTEM.
4. SURFACE WATER SHALL BE DRAIN OFF THE STRUCTURE FOR:
48" MIN. FOR 5' MIN. (NATIVE SOIL OR LANDSCAPED AREAS)
24" MIN. FOR 5' MIN. (PAVED SURFACES)
5. SURFACE WATER SWALES SHALL HAVE A 1" MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. ALL DRAIN LINES SHALL PASS UNDERPATH THE GRADE BEAMS, NOT THROUGH THEM. ANY SUBDRAINS PLACED UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIERS AND/OR GRADE BEAMS.
9. WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE.
10. ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. (SEE DETAILS)
11. CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY; REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL NECESSARY COST MEASURES TO THE SATISFACTION OF THE COUNTY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.



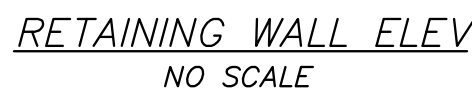
NOT TO SCALE



- NOTES
- 1 RIP RAP SHALL BE 4"-6" FIELD STONE OR ROUGH QUARRY STONE.
 2. MINIMUM DEPTH SHALL BE 1 1/2 TIMES THE AVERAGE STONE SIZE.
 3. ROCKS SHALL BE PLACED SO AS TO PROVIDE A MINIMUM OF VOIDS.
 4. SURFACE ROCKS SHALL PROTRUDE 1/2 THEIR VERTICAL DIMENSION.
 5. END OF STORM DRAIN PIPE TO HAVE A 45° BEVEL CUT OR 2' TEE.



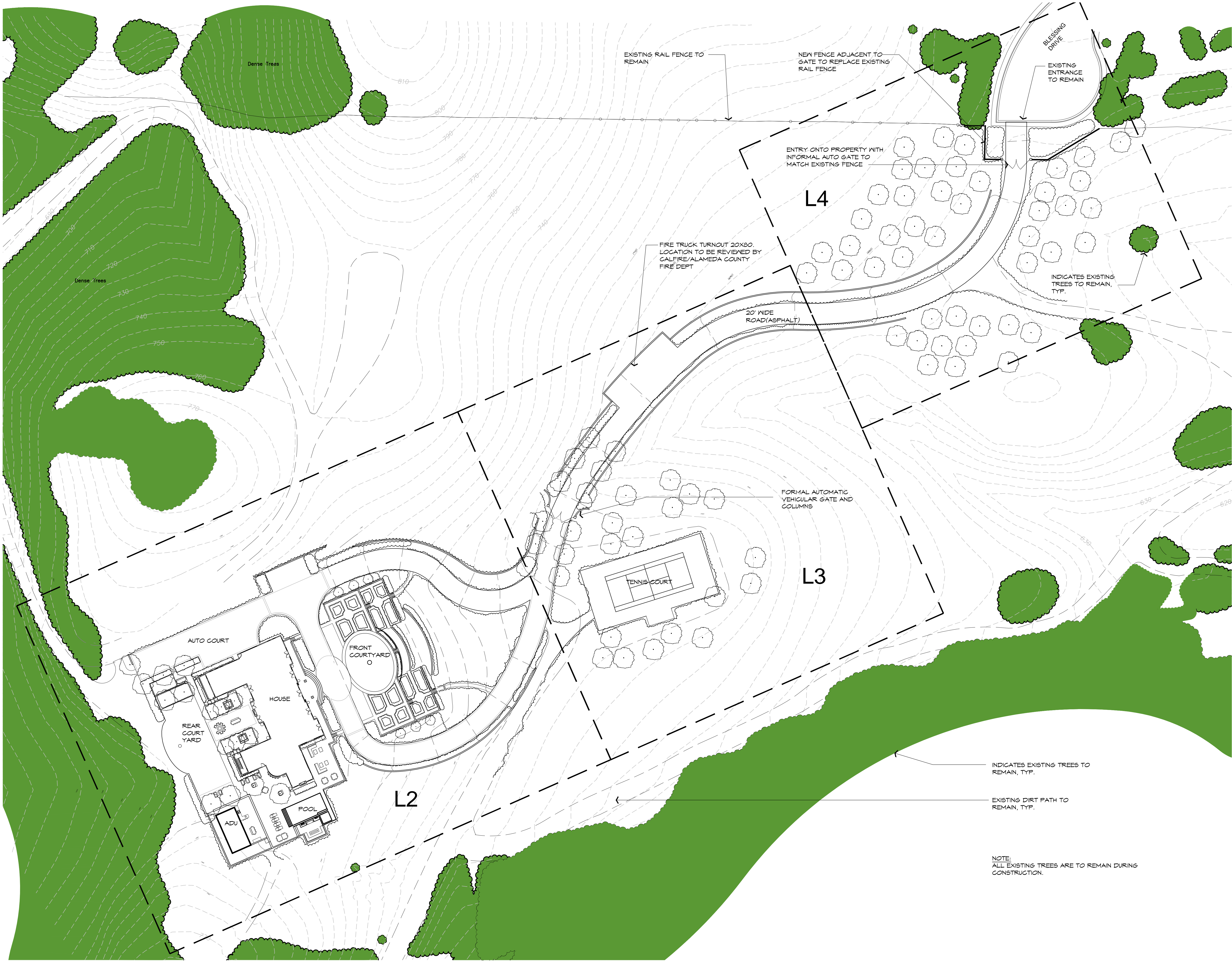
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REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
NO.
C 66722
EXPIRES 09/30/22
CIVIL
STATE OF CALIFORNIA

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**PLANNING
REVIEW**

**RAI
RESIDENCE**

9480 BLESSING DRIVE
PLEASANTON, CA

APN

**NOT FOR
CONSTRUCTION**

Revisions:

Date: 05/12/2021

Scale:

1"= 40'-0"

Drawn By:

JTH



**OVERALL
LANDSCAPE KEY
PLAN**

Sheet No.

L1

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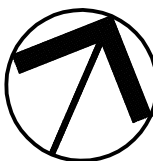
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1/16" = 1'-0"

Drawn By:

JTH



PAVING PLAN

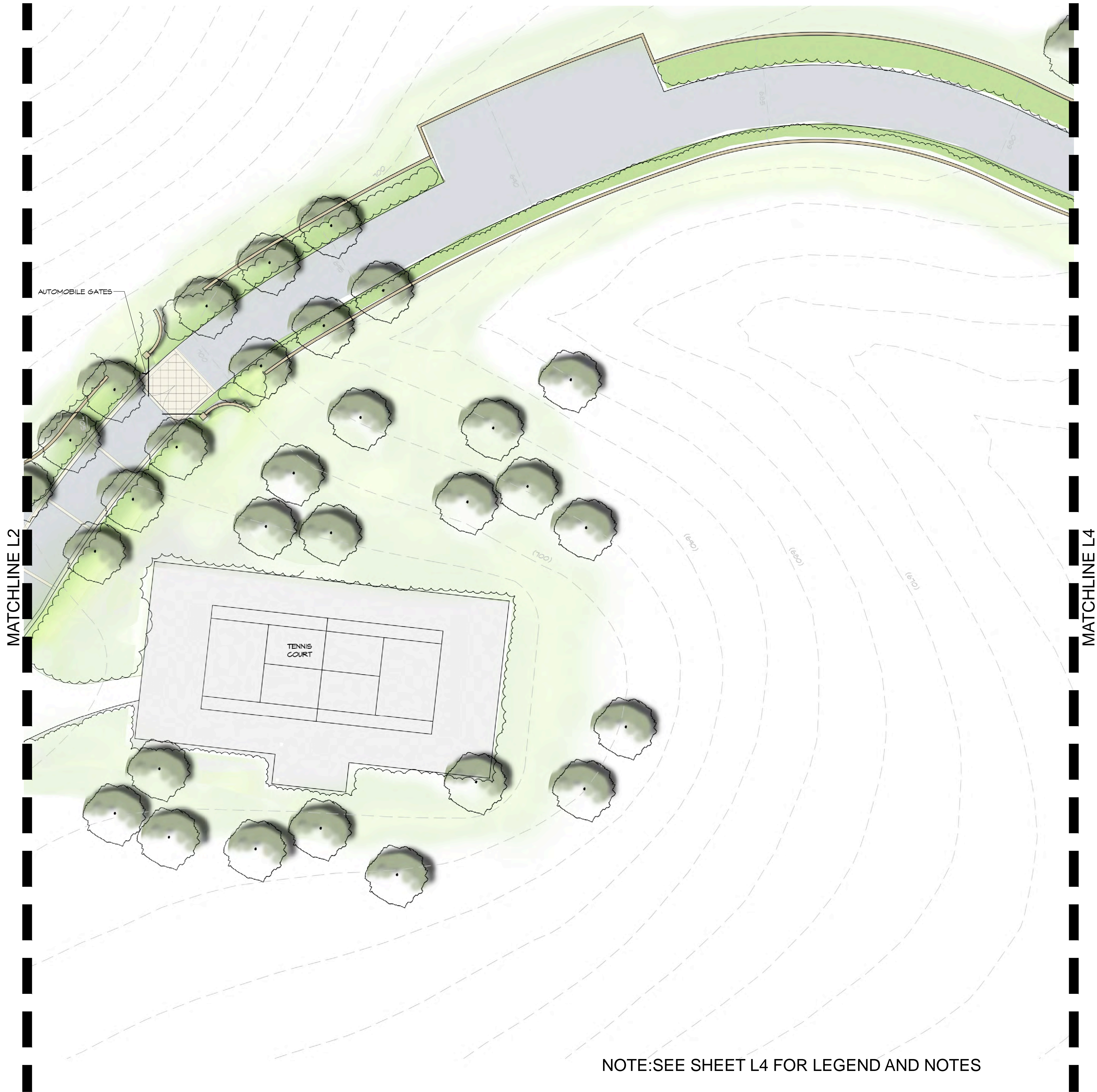
Sheet No.

L2



NOTE:SEE SHEET L4 FOR LEGEND AND NOTES

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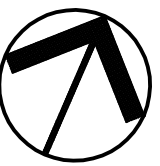
Date: 05/12/2021

Scale:

1/16" = 1'-0"

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JTH



PAVING PLAN

Sheet No.

L3

MATCHLINE L4



BLESSING DRIVE

AUTOMOBILE GATES

(E) DIRT ROAD TO (E) BARN

LEGEND

	CONCRETE PAVING: INTEGRAL COLOR CONCRETE 1/4" SANDBLAST FINISH
	STONE OR TILE PAVING: DECORATIVE INLAY TO BE SELECTED
	POOL/SPA
	ASPHALT PAVING PER CIVIL DRAWINGS
	GRAVEL PAVING
	TENNIS COURT PAVING
	PLANTING AREA - SEE LANDSCAPE PLANTING PLAN, SHEET L5, L6, L7

NOTES

SEE CIVIL ENGINEERING PLANS FOR GRADING & DRAINAGE

IRRIGATION SYSTEM SHALL COMPLY WITH MUELLO GUIDELINES AND LOCAL ORDINANCES. PLANS SHALL BE SUBMITTED TO COUNTY PRIOR TO ISSUANCE OF BUILDING PERMIT.



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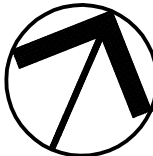
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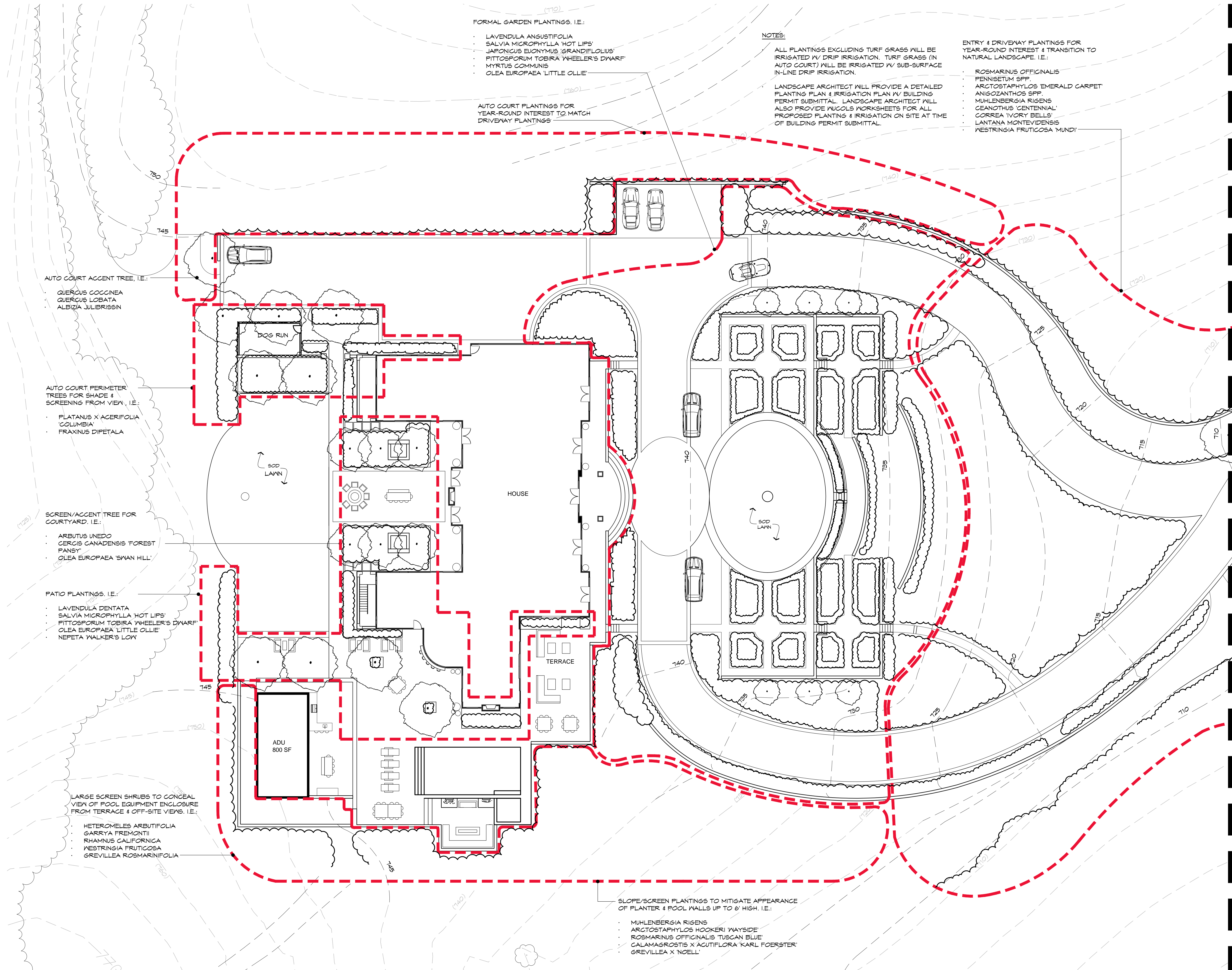


PAVING PLAN

Sheet No.

L4

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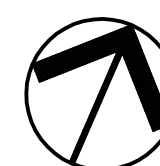
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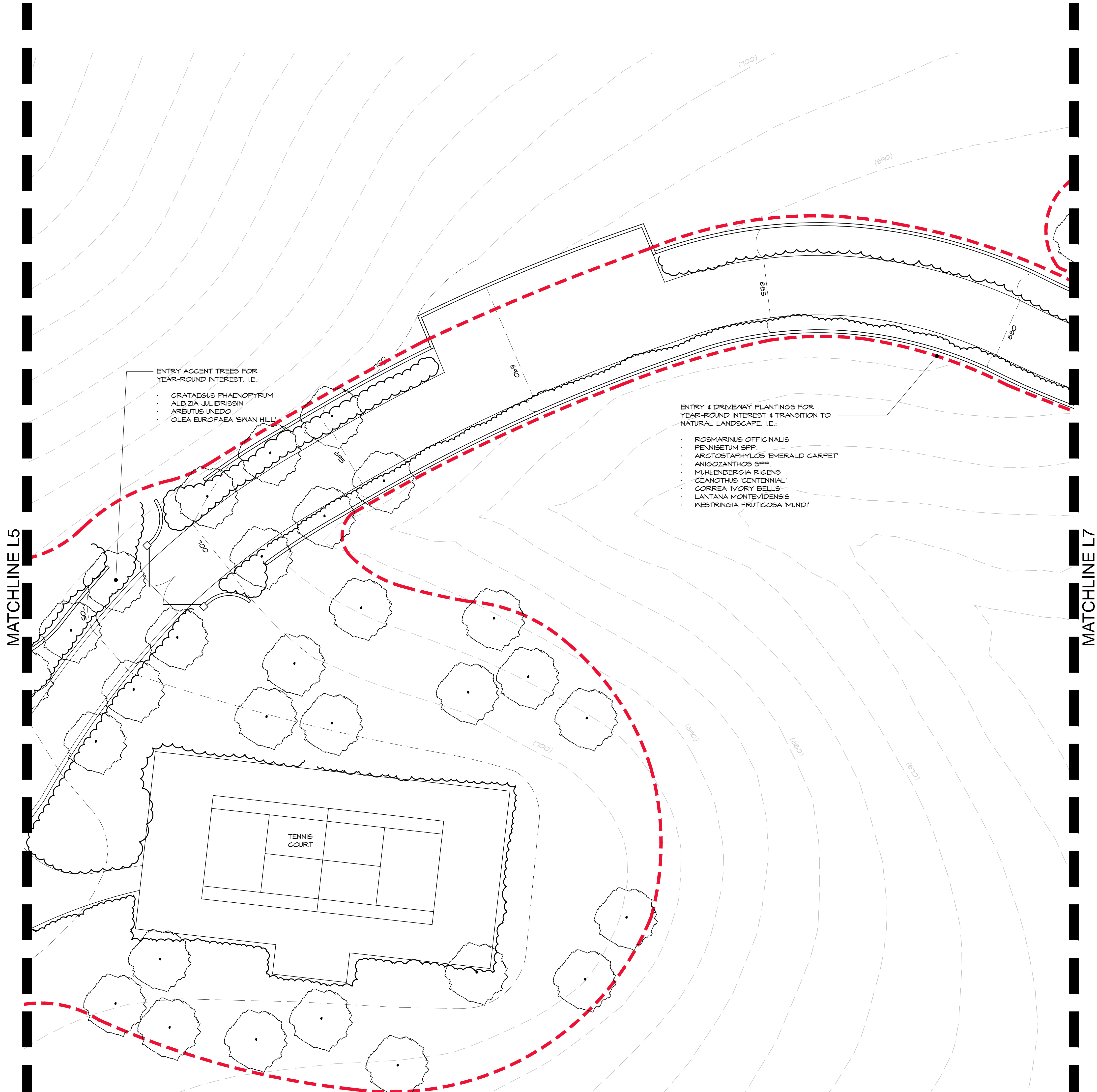


SCHEMATIC PLANTING PLAN

Sheet No.

L5

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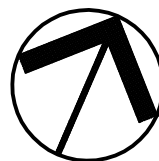
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Drawn By:

JTH

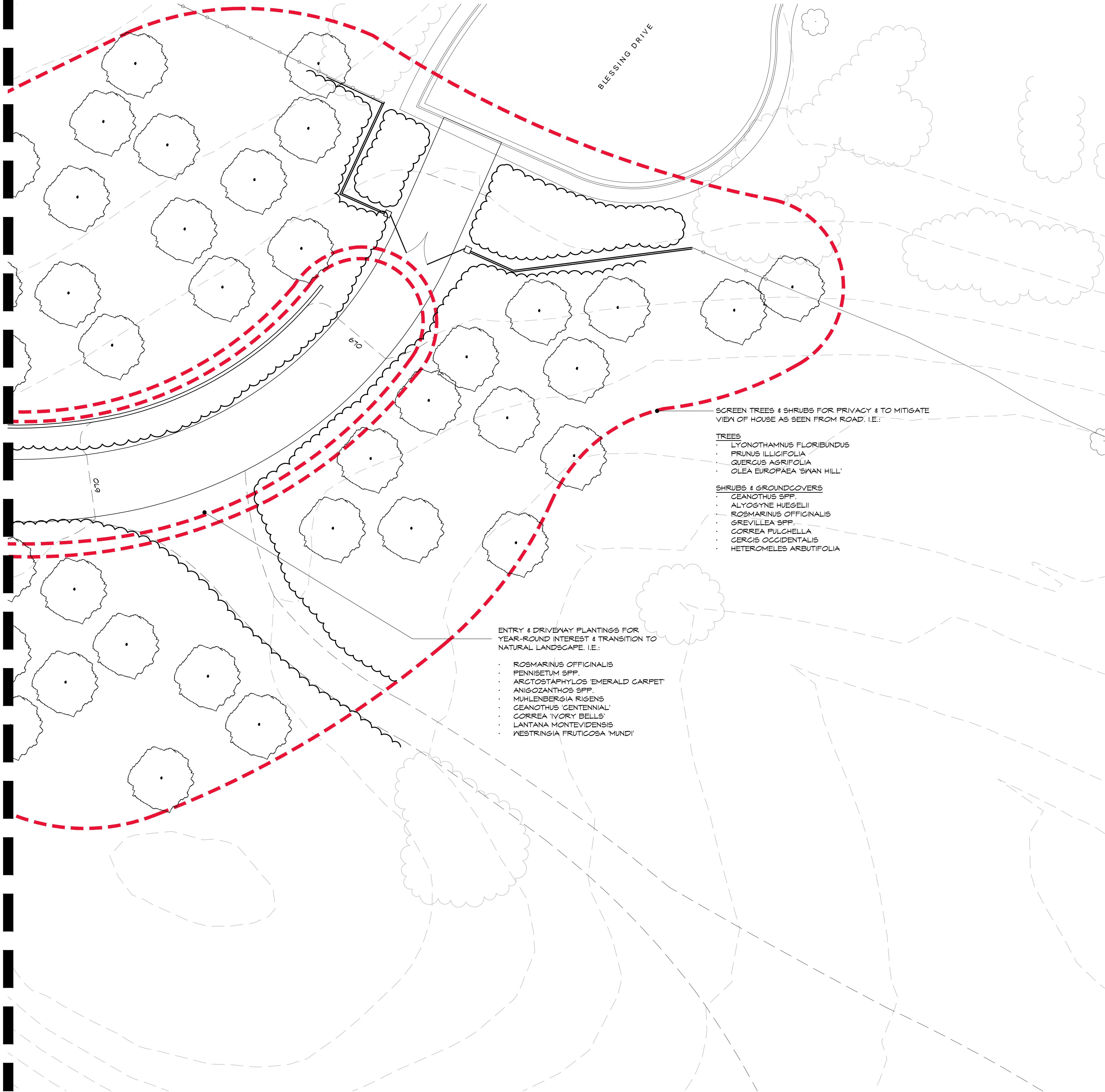


SCHEMATIC
PLANTING PLAN

Sheet No.

L6

MATCHLINE L6



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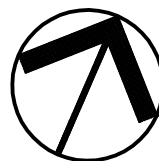
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Scale:

1/16" = 1'-0"

Drawn By:

JTH



SCHEMATIC
PLANTING PLAN

Sheet No.

L7

ATTACHMENT 3

9480 Blessing Drive - Visual Simulation



Kikuchi + Kankel Design Group

Landscape Architecture
Environmental Design
Site Planning

October 14, 2021

Jeff Olberding
Olberding Environmental
193 Blue Ravine Road, Suite 165
Folsom, CA 95630

RE: 9480 Blessing Drive - Visual Simulation

Dear Mr. Olberding,

In accordance to your request, we have performed a visual simulation for the proposed residence at 9480 Blessing Drive in Pleasanton, California. The accompanying visuals represents the view from the north end of Northridge Trail (37°40'45.9"N 121°57'19.1"W coordinates) in the Pleasanton Ridge Regional Park towards the subject property.

The visual simulation depicts that the proposed structure will be entirely hidden behind the existing tree masses when viewed from the vantage point. Although the property limits are visible from the vantage point, all of the proposed structures and improvements including the driveway will be obscured by existing foreground trees and will not be visible from the vantage point. The study was based on a combination of site photographs and a digital 3D model. Please refer to the visual renderings dated 10/13/2021.

Thank you for the opportunity to work with you on this project. If you have any questions or concerns, please let us know.

Sincerely,

Christopher Kankel, ASLA, Vice President
California Registration #4051

61 East Main Street, Suite C, Los Gatos • 730 Mill Street, Half Moon Bay

Steven T. Kikuchi, ASLA, Principal • Christopher Kankel, ASLA, Principal
Thomas W. Conroy, Sr. Associate • Nathan Rose, Sr. Associate
Warren Barnes, Associate • Robert J. Dietz, ASLA, ISA, Associate • Jeanette T. Hill, ASLA, Associate

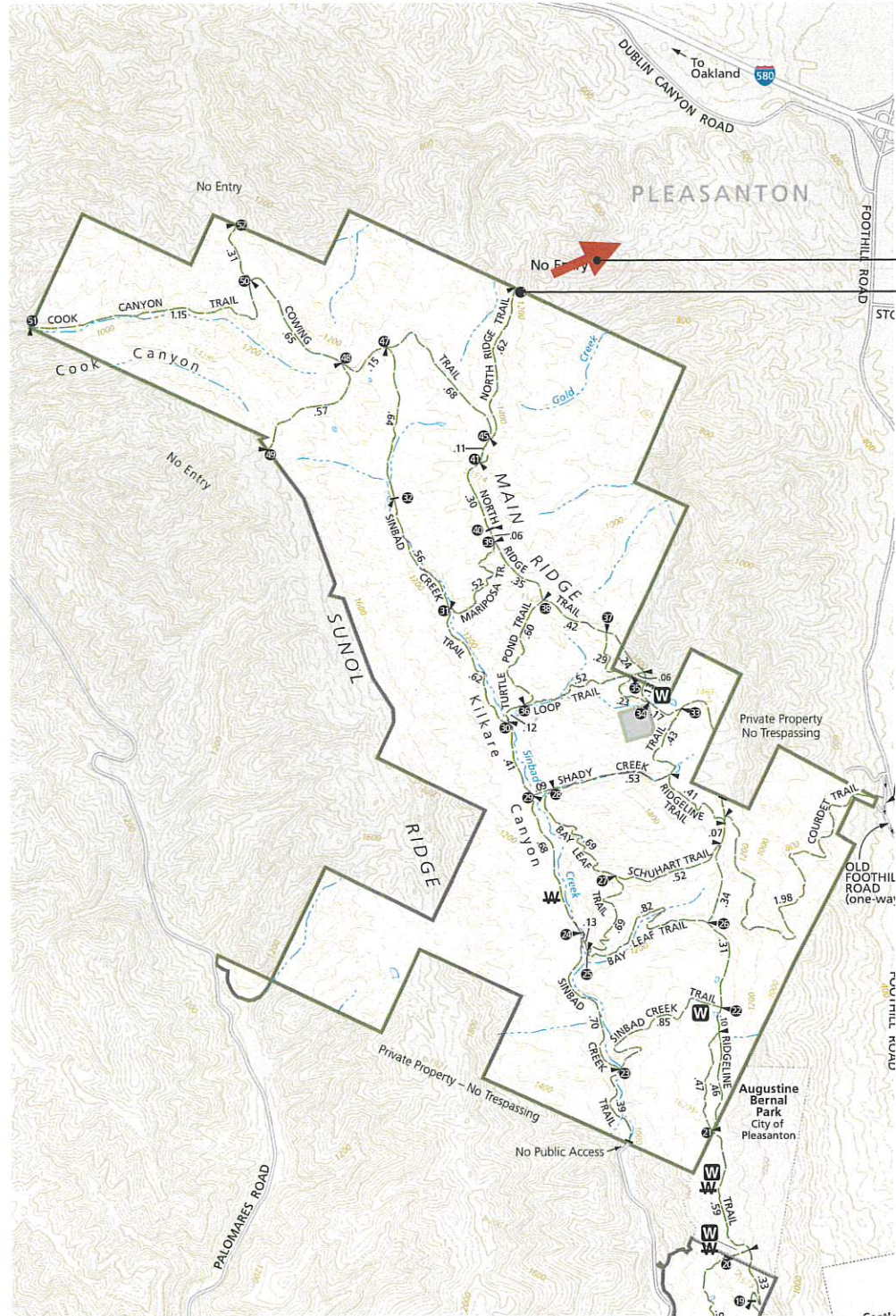
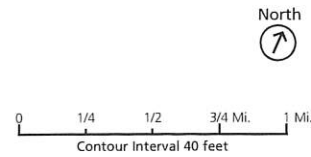


Enlarged View with location of proposed structure depicted (outline). Note that structure will be obscured by existing tree masses when viewed from vantage point.



Enlarged View with location of proposed structure depicted (outline). Note that structure will be obscured by existing tree masses when viewed from vantage point.

Pleasanton Ridge
Regional Park Map



View towards proposed structure
View from trail
(37°40'45.9"N 121°57'19.1"W coordinates)



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VISUAL SIMULATION

9480 Blessing Drive, Pleasanton
October 13, 2021

ATTACHMENT 4

Biological Resources Analysis for the Blessing Drive Property

BIOLOGICAL RESOURCES ANALYSIS REPORT
FOR THE
BLESSING DRIVE PROPERTY
ALAMEDA COUNTY, CALIFORNIA



Prepared for:

BRANAGH DEVELOPMENT INC.
3800 Mt. Diablo Blvd. Suite 200
Lafayette, CA 94549

Prepared by:

OLBERDING ENVIRONMENTAL, INC.
Wetland Regulatory Consultants
3170 Crow Canyon Place, Suite 260
San Ramon, California 94583

Phone: (925) 866-2111 ~ Fax: (925) 866-2126

E-mail: jeff@olberdingenv.com
Contact: Jeff Olberding

October 2017

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Figure 5	CNDDB Wildlife Occurrences within 5 miles
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Figure 9	Photo Location Map
Figure 10	Habitat Map

ATTACHMENT 2 TABLES

Table 1	Plant and Wildlife Species Observed Within/Adjacent to the Survey Area
Table 2	Special-Status Species Occurring Within/Adjacent to the Survey Area

ATTACHMENT 3 SITE PHOTOGRAPHS

This report should be cited as: Olberding Environmental, Inc. October 2017. *Biological Resources Analysis Report for the Blessing Drive Property, Alameda County, California*. Prepared for Branagh Development Inc.

SUMMARY

On October 12, 2017, Olberding Environmental, Inc. conducted a field reconnaissance survey of the Blessing Drive Property (Property) for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints potentially occurring on the Property. The survey boundary for the October 2017 survey comprised of approximately 20.74 acres located in unincorporated Alameda County, California. The survey boundary includes the planned development area.

Results of the initial reconnaissance survey indicate that the Property contains wetlands/waters that might be considered jurisdictional by the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), and/or the California Department of Fish and Wildlife (CDFW). The Property contains two drainage features, one ephemeral and one perennial, seasonal wetlands and a seasonal pond. The ephemeral drainage is found in the middle of the Property, is immediately surrounded by seasonal wetlands and drains into the seasonal pond. The perennial drainage occurs in the eastern end of the Property and drains into a tributary of Gold Creek. If any project related activities are to occur within these features an Army Corps of Engineers jurisdictional delineation would be required.

A query of the California Natural Diversity Database (CNDDDB) showed that one special-status plant species has a moderate potential to occur on the Property. The Jepson's coyote-thistle (*Eryngium jepsonii*) was identified as having a potential to occur on the Property based on the presence of suitable habitat for this species and a CNDDDB occurrence located within the vicinity of the Property. Suitable habitats for this plant species occurs throughout the Property within the annual grassland, seasonal wetland and perennial drainage. Olberding Environmental recommends that a rare plant survey be conducted prior to any construction activities to document presence or absence of this species and to determine the need for mitigation. This special status plant blooms between April and August and should be surveyed during June by a qualified biologist to determine presence or absence.

A total of five bird species were identified to have a moderate to high potential to occur on the Property in a nesting or foraging capacity. The red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), white-tailed kite (*Elanus leucurus*), and Cooper's hawk (*Accipiter cooperii*) all have a high potential to occur in a nesting and foraging capacity. The loggerhead shrike (*Lanius ludovicianus*) has a moderate potential to occur in a nesting and foraging capacity. One of the five birds listed above (red-tailed hawk) was present, observed foraging on the Property. If project construction-related activities such as tree and vegetation removal or grading take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors are recommended.

CNDDDB listed 18 occurrences of California red-legged frog (*Rana draytonii*) in the 5-mile radius of the Property. The seasonal pond, perennial drainage, and the proximity of a tributary of Gold Creek offer suitable habitat to support breeding, upland refuge and dispersal. The seasonal pond offers adequate water during the wet months that could support breeding, while the

surrounding small mammal burrows provide upland refuge. The permanent waters of the perennial drainage and the tributary of Gold Creek offer suitable habitat for foraging and dispersal throughout the year. USFWS designated CRLF critical habitat is recorded 0.5 mile east of the Property. For these reasons, CRLF has a high potential to occur on the Property in a breeding, foraging and dispersal capacity.

CNDDDB has listed four occurrences of California tiger salamander (*Ambystoma californiense*) within five miles of the Property. All the occurrences were recorded approximately 5 miles northeast of the Property in the cities of Dublin and Livermore. The Property offers suitable breeding and upland refuge habitat with the seasonal pond and the small mammal burrows. The closest USFWS designated critical habitat for CTS is approximately 17 miles away in the City of Livermore. For these reasons there is a moderate potential for CTS to occur on the Property in a breeding and foraging capacity.

CNDDDB listed 37 occurrences of Alameda whipsnake (*Masticophis lateralis euryxanthus*) within the 5-mile radius of the Property. Due to the sensitivity of these species, the exact locations of these occurrences are unknown. The low cut grassland habitat is not likely suitable for Alameda whipsnake, however the Property is within USFWS designated critical habitat for Alameda Whipsnake. The Property only has residential housing on the northern boundary while other boundaries are adjacent to open space and woodland habitat. Alameda whipsnake could utilize the Property for dispersal. For these reasons Alameda whipsnake has a moderate potential to occur in a dispersal capacity only.

No sign of bat use was observed on the Property during the October 2017 survey; however, based on habitat suitability, it was determined that bats have a moderate potential to utilize the site in a roosting and foraging capacity. These bat species include: pallid bat (*Antrozous pallidus*), hoary bat (*Lasiurus cinereus*) and yuma myotis (*Myotis yumanensis*). If project construction-related activities such as tree removal take place it is recommended that a bat habitat assessment be conducted by a qualified bat biologist during seasonal periods of bat activity to determine suitability of the on-site habitat. If special-status bat species are discovered, construction activities may be timed to minimize impacts and additional mitigation may be required.

1.0 INTRODUCTION

Olberding Environmental, Inc. has conducted a biological resources analysis (biological constraints assessment) of the Blessing Drive Property, located in unincorporated Alameda County, California. This biological resources analysis included a review of pertinent literature on relevant background information and habitat characteristics of the site. Our review included researching existing information in the California Natural Diversity Database (CNDDDB 2017) maintained by the CDFW and the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*. Also included was a review of information related to species of plants and animals that could potentially utilize the described habitats identified on and immediately surrounding the Property. To assist in the assessment, a field

reconnaissance investigation of the Property was conducted on October 12, 2017. This report documents the methods, results, and conclusions for the reconnaissance-level survey associated with the biological resources analysis for the Property.

2.0 LOCATION

The Property is located approximately 0.75 miles south of Interstate 580, at the end of Blessing Drive in the City of Pleasanton, Alameda County, California. The Property itself lies just outside the City limits of Pleasanton. Attachment 1, Figure 1 depicts the regional location of the Property in Alameda County, and illustrates the vicinity of the Property in relationship to the City of Pleasanton. Attachment 1, Figure 3 identifies the location of the Property on the USGS 7.5 Quadrangle Map for Dublin. An aerial photograph of the Property has been included as Attachment 1, Figure 4.

Access to the Property is provided from Interstate 580. Take the Foothill Road exit and travel south on Foothill Road. Turn right on Dublin Canyon Road and travel 0.8 miles then turn left on to Laurel Creek Drive. Travel on Laurel Drive for 0.3 miles then turn right onto Blessing Drive. Take Blessing Drive 0.5 miles until the road ends. The Property will be at the terminus of Blessing Drive.

3.0 PROPERTY DESCRIPTION

The Property encompasses approximately 20.74 acres in a roughly rectangular shape bounded on the north by residential area, the east by open space and on the south and west live oak woodland/riparian habitat. The Property supports five habitat types consisting of annual grassland, seasonal wetland, ephemeral and perennial drainages, riparian woodland and developed. Characteristic vegetation includes wild oat (*Avena fatua*), Italian rye grass (*Festuca perennis*), rabbitsfoot grass (*Polypogon monspelienses*), coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), bay laurel (*Umbellularia californica*) and arroyo willow (*Salix lasiolepis*) trees. The Property has two existing structures on site, one of which is surrounded by large a Ponderosa pine (*Pinus ponderosa*), an Italian cypress (*Cupressus sempervirens*) and other ornamental trees.

Two drainages occur on the Property. An ephemeral drainage flows through the center of Property and empties into a seasonal pond. The drainage is immediately surrounded by seasonal wetlands. Two concrete V-ditches merge together towards the eastern end of the property and lead into a perennial drainage. The perennial drainage flows through a riparian habitat and empties into a tributary of Gold Creek.

The topography of the Property consists of undulating hillsides that range between 580 feet above sea level within the drainage near the southeastern boundary and 780 feet above sea level along the northwestern boundary.

4.0 REGULATORY SETTING

4.1 Federal Regulatory Setting

4.1.1 Plants and Wildlife

The federal Endangered Species Act (ESA) of 1973 (16 USC 1531 et seq., as amended) prohibits federal agencies from authorizing, permitting, or funding any action that would result in biological jeopardy to a plant or animal species listed as Threatened or Endangered under the Act. Listed species are taxa for which proposed and final rules have been published in the Federal Register (U.S. Fish and Wildlife Service [USFWS] 2014a). If a proposed project may jeopardize listed species, Section 7 of the ESA requires consideration of those species through formal consultations with the USFWS. Federal Proposed species (USFWS, 2014b) are species for which a proposed listing as Threatened or Endangered under ESA has been published in the Federal Register. If a proposed project may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS. The USFWS defines federal Candidate species as “those taxa for which we have on file sufficient information on biological vulnerability and threats to support issuance of a proposed rule to list, but issuance of the proposed rule is precluded by other higher priority listing actions” (USFWS, 2014b). Federal Candidate species are not afforded formal protection, although USFWS encourages other federal agencies to give consideration to Candidate species in environmental planning.

4.1.2 Wetlands/Waters

The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all “waters of the United States” as authorized by §404 of the Clean Water Act (CWA) and §10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Properties that cause the discharge of dredged or fill material into waters of the United States require permitting by the Corps. Actions affecting small areas of jurisdictional waters of the United States may qualify for a Nationwide Permit (NWP), provided conditions of the permit are met, such as avoiding impacts to threatened or endangered species or to important cultural sites. Properties that affect larger areas or which do not meet the conditions of an NWP require an Individual Permit. The process for obtaining an Individual Permit requires a detailed alternatives analysis and development of a comprehensive mitigation/monitoring plan. Waters of the United States are classified as wetlands, navigable waters, or other waters. Wetlands are transitional habitats between upland terrestrial areas and deeper aquatic habitats such as rivers and lakes. Under federal regulation, wetlands are defined as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR Part 328.3[b]). Swamps, marshes, bogs, fens, and estuaries are all defined as wetlands, as are seasonally saturated or inundated areas such as vernal pools, alkali wetlands, seeps, and springs. In addition, portions of the riparian habitat

along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high water mark and thus also meets the wetland hydrology and hydric soil criteria.

Navigable waters include all waters subject to the ebb and flow of the tides, including the open ocean, tidal bays, and tidal sloughs. Navigable waters also include some large, non-tidal rivers and lakes, which are important for transportation in commerce. The jurisdictional limit over navigable waters extends laterally to the entire water surface and bed of the waterbody landward to the limits of the mean high tide line. For non-tidal rivers or lakes, which have been designated (by the Corps) to be navigable waters, the limit of jurisdiction along the shoreline is defined by the ordinary high water mark. “Other waters” refer to waters of the United States other than wetlands or navigable waters. Other waters include streams and ponds, which are generally open water bodies and are not vegetated. Other waters can be perennial or intermittent water bodies and waterways. The Corps regulates other waters to the outward limit of the ordinary high water mark. Streams should exhibit a defined channel, bed and banks to be delineated as other waters.

The Corps does not generally consider “non-tidal drainage and irrigation ditches excavated on dry land” to be jurisdictional waters of the United States (and such ditches would therefore not be regulated by the Corps (33 CFR Parts 320-330, November 13, 1986). Other areas generally not considered jurisdictional waters include: 1) artificially irrigated areas that would revert to upland habitat if the irrigation ceased; 2) artificial lakes and ponds created by excavating and/or diking of dry land to collect and retain water, used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing; 3) waste treatment ponds; 4) ponds formed by construction activities including borrow pits until abandoned; and 5) ponds created for aesthetic reasons such as reflecting or ornamental ponds (33 CFR Part 328.3). However, the preamble also states “the Corps reserves the right on a case-by-case basis to determine that a particular waterbody within these categories” can be regulated as jurisdictional water. The EPA also has authority to determine jurisdictional waters of the U.S. on a case-by-case basis. Riparian habitat that is above the ordinary high water mark and does not meet the three-parameter criteria for a wetland would not be regulated as jurisdictional waters of the United States.

4.1.3 Migratory Bird Treaty Act

Raptors are migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. Implementation of the take provisions requires that Property-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (generally February 1 – September 1, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend, is considered “taking” and is potentially punishable by fines and/or imprisonment. Such taking would also violate federal law protecting migratory birds (e.g., MBTA).

4.1.4 Federal Bald and Golden Eagle Protection Act

In addition to protection under the MBTA, both the bald eagle and the golden eagle are also protected by the Bald and Golden Eagle Protection Act of 1940 (16 U.S.C. 668-668c). The Bald and Golden Eagle Protection Act, and amended several times since being enacted in 1940, prohibits anyone, without a permit issued by the Secretary of the Interior, from “taking” bald or golden eagles, including their parts, nests, or eggs (USFWS 2014). The Act provides criminal penalties for persons who “take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof.” The Act defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb” (USFWS 2014).

For purposes of these guidelines, “disturb” means: “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior” (USFWS 2014).

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle’s return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment (USFWS 2014).

4.2 State Regulatory Setting

4.2.1 Plants and Wildlife

Property permitting and approval requires compliance with California Environmental Quality Act (CEQA), the 1984 California Endangered Species Act (CESA), and the 1977 Native Plant Protection Act (NPPA). The CESA and NPPA authorize the California Fish and Game Commission to designate Endangered, Threatened and Rare species and to regulate the taking of these species (§§2050-2098, Fish & Game Code). The California Code of Regulations (Title 14, §670.5) lists animal species considered Endangered or Threatened by the State.

The Natural Heritage Division of the California Department of Fish and Wildlife (CDFW) administers the state rare species program. The CDFW maintains lists of designated Endangered, Threatened, and Rare plant and animal species (CDFW 2014b and 2014c). Listed species either were designated under the NPPA or designated by the Fish and Game Commission. In addition to recognizing three levels of endangerment, the CDFW can afford interim protection to candidate species while they are being reviewed by the Fish and Game Commission.

The CDFW also maintains a list of animal species of special concern (CDFW 2014b), most of which are species whose breeding populations in California may face extirpation. Although these

species have no legal status, the CDFW recommends considering them during analysis of proposed property impacts to protect declining populations and avoid the need to list them as endangered in the future.

Under provisions of §15380(d) of the CEQA Guidelines, the CEQA lead agency and CDFW, in making a determination of significance, must treat non-listed plant and animal species as equivalent to listed species if such species satisfy the minimum biological criteria for listing. In general, the CDFW considers plant species on List 1A (Plants Presumed Extinct in California), List 1B (Plants Rare, Threatened, or Endangered in California and elsewhere), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994) as qualifying for legal protection under §15380(d). Species on CNPS Lists 3 or 4 may, but generally do not, qualify for protection under this provision.

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species and CDFW Species of Special Concern, areas of high biological diversity, areas providing important wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the California Natural Diversity Data Base's (CNDDB) working list of "high priority" habitats (i.e., those habitats that are rare or endangered within the borders of California) (Holland 1986).

4.2.2 Wetlands/Waters

The Regional Water Quality Control Board (RWQCB) regulates activities in wetlands and other waters through §401 of the Clean Water Act. Section 401 requires a state water quality certification for properties subject to 404 regulations. Requirements of the certification include mitigation for loss of wetland habitat. In the San Francisco Bay region, the RWQCB may identify additional wetland mitigation beyond the mitigation required by the Corps. California Fish and Game Code §§1600-1607 require the CDFW be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFW has the discretion to execute a Streambed Alteration Agreement. The CDFW defines a stream as follows:

"... a body of water that flows at least periodically...through a bed or channel having banks and supporting fish and other aquatic life. This includes watercourses having a subsurface flow that supports or has supported riparian vegetation."

(Source: Streambed Alteration Program, California Department of Fish and Wildlife, 2016).

In practice, CDFW authority is extended to any "blue line" stream shown on a USGS topographic map, as well as unmapped channels with a definable bank and bed. Wetlands, as defined by the Corps, need not be present for CDFW to exert authority.

4.2.3 California Environmental Quality Act

According to Appendix G of the California Environmental Quality Act (CEQA 2016) Guidelines, a proposed project would have a significant impact on biological resources if it would:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

5.0 METHODS OF ANALYSIS FOR GENERAL BIOLOGICAL RESOURCES

A special-status plant and wildlife species database search and review was conducted using the CNDDDB and other sources. An additional search was conducted for special-status plants using CNPS *Inventory* on-line. Special-status species reports were accessed by searching the CNDDDB database for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara USGS 7.5-minute quadrangles which surround the Property, and by examining those species that have been identified in the vicinity of the Property. These quadrangles will be henceforth noted as surrounding quads. The database report identified special-status species known to occur in the region or those that have the potential to occur in the vicinity of the Property. The CNDDDB report was used to focus special-status species analysis of the site prior to the reconnaissance surveys.

An Olberding Environmental biologist conducted a reconnaissance-level survey of the Property on October 12, 2017. The survey consisted of walking throughout the Property and evaluating

the site and adjacent lands for potential biological resources. Existing conditions, observed plants and wildlife, adjacent land use, soils and potential biological resource constraints were recorded during the visit. Plant and wildlife species observed within and adjacent to the Property during the reconnaissance survey are listed in Attachment 2, Table 1.

The objectives of the field survey were to determine the potential presence or absence of special-status species habitat listed in the CNDDDB database report and to identify any wetland areas that could be potentially regulated by the Corps, RWQCB, and/or CDFW (CNDDDB 2017). In addition, the Olberding Environmental biologist looked for other potential sensitive species or habitats that may not have been obvious from background database reports or research. Surveys conducted after the growing season or conducted outside of the specific flowering period for a special-status plant cannot conclusively determine the presence or absence of such plant species; therefore, site conditions and habitat type were used to determine potential for occurrence. When suitable habitat was observed to support a special-status plant or animal species, it was noted in the discussion for that particular species. Regulatory agencies evaluate the possibility of occurrence based on habitats observed on-site and the degree of connectivity with other special-status animal habitats in the vicinity of the Property. These factors are discussed in each special-status plant or animal section. Potential for occurrence of each special-status or protected plant and animal species was evaluated using the following criteria.

- **Present:** The species has been recorded by CNDDDB or other literature as occurring on the Property and/or was observed on the Property during the reconnaissance survey or protocol surveys.
- **May Occur:** The species has been recorded by CNDDDB or other literature as occurring within five miles of the Property, and/or was observed within five miles of the Property, and/or suitable habitat for the species is present on the Property or its immediate vicinity.
- **Not Likely to Occur:** The species has historically occurred on or within five miles of the Property, but has no current records. The species occurs within five miles of the Property but only marginally suitable habitat conditions are present. The Property is likely to be used only as incidental foraging habitat or as an occasional migratory corridor.
- **Presumed Absent:** The species will not occur on the Property due to the absence of suitable habitat conditions, and/or the lack of current occurrences. Alternatively, if directed or protocol-level surveys were done during the proper occurrence period and the species was not found, it is presumed absent.

Sources consulted for agency status information include USFWS (2017) for federally listed species and CDFW (2017) for State of California listed species. Based on information from the above sources, Olberding Environmental developed a target list of special-status plants and animals with the potential to occur within or in the vicinity of the Property (Attachment 2, Table 2).

5.1 Soils Evaluation

The soils present on a property may determine if habitat on the site is suitable for certain special-status plants and animals. The host plants of some special-status invertebrates may also require specific soil conditions. In the absence of suitable soil conditions, special-status plants or animals requiring those conditions would be presumed absent. Information regarding soil characteristics for the Property was obtained by viewing the Natural Resources Conservation Service (NRCS) Web Soil Survey report for the Property (NRCS 2017)

5.2 Plant Survey Methods

The purposes of the botanical surveys were (1) to characterize the habitat types (plant communities) of the study area; (2) to determine whether any suitable habitat for any special-status plant species occurs within the study area; and (3) to determine whether any sensitive habitat types (wetlands) occur within the study area. Site conditions and plant habitat surveys are important tools in determining the potential occurrence of plants not recorded during surveys (e.g., special-status plants) because presence cannot conclusively be determined if field surveys are conducted after the growing season or conducted outside a specific flowering period.

5.2.1 Review of Literature and Data Sources

The biologist conducted focused surveys of literature and special-status species databases in order to identify special-status plant species and sensitive habitat types with potential to occur in the study area. Sources reviewed included the CNDDDB occurrence records (CNDDDB 2017) and CNPS *Inventory* (Skinner and Pavlik 1994) for the surrounding quads; and standard flora (Hickman 1993). From the above sources, a list of special-status plant species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.2.2 Field Surveys

A biologist from Olberding Environmental conducted a reconnaissance-level survey to determine habitat types and the potential for special-status plants based on the observed habitat types. All vascular plant species that were identifiable at the time of the survey were recorded and identified using keys and descriptions in Hickman (1993).

The habitat types occurring on the Property were characterized according to pre-established categories. In classifying the habitat types on the site, the generalized plant community classification schemes of *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009) were consulted. The final classification and characterization of the habitat types of the study area were based on field observations.

5.3 Wildlife Survey Methods

The purposes of the wildlife survey were to identify special-status wildlife species and/or potential special-status wildlife habitats within the study area.

5.3.1 Review of Literature and Data Sources

A focused review of literature and data sources was conducted in order to determine which special-status wildlife species had potential to occur in the vicinity of the Property. Current agency status information was obtained from USFWS (2017) for species listed as Threatened or Endangered, as well as Proposed and Candidate species for listing, under the federal ESA; and from CDFW (2017b, 2017c) for species listed as Threatened or Endangered by the state of California under the CESA, or listed as “species of special concern” by CDFW. From the above sources, a list of special-status wildlife species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.3.2 Field Surveys

General Wildlife Survey – An Olberding Environmental biologist conducted a survey of species habitat within the entire study area, including visible portions of the adjacent properties. The purpose of the habitat survey was to evaluate wildlife habitats and the potential for any protected species to occur on or adjacent to the Property.

Reconnaissance-Level Raptor Survey – A reconnaissance-level raptor survey was conducted on the Property. Observation points were established on the periphery of the site to view raptor activity over a fifteen- to thirty-minute time period. This survey was conducted with the use of binoculars and notes were taken for each species occurrence. Additionally, utility poles and perch sites in the vicinity of the Property were observed. All raptor activity within and adjacent to the Property was recorded during the reconnaissance-level observation period.

Reconnaissance-Level Burrowing Owl (*Athene cunicularia*) Survey – A reconnaissance-level burrowing owl (*Athene cunicularia*) survey was also conducted on the Property to identify potential burrow sites or burrowing owl use of on-site habitat. The general presence and density of suitable burrow sites (e.g., rodent burrows) was evaluated for the Property.

6.0 RESULTS FOR GENERAL BIOLOGICAL RESOURCES

The search and review of the CNDDDB database reports revealed the occurrence of special-status plant and wildlife species that occur in the habitats found within the Property boundaries (CNDDDB 2017). The CNDDDB database and background data were reviewed for the surrounding quads (Attachment 2, Table 2). Those animals listed in Attachment 2, Table 2 were reviewed for their potential to occur on the Property based on general habitat types. Most of the plant and several of the animal species identified by the CNDDDB require specific habitat microclimates that were not found to occur within the Property.

6.1 Soil Evaluation Results

The NRCS (2017) reports three soil types within the Property. A map of this soil type can be found in Attachment 1, Figure 8. The soil type mapped included the following:

- **MhE2: Millsholm silt loam, 30 to 45 percent slopes, eroded** – The Millsholm series consists of shallow, well drained soils that formed in material weathered from sandstone, mudstone and shale. Millsholm soils are on hills and mountains and have slopes of 5 to 75 percent at elevations from 180 to 4,570 feet. The composition of this soil type within the Property consists of 85 percent Millsholm and similar soils and 15 percent of minor components including Gaviota (5%), Los Osos (5%), and Lobitos (5%).

Typically, Millsholm soils exhibit low to very high runoff and moderate permeability. These soils are used mainly for livestock grazing. Principal native plants are annual grasses with blue oak, manzanita, ceanothus, and Foothill pine. Chamise is common in some areas. This series shows no frequency of ponding or flooding. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated):

A1--0 to 0.5 inches; pale brown light clay loam, brown moist; slightly hard, friable, nonsticky; slightly acid.

A2--0.5 to 6 inches; brown clay loam, brown moist; hard, friable, moderately sticky; neutral.

Bt--6 to 16 inches; brown clay loam, brown moist; hard, friable, moderately sticky; neutral.

R--16 to 20 inches; brown and grayish brown fractured shale and fine-grained sandstone.

- **LuD: Los Osos and Millsholm soils, 7 to 30 percent slopes** – The Los Osos series consists of moderately deep, well drained soils that formed in material weathered from sandstone, shale, and in some places from conglomerate. These soils are found between 100 to 3,500 feet. The Millsholm series consists of shallow, well drained soils that formed in material weathered from sandstone, mudstone and shale. Millsholm soils are on hills and mountains and have slopes of 5 to 75 percent at elevations from 180 to 4,570 feet. The composition of this soil type within the Property consists of 40 percent Los Osos and similar soils, 40 percent Millsholm (40%) and similar soils and 20 percent of minor components including Gaviota (10%) and Los Gatos (10%).

Typically, Los Osos soils exhibit very high runoff and slow permeability. These soils are used mostly for range, limited areas are cropped to grain and sudan grass pasture. Vegetation is mostly annual grasses and forbs with some perennial grasses, coastal sagebrush, and live oak. This series shows no frequency of ponding or flooding. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated):

A--0 to 14 inches; brown loam, very dark grayish brown moist; slightly hard, friable;

moderately acid (pH 6.0).

Btss1--14 to 24 inches; yellowish brown clay, dark yellowish brown moist; very hard, very firm; moderately acid (pH 6.0).

Btss2--24 to 32 inches; light yellowish brown clay loam, dark yellowish brown moist; very hard, very firm; slightly acid (pH 6.5).

C--32 to 39 inches; pale yellow sandy loam, light olive brown moist; hard, friable; neutral (pH 7.0).

Cr--39 to 43 inches; yellowish brown sandstone, brown moist.

Information about Millsholm soils and its stratified layers can be found in the previous soil type (**MhE2**).

- **LpF2: Los Gatos-Los Osos complex, 30 to 75 percent slopes, eroded, MLRA 15** – The Los Gatos-Los Osos complex within the Property consists of 40 percent Los Gatos and similar soils, 40 percent Los Osos and similar soils, 10 percent Gaviota and similar soils, and 10 percent of minor components including Henneke (5%), Millsholm (4%), and Rock outcrop (1%).

Los Gatos soils are fine and loamy and can be found on steep to very steep mountainous areas at elevations of 200 to 4,000 feet. They formed in residuum from sandstone, shale and metasedimentary rock. The Los Gatos series consists of well drained soils that exhibit rapid to very rapid runoff and moderate permeability. Most areas are used for watershed or wildlife protection. Some areas are used for range and a few of the lesser sloping areas have been planted to orchards and vineyards. Brush is the principal vegetation with some areas of hardwoods and grass. This series shows no frequency of flooding or ponding and is nonsaline. Its stratified layers consist of the following (colors are for dry soil unless otherwise stated):

A1--0 to 6 inches; brown light clay loam, dark brown moist; hard, friable, slightly sticky; slightly acid (pH 6.5).

A2--6 to 15 inches; brown light clay loam, dark brown moist; hard, friable, slightly sticky; slightly acid (pH 6.3).

BAt--15 to 25 inches; brown clay loam, dark brown moist; hard, friable, slightly sticky; slightly acid (pH 6.2).

Bt--25 to 36 inches; yellowish red gravelly clay loam, reddish brown moist; very hard, firm, sticky; moderately acid (pH 5.9).

R--36 to 46 inches; very pale brown sandstone; reddish brown clay films on rock faces in fractures; rock shattered in upper few inches, becoming nearly massive within depth of 10 inches.

Information about Los Osos soil and its stratified layers can be found in the previous soil

type (LuD).

6.2 Plant Survey Results

6.2.1 Floristic Inventory and Habitat Characterization

The Property supports five habitat types consisting of developed, non-native annual grassland, seasonal wetland, riparian woodland and drainage. In classifying the habitat types on the Property, generalized plant community classification schemes were used (Sawyer, Keeler-Wolf, and Evens 2009). The final classification and characterization of the habitat type of the Property was based on field observations.

The habitat type and a description of the plant species present within the habitat type are provided below. Dominant plant species are also noted. A complete list of plant species observed on the Property can be found within Attachment 2, Table 1.

Non-native Annual Grassland

A large majority of the Property, 18.73 acres, is dominated by non-native annual grassland habitat. Dominant vegetation observed within this habitat type includes but is not limited to wild oat, bristly ox-tongue (*Helminthotheca echioides*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), yellow star thistle (*Carduus pycnocephalus*) and Italian rye grass.

Developed

The Property contains two existing structures. The structure in the center of the Property is surrounded by coast live oak and valley oak trees, a Ponderosa pine, an Italian cypress and multiple ornamental trees. The second structure can be found in the far northwestern corner of the Property. It is immediately surrounded by a graded road and then grassland habitat. The only vegetation seen in this area was stinkwort (*Dittrichia graveolens*).

Drainage

The Property contains two drainage features, including one ephemeral and one perennial. Dominant vegetation within both drainages consisted primarily of Italian rye grass, Mediterranean barley (*Hordeum marinum*), wild oat and Italian thistle.

The perennial drainage in the southeastern corner of the Property had slow flowing water during the October survey allowing for aquatic plant species such as watercress (*Nasturtium officinale*) to occur.

Seasonal Wetland

There are two seasonal wetlands found within the Property. The ephemeral drainage in the center of the Property is immediately surrounded by a seasonal wetland and is characterized by hydrophytic plants such as curly dock (*Rumex crispus*) and Italian rye grass.

A seasonal pond exists along the southern border of the Property, just south of the existing structure. Dominant vegetation within and adjacent to the pond include but are not limited to California bulrush (*Schoenoplectus californicus*), spike rush (*Eleocharis spp.*), pennyroyal (*Mentha pulegium*), tall flatsedge (*Cyperus eragrostis*), rabbitsfoot grass, Italian thistle and stinkwort.

Riparian Woodland

A group of willow (*Salix sp.*), coast live oak, California bay laurel (*Umbellularia californica*) and valley oak trees exist along the perennial drainage within the southeastern corner of the Property. Understory plants include Himalayan blackberry (*Rubus armeniacus*) and poison oak (*Toxicodendron diversilobum*).

Special-Status Plant Species

Special-status plant species include species listed as Rare, Threatened, or Endangered by the USFWS (2017a) or by the State of California (CDFW 2017c). Federal Proposed and Candidate species (USFWS, 2009b) are also special-status species. Special-status species also include species listed on List 1A, List 1B, or List 2 of the CNPS Inventory (Skinner and Pavlik, 1994; CNPS 2009). All species in the above categories fall under state regulatory authority under the provisions of CEQA, and may also fall under federal regulatory authority. Considered special-status species are species included on List 3 (Plants About Which We Need More Information—A Review List) or List 4 (Plants of Limited Distribution—A Watch List) of the CNPS *Inventory*. These species are considered to be of lower sensitivity and generally do not fall under specific state or federal regulatory authority. Specific mitigation considerations are not generally required for List 3 and List 4 species.

Attachment 2, Table 2 includes a list of special-status plants with the potential to occur within or in the immediate vicinity of the Property based on a review of the surrounding quads. The special-status plant species identified by the CNDDDB as potentially occurring on the Property are known to grow only from specific habitat types. The specific habitats or “micro-climate” necessary for many of the plant species to occur are not found within the boundaries of the Property. The habitats necessary for the CNDDDB reported plant species consist of valley and foothill grassland, cismontane woodlands, chaparral, playas, chenopod scrub, adobe clay soils, alkaline soils, serpentine soils, sandy soils, gravelly soils, coastal prairie, coastal scrub, coastal dunes, coastal bluff scrub, coastal salt marsh, vernal pools, seeps, meadows and sinks, marshes or swamps, riparian woodlands, on slopes near drainages, closed cone coniferous forest, north coast coniferous forest, redwood forest, lower montane coniferous forest, and broad-leaved upland forest.

Occurrences of special-status plants within a five-mile radius of the point roughly representing the center of the Property are described in detail. Occurrence distance from the Property is estimated from this center point (Attachment 1, Figure 6).

Congdon's Tarplant (*Centromadia parryi* ssp. *congdonii*). CNPS List 1B.

Congdon's tarplant is a member of the genus *Hemizonia* in the sunflower family (*Asteraceae*). It is one of four subspecies of Parry's tarplant (*Hemizonia parryi*). Congdon's tarplant is a prostrate to erect, annual herb with rigidly spine-tipped leaves and yellow ray- and disk-flowers (head). It occurs in valley and foothill grasslands in moist alkaline soils and blooms between June and November. Historically, Congdon's tarplant was distributed from Solano County south to San Luis Obispo County.

Six CNDDDB occurrences of this species have occurred within five miles of the Property. The closest occurrence (Occurrence #92) was approximately 1.5 miles southeast of the Property, at the eastern end of Pleasanton Ridge Regional Park. More than 301 plants were recorded in this location in 2009. Suitable habitat for Congdon's tarplant exists within the open grassland habitat of the Property; however no plants were present at the time of the survey. The survey performed for this report consisted of a reconnaissance survey performed within the identified blooming period of this species (June-November). For these reasons Congdon's tarplant is presumed absent from the Property.

Jepson's Coyote-thistle (*Eryngium jepsonii*). CNPS List 1B.

Jepson's coyote-thistle is a perennial herb in the family *Apiaceae*. It occurs in Contra Costa, Glenn, San Joaquin, San Mateo, Solano and Yolo Counties. It grows in wetlands within valley and foothill grasslands and around vernal pools, with clay soils. The blooming period for the species is from April to August. Jepson's coyote-thistle is threatened by development and habitat disturbance.

CNDDDB listed one occurrence (Occurrence #3) of Jepson's coyote-thistle within 5-miles of the Property. The open grasslands, seasonal wetlands and permanent waters of the perennial drainage of the Property offer suitable habitat for the species. No coyote-thistle was seen during the October survey; however the survey was conducted outside of the species blooming period (April-August). For these reasons, Jepson's coyote-thistle has a moderate potential to occur within the Property and further surveys during the species blooming period are needed to determine presence or absence.

6.3 Wildlife Survey Results

6.3.1 General Wildlife Species and Habitats

A complete list of wildlife species observed within the Property can be found in Attachment 2, Table 1. Wildlife species commonly occurring within habitat types present on the Property are discussed below:

Non-native Annual Grassland

The annual grassland habitat provides many foraging opportunities for a wide range of species. Passerine species observed during the survey include dark-eyed junco (*Junco hyemalis*), California towhee (*Melospiza crissalis*), black phoebe (*Sayornis nigricans*), barn swallow (*Hirundo rustica*) and white-crowned sparrow (*Zonotrichia leucophrys*). Other avian species observed include American crow (*Corvus brachyrhynchos*), acorn woodpecker (*Melanerpes formicivorus*), Anna's hummingbird (*Calypte anna*), turkey vulture (*Cathartes aura*), and wild turkey (*Meleagris gallopavo*)

The red-tailed hawk (*Buteo jamaicensis*) was the only raptor species observed during the survey, however the grassland habitat could potentially be utilized for foraging by other species including white-tailed kite (*Elanus leucurus*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), Cooper's hawk (*Accipiter cooperii*) and northern harrier (*Circus cyaneus*).

Desert cottontail (*Sylvilagus audubonii*) was observed foraging during the October survey. Coyote (*Canis latrans*), raccoon (*Procyon lotor*) and mule deer (*Odocoileus hemionus*) droppings were seen throughout the Property. Extensive burrow colonies created by small mammals including but not limited to Botta's pocket gopher (*Thomomys bottae*) and various vole species (*Microtus spp.*) were also observed.

The cover from the grassland habitat and the extensive burrows offers suitable habitat for various reptile species. Numerous western fence lizards (*Sceloporus occidentalis*) were observed throughout the Property. Other reptile species including Pacific gopher snake (*Pituophis catenifer catenifer*) and California king snake (*Lampropeltis californiae*) may also occur.

Developed

The existing structures and adjacent mature oak, pine and ornamental trees provide suitable habitat for numerous bird species and potentially some bats. A barn swallow nest was seen under the eave of the main structure found in the center of the Property, however no activity was observed. Avian species observed in the developed area include acorn woodpecker (*Melanerpes formicivorus*), western scrub jay (*Aphelocoma californica*), Steller's jay (*Cyanocitta stelleri*), and dark-eyed junco. Bat species that could utilize this habitat for roosting include pallid bat (*Antrozous pallidus*), hoary bat (*Lasiurus cinereus*) and yuma myotis (*Myotis yumanensis*).

Seasonal Wetland

The seasonal pond and wetland offers suitable habitat for various wildlife species. During the wet months, the full pond can offer foraging habitat for avian species including but not limited to killdeer (*Charadrius vociferous*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*) and various duck species.

The pond, and its proximity to the tributary of Gold Creek and upland refuge could offer suitable breeding and foraging habitat for many amphibian species including California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), Sierran tree frog (*Pseudacris sierra*), and western toad (*Anaxyrus boreas*).

Drainage

The perennial drainage offers suitable foraging and dispersal habitat for amphibian species including CRLF, sierran tree frog and western toad. In the ephemeral drainage, during the wet months similar species to seasonal wetlands are expected to occur, while during the dry months similar species to the grassland habitat are expected to occur.

Riparian Woodland

The riparian woodland area within the Property, although small, has the most chance to provide nesting habitat for passerine and raptor avian species as well as provide roosting habitat for bats including potentially sensitive species like the pallid bat, hoary bat and yuma myotis. Pacific tree frog and other amphibian species may use the area for foraging and breeding.

BIRDS

Red-shouldered Hawk (*Buteo lineatus*). State Protected.

The red-shouldered hawk is a medium-sized, slender *Buteo* with long legs and a long tail and is smaller than the red-tailed hawk. Upperparts are dark with pale spotting, and rusty-reddish feathers on the wing create the distinctive shoulder patch. The tail has several wide, dark bars; the intervening narrow stripes and the tip of the tail are white, and there is variation in the number of tail bars among adults and juveniles. The habitat that the red-shouldered hawk prefers varies from bottomland hardwoods and riparian areas to upland deciduous or mixed deciduous-conifer forest, and almost always includes some form of water, such as a swamp, marsh, river, or pond. In the west, the red-shouldered hawk sometimes occurs in coniferous forests, and has been expanding its range of occupied habitats to include various woodlands, including stands of eucalyptus trees amid urban sprawl. They typically place their nests in a broad-leaved tree (occasionally in a conifer), below the forest canopy but toward the tree top, usually in the crotch of the main trunk. Nest trees are often near a pond, stream, or swamp, and can be in suburban neighborhoods or parks. These hawks eat mostly small mammals, lizards, snakes, and amphibians. They also eat toads, snakes, and crayfish. They occasionally eat birds, sometimes from bird feeders; recorded prey includes sparrows, starlings, and doves.

CNDDDB did not list the red-shouldered hawk as occurring within the vicinity of the Property. The large trees present within the developed area, and those found just outside the boundary in the oak woodland offer suitable nesting habitat. In addition, foraging opportunities occur throughout the Property in the annual grassland habitat. Given the information above the red-shouldered hawk has high potential to occur on the Property in a nesting and foraging capacity.

Red-Tailed Hawk (*Buteo jamaicensis*). State Protected.

The red-tailed hawk is a large *Buteo* that is distinct due to the red color of its tail feathers in contrast to the brown color of its body. Not all red-tailed hawks exhibit the distinct coloration on their tail and gradations may occur especially in young birds. Red-tailed hawks hunt rodents by soaring over grassland habitat. Nest trees for red-tailed hawks are usually tall trees with a well-developed canopy that includes a strong branching structure on which to build a nest.

CNDDDB did not list the red-tailed hawk as occurring within the vicinity of the Property. However, a red-tailed hawk was observed foraging on the Property during the October 2017 survey. The large trees present within and around the Property offer suitable nesting habitat. In addition, foraging opportunities occur throughout the Property. Given the information above the red-tailed hawk has high potential to occur on the Property in a nesting capacity and is present in a foraging capacity.

White-tailed Kite (*Elanus leucurus*). Federal Species of Concern, CDFW: Fully Protected.

The white-tailed kite is falcon-shaped with a long white tail. This raptor has black patches on the shoulders that are highly visible while the bird is flying or perching. White-tailed kites forage in annual grasslands, farmlands, orchards, chaparral, and at the edges of marshes and meadows. They are found nesting in trees and shrubs such as willows (*Salix sp.*), California sycamore (*Platanus racemosa*), and coast live oak (*Quercus agrifolia*) often near marshes, lakes, rivers, or ponds. This raptor often hovers while inspecting the ground below for prey. The White-tailed Kite eats mainly small mammals, as well as some birds, lizards, and insects. Annual grasslands are considered good foraging habitat for white-tailed kites, which will forage in human-impacted areas.

CNDDDB did not list the white-tailed kite as occurring within the vicinity of the Property. However, the large trees present within and surrounding the Property offer suitable nesting habitat. In addition, foraging opportunities occur throughout the Property in the grassland habitat. Given the information above the white-tailed kite has high potential to occur on the Property in a nesting and foraging capacity.

Cooper's Hawk (*Accipiter cooperii*). State Protected.

Coppers' hawk is a medium to large-size raptor, reaching an average of 28-34 in wingspan. They are distinctive for the black and white horizontal banding on the elongated tail, blue gray head, back and upper wings. Additional markings include rusty red horizontal barring on a white breast, a large square head, and long yellow legs and feet.

CNDDDB did not list any occurrences of the Cooper's hawk. The large trees present within the riparian habitat on the Property offer suitable nesting habitat. In addition, foraging opportunities occur throughout the Property. Given the information above, the Cooper's hawk has high potential to occur on the Property in a nesting and foraging capacity.

Burrowing Owl (*Athene cunicularia*). Federal Species of Special Concern, California Species of Special Concern.

The U.S. Fish and Wildlife Service has identified the burrowing owl as a "candidate" species. Candidate species are animals and plants that may warrant official listing as threatened or endangered, but there is no conclusive data to give them this protection at the present time. As a candidate species, burrowing owls receive no legal protection under the Endangered Species Act (ESA). However, this species does receive some legal protection from the U.S. through the Migratory Bird Treaty Act, which forbids the destruction of the birds and active nests. In California, the burrowing owl is considered a "species of special concern."

Burrowing owls are ground dwelling members of the owl family and are small brown to tan colored birds with bold spots and barring. Burrowing owls generally require open annual grassland habitats in which to nest, but can be found on abandoned lots, roads, airports, and other urban areas. Burrowing owls generally use abandoned California ground squirrel holes for their nesting burrow, but are also known to use pipes or other debris for nesting purposes. Burrowing owls prefer annual grassland habitats with low vegetative cover. The breeding season for burrowing owls occurs from March through August. Burrowing owls often nest in loose colonies about 100 yards apart. They lay three to twelve eggs from mid-May to early June. The female incubates the clutch for about 28 days, while the male provides her with food. The young owls begin appearing at the burrow's entrance two weeks after hatching and leave the nest to hunt for insects on their own after about 45 days. The chicks can fly well at six weeks old.

CNDDDB listed seven occurrences of burrowing owl within five miles of the Property. The closest occurrence (Occurrence #90) was observed approximately 2.5 miles east of the Property in an open field in the City of Pleasanton near Coronado lane and Hopyard road. The area has since been developed. The area is historically known to provide suitable habitat for burrowing owls. The Property has suitable grassland habitat for burrowing owl, however no ground squirrel burrows were observed on site. The burrows present on site were made by small mammals including pocket gophers and voles, which are inadequate for burrowing owls. For these reasons the burrowing owl has a low potential to occur on the Property in nesting and foraging capacity and is not likely to occur.

Loggerhead Shrike (*Lanius ludovicianus*). Federal Species of Special Concern, California Species of Special Concern.

The loggerhead shrike is a black and white perching bird with a black face mask that extends over the bill. A common resident and winter visitor in lowlands and foothills throughout California. It prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. It occurs only rarely in heavily urbanized areas, but is often found in open

cropland. This species hunts large insects, small rodents and even small birds. Loggerhead shrikes are known for their habit of impaling their food on thorns or barb wire for future consumption. The range and habitat for the loggerhead shrike has steadily shrunk due to human development within grasslands; however, this species is often found on lands grazed by cattle that are fenced with barb wire. These birds use shrubs, dense trees, and thickets of vegetation for nesting sites.

CNDDDB did not list the loggerhead shrike as occurring within the vicinity of the Property. However the trees and shrubs within and surrounding the Property offer potentially suitable nesting habitat. In addition, foraging opportunities occur across the Property. Given the information above the loggerhead shrike has moderate potential to occur on the Property in a foraging and nesting capacity.

MAMMALS

Special-status Bats

Bats (Order - *Chiroptera*) are the only mammals capable of “true” flight. They are nocturnal feeders and locate their prey, which consists of small to medium sized insects by echolocation. Bats consume vast amounts of insects making them very effective pest control agents. They may eat as much as their weight in insects per day. Maternity roosts comprised of only females, may be found in buildings or mine shafts with temperatures up to 40 degrees Celsius and a high percentage of humidity to ensure rapid growth in the young. Female bats give birth to only one or two young annually and roost in small or large numbers. Males may live singly or in small groups, but scientists are still unsure of the whereabouts of most males in summer.

Special-status bats with the potential to occur on the Property are listed below:

- Pallid bat (*Antrozous pallidus*)
- Yuma myotis (*Myotis yumanensis*)
- Hoary Bat (*Lasiurus cinereus*)

CNDDDB listed the pallid bat (Occurrence #331) and yuma myotis (Occurrence #78) as occurring within the 5-mile radius of the Property. Both occurrences were recorded approximately 1 mile east of the Property. The large oak, pine and cypress trees could potentially offer roosting sites for multiple bat species, however the oak woodland/riparian just outside the western and southern border are more suitable. The grassland habitat and adjacent tributary of Gold Creek provide an array of insects, allowing for abundant foraging opportunities. Given the above information, multiple species of bats have a moderate potential to occur on the Property in roosting and foraging capacity.

AMPHIBIANS

California Red-Legged Frog (*Rana draytonii*). Federally Threatened, California Species of Special Concern.

California red-legged frog (CRLF) was listed as a Federal threatened species on May 31, 1996 (61 FR 25813) and is considered threatened throughout its range. If a proposed Property may jeopardize listed species, Section 7 of the ESA requires consideration of those species through formal consultations with the USFWS. Federal Proposed species (USFWS 2006c) are species for which a proposed listing as Threatened or Endangered under the ESA has been published in the Federal Register. If a proposed Property may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS. On April 13, 2006, USFWS designated critical habitat for the CRLF under the ESA. In total, approximately 450,288 acres fell within the boundaries of critical habitat designation. A new ruling by the USFWS on March 17, 2010, revised the designation of critical habitat for CRLF (75 FR 12815 12959). In total, approximately 1,636,609 acres of critical habitat in 27 California counties fall within the boundaries of the final revised critical habitat designation. This rule became effective on April 16, 2010.

The CRLF is a rather large frog, measuring one and a half to five inches in length. They are reddish-brown to gray in color, with many poorly defined dark specks and blotches. Dorsolateral folds are present. The underside of the CRLF is washed with red on the lower abdomen and hind legs. The CRLF has a dark mask bordered by a light stripe on the jaw, smooth eardrums, and not fully webbed toes. The male has enlarged forearms and swollen thumbs. Its vocals consist of a series of weak throaty notes, rather harsh, and lasting two to three seconds. Breeding occurs from December to March with egg masses laid in permanent bodies of water.

The CRLF is found in lowlands, foothill woodland and grasslands, near marshes, lakes, ponds or other water sources. These amphibians require dense shrubby or emergent vegetation closely associated with deep still or slow moving water. Generally these frogs favor intermittent streams with water at least two and a half feet deep and where the shoreline has relatively intact emergent or shoreline vegetation. CRLF is known from streams with relatively low gradients and those waters where introduced fish and bullfrogs are absent. CRLF are known to take refuge upland in small mammal burrows during periods of high water flow. CRLF occurs west of the Sierra Nevada-Cascade and in the Coast Ranges along the entire length of the state. Historically, they occurred throughout the Central Valley and Sierra Nevada foothills south to northern Baja California. Now they are found from Sonoma and Butte Counties south to Riverside County, but mainly in Monterey, San Luis Obispo, and Santa Barbara Counties.

CNDDDB listed 18 occurrences of the CRLF occurring within five miles of the Property. There were six occurrences (Occurrence # 191, 192, 360, 361, 362, 364) within two miles of the Property. The seasonal pond, perennial drainage, and the proximity of a tributary of Gold Creek offer suitable habitat to support breeding, upland refuge and dispersal. The seasonal pond offers adequate water during the wet months that support breeding, while the surrounding small

mammal burrows provide upland refuge. The permanent waters of the perennial drainage and the tributary of Gold Creek offer suitable habitat for foraging and dispersal throughout the year. The Property is approximately 0.5 miles from USFWS designated critical habitat for CRLF (Unit ALA-1B) (Attachment 1, Figure 7). For these reasons CRLF has a high potential to occur on site in a breeding and foraging capacity.

California Tiger Salamander (*Ambystoma californiense*). Federally Threatened, State Threatened.

Adult California tiger salamanders (CTS) inhabit rolling grassland and oak savannah. Adults spend most of the year in subterranean retreats such as rodent burrows, but may be found on the surface during dispersal to and from breeding sites. The preferred breeding sites are vernal pools and other temporary ponds. However, CTS may use permanent manmade ponds as breeding habitat. CTS adults begin migrating to ponds after the first heavy rains of fall and can be found in or around the breeding ponds during and after winter rainstorm events. In extremely dry years, CTS may not reproduce.

After mating, females lay several small clusters of eggs, which contain from one to over 100 eggs. The eggs are deposited on both emergent and submerged vegetation, as well as submerged detritus. A minimum of ten weeks is required to complete larval development through metamorphosis, at which time the larvae will normally weigh about ten grams. Larvae remaining in pools for a longer time period can grow to much larger sizes. Upon metamorphosis, juvenile CTS migrate in large masses at night from the drying breeding sites to refuge sites. Prior to this migration, the juveniles spend anywhere from a few hours to a few days near the pond margin. Adult CTS are largely opportunistic feeders, preying upon arthropod and annelid species that occur in burrow systems, as well as aquatic invertebrates found within seasonal pools. The larvae feed on aquatic invertebrates and insects, showing a distinct preference for larvae of the Pacific tree frog.

On August 4, 2004, the U.S. Fish and Wildlife Service (USFWS) announced the listing of the CTS as threatened throughout its range with the exception of the Sonoma and Santa Barbara County populations which are listed as endangered (USFWS 2006). On March 3, 2010, the California Fish and Game Commission designated CTS as threatened under the California Endangered Species Act. On August 23, 2005, the Service designated 199,109 acres of critical habitat in 19 counties for the central California population of the CTS. On August 2, 2005, they proposed 74,223 acres of critical habitat for CTS in Sonoma County, California. This habitat is located in the Santa Rosa Plain in central Sonoma and includes lands bordered on the west by Laguna de Santa Rosa, to the south by Skillman Road, northwest of Petaluma, to the east by foothills, and to the north by Windsor Creek. On December 14, 2005, in a final decision, USFWS designated and excluded 17,418 acres of critical habitat for CTS, so that no critical habitat is being designated for the Sonoma County population.

CNDDB has listed four occurrences (Occurrence #433, 453, 674, and 1139) of CTS occurring within five miles of the Property. All of the occurrences were recorded approximately 5 miles

northeast of the Property in the cities of Dublin and Livermore. The most recent occurrence (Occurrence #1139) was in 2011 where one larval CTS was recorded in Pleasanton Ridge Regional Park pond #028. The closest USFWS designated critical habitat for CTS is approximately 17 miles away in the City of Livermore. The Property offers suitable breeding and upland refuge habitat with the seasonal pond and the small mammal burrows. For these reasons there is a moderate potential for CTS to occur on the Property in a breeding and foraging capacity.

REPTILES

Alameda Whipsnake (*Masticophis lateralis euryxanthus*). Federally Threatened, State Threatened.

The Alameda whipsnake is one of two subspecies of the California whipsnake. It is distinguished from the chaparral whipsnake (*M. l. lateralis*) by the broad orange striping on its sides. Adults reach approximately three to five feet in length and show a sooty black to dark brown back, cream colored undersides and pinkish tail. This species is typically found in chaparral, northern coastal sage scrub, and coastal sage habitats; however, annual grasslands, oak woodlands, and oak savannah serve as habitat during the breeding season. Egg-laying occurs near scrub habitat on ungrazed grasslands with scattered shrub cover. The known distribution for Alameda whipsnake includes Sobrante Ridge, Oakland Hills, Mount Diablo, the Black Hills, and Wauhab Ridge.

Male and female snakes are active from April to November finding mates. During the breeding season from late March through mid-June, male snakes exhibit more movement throughout their home range, while female snakes remain sedentary from March until egg laying. Females lay a clutch of 6 to 11 eggs, usually in loose soil or under logs or rocks.

CNDDDB listed 37 occurrences of the Alameda whipsnake within the vicinity of the Property. The exact locations of these collections were not recorded in the CNDDDB due to the sensitivity of this species. Refer to Attachment 1 Figure 5 to see approximate range of listed occurrences. The Property does overlap with USFWS designated critical habitat (unit: 3) (See Attachment 1 Figure 7). The Property has grassland habitat but is not suitable for the Alameda whipsnake due to its low vegetation height. Also there are no scrub or rock outcrop habitats present which the Alameda whipsnake characteristically prefers. However, there is only residential housing on one boundary of the Property while all other boundaries are adjacent to open space and woodland habitat. Alameda whipsnake could utilize the Property for dispersal. For these reasons Alameda whipsnake has a moderate potential to occur on the Property in a dispersal capacity.

Western Pond Turtle (*Emys marmorata*). California Species of Special Concern.

The western pond turtle is a thoroughly aquatic turtle that may be found in marshes, ponds, streams and irrigation ditches where aquatic vegetation is present. The turtles, which range from nine to ten inches in size, require basking sites and suitable upland habitat for egg laying. Suitable breeding upland habitats may consist of sandy banks or grassy open fields. The western

pond turtle has a dark brown to olive-colored carapace with hexagonal scales that lack prominent markings.

Nesting and incubation occur from April to September, with a peak time for mating and egg laying occurring from March to May. After a 73 to 80-day gestation or incubation period, 5 to 13 eggs will be laid from July to October. Eggs are produced either once or twice a year. Females may travel some distance from water for egg-laying, moving as much as 0.8 kilometers (a half mile) away from and up to 90 meters (300 feet) above the nearest source of water. Most nests are with 90 meters (300 feet) of water. The female usually leaves the water in the evening and may wander far before selecting a nest site, often in an open area of sand or hardpan that is facing southwards. The nest is flask-shaped with an opening of about five centimeters (two inches). Females spend considerable time covering up the nest with soil and adjacent low vegetation, making it difficult for a person to find unless it has been disturbed by a predator.

Activity slows from November to February. During the winter when water and air temperatures cool, usually from September to March, the turtles begin to hibernate. During hibernation, turtles either bury themselves in the mud at the bottom of ponds or will bury themselves on land in duff (top layer of decomposing vegetation and soil). Some turtles travel more than a half mile to over-winter on land, though many select the nearest wooded or shrubby area they can bury in. Turtles then emerge from hibernation in the spring to start the yearly cycle again.

CNDDDB listed 3 occurrences (Occurrence #246, 307, and 1287) of the western pond turtle within the vicinity of the Property. The closest occurrence (Occurrence #1287) was located approximately 4 miles north of the Property. Two adults were observed in south San Ramon Creek just north of Pine Valley Road during September 2015. The permanent water of the tributary of Gold Creek, the seasonal pond and the close proximity of open grasslands offers moderate suitable habitat for the western pond turtle. However, with the lack of permanent ponding waters the western pond turtle is not likely to occur.

7.0 CONCLUSIONS

7.1 Wetlands

Results of the biological resource analysis survey conducted by Olberding Environmental indicate that the Property contains wetlands/waters that may be considered jurisdictional by the Army Corps of Engineers, RWQCB or CDFW. The Property has two drainages, one ephemeral and one perennial, seasonal wetlands and a seasonal pond. These areas showed positive indicators of wetland soils, hydrology, and vegetation. If any project related activities are to occur within these features, an Army Corps of Engineers jurisdictional delineation would be required.

7.2 Special-status Plants

One special-status plant species, Jepson's coyote-thistle, was determined to have a moderate potential to occur on the Property. This plants potential to occur on the Property was based on the presence of suitable habitats, soil types, and nearby and recent CNDDDB occurrences. Suitable habitat for this species occurs within the grassland and wetland habitats.

7.3 Special-status Wildlife

Foraging or Nesting Raptor/Passerine Species – A total of five bird species were identified as having potential to occur on the Property. Three species including red-shouldered hawk, red-tailed hawk, white-tailed kite, and Cooper's hawk had a high potential to occur in a foraging and nesting capacity. Loggerhead shrike had a moderate potential to occur in a foraging and nesting capacity. The red-tailed hawk was observed foraging on the Property during the time of the survey.

Special-Status Mammals – Given the presence of suitable onsite habitat; the pallid bat, hoary bat and yuma myotis have a moderate potential to occur on the Property in a foraging and roosting capacity. No immediate signs were present during the initial survey but the riparian trees and the large pine, cypress and oak trees near the main existing structure could provide roosting habitat.

Special-Status Amphibians – Two amphibian species, CRLF and CTS, have been identified as having a moderate to high potential to occur on the Property. Multiple CNDDDB occurrences and USFWS designated critical habitat of CRLF are recorded in the vicinity of the Property. The Property contains suitable habitat in the seasonal wetlands, drainages and the adjacent tributary of Gold Creek. For these reasons CRLF has a high potential to occur in a breeding, foraging and dispersal capacity. CTS has a moderate potential to occur in a breeding, foraging and dispersal capacity.

Special-Status Reptiles – The Alameda whipsnake was identified by the CNDDDB as occurring in the vicinity of the Property. An assessment of the Property concluded that the site provides

habitat to support Alameda whipsnake species in a dispersal capacity only. Alameda whipsnake has a moderate potential to occur on the Property. Western pond turtle is not likely to occur on the Property.

8.0 RECOMMENDATIONS

- **Corps and State Regulated Wetlands/Waters** – Jurisdictional wetlands and waters potentially regulated under the authority of the Corps, RWQCB, and CDFW are present on the Property. Fill of these regulated features may require authorization under Sections 404 and 401 of the Clean Water Act (CWA) and authorization under Section 1600 of the Fish and Wildlife Code. A Corps wetland delineation should be prepared to document the actual extent of jurisdictional features if any construction activity could result in impacts to wetlands/waters. If the wetlands/waters are deemed jurisdictional and construction activities are proposed that could impact these features, permits must be obtained prior to construction. Setbacks from the wetlands/water features may be required to protect habitat quality and to protect water quality. Permitting to allow impacts to wetlands/waters features may also require mitigation.
- **Rare Plant Survey** – A rare plant survey of the Property in accordance with CDFW and CNPS guidelines should be required prior to construction. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (June). Any rare, threatened, or endangered plant species, including but not limited to those listed in Attachment 2, Table 2, should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW may be required regarding appropriate mitigation.
- **Pre-Construction Avian Survey** – If project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Property and the large trees within the adjacent riparian area should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

- **Pre-construction Bat Survey** – To avoid “take” of special–status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the project site:
 - a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid–February through mid–October – ca. Feb. 15 – Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat.
 - b) Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
 - c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
 - d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non–volant (non–flying or inactive, either young, or seasonally torpid) individuals.

OR

A qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the Property with large trees and abandoned structures. If tree removal is proposed to determine if any special–status bats reside in the trees. Any special–status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by project development.

- **Pre-construction Amphibian Surveys** – Directed pre-construction surveys for CTS and CRLF are recommended prior to construction activities. Suitable breeding habitat for CTS and CRLF exists within the seasonal pond within the Property. The Property may also serve as a dispersal area for both CTS and CRLF. A qualified biologist shall survey the project site for CRLF and CTS preceding the commencement of construction activities to verify absence/presence of the species. Surveys should be performed using USFWS protocol.
- **Pre-construction Reptile Survey** – While potential occurrence of Alameda whipsnake is limited to dispersal through the Property, a pre-construction survey should be performed no more than 48 hours prior to ground disturbance or vegetation removal. Surveys would be required to determine presence/absence of this species.

- **Erosion Control** – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

9.0 LITERATURE CITED

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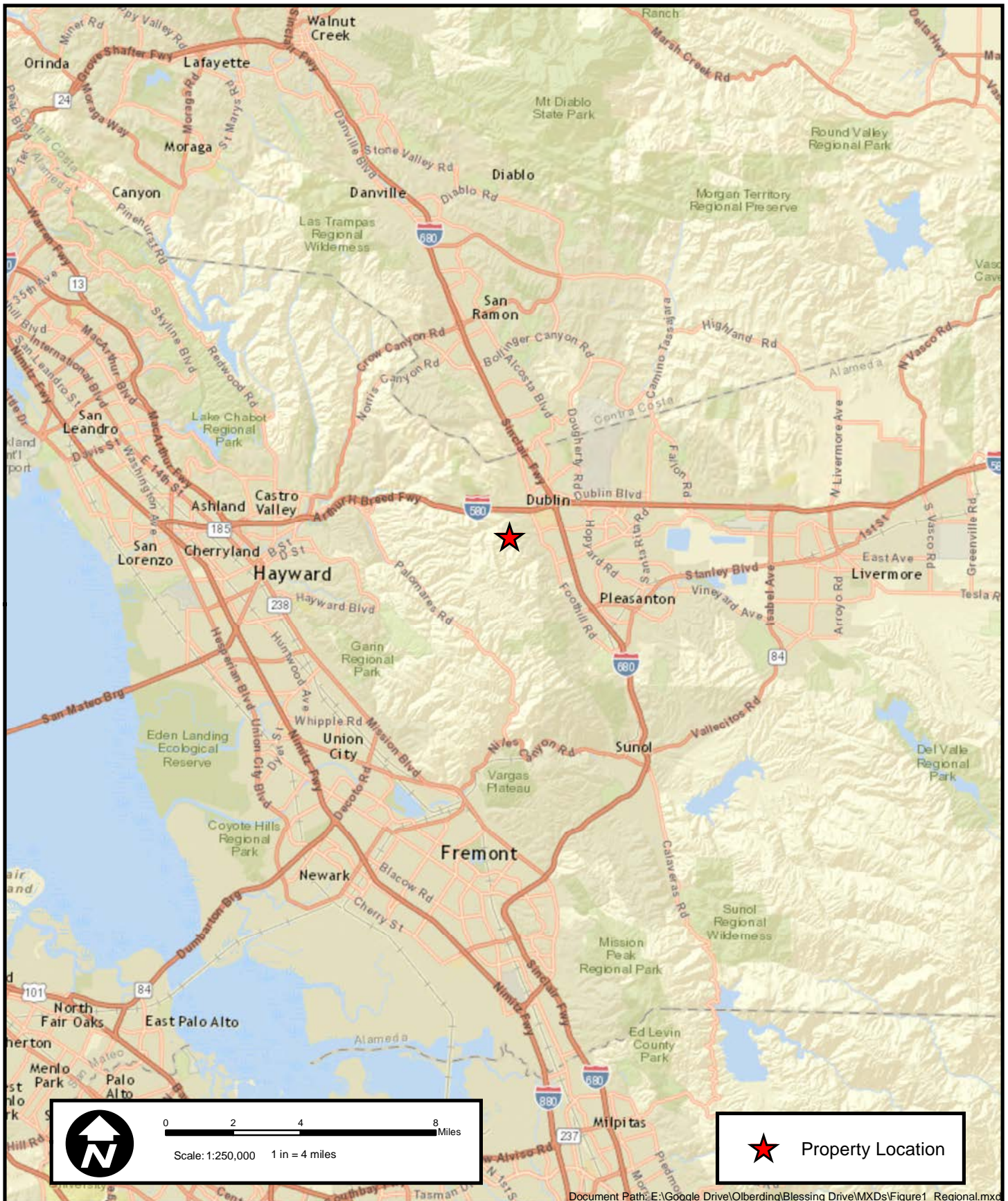
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ATTACHMENTS

ATTACHMENT 1 FIGURES

Figure 1	Regional Map
Figure 2	Vicinity Map
Figure 3	USGS Quadrangle Map for Dublin
Figure 4	Aerial Photograph
Figure 5	CNDDDB Map of Special Status Wildlife
Figure 6	CNDDDB Map of Special Status Plants
Figure 7	USFWS Designated Critical Habitat
Figure 8	Soils Map
Figure 9	Photo Location Map
Figure 10	Habitat Map

Figure 1
Regional Map

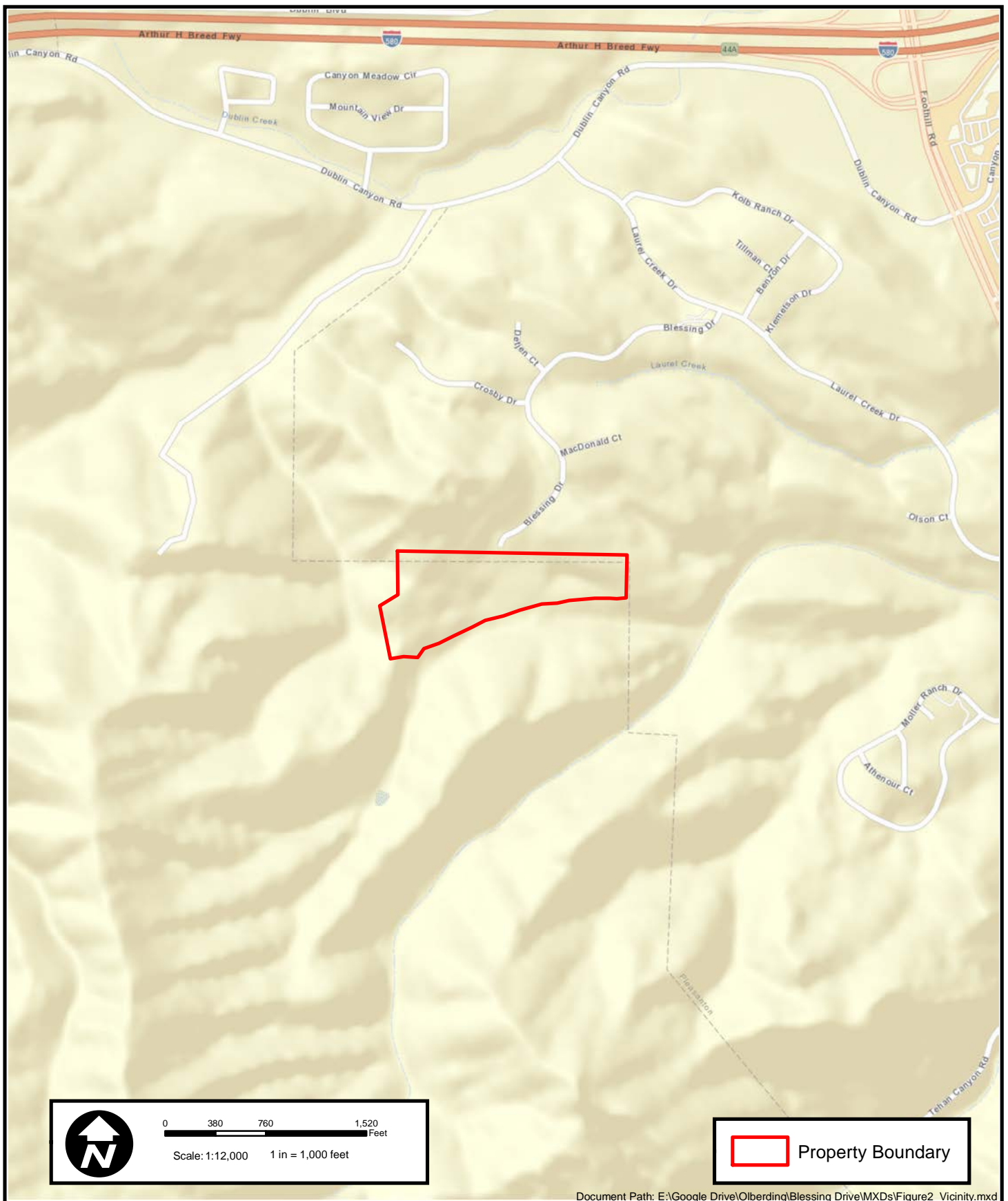


**Figure 1: Regional Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 2
Vicinity Map



**Figure 2: Vicinity Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

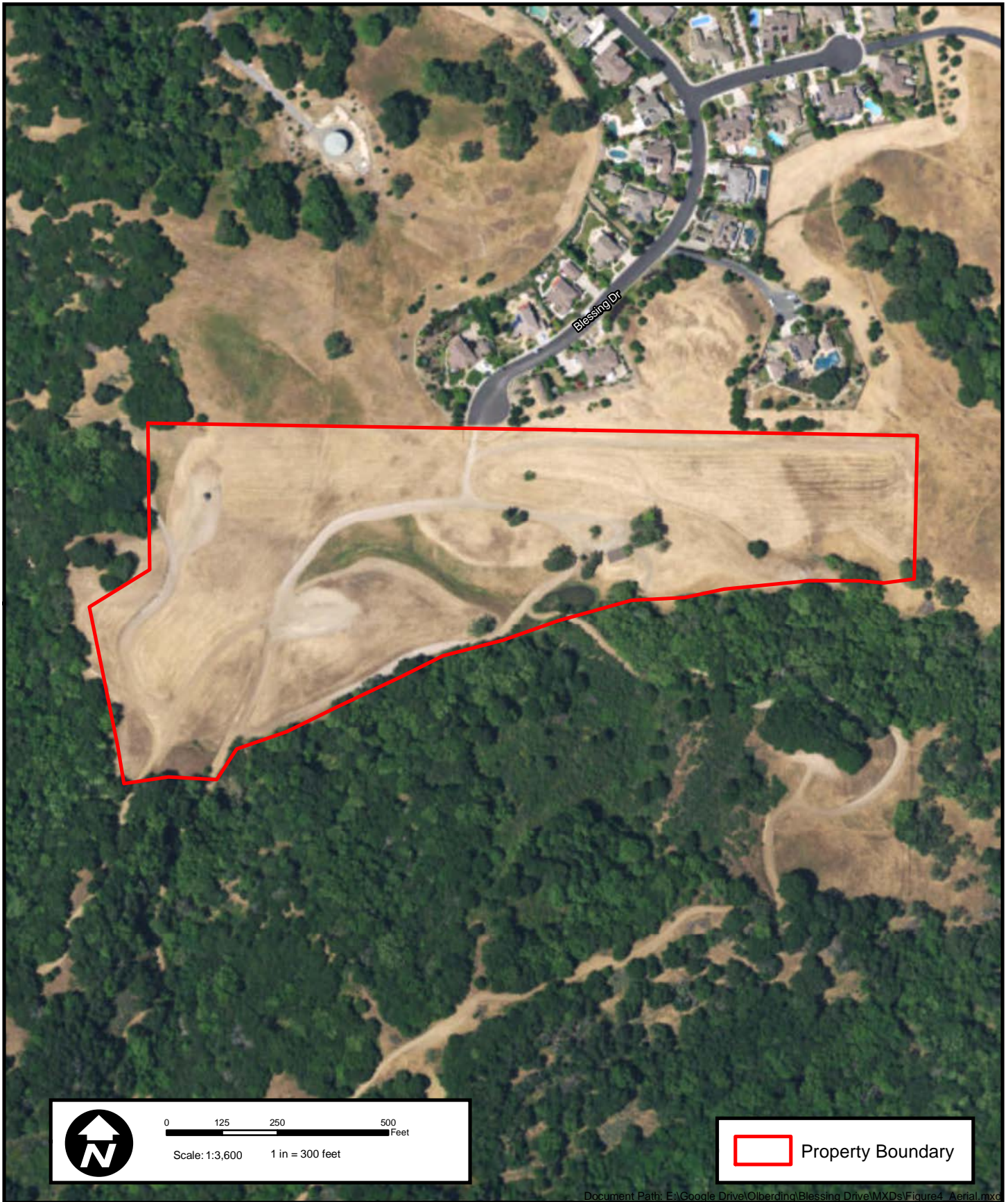
Figure 3
USGS Quadrangle Map for Dublin



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

**Figure 3: USGS Topographic Map
Blessing Drive Property
Alameda County, California**

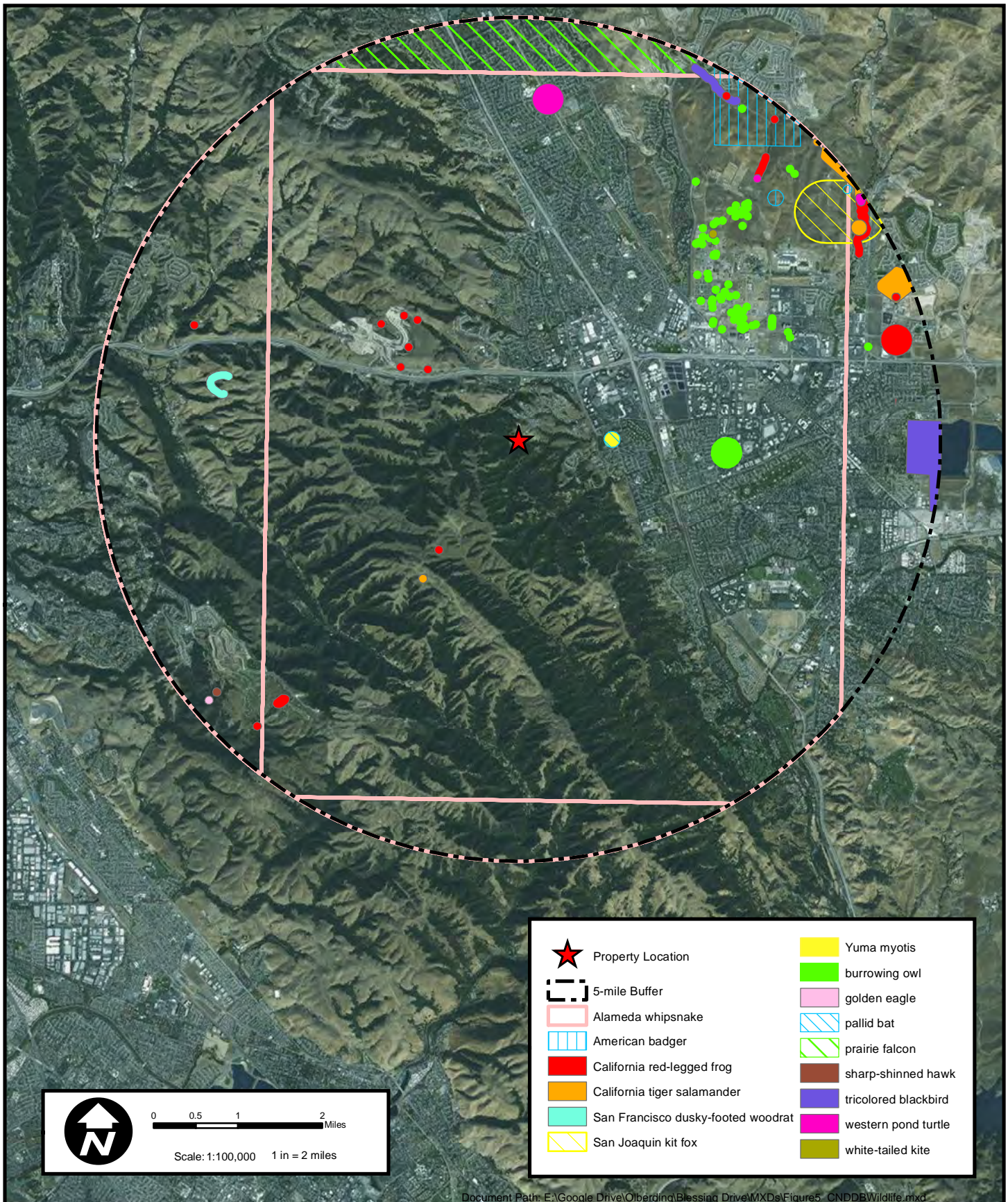
Figure 4
Aerial Photograph



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

**Figure 4: Aerial Map
Blessing Drive Property
Alameda County, California**

Figure 5
CNDDDB Map of Special Status Wildlife

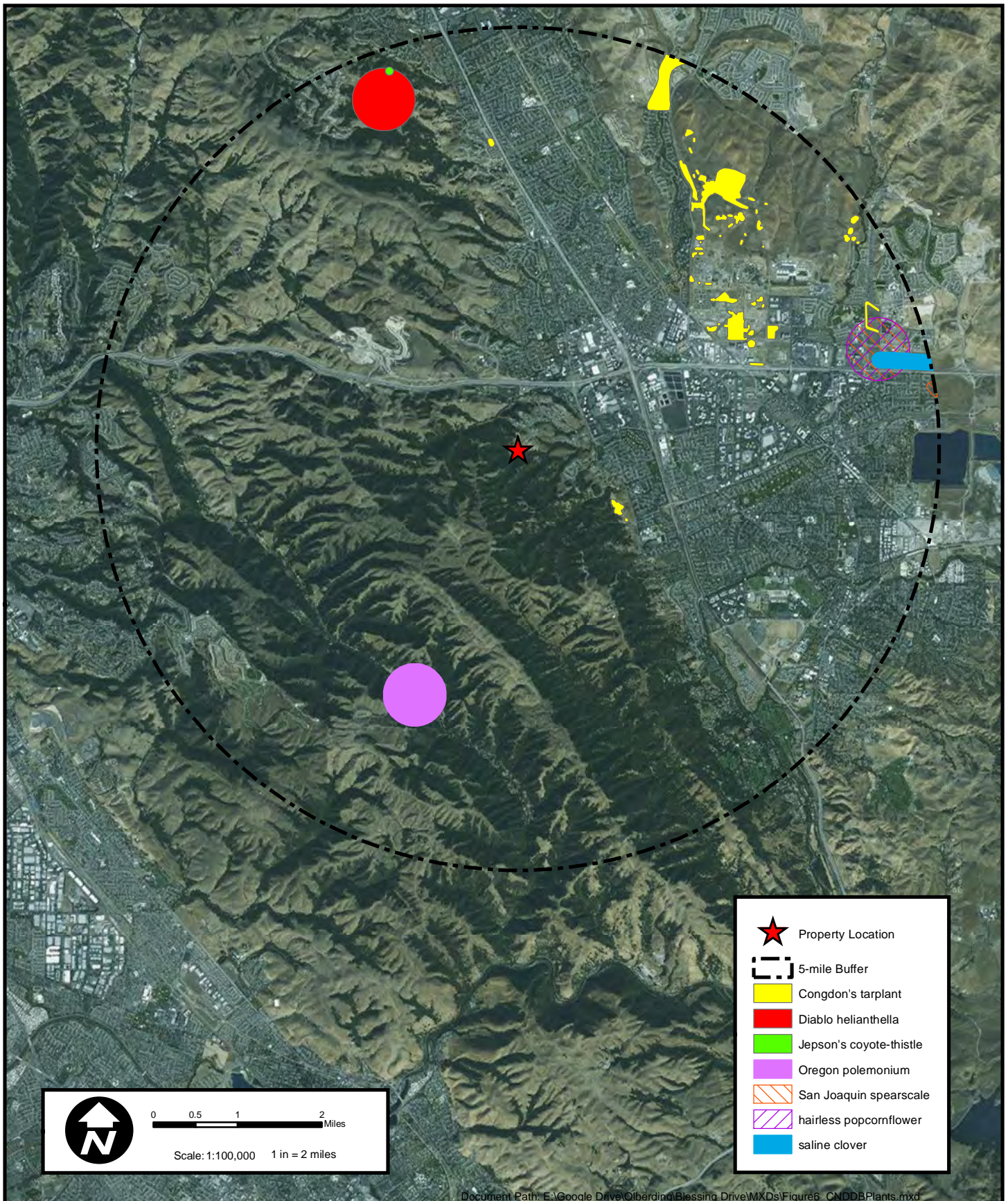


**Figure 5: CNDDb Wildlife Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 6
CNDDB Map of Special Status Plants

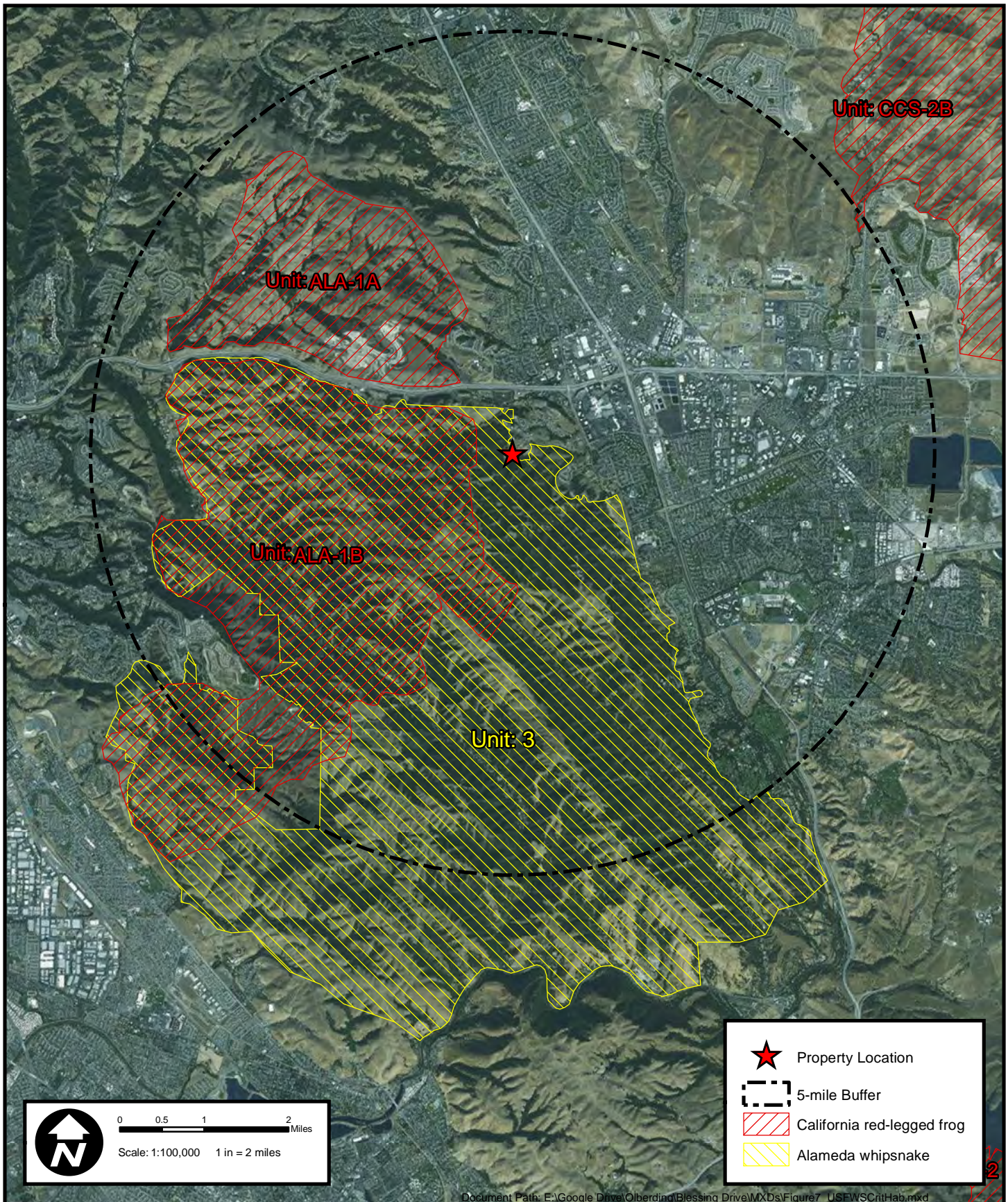


**Figure 6: CNDDDB Plants Map
Blessing Drive Property
Alameda County, California**



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Phone: (916) 985-1188

Figure 7
USFWS Designated Critical Habitat



**Figure 7: USFWS Designated Critical Habitat Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

Figure 8
Soils Map

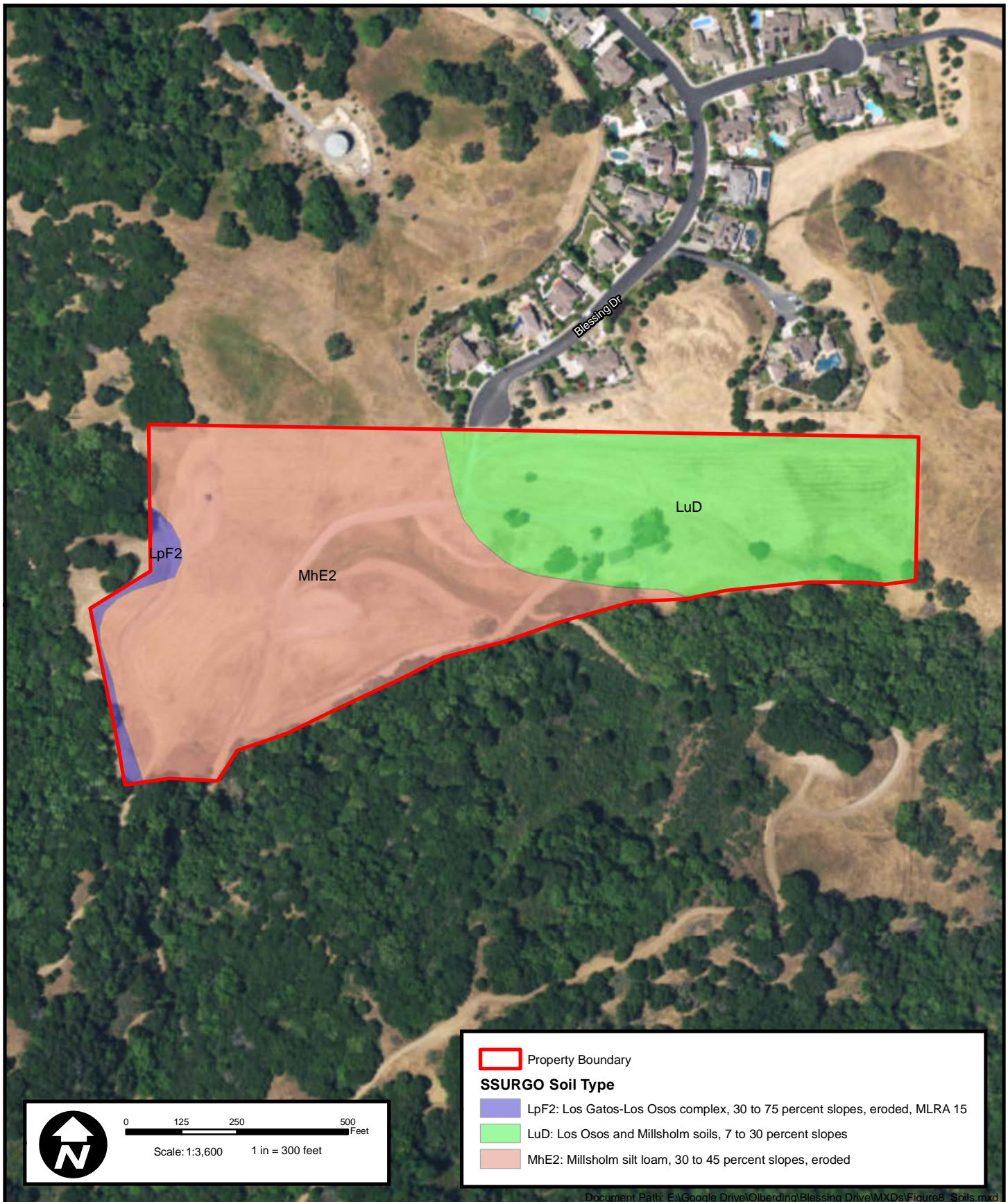
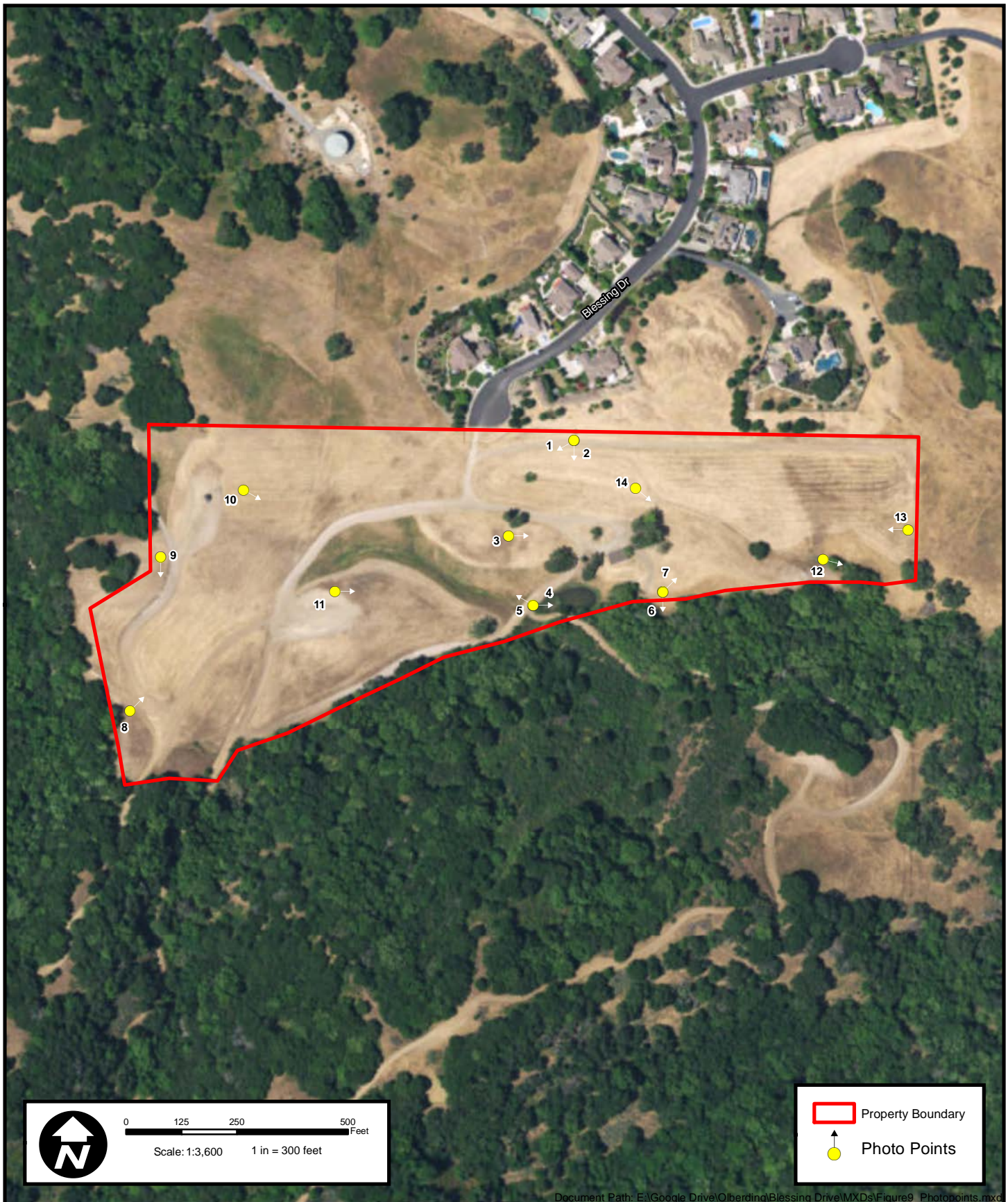


Figure 8: Soils Map
Blessing Drive Property
Alameda County, California



193 Blue Ravine Rd., Ste. 165
 Folsom, CA 95630
 Phone: (916) 985-1188

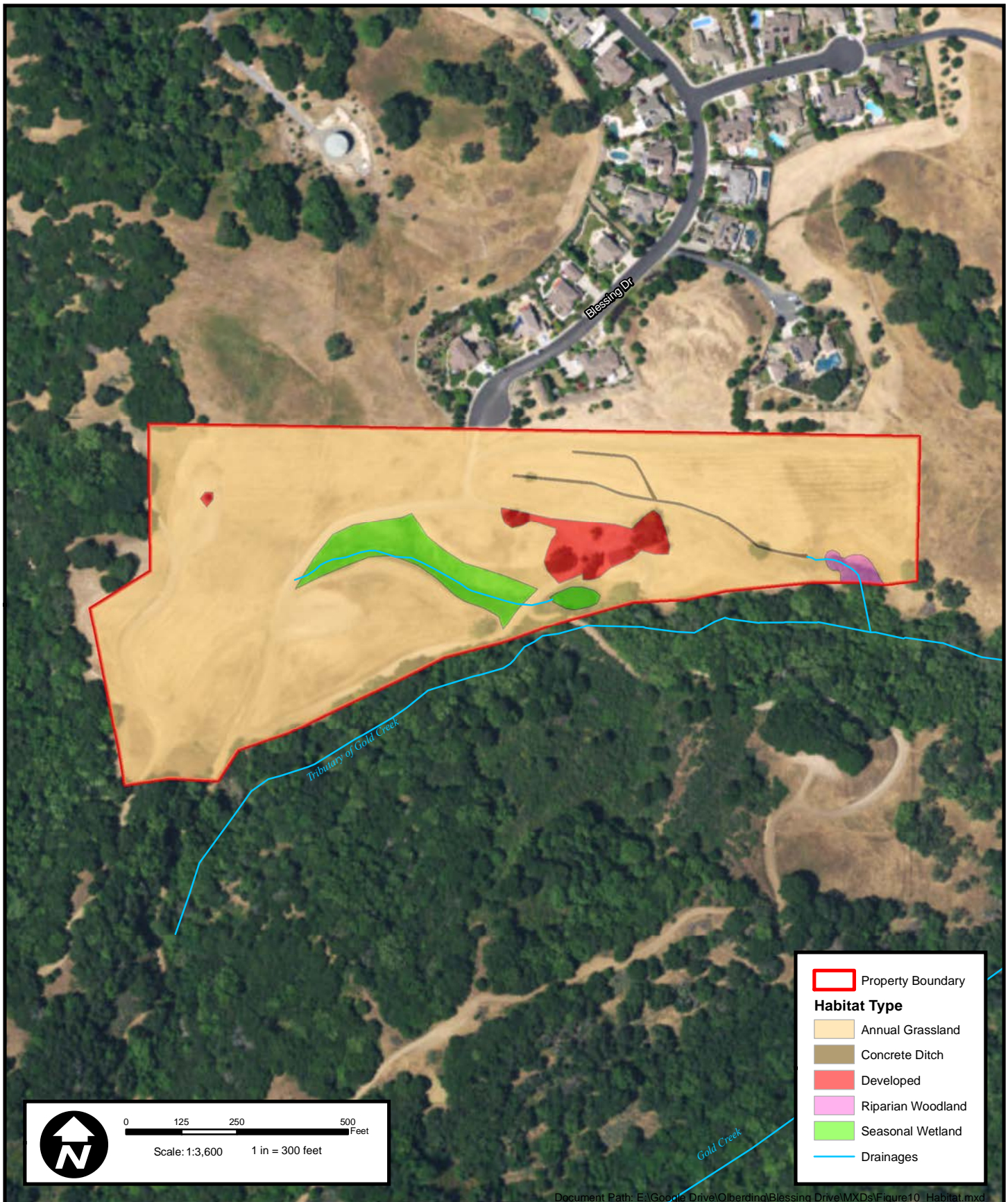
Figure 9
Photo Location Map



193 Blue Ravine Rd., Ste. 165
 Folsom, CA 95630
 Phone: (916) 985-1188

Figure 9: Photo Points Map
Blessing Drive Property
Alameda County, California

Figure 10
Habitat Map



**Figure 10: Habitat Map
Blessing Drive Property
Alameda County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

ATTACHMENT 2
TABLES

Table 1

Plant and Wildlife Species Observed

Within/Adjacent to the Survey Area

Table 1	
Wildlife Species Observed Within/Adjacent to the Survey Area	
Scientific Name	Common Name
Plant Species Observed	
<i>Aesculus californica</i>	California buckeye
<i>Amaryllis belladonna</i>	Amaryllis
<i>Avena fatua</i>	Wild oat
<i>Baccharis pilularis</i>	Coyote brush
<i>Brassica nigra</i>	Black mustard
<i>Bromus diandrus</i>	Ripgut brome
<i>Bromus hordeaceus</i>	Soft chess
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Centaurea solstitialis</i>	Yellow star thistle
<i>Cirsium vulgare</i>	Bull thistle
<i>Croton setigerus</i>	Turkey mullein
<i>Cupressus sempervirens</i>	Italian cypress
<i>Cyperus eragrostis</i>	Tall flatsedge
<i>Dittrichia graveolens</i>	Stinkwort
<i>Eleocharis spp.</i>	Spike rush
<i>Epilobium ciliatum</i>	Fringed willowherb
<i>Festuca perennis</i>	Italian rye grass
<i>Hordeum marinum</i>	Mediterranean barley
<i>Lactuca serriola</i>	Prickly lettuce
<i>Mentha pulegium</i>	Pennyroyal
<i>Morus alba</i>	White mulberry
<i>Nasturtium officinale</i>	Watercress
<i>Phalaris aquatica</i>	Harding grass
<i>Picris echiodes</i>	Bristley oxtongue
<i>Pinus ponderosa</i>	Ponderosa pine
<i>Plantago lanceolata</i>	English plantain
<i>Polypogon monspeliensis</i>	Rabbits foot grass
<i>Quercus agrifolia</i>	Live oak
<i>Quercus lobata</i>	Valley oak
<i>Rumex crispus</i>	Curly dock
<i>Salix laevigata</i>	Red willow
<i>Salix lasiolepis</i>	Arroyo willow
<i>Schoenoplectus californicus</i>	California bulrush
<i>Silybum marianum</i>	Milk thistle
<i>Toxicodendron diversilobum</i>	Western poison oak
<i>Trifolium hirtum</i>	Rose clover
<i>Umbellularia californica</i>	California bay
<i>Xanthium spinosum</i>	Spiny cocklebur

Table 1	
Wildlife Species Observed Within/Adjacent to the Survey Area	
Scientific Name	Common Name
Animal Species Observed	
Birds	
<i>Apelocoma californica</i>	Western scrub jay
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Cathartes aura</i>	Turkey vulture
<i>Cyanocitta stelleri</i>	Steller's Jay
<i>Hirundo rustica</i>	Barn swallow
<i>Junco hyemalis</i>	Dark-eyed junco
<i>Melanerpes formicivorus</i>	Acorn woodpecker
<i>Meleagris gallopavo</i>	Wild turkey
<i>Melospiza crissalis</i>	California towhee
<i>Pipilo maculatus</i>	Spotted towhee
<i>Poecile rufescens</i>	Chestnut-backed chickadee
<i>Regulus calendula</i>	Ruby-crowned kinglet
<i>Sayornis nigricans</i>	Black phoebe
<i>Psittacus minimus</i>	Bushtit
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	Common raven
<i>Branta canadensis</i>	Canadian goose
<i>Zonotrichia leucophrys</i>	White-crowned sparrow
Mammals	
<i>Odocoileus hemionus</i>	Mule deer
<i>Procyon lotor</i>	Raccoon
<i>Sylvilagus audubonii</i>	Desert cottontail
<i>Canis latrans</i>	Coyote
Reptiles	
<i>Sceloporus occidentalis</i>	Western fence lizard

Table 2

**Special-Status Species for the Dublin, Livermore, La Costa Valley,
Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara
7.5 Minute Quadrangle Maps**

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
PLANTS					
Alkali Milk-Vetch (<i>Astragalus tener</i> var. <i>tener</i>)	-/-/1B	March – June	Playas, valley and foothill, and vernal pools in alkaline soils. Micro habitat consists of low ground, alkali flats, and flooded lands	Low No suitable habitat present	Presumed absent
Bent-flower Fiddleneck (<i>Amsinckia lunaris</i>)	-/-/1B	Mach-June	Coastal bluff scrub, cismontane woodland, and valley and foothill grassland	Low Suitable habitat present	Presumed absent
Big-Scale Balsamroot (<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>)	-/-/1B	March – June	Chaparral, cismontane woodland, and valley and foothills grasslands, sometimes in serpentinite outcrops.	Low No suitable habitat present	Presumed absent
Brewer's Western Flax (<i>Hesperolinon breweri</i>)	-/-/1B	May – July	Chaparral, cismontane woodland, valley and foothill grassland. Often in rocky serpentine soils.	Low No suitable habitat present	Presumed absent
Brittlescale (<i>Atriplex depressa</i>)	-/-/1B	May – October	Chenopod scrub, meadows and sinks, playas, valley and foothill grasslands, and alkaline vernal pools with clay substrate.	Low No suitable habitat present	Presumed absent
California Alkali Grass (<i>Puccinellia simplex</i>)	-/-/1B	March - May	Usually occurs in wetlands, but occasionally found in non-wetlands. Generally grows in mineral springs and saline soils	Low No suitable habitat present	Presumed absent
California Seablite (<i>Suaeda californica</i>)	E/-/1B	July – October	Marshes and swamps, margins of coastal salt marshes.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Caper-Fruited Tropidocarpum (<i>Tropidocarpum capparideum</i>)	-/-/1B	March – April	Valley and foothill grasslands on alkaline hills.	Low No suitable habitat present	Presumed absent
Chaparral Harebell (<i>Campanula exigua</i>)	-/-/1B	May – June	Chaparral, in rocky, usually serpentine soils.	Low No suitable habitat present	Presumed absent
Congdon's Tarplant (<i>Centromadia parryi</i> ssp. <i>congdonii</i>)	-/-/1B	June – November	Valley and foothill grasslands in alkaline soils.	Low Suitable habitat present. Survey during blooming period.	Presumed absent
Contra Costa Goldfields (<i>Lasthenia conjugens</i>)	E/-/1B	March – June	Valley and foothill grassland, cismontane woodland, and vernal pools, swales, and low depressions in open grassy areas.	Low No suitable habitat present	Presumed absent
Diablo Helianthella (<i>Helianthella castanea</i>)	-/-/1B	March – June	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Usually in chaparral/oak woodland interface in rocky, azonal soils, often in partial shade.	Low No suitable habitat present	Presumed absent
Fragrant Fritillary (<i>Fritillaria liliacea</i>)	-/-/1B	February – April	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grasslands, often in serpentine soils.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Hairless Popcorn-Flower (<i>Plagiobothrys glaber</i>)	-/-/1A	March – May	Meadows and seeps, marshes and swamps, coastal salt marshes and alkaline meadows.	Low No suitable habitat present	Presumed absent
Jepson's Coyote-Thistle (<i>Eryngium jepsonii</i>)	-/-/1B	April – August	Clay soils. Valley and foothill grasslands. Vernal pools.	Moderate Suitable habitat present	May occur
Large-Flowered Fiddleneck (<i>Amsinckia grandiflora</i>)	E/E/1B	April – May	Cismontane woodland, valley and foothill grassland, annual grassland in various soils.	Low Suitable habitat present	Presumed absent
Loma Prieta Hoita (<i>Hoita strobilina</i>)	-/-/1B	May – October	Chaparral, cismontane woodland, riparian woodland, usually in mesic, serpentine soils.	Low No suitable habitat present	Presumed absent
Most Beautiful Jewel-Flower (<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>)	-/-/1B	April – June	Chaparral, cismontane woodland, and valley and foothill grasslands in serpentine soils on ridges and slopes.	Low No suitable habitat present	Presumed absent
Mount Diablo Buckwheat (<i>Eriogonum truncatum</i>)	-/-/1B	April – November	Chaparral, coastal scrub, and valley and foothill grasslands in sandy soils.	Low Survey during blooming period	Presumed absent

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Mount Diablo Fairy-Lantern (<i>Calochortus pulchellus</i>)	-/-/1B	April – June	Chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland; on wooded and brushy slopes.	Low No suitable habitat present	Presumed absent
Mount Diablo Jewel-Flower (<i>Streptanthus hispidus</i>)	-/-/1B	March – June	Valley and foothill grassland, chaparral; talus or rocky outcrops.	Low No suitable habitat present	Presumed absent
Mount Diablo Phacelia (<i>Phacelia phacelioides</i>)	-/-/1B	April – May	Chaparral, cismontane woodland; adjacent to trails, on rock outcrops and talus slopes; sometimes on serpentine.	Low No suitable habitat present	Presumed absent
Oregon Polemonium (<i>Polemonium carneum</i>)	-/-/2	April – September	Coastal prairie, coastal scrub, and lower montane coniferous forest from 0-1830 meters in elevation.	Low No suitable habitat present	Presumed absent
Palmate-Bracted Bird's-Beak (<i>Chloropyron palmatum</i>)	E/E/1B	May – October	Annual herb occurring in alkaline soils within chenopod scrub and valley and foothill grassland habitats	Low Survey during blooming period	Presumed absent
Saline Clover (<i>Trifolium hydrophilum</i>)	-/-/1B	April – June	Marshes and swamps, valley and foothill grasslands with mesic, alkaline soils, and vernal pools.	Low No suitable habitat present	Presumed absent
San Joaquin spearscale (<i>Atriplex joaquiniana</i>)	-/-/1B	April-October	Chenopod scrub, meadows and seeps, playas, valley and foothill grassland in seasonal alkali wetlands or alkali sink scrub with <i>Distichlis spicata</i> , <i>Frankenia</i> , etc.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Santa Clara Red Ribbons (<i>Clarkia concinna</i> ssp. <i>automixa</i>)	-/-/4	May – June	Cismontane woodland, chaparral, on slopes and near drainages.	Low No suitable habitat present	Presumed absent
Slender-Leaved Pondweed (<i>Stuckenia filiformis</i> subsp. <i>alpina</i>)	-/-/2	May – July	Assorted freshwater marshes and swamps. Shallow, clear water of lakes and drainage channels.	Low No suitable habitat present	Presumed absent
Slender-Leaved Pondweed (<i>Stuckenia filiformis</i> subsp. <i>alpina</i>)	-/-/2	May – July	Assorted freshwater marshes and swamps. Shallow, clear water of lakes and drainage channels.	Low No suitable habitat present	Presumed absent
BIRDS					
Alameda Song Sparrow (<i>Melospiza melodia pusillula</i>)	-/-/SSC	February – August	Resident of salt marshes bordering south arm of San Francisco Bay, inhabits <i>Salicornia</i> marshes, nests low in <i>Grindelia</i> bushes (high enough to escape high tides) and in <i>Salicornia</i> .	Low No suitable habitat present	Presumed absent
American Peregrine Falcon (<i>Falco peregrinus anatum</i>)	-/-CP/-	February – August	Nests near wetlands, lakes, rivers, or other water. On cliffs, banks, dunes, mounds, and human-made structures.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Bank Swallow (<i>Riparia riparia</i>)	SOC/T/-	February – August	Nests in colonies in riparian or other lowland habitats. Nest is constructed in vertical bank or cliff with fine sandy soils near streams, rivers, lakes or ocean.	Low No suitable habitat present	Presumed absent
Burrowing Owl (<i>Athene cunicularia</i>)	SOC/-/SC	February – August	Dry open annual or perennial grassland, desert and scrubland. Uses abandoned mammal burrows for nesting.	Low No suitable habitat present	Not likely to occur
California Horned Lark (<i>Eremophila alpestris actia</i>)	-/-/SSC	February – August	Short-grass prairie, bald hills, mountain meadows, open coastal plains, fallow grain fields, and alkali flats. Prefer open terrain where they construct nests on the ground, often in sparsely vegetated areas.	Low Suitable habitat present	Not likely to occur
Cooper's Hawk (<i>Accipiter cooperii</i>)	-/CP/-	February – August	Oak woodlands, coniferous forests, riparian corridors. Often hunts on edges between habitats.	High Suitable habitat present	May occur
Ferruginous Hawk (<i>Buteo regalis</i>)	-/CP/-	Late Fall – Winter	Open country such as semiarid grasslands with few trees, rocky outcrops, and open valleys. Also along streams or in agricultural areas during migration.	Low Foraging only	Not likely to occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Golden Eagle (<i>Aquila chrysaetos</i>)	-/CP/SC	February – August	Nests in cliff-walled canyons and tall trees in open areas. (Nesting and wintering) Rolling foothills mountain areas, sage-juniper flats, and desert.	Low Suitable habitat present	Not Likely to Occur
Grasshopper Sparrow (<i>Ammodramus savannarum</i>)	-/-/SSC	February – August	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes; favors native grasslands with a mix of grasses, forbs, and scattered shrubs. Nesting and feeding mostly takes place on the ground; loosely colonial when nesting.	Low Suitable habitat present	Not Likely to Occur
Great Blue Heron (<i>Ardea herodias</i>) ROOKERIES	-/-/-	February – August	(Rookery) Nests in tall trees in close proximity to foraging areas such as marshes and streams.	Low No suitable habitat present	Not likely to occur
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	SOC/-/SSC	February – August	Open grassland habitats, grazed grasslands. Uses shrubs for nesting.	Moderate Suitable habitat present	May occur
Northern Harrier (<i>Circus cyaneus</i>)	-/-/SSC	February – August	Nests in grasslands and marshlands, ground nesting bird. (Nesting) Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	Low Suitable foraging habitat present	Not likely to occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Prairie Falcon (<i>Falco mexicanus</i>)	-/CP/-	February – August	Nests on cliffs in dry open terrain. Forages in marshlands and ocean shores.	Low No suitable habitat present	Not likely to occur
Red-shouldered Hawk (<i>Buteo lineatus</i>)	-/CP/-	February – August	Forages in variety of semi-developed habitats including orchards. Forages in woodlands and riparian areas. Nests in riparian habitat but also eucalyptus groves.	High Suitable habitat present	May occur
Red-tailed Hawk (<i>Buteo jamaicensis</i>)	-/CP/-	February – August	Various grassland habitats, urban land, oak woodlands with grassland for foraging.	High Suitable habitat present	Present
Sharp-Shinned Hawk (<i>Accipiter striatus</i>)	-/CP/-	February – August	Oak woodlands, coniferous forests, riparian corridors. Often hunts on edges between habitats. (Nesting) Ponderosa pine, black oak, riparian deciduous, mixed conifer, and Jeffrey pine habitats. Prefers riparian areas.	Low Suitable habitat present	Not likely to occur
Swainson's Hawk (<i>Buteo swainsoni</i>)	-/T/-	February – October	Nests in riparian areas and in oak savannah near foraging areas. Forages in alfalfa and grain fields with rodent populations.	Low Suitable habitat present	Not likely to occur
Tricolored Blackbird (<i>Agelaius tricolor</i>)	SOC/-/SSC	February – August	Nesting within seasonal wetland marshes, blackberry brambles or other protected substrates. Forages in annual grassland and wetland habitats.	Low Suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
White-tailed Kite (<i>Elanus leucurus</i>)	SOC/CP/FP	February – August	Various grassland habitats, urban land, oak woodlands with grassland for foraging.	High Suitable habitat present	May occur
Yellow Warbler (<i>Dendroica petechia brewsteri</i>)	-/-/SSC	February – August	(Nesting) Riparian plant associations, prefers willows, cottonwoods, aspens, sycamores, and alders for nesting and foraging. Also nests in montane shrubbery in open conifer forests.	Low No suitable habitat present	Not likely to occur
MAMMALS					
American Badger (<i>Taxidea taxus</i>)	-/-/SSC	Resident	Shrub, forest, and herbaceous habitats with friable soils to dig burrows. Need open, uncultivated ground. Prey on fossorial mammals.	Low No suitable habitat present	Not likely to occur
Berkeley Kangaroo Rat (<i>Dipodomys heermanni berkeleyensis</i>)	-/-/-	Resident	Open grassy hilltops and open spaces in chaparral and blue oak/digger pine woodlands; needs fine, deep, well-drained soil for burrowing.	Low No suitable habitat present	Presumed absent
Hoary Bat (<i>Lasiurus cinereus</i>)	-/-/-	Resident	Prefers open habitats or habitat mosaics with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees near water. Feeds mainly on moths.	Moderate Suitable habitat present	May occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Pallid Bat (<i>Antrozous pallidus</i>)	-/SC/-	N/A	Forages in grasslands, shrublands, deserts, forests, and woodlands. Most common in open, dry habitats. Roosts in rock crevices, caves, tree hollows, and buildings. Roosts must protect bats from high temperatures; very sensitive to disturbance of roosting sites.	Moderate Suitable habitat present	May occur
San Francisco Dusky-Footed Woodrat (<i>Neotoma fuscipes annectens</i>)	-/SC/-	Resident	Forest habitats of moderate canopy and moderate to dense understory, may prefer chaparral and redwood habitats. Nests constructed of grass, leaves, sticks, feathers, etc. Population may be limited by availability of nest materials.	Low Suitable habitat present	Not likely to occur
San Joaquin Kit Fox (<i>Vulpes macrotis mutica</i>)	E/T/-	Resident	Annual grasslands or grassy stages with scattered shrubby vegetation. Needs loose soils for burrowing.	Low Suitable habitat present	Presumed absent
Townsend's Big-Eared Bat (<i>Corynorhinus townsendii</i>)	-/SSC/-	Resident	Throughout California in a wide variety of habitats; roosts in the open, hanging from walls and ceilings. Needs sites free from human disturbance. Most common in mesic sites.	Low Suitable habitat present	Not likely to occur
Western Mastiff Bat (<i>Eumops perotis californicus</i>)	-/-/SSC	Resident	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	Low No suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Yuma Myotis (<i>Myotis yumanensis</i>)	-/-/-	Resident	Optimal habitats are open forests and woodlands with sources of water over which to feed. Maternal colonies occur in caves, mines, buildings or crevices.	Moderate Suitable habitat present	May occur
AMPHIBIAN					
California Red-Legged Frog (<i>Rana draytonii</i>)	T/-/SC	May 1 – November 1	Lowlands and foothills in or near permanent deep water with dense, shrubby or emergent riparian habitat. Requires 11-20 weeks of permanent water for breeding and larval development. Must have access to aestivation habitat.	High Suitable habitat present	May occur
California Tiger Salamander (<i>Ambystoma californiense</i>)	T/T/-	Aquatic Surveys - Once each in March, April, and May with at least 10 days between surveys. Upland Surveys - 20 nights of surveying under proper conditions beginning October 15 and ending March 15.	Vernal pools, swales and depressions for breeding, needs underground refugia.	Moderate Suitable habitat present	May occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Foothill Yellow-Legged Frog (<i>Rana boylei</i>)	SOC/-/SC	Year-round resident	Partially-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need cobble for egg-laying.	Low Suitable habitat present	Not likely to occur
REPTILE					
Alameda Whipsnake (<i>Masticophis lateralis euryxanthus</i>)	T/T/-	Year-round resident	Valley-foothill hardwood habitat of the coast ranges between Monterey and north San Francisco Bay areas. Inhabits south-facing slopes and ravines where shrubs form a vegetative mosaic with oak trees and grasses.	Moderate Suitable dispersal habitat present	May occur
Western Pond Turtle (<i>Emys marmorata</i>)	-/-/SC	March – October	Aquatic turtle needs permanent water in ponds, streams, irrigation ditches. Nests on sandy banks or grassy fields.	Moderate Suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Dublin, Livermore, La Costa Valley, Niles, Newark, Hayward, Las Trampas Ridge, Diablo, Tassajara 7.5 Minute Quadrangle Maps¹

Common Name/Scientific Name	Status (Fed/State/CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
<p>1. Special-status plants and animals as reported by the California Natural Diversity Data Base, California Native Plant Society, and other background research October 2017</p> <p>2. Order of Codes for Plants - Fed/State/CNPS Order of Codes for Animals - Fed/State/CDFW</p> <p>Codes:</p> <p>SOC - Federal Species of Concern SC - California Species of Special Concern E - Federally/State Listed as an Endangered Species T - Federally/State Listed as a Threatened Species C - Species listed as a Candidate for Federal Threatened or Endangered Status R - Rare D - Delisted CP - California protected FP - State Fully Protected DFG: SC California Special Concern species 1B - California Native Plant Society considers the plant Rare, Threatened, or Endangered in California and elsewhere. 1A - CNPS Plants presumed extinct in California. 2 - CNPS Plants Rare, Threatened or Endangered in California, but more common elsewhere. 3 - CNPS Plants on a review list to find more information about a particular species. 4 - CNPS Plants of limited distribution - a watch list.</p>					

ATTACHMENT 3
SITE PHOTOGRAPHS



Photo 1: Facing west, photo is taken from entrance to the Property and shows annual grassland habitat and one of the access roads.



Photo 2: Facing south, photo shows annual grassland habitat and existing structure surrounded by large oak, cypress and pine trees.





Photo 3: Facing east, photo shows large valley oak and ornamental trees surrounding existing structure.



Photo 4: Facing east, photo shows dried seasonal pond along the southern border of the Property.



BLESSING DRIVE PROPERTY – October 12, 2017



Photo 5: Facing northwest, photo shows ephemeral drainage within the center of the Property.



Photo 6: Facing south, photo shows tributary of Gold Creek just south of the Property.





Photo 7: Facing northeast, photo shows annual grassland habitat.



Photo 8: Facing northeast, photo shows overview of the Property.



BLESSING DRIVE PROPERTY – October 12, 2017



Photo 9: Facing south, photo shows annual grassland habitat and oak woodland habitat that occurs along the western and southern boundaries of the Property.



Photo 10: Facing east, photo shows overview of the Property. The ephemeral drainage, seasonal wetlands and pond can be seen.



BLESSING DRIVE PROPERTY – October 12, 2017



Photo 11: Facing southeast, photo shows ephemeral drainage in the center of the Property (same drainage as Photo 5 and 10).



Photo 12: Facing east, photo shows permanent water of the perennial drainage in the eastern end of the Property.





Photo 13: Facing west, photo shows overview of the Property. Photo taken from the southeastern corner of the Property.



Photo 14: Facing east, photo shows where two concrete v-ditches merge together in the center of the Property.



ATTACHMENT 5
Cultural Resources Assessment Report

**CULTURAL RESOURCES ASSESSMENT FOR
THE RAI RESIDENCE PROJECT,
ALAMEDA COUNTY, CALIFORNIA**

Prepared by

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Prepared for

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August 23, 2021
(Job #21-068)

INTRODUCTION

The proposed Blessing Drive Rai Residence Project (Project) involves the development of a 20.74-acre parcel located at 9480 Blessing Drive. The project will consist of the construction of a single-family home development, detached accessory dwelling unit (ADU), sports court, and spa with a private street. The Project is located in the East County Area Plan, just outside of the city limits of Pleasanton (APN 941-2500-001-00), at the end of Blessing Drive (Property). Currently, the Property is undeveloped except for a small agricultural building/shed, with three ephemeral drainage features, two seasonal wetland features and a seasonal pond.

The Project area is located in the northwest quarter of Section 11, Township 3 South Range 1 West and is mapped on the Dublin 7.5' USGS topographic quadrangle (Figures 1, 2 and 3).

The current Project involved collection of background data, including a record search through the Northwest Information Center of the California Historical Resources Information System and a complete pedestrian survey of the Project area.

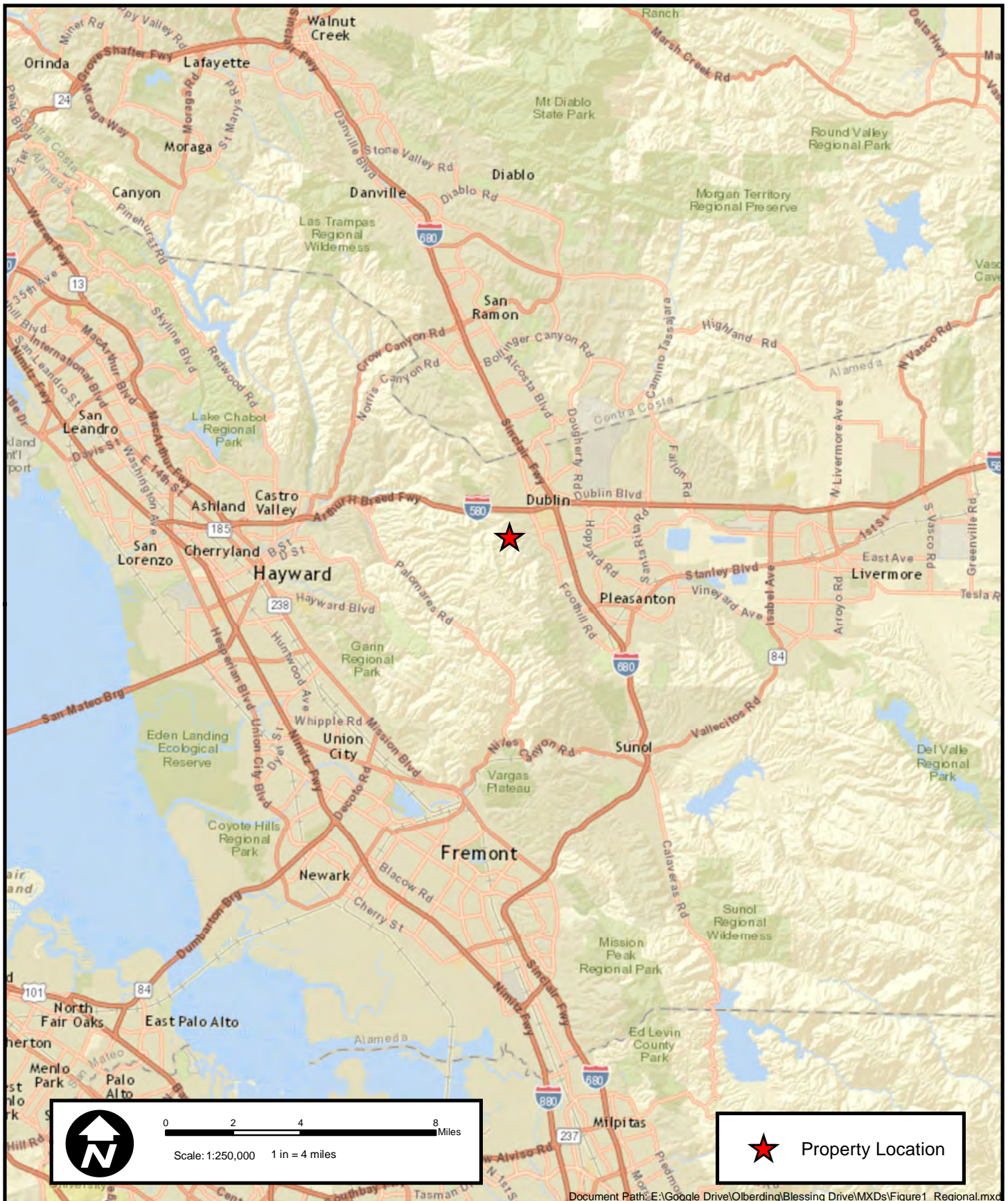
Melinda Peak served as principal investigator for the current study, preparing the report, with Michael Lawson completing the fieldwork (resumes, Appendix 1).

STATE REGULATIONS

State historic preservation regulations affecting this Project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), *CEQA and Archaeological Resources*, 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and



**Figure 1: Regional Map
Blessing Drive Property
Alameda County, California**



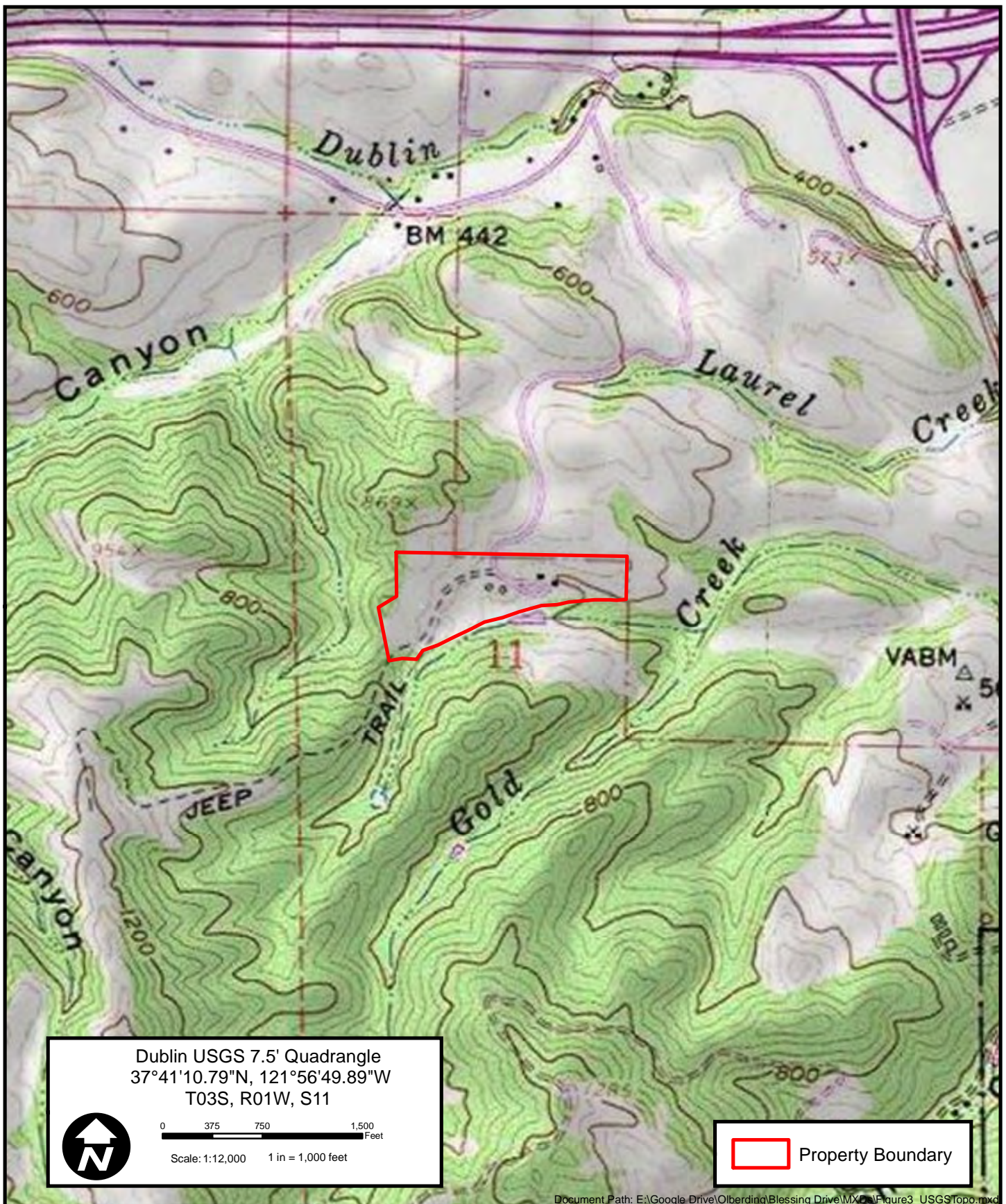
193 Blue Ravine Rd., Ste. 165
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**FIGURE 2: AERIAL MAP
Blessing Drive Property
Alameda County, California**



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**Figure 3: USGS Topographic Map
 Blessing Drive Property
 Alameda County, California**



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disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

California Health and Safety Code Sections 7050.5, 7051, And 7054

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 15064.5(e)

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

Assembly Bill 52

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. AB 52 defines a “California Native American Tribe” as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. AB 52 requires formal consultation with California Native American Tribes prior to determining the level of environmental document if a tribe has requested to be informed by the lead agency of proposed projects. AB 52 also requires that consultation address project mitigation measures for significant effects, if requested by the California Native American Tribe, and that consultation be concluded when either the parties agree to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such measures shall be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

CULTURAL SETTING

Archeology

Early archeological work in the Bay Area concentrated on shell mounds around the shores of San Francisco Bay and San Pablo Bay. By the time archeological interest began to be directed toward the interior valleys, early urbanization and even earlier agricultural use of the land had destroyed or seriously altered much of the archeological record. It is only in relatively recent years that techniques of archeological analysis and the volume of excavation work done in the area, largely as a result of environmental laws, have allowed a synthesis of regional prehistory.

Major archeological projects by the Corps of Engineers (Walnut Creek area), the Department of Water Resources (Los Vaqueros Reservoir area) and others have greatly expanded our knowledge of the archeology of the East Bay interior. This has led to a fairly detailed description of the archeological sequences of coastal and most of interior Contra Costa and Alameda counties.

The early phases of prehistory, before about 4000 B.C., are not very well represented in the Bay Region, probably due in part to fluctuations in mean sea level. By that date the Bay Area was occupied by a relatively sparse population that did not make efficient use of the marine resources available in the area. In interior Contra Costa County, the earliest dated component is Stratum C at the Stone Valley site, CA-

CCO-308, where a radiocarbon date of 2500 ± 400 B.C. (UCLA 259) was associated with flexed burials and artifacts that reflected both the later cultures of the Bay Area (the Berkeley Pattern) and early cultures of the Central Valley (the Windmill Pattern). The excavator concluded that the component, along with bay shore sites of similar time depth, represented very early Berkeley Pattern and that this either derived from Windmill or was heavily influenced by contemporaneous Windmill people. Others (c.f. Banks et al. 1984) considered CCO-308 to represent very late Windmill Pattern, Stone Valley Aspect. As more radiocarbon dates became available, Fredrickson's view seemed more likely, since the earliest dated Windmill Component in the Central Valley was about 2450 B.C. at the Blossom Site in San Joaquin County.

Over the long-time span when Berkeley Pattern cultures occupied the Bay Area (the pattern lasts until about A.D. 500) there was a gradual elaboration of material culture along with local and regional variations. The main characteristics of the material culture, however, remained essentially unchanged over this time span, which is why it can be described as a Pattern. These characteristics include the use of primarily non-stemmed projectile points with the dart and atlatl (throwing board), the predominance of grinding implements over hunting implements and the predominance of the cobble pestle with minimally shaped mortar over other grinding implements. As compared to the Windmill Pattern, the polished stone industry is minimal but, over time, the industry in bone becomes much more elaborate. The greater density and depth of sites suggests a higher population for Berkeley Pattern. Long range trade relationships, on the other hand, do not appear to be very well established. There are relatively fewer trade goods and these almost always arrive as finished artifacts rather than raw material. The mortuary complex is characterized by flexed burials within the village and few, if any, grave goods (Fredrickson 1973).

Over time, Berkeley Pattern sites become more numerous in the Bay Area and the material culture becomes more elaborate, appearing to reflect a relatively mobile population moving into the area and then becoming sedentary and developing a more elaborate culture. Using radiocarbon dates for initial occupation of Berkeley Pattern sites, Moratto (1984:278-281) sees a movement of Utian people from the Delta to interior Contra Costa County then to the East Bay and finally to the coast, spreading north into the San Francisco Bay peninsula and south to the Monterey Bay region. A similar expansion is also seen on the north side of San Pablo Bay and extending finally to the Bodega Bay vicinity and the Napa Valley. If this view is correct, by the end of Berkeley Pattern times Utian speakers occupied essentially the same territory that they controlled at the time the Spanish arrived more than a thousand years later.

King (1974) has proposed a mechanism that may account for the Utian expansion. Initial settlement in an area would have been at a location with a maximum of resource zones within easy reach of the population, typically, a bay-side or marsh location near a freshwater stream. As the population of this settlement grew, smaller settlements in less ideal ecological settings would be established. As the population approached the carrying capacity of the environment, given the technology available to exploit the environment, pressure would grow for more formal, non-egalitarian social systems to organize the population for more efficient resource exploitation.

The final result of the type of development hypothesized by King can take several forms, such as: a stagnant society that has reached an equilibrium with the environmental carrying capacity that does not

allow for growth or substantial change, a collapse and reordering of the mature social pattern, or introduction of new technologies or social systems that allow for a different and more efficient pattern of resource use. In the Bay Area the latter solution was found, resulting in the Augustine Pattern.

The Augustine Pattern in the Bay Area develops out of the Berkeley Pattern with no evidence of movement of people into the area. Socially, trends observed in the later Berkeley Pattern continue and are intensified. These trends include development of status distinctions based on wealth, emergence of group-oriented religions (as opposed to individualistic shamanism), greater complexity of exchange systems to equalize access to resources and regularization of trade relationships between different populations (Fredrickson 1974). Archeologically, the transition to the Augustine Pattern is marked by the introduction of the bow and arrow, resulting in a sudden change in projectile point styles at about A.D. 500. The greater complexity of the ordering of society continues through this period until interrupted by the arrival of the Spanish.

Ethnography

The Native Americans who occupied much of the San Francisco Bay area were known to early ethnographers as Costanoan. The designation “Costanoan” derives from the Spanish term for coastal people and was not used by the Indian people. Today, most of them prefer to be called Ohlone, after an important village in the San Francisco area.

Ancestors of the Ohlone people moved into the San Francisco and Monterey Bay areas from the Delta of the San Joaquin and Sacramento rivers about A.D. 500. The Ohlone territory extended from the Carquinez Strait in the northeast to just south of Chalome Creek in the southeast and from San Francisco to the Sur River along the Coast. This vast territory was broken into eight different language-based zones. These eight branches of the Ohlone language family were separate languages, not dialects.

The group that inhabited the Project vicinity were the *Seunen* tribelet of the Ohlone according to Milliken (1996:254). The main village of this group on the northwestern side of the Livermore Valley may have been at San Ramon. Most of the group went to Mission San José between 1801 and 1804.

The Ohlone preferred to situate their permanent villages on high ground above seasonal marshes that were inundated by highwater for a few months of the year. Access to fresh drinking water was a criterium for selecting a village location. The tribelet was the basic unit of Ohlone political organization. Territorial boundaries of tribelets were defined by physiographic features. Tribelet chiefs might be either men or women. The office was inherited matrilineally, usually passing from father to son. When there were no male heirs, the position went to the man’s sister or daughter. Accession to the office of chief required approval of the community. The chief was responsible for feeding visitors, providing for the impoverished, directing ceremonial activities, caring for captive grizzly bears and coyote, and directing hunting, fishing, gathering, and warfare expeditions. In all these matters the chief acted as the leader of a council of elders. The chief and council served mainly as advisors to the community (Levy 1978:487).

Ohlone had mixed relations with various peoples. Wars were waged both among the various Ohlone tribelets and with Esselen, Salinan, and Northern Valley Yokuts. At the same time, however, they traded with the Plains Miwok, Sierra Miwok, and Yokuts. They augmented the wealth of locally-available resources by trading with the Miwok and Yokuts. The Ohlone supplied mussels, abalone shells, salt, and dried abalone to the Yokuts, bows to the Plains Miwok, and olivella shells to the Sierra Miwok. In return, they received piñon nuts from the Yokuts and probably clam shell disk beads from the Miwok (Levy 1978:488-489, 493).

The Ohlones followed a seasonal round of subsistence activities, gathering plant and animal foods and materials for baskets and other manufactures. They insured a sustained yield of plant and animal foods by careful management of the land. Large mammals consumed by the Ohlones included black-tailed deer, elk, antelope, grizzly bear, mountain lion, sea lion, and whale. Other mammals eaten included dog, wildcat, skunk, raccoon, brush rabbit, cottontail, jackrabbit, tree squirrel, ground squirrel, woodrat, mouse, and mole. Some of the types of fowl they ate include the Canadian goose, snow goose, pintail mallard, and the mourning dove. In addition to animals, the Ohlones also ate seeds including acorns and buckeye, and berries including blackberries, strawberries, and wild grapes among others (Levy 1978:491).

Religion and ceremony played important roles in life and death. Ohlones observed rituals at important life events such as birth, puberty, and death. Treatment of the dead varied, with northern Ohlone groups, including the *Karkin*, reportedly cremating their dead except when in areas lacking kinsman to gather wood for a funeral pyre, in which case the corpse was buried (Kroeber 1925:469; Levy 1978:490).

Shamans controlled the weather and could cause rain to start or stop. They cured disease by cutting the skin of the patient, sucking out the disease objects and exhibiting them to onlookers. Shamans also used herbs in curing disease and conducted performances to insure good crops of acorns, an abundance of fish, or the stranding of whales (Levy 1978:490).

Spanish explorers of coastal California between 1767 and 1776 described the Ohlones living a traditional existence. Between 1770 and 1797, the Franciscans established seven missions in Ohlone territory and effectively changed the Indian way of life. Unwilling recruits to the missions resisted control by Franciscans. In 1793, a runaway neophyte named Charquin began a three-year struggle during which tribes in the northeast Bay Area engaged in sporadic warfare with the Spanish. The Ohlones also mounted resistance against Mission San Jose in 1800 (Castillo 1978:103). Levy (1978:486) reports that “mission baptismal records demonstrate that the last Ohlone tribelets living an aboriginal existence had disappeared by 1810,” and that by 1832 the Ohlone population had decreased to one-fifth or less than its pre-contact size.

After the Mexican government secularized the missions (between 1834 and 1836), some Ohlone people returned to traditional religious and subsistence practices while others worked on Mexican ranchos. Former mission residents formed multi-tribal Indian communities in Pleasanton and other locations within Ohlone territory. Although the Ohlone languages were probably extinct by 1935, it has been estimated that more than 200 persons of Ohlone descent were living in 1973 (Levy

1978:487). In addition, there is an on-going program among modern Ohlone to revive their languages to the extent possible.

Historical Background

The Project area lies at the edge of Rancho Santa Rita. Rancho Santa Rita skirted the western edge of the Livermore Valley and adjoined Rancho El Valle de San José to the east. The grant was awarded to José Dolores Pacheco in 1839, and included more than 8,800 acres of excellent grazing land. Pacheco held a number of public offices in San José in the 1840s. After his death in 1852, 5,000 acres of the grant were sold to Samuel and J. West Martin (Kyle 1990). The land grant was patented in 1865 (Wood 1883).

The lands of the Project have been previously occupied, with two buildings and two outbuildings on the USGS topographic map, but all older building have been removed.

RESEARCH

Records of previously recorded cultural resources and cultural resource investigations were examined by the Northwest Information Center of the California Historical Resources Information System for the Project area and a 0.25-mile radius (NWIC File No. SAC-21-0120, Appendix 2).

No resources have been recorded in the Project area, or within a 0.25-mile radius. No surveys have been conducted within a 0.25-mile radius.

FIELD ASSESSMENT

The property was surveyed by Mike Lawson of Peak & Associates, Inc. on August 7, 2021, using complete coverage. The Project area is somewhat rectangular in shape, with the southern boundary partly following the course of Gold Creek, a year-round drainage.

The landform is hilly with spurs and draws and at least three mechanically flattened areas for an existing garage and at least one other building, now removed. The perimeter of the Project area has been graded to 15' wide and 6"-12" deep for vehicular access and fire control. Although no bedrock outcroppings are visible, grading and erosion has revealed several patches of fragmented native shale, sandstone and a harder, unidentified stone. Quartz, chert and meta-volcanic gravel road base can be found on the access roads and near the current building. Property boundaries are fenced with modern barbed wire and wood.

Vegetation includes local varieties of oaks around the edges of the parcel and a few near the center, where buildings are or may have been. Annual grasses cover the interior of the parcel, yellow and

decaying at the time of the inspection. Within the riparian zone of Gold Creek there are poison oak, tule, equisetum, and other native plants.

The survey strategy included parallel transects of no more than 10 meters wide for the interior of the parcel, with two- to three-meter widths within 60 meters of the creek, and on the spurs and hilltops.

No trace of buildings marked on previous maps remain at the Project. However, five glass fragments were observed scattered on the flat area next to the modern building, in a disturbed area. These include two fragments of a milk-glass canning lid insert, an olive-glass beverage bottle fragment with wavy surface and tiny air bubbles, a fragment of plate glass with the typical thickness of window pane and a fragment of embossed aqua-glass, with remaining letters TER, with a possible source being a mineral water bottle.

The existing building is in good condition and all features are consistent with modern design and construction.

No evidence of prehistoric resources was observed.

NATIVE AMERICAN COMMUNICATION

A check has been made of the Sacred Lands Files through the Native American Heritage Commission. Their response of August 18, 2021 indicates a negative finding: no Sacred Lands have been identified to date within or near the Project area (Appendix 3).

RECOMMENDATIONS

Although unlikely, there is always a possibility that a prehistoric or historic site may exist in the Project area and be obscured by vegetation, siltation or historic activities, leaving no surface evidence. If artifacts, exotic rock, shell or bone are uncovered during the construction, work should stop in that area immediately. A qualified archeologist should be contacted to examine and evaluate the deposit, and determine the need for further measures such as avoidance. Native American groups would be contacted as necessary.

Discovery of Human Remains

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Alameda County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances,

manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Alameda County Coroner determines that the remains are not subject to his or her authority and if the County Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

After notification, the NAHC will follow the procedures outlines in Public Resources Code Section 5097.98. that include notifications of the most likely descendants (MLDs), and recommendations for the treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).

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APPENDIX 1

Resumes

PEAK & ASSOCIATES, INC.
RESUME

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January 2021

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She is a registered professional historian and has completed a number of historical research projects for a wide variety of site types.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*
B.A. - Anthropology - University of California, Berkeley

RECENT PROJECTS

Ms. Peak completed the cultural resource research and contributed to the text prepared for the DeSabra-Centerville PAD for the initial stage of the FERC relicensing. She also served cultural resource project manager for the FERC relicensing of the Beardsley-Donnells Project. For the South Feather Power Project and the Woodleaf-Palermo and Sly Creek Transmission Lines, with her team completing the technical work for the project.

In recent months, Ms. Peak has completed several determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places.

She has also completed historical research projects on a wide variety of topics for a number of projects including the development of navigation and landings on the Napa River, wineries, farmhouses dating to the 1860s, bridges, an early roadhouse, Folsom Dam and a section of an electric railway line.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Teichert Quarry project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project. She also served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the Land of Liberty series.

**PEAK & ASSOCIATES, INC.
RESUME**

MICHAEL LAWSON

January 2021

Archeological Specialist

3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95672
(916) 939-2405

PROFESSIONAL EXPERIENCE

Mr. Lawson has compiled an excellent record of supervision of excavation and survey projects for both the public and private sectors over the past twenty-three years. He has conducted a number of surveys throughout northern and central California, as well as serving as an archeological technician and crew chief for a number of excavation projects.

EDUCATION

B.A. - Anthropology - California State University, Sacramento

Special Course: Comparative Osteology. University of Tennessee, Knoxville. Forensic Anthropology Center. January 2018.

Intensive lab and outdoor study with human example from outdoor research facility, including typical and non-metric examples, compared with fifty non-human species most commonly confused with human remains. Outdoor research facility "The Body Farm" study included survey, photography, collection and identification of faunal and human bone fragments, with a Power Point presentation discussing finds.

EXPERIENCE

- Extensive monitoring of open space, streets and project development areas for prehistoric period and historic period resources. Areas monitored include Sutter Street in Folsom; Mud Creek Archeological District in Chico; Camp Roberts, San Luis Obispo County; Avila Beach, San Luis Obispo County; Edgewood Golf Course, South Lake Tahoe; Davis Water Project, Davis; Star Bend levee section, Sutter County; Feather River levees, Sutter County; Bodega Bay, Sonoma County; San Jose BART line extension, Santa Clara County; and numerous sites for PG&E in San Francisco.
- Over twenty years of experience working in CRM, volunteer, and academic settings in California historic, proto-historic, and prehistoric archaeology.
- Expertise in pedestrian survey, excavation, feature (including burial) exposure, laboratory techniques, research. Field positions include crew chief and lead technician.

APPENDIX 2
NWIC Record Search



7/29/2021

NWIC File No.: 21-0120

Robert Gerry
Peak & Associates, Inc.
3941 Park Drive, Suite 30-329
El Dorado Hills, CA 95762

Re: Blessing Drive

The Northwest Information Center received your record search request for the project area referenced above, located on the Dublin USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a one-quarter mile radius:

Resources within project area:	None
Resources within 1/4-mile radius:	None
Reports within project area:	None
Reports within 1/4-mile radius:	None

Resource Database Printout (list):

☐ enclosed ☐ not requested ☒ nothing listed

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☐ enclosed ☐ not requested ☒ nothing listed

Report Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Report Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☐ enclosed ☐ not requested ☒ nothing listed

Report Copies:

☐ enclosed ☒ not requested ☐ nothing listed

OHP Built Environment Resources Directory:

☐ enclosed ☐ not requested ☒ nothing listed

Archaeological Determinations of Eligibility:

☐ enclosed ☐ not requested ☒ nothing listed

CA Inventory of Historic Resources (1976):

☐ enclosed ☒ not requested ☐ nothing listed

Caltrans Bridge Survey:

☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information:

☐ enclosed ☒ not requested ☐ nothing listed

Historical Literature:

☐ enclosed ☒ not requested ☐ nothing listed

Historical Maps:

☐ enclosed ☒ not requested ☐ nothing listed

Local Inventories:

☐ enclosed ☒ not requested ☐ nothing listed

GLO and/or Rancho Plat Maps:

☐ enclosed ☒ not requested ☐ nothing listed

Shipwreck Inventory:

☐ enclosed ☒ not requested ☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

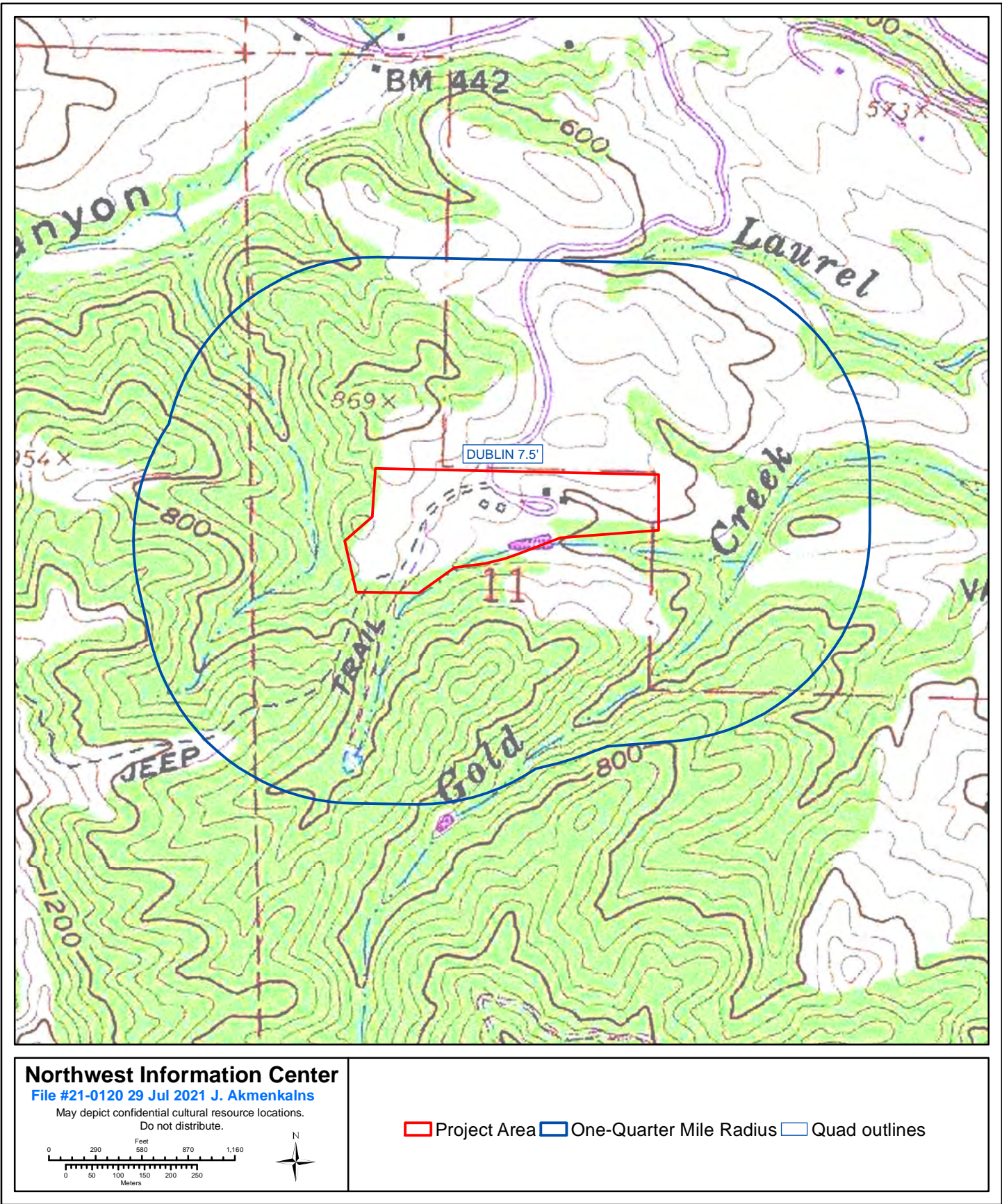
Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher

Resource & Report Map (no resources or reports)
Blessing Drive



APPENDIX 3

NAHC Sacred Lands Review

CHAIRPERSON
Laura Miranda
Luiseño

STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

VICE CHAIRPERSON
Reginald Pagaling
Chumash

August 18, 2021

SECRETARY
Merri Lopez-Keifer
Luiseño

Robert A. Geary
 Peak and Associates

PARLIAMENTARIAN
Russell Attebery
Karuk

Via Email to: Peakinc@surewest.net

Re: Blessing Drive Project, Alameda County

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

Dear Mr. Geary:

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER
[Vacant]

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

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

If you have any questions, please contact me at my email address:
Katy.Sanchez@nahc.ca.gov.

Sincerely,

Katy Sanchez
 Associate Environmental Planner

Attachment

Native American Heritage Commission
Native American Contacts List
August 17, 2021

Amah Mutsun Tribal Band of Mission San Juan Bautista Irene Zwierlein, Chairperson 3030 Soda Bay Road Lakeport ,CA 95453 amahmutsuntribal@gmail.com (650) 851-7489 Cell (650) 332-1526 Fax	Ohlone/Costanoan	North Valley Yokuts Tribe Katherine Erolinda Perez, Chairperson P.O. Box 717 Linden ,CA 95236 canutes@verizon.net (209) 887-3415	Ohlone/Costanoan Northern Valley Yokuts Bay Miwok
Costanoan Rumsen Carmel Tribe Tony Cerda, Chairman 244 E. 1st Street Pomona ,CA 91766 rumsen@aol.com (909) 629-6081 (909) 524-8041 Fax	Ohlone/Costanoan	North Valley Yokuts Tribe Timothy Perez, MLD Contact P.O. Box 717 Linden ,CA 95236 huskanam@gmail.com (209) 662-2788	Ohlone/Costanoan Northern Valley Yokuts Bay Miwok
Indian Canyon Mutsun Band of Costanoan Kanyon Sayers-Roods 1615 Pearson Court San Jose ,CA 95122 kanyon@kanyonkonsulting.com 408-673-0626	Ohlone/Costanoan	Tamien Nation Quirina Luna Geary, Chairperson P.O. Box 8053 San Jose ,CA 95155 qgeary@tamien.org (707) 295-4011	Ohlone/Costanoan
Indian Canyon Mutsun Band of Costanoan Ann Marie Sayers, Chairperson P.O. Box 28 Hollister ,CA 95024 ams@indiancanyon.org (831) 637-4238	Ohlone/Costanoan	Tamien Nation Johnathan Wasaka Costilla, THPO P.O. Box 866 Clearlake Oaks ,CA 95423 thpo@tamien.org (925) 336-5359	Ohlone/Costanoan
Muwekma Ohlone Indian Tribe of the SF Bay Area Monica Arellano, Vice Chairwoman 20885 Redwood Road, Suite 232 Castro Valley ,CA 94546 marellano@muwekma.org (408) 205-9714	Ohlone / Costanoan	The Confederated Villages of Lisjan Corrina Gould, Chairperson 10926 Edes Avenue Oakland ,CA 94603 cvltribe@gmail.com (510) 575-8408	Ohlone/Costanoan

Native American Heritage Commission
Native American Contacts List
August 17, 2021

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont ,CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell
(510) 687-9393 Fax

Ohlone
Bay Miwok
Plains Miwok
Patwin

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas ,CA 93906
kwood8934@aol.com
(831) 443-9702

Foothill Yokuts
Mono
Wuksache