

**City of Pleasanton**  
**Notice of EIR Preparation and Notice of EIR Public Scoping Meeting**  
**Hidden Canyon Residences and Preserve Project**

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**Date:** August 22, 2019  
**To:** Public Agencies and Interested Parties  
**From:** Natalie Amos, Associate Planner, City of Pleasanton  
**Subject:** Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

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*Governor's Office of Planning & Research*

**AUG 28 2019**

**STATE CLEARINGHOUSE**

The City of Pleasanton (located in the eastern San Francisco Bay Area) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Hidden Canyon Residences and Preserve Project (proposed project) in the City of Pleasanton Planning Area and partially within the Urban Growth Boundary (Exhibits 1 and 2). The project sponsor, Ponderosa Homes II, Inc., proposes to annex, rezone, and subdivide a 128.5-acre project site to build 31 single-family detached residential units and roadways on 12.90 acres and permanently preserve 115.60 acres of open space, both for private residents' use and proposed dedication of 69.00 acres of land to the East Bay Regional Park District (Exhibit 3).

The property is located outside the existing City limits, though the area proposed for residential development is within the Urban Growth Boundary. The entire 128.5-acre site would be annexed into the City of Pleasanton. The proposed project, its locational information, and potential environmental effects are described below. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, the City has determined that an EIR is required for the proposed project.

The public is invited to provide comments in writing as to the scope and content of the EIR. Specifically, the City would like to know public views related to potential environmental issues, reasonable project alternatives, and mitigation measures.

Due to the time limits mandated by State law, responses must be sent at the earliest possible date, but no later than the close of the EIR public scoping period, which runs as follows: Thursday, August 22, 2019 through Monday, September 23, 2019. Commenters are also encouraged to attend the EIR public scoping session held as part of the City of Pleasanton Planning Commission meeting on Wednesday, September 11, 2019 at 7:00 p.m. in the City Council Chambers at 200 Old Bernal Avenue in Pleasanton.

Please send written responses to Natalie Amos at the address shown below. Public agencies providing comments are requested to include a contact person for the respective agency.

Natalie Amos, Associate Planner  
City of Pleasanton Community Development Department  
200 Old Bernal Avenue  
P.O. Box 520  
Pleasanton, CA 94566  
Email: [namos@cityofpleasantonca.gov](mailto:namos@cityofpleasantonca.gov)

## **HIDDEN CANYON RESIDENCES AND PRESERVE PROJECT**

### **Project Location, Surrounding Uses, and Access**

The project site comprises four parcels (APNs 941-2500-002, 941-2500-003, 941-2600-002-06, and 941-2700-002) located immediately west of the City limit line toward the northwestern portion of the City of Pleasanton, Alameda County, California. Two of the four parcels (APNs 941-2500-002 and 941-2500-003) are currently developed with an existing single-family home on each parcel. The project site is roughly bound by Dublin Canyon Road to the north; undeveloped land owned and designated as “land bank” by East Bay Regional Park District (EBRPD) to the east and south; and privately-owned agricultural lands to the west. Hills and ridges dominate the topography of the project site, sloping down to Devaney Creek, which roughly parallels the eastern and southern boundaries of the site.

The project site is bordered on the north, across Dublin Canyon Road, by single-family homes within the Canyon Creek subdivision, Canyon Meadows Condominiums, and single-family homes on large parcels. The Preserve, Oak Hill Estates, and Kolb Ranch Estates single-family home developments are located to the east and southeast. EBRPD’s Pleasanton Ridge Regional Park is located to the south and agricultural and grazing lands on very large lots and a single-family home are located to the west.

Vehicular access to the project site is provided via Dublin Canyon Road. Regional access to the project site is provided via Interstate 580 (I-580) Freeway at the San Ramon Road/Foothill Road Interchange, which is located approximately 0.73-mile east of the project site. Dublin Canyon Road provides intermittent Class II striping for bicyclists along some segments; however, the bicycle lanes do not provide a full 5-foot width in all locations.

### **Project Description**

The project sponsor, Ponderosa Homes III, Inc., is proposing to annex, rezone and subdivide the project site to build 31 single-family residential lots and roadways on approximately 12.4 acres of the project site, and permanently preserve approximately 115.60 acres as open space, both for private residents’ use and proposed dedication (approximately 69 acres) to EBRPD. The proposed developed area would be on the hillsides in the eastern and central areas of the project site and the remaining areas to the south and west of the project site would be preserved as open space. Residential lots would range in size from 7,223 square feet (0.17 acre) to 47,943 square feet (1.10 acre). The gated residential subdivision would include 29 new single-family homes located between Devaney Creek and Dublin Canyon Road and two additional lots/new homes to replace the existing homes owned by the Lester family at 11033 and 11021 Dublin Canyon Road, located on the northeast side of the project site. The two replacement homes are intended to be

retained by the Lester family. The proposed site plan includes bio-retention areas for on-site stormwater management near the main entrance from Dublin Canyon Road, along internal private "Street A," throughout the project site within the lots. The applicant is also working with EBRPD and the City to confirm an alignment for a proposed trail through Parcels B and C along the southern boundary of the project site.

The proposed project would also involve the construction of new internal roadways. Three new internal roadways, "Street A," "Street B," and "Court C" are proposed, which would provide connection to the project site from Dublin Canyon Road. "Street A" would provide a 20-21-foot-wide emergency vehicular access via Dublin Canyon Road, and extend southwest within the project site to its terminus past "Court C." "Street B" is the main entrance to the project site and is proposed to be gated access. "Street B" connects to Dublin Canyon Road west of "Street A" and extends south within the project site for connection to "Street A." A public roadway located on the northeastern portion of the project site connects via Dublin Canyon Road and provides access to the proposed EBRPD staging area. Proposed improvements to Dublin Canyon Road include widening the existing road and bridge along the project frontage to continue existing bike lanes and incorporate shoulders. Concrete sidewalks 5-feet in width would be constructed along the internal streets. Other than the planned/proposed EBRPD trail, described above, the proposed project does not include trail construction within the subdivision; however, a driveway easement and open space access would be created at the end of "Street A" to allow the EBRPD the ability to construct a driveway connection at a future date.

The project includes dedication of land and construction of a new publicly-accessible staging area for the EBRPD. The staging area is proposed to be set back approximately 350 feet from Dublin Canyon Road and would include a paved parking area with 16 automobile spaces and four pull-through spaces for vehicles with trailers, a vault restroom, water fountain, and horse trough. The staging area would provide access to a future EBRPD trail connecting south to trails within Pleasanton Ridge Regional Park, although no trail construction is proposed as part of this project.

The proposed project requires the following discretionary approvals:

- **General Plan Amendment** – The General Plan Land Use Map would be amended/adjusted to reflect the configuration of the proposed development, since some of the lots on the lower portion of the property would be located within an area designated as "Open Space-Public Health and Safety." The General Plan Land Use Map would be amended to reflect Low Density Residential, Open Space, Agriculture and Grazing, and/or Parks and Recreation designations, where appropriate.
- **Annexation** – Approximately 59.5 acres would be annexed into the city, maintaining the existing urban growth boundary; the remaining approximately 69 acres would remain under the jurisdiction of Alameda County and would be dedicated to EBRPD.
- **Growth Management Allocation** – Pursuant to the City's Growth Management Ordinance (Pleasanton Municipal Code Chapter 17.36), the proposed project would require a Growth Management Allocation for the 31 proposed units. Approval of the allocation is at the City

Council's discretion so long as the total annual citywide limit on new residential units for the year of application is not exceeded.

- **Development Plan and Rezone** – The eastern portion of the project site would be rezoned from unincorporated and Prezoned-Agriculture to PUD-LDR/OS-PH/AG/PR (Planned Unit Development-Low Density Residential/Open Space) District and PUD Development Plan. The applicant seeks approval to demolish two existing homes and construct two new single-family homes between Dublin Canyon Road and the proposed staging area, and construct a gated development with 29 two-story, single-family homes, private open space, and related project site improvements.
- **Vesting Tentative and Final Subdivision Map** – The subdivision would include homes in two distinct clusters. Twenty-nine homes would be located within the central portion of the project site. Two residential parcels would accommodate new single-family homes to replace the existing single-family residences at 11033 and 11021 Dublin Canyon Road. Additionally, two EBRPD parcels and four private open space parcels would require subdivision.
- **EIR Certification** – Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, the City has determined that an EIR is required for the proposed project based on anticipated environmental issues.

### Potential Environmental Effects of the Proposed Project

Consistent with the 2019 CEQA Statute and Guidelines, the EIR will evaluate potential environmental impacts associated with the construction and operation of the proposed project. Specifically, the following environmental resource categories will be fully analyzed within the EIR:

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

All of the resource categories listed above will be considered in the EIR; however, given the location and conditions on the project site, the following issues will be central to the environmental analysis:

- **Aesthetics** – The project site layout would reduce visibility of the homes from public vantage points. Regardless, analysis of the visual impacts of the proposed project, including preparation of visual simulations from public vantage points, is required.
- **Air Quality** – The EIR will include an evaluation of construction-period toxic air contaminant to assess potential construction health risks for local residents. The EIR will also include an evaluation of operational air quality effects.

- **Biological Resources** – The project sponsor’s biological evaluation found potential for several special-status species on the project site, including California red-legged frog, Alameda whipsnake, golden eagle, western burrowing owl and American badger. Congdon’s tarplant was also found within the project site footprint and open space area. Jurisdictional waters including Devaney Creek and a tributary, as well as isolated seasonal wetlands, are also located on-site. The EIR will include analysis of potential impacts on relevant special-status species and sensitive habitats.
- **Cultural and Tribal Cultural Resources** – The EIR will include a summary of the applicant-prepared cultural resources and historic architecture report, and will also summarize tribal cultural coordination to confirm whether the project would potential affect any resources of importance to local tribes.
- **Geology and Soils** – The project site is not located within in an Alquist-Priolo Fault zone. However, the applicant-prepared geotechnical report includes a number of recommendations for site preparation and foundations. The EIR will include an evaluation of site soils and geology and all recommendations from the geotechnical report will be included as mitigation measures.
- **Greenhouse Gas Emissions and Energy** – The EIR will include an evaluation of construction-period GHG emissions to assess consistency with the City’s Climate Action Plan. The EIR will also include an evaluation of operational-period emissions to assess compliance with BAAQMD thresholds.
- **Hazards, Hazardous Materials, and Wildfire** – The project includes planned dedication of acreage to EBRPD for permanent preservation as open space land, and these lands could be subject to wildfire. In addition, the project site is located adjacent to additional open space lands. Wildfire risk and other potential hazardous materials will be evaluated in the Draft EIR. Additionally, emergency response and evacuation impacts will be reviewed, including the proposed emergency vehicle access road internal to the project site. The EIR will identify impacts and mitigation for hazards, hazardous materials, and wildfire.
- **Hydrology and Water Quality** – The proposed project would involve grading and creation of new impervious surfaces that have the potential to create runoff that may affect on-site waterways, including Devaney Creek.
- **Land Use and Planning** – As previously described, the proposed project would include annexation of land into the City of Pleasanton and General Plan amendments to reflect the proposed residential development. Conformity with Measures PP/QQ and other City policies will be evaluated as part of the analysis.
- **Noise** – The EIR will include an evaluation of construction-period noise based on the estimated equipment list and duration of construction activities. Operational traffic noise impacts will also be evaluated.

- **Public Services and Recreation** – The project would include the development of new housing that will increase the demand for public services, including police, fire, and schools. The project will also include the dedication of open space lands for development by EBRPD, including a new staging area and trail that would be developed along the southern boundary of the site adjacent to Devaney Creek.
- **Transportation** – Although the proposed project is not expected to generate traffic volumes at a level that would create impacts to nearby roadways or intersections, the CEQA analysis must include a comprehensive traffic analysis that considers aspects such as roadway design and safety, and effects on increased traffic volumes on Dublin Canyon Road, and analysis of proposed bicycle lane improvements. A vehicle miles traveled (VMT) analysis will also be provided.
- **Water and Wastewater Systems** – The proposed project would require extension of public water and wastewater systems on-site. The EIR will consider operational components of the off-site water supply and wastewater collection systems that would serve the proposed project; the City is currently undertaking analysis of the water supply and distribution system in the vicinity of the proposed project to determine if system improvements or modifications are necessary. If the analysis determines expansion or modification of City facilities are needed, the environmental impacts of those project components must be analyzed in the EIR.

Considering existing conditions on the project site, it is anticipated that the following resource categories will not require detailed analysis and instead will be addressed under an Effects Found not to be Significant chapter of the EIR:

- **Agriculture and Forestry Resources** – Some grazing is currently ongoing at the project site; however, the project site is not designated as important farmland under the California Farmland Mapping and Monitoring Program and the project site is not subject to a Williamson Act contract. As such, the proposed project is not expected to result in significant environmental effects.
- **Mineral Resources** – There are no known mineral resources located on or adjacent to the project site and the nearest mineral resource recovery site is located approximately 7.0 miles southeast. As such, the proposed project would not result in significant effects related to mineral resources.
- **Population and Housing** – The proposed project site is currently developed with two residential homes and related structures located on the south side of Devaney Creek. Both homes are owned by the Lester family. The proposed project includes demolition of the two homes and replacement with two new homes on the south side of Devaney Creek; an additional 29 homes would be constructed in the central portion of the site on the north side of Devaney Creek.

Approximately 43.85 acres of the site is currently designated for low-density residential development in the General Plan, with a maximum density of 1.99 units per gross acre. This land use designation suggests that the General Plan buildout assumed up to 87 dwelling units, which indicates that the proposed development of 29 lots was already accounted for in the

General Plan EIR and would not represent an increase beyond current projections. Therefore, proposed project implementation would not displace any individuals or significantly increase population, and less than significant impacts related to population and housing would occur.

**EIR Public Scoping Meeting Information**

The City of Pleasanton will conduct an EIR public scoping meeting related to the proposed project in accordance with CEQA Section 21083.9. The EIR public scoping meeting is an opportunity for the public to learn about environmental review for the proposed project and to comment on environmental issues that the EIR will address.

**Date:** Wednesday, September 11, 2019

**Time:** 7:00 p.m.

**Location:** City Council Chambers  
200 Old Bernal Avenue  
Pleasanton, CA 94566





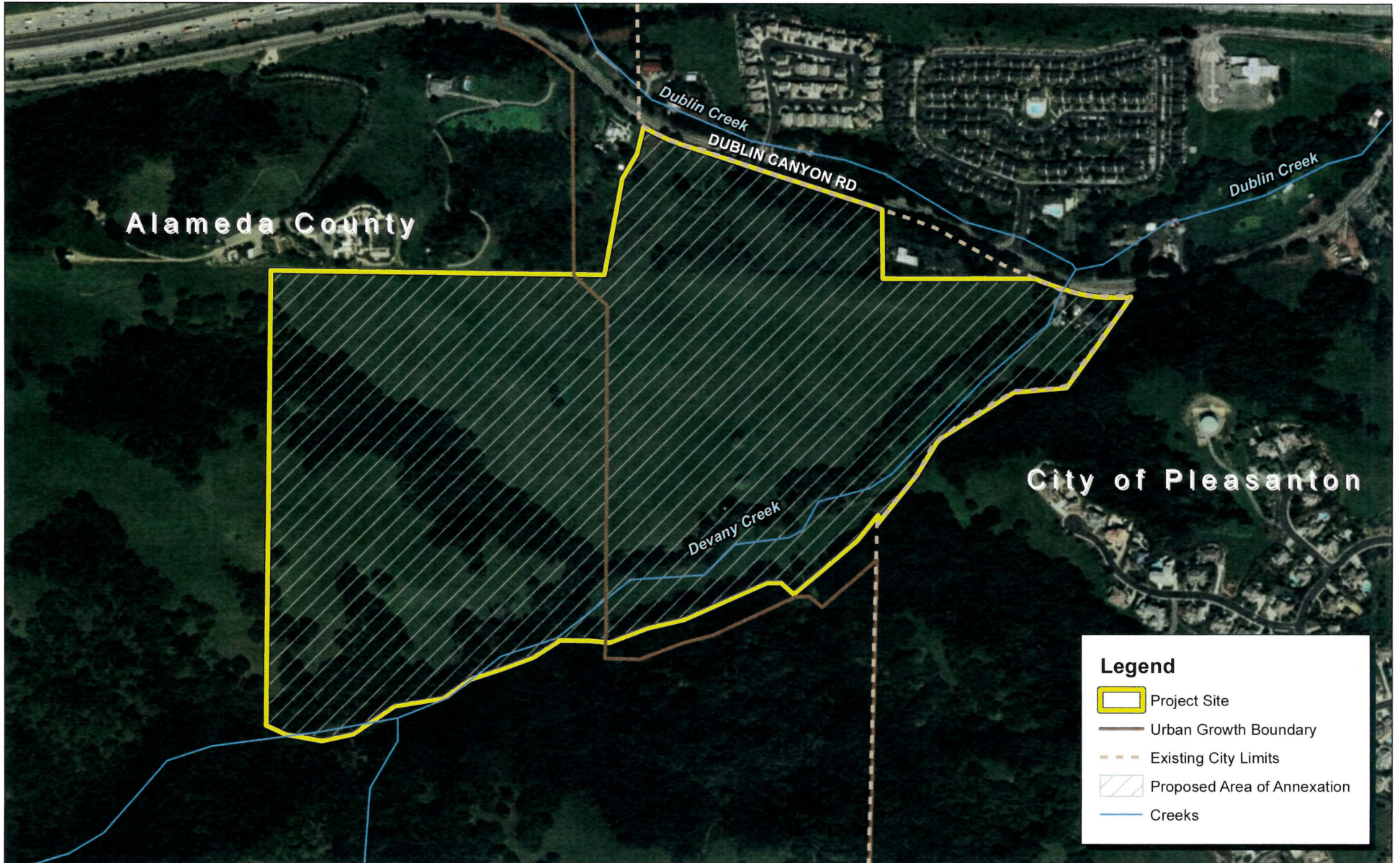


Source: Census 2000 Data, The CaSIL



# Exhibit 1 Regional Location Map





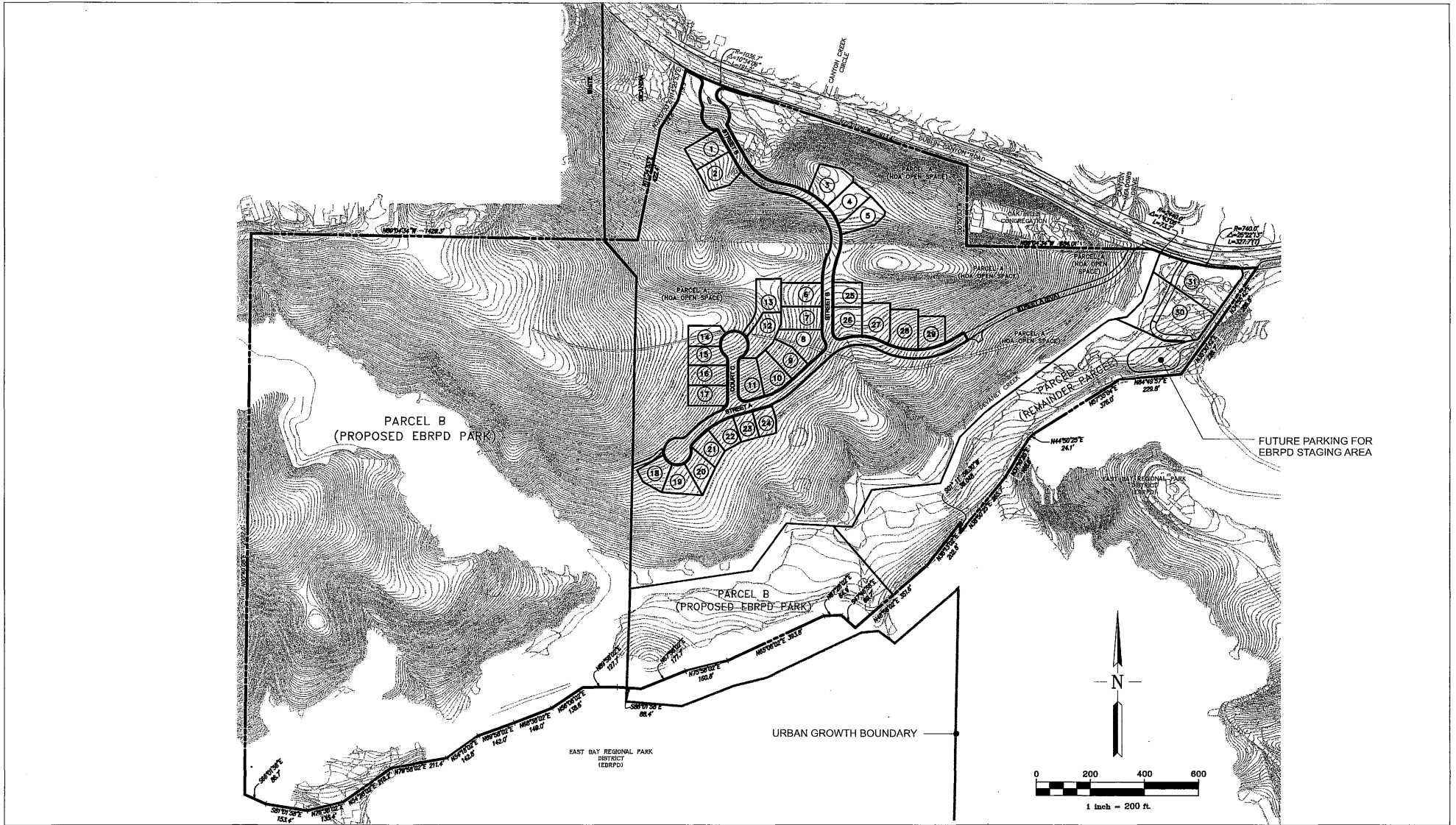
Source: ESRI Aerial Imagery

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**Exhibit 2**  
**Local Vicinity Map**  
**Aerial Base**





Source: Ruggeri-Jensen-Azar, June 13, 2019.



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Exhibit 3  
Proposed Site Plan

CITY OF PLEASANTON  
HIDDEN CANYON RESIDENCES AND PRESERVE PROJECT  
NOTICE OF PREPARATION

