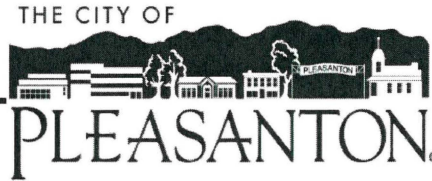


Appendix A: EIR Noticing and Public Involvement

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

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

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

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



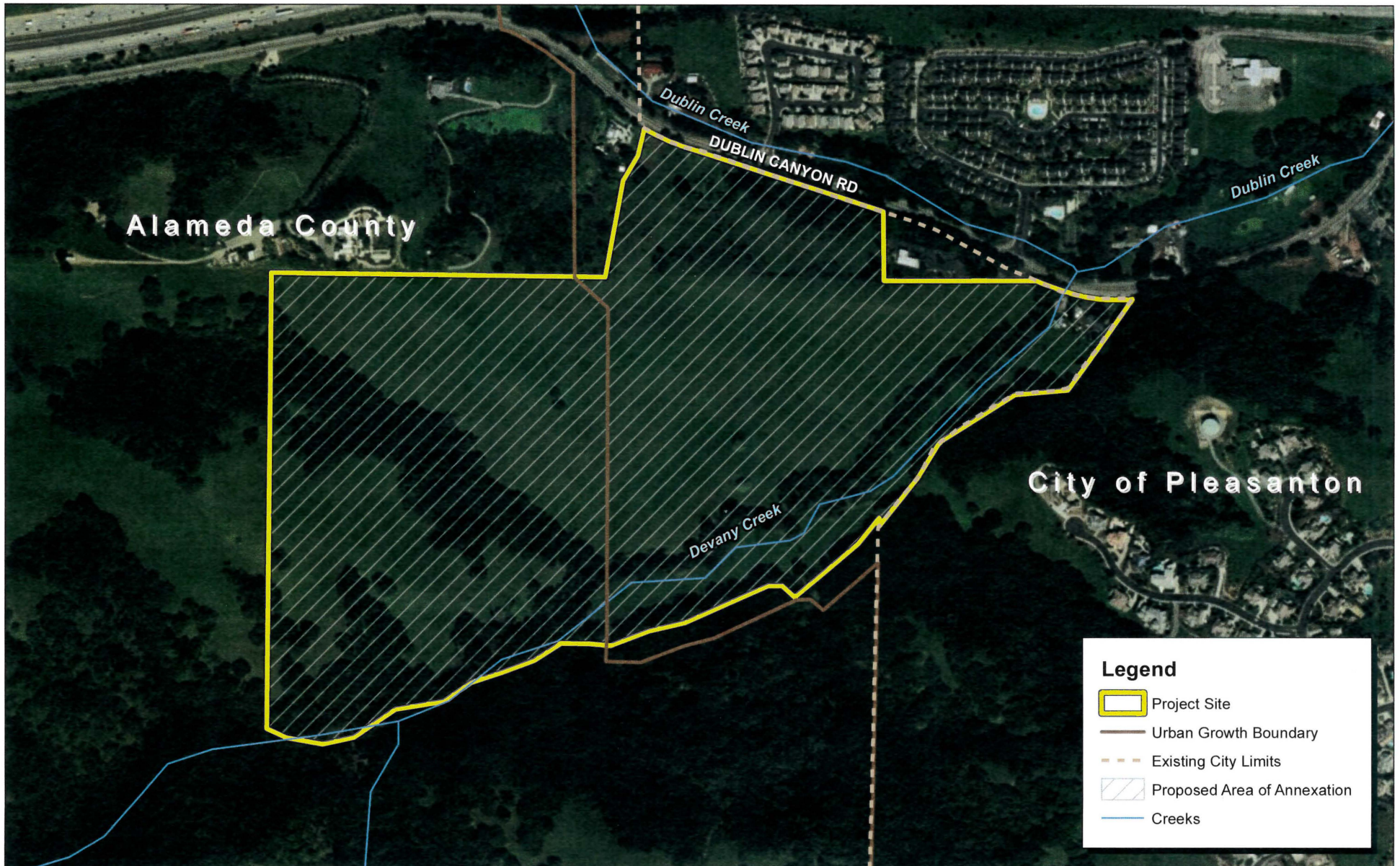
Source: Census 2000 Data, The CaSIL

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Exhibit 1 Regional Location Map



Source: ESRI Aerial Imagery

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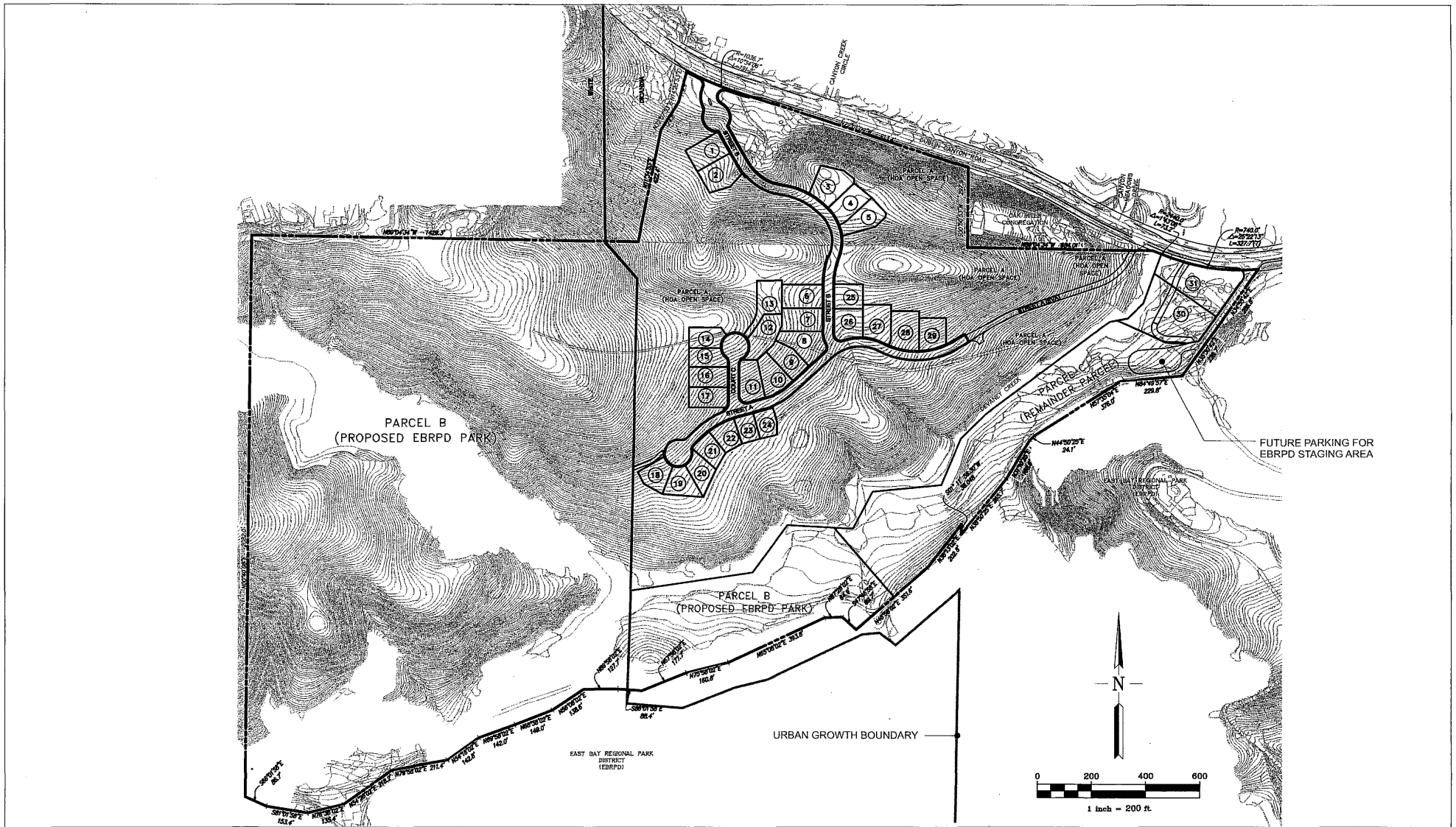


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Exhibit 2 Local Vicinity Map Aerial Base

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



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

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>



September 10, 2019

Governor's Office of Planning & Research

Natalie Amos
Pleasanton, City of
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566-0802

SEP 19 2019

STATE CLEARINGHOUSE

RE: SCH# 2019080461, Hidden Canyon Residences and Preserve Project, Alameda County

Dear Ms. Amos:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Staff Services Analyst

cc: State Clearinghouse

From: Amit Raman
To: [Natalie Amos](#)
Cc: Tanvi Raman
Subject: Comments on PUD-130...PONDEROSA HOMES
Date: Friday, March 8, 2019 9:13:41 AM

Hello Natalie,

My wife and I live at 11078 Dublin Canyon Rd, across from the proposed Ponderosa development. We will not be able to make the 3/13 public hearing. I wanted to start a thread to provide our comments.

It is difficult in our area to be a pedestrian. The traffic can get busy and drivers do not stay within the traffic lines. We need the developers to build a sidewalk that will allow pedestrians and runners to safely navigate Dublin Canyon Rd. The sidewalk should extend past the parcel properties and connect with existing sidewalks. Also, we should consider lowering the speed limit on Dublin Canyon Rd.

During the rainy season, water flows down the hills where Ponderosa will be developing. The rainwater channeling in our area is completely broken. The road floods and our property gets extremely muddy. The developer should fix the storm water routing. It's a total mess.



Thanks,

Amit

Click [here](#) to report this email as spam.

From: Dena Maionchi
To: [Natalie Amos](#)
Subject: PUD-130, P18-0078/0079/0080/0081, Ponderosa Homes
Date: Sunday, March 10, 2019 10:32:39 PM

Dena
Hello Natalie,

My name is Dena Maionchi and I've lived in the condo closest to the Dublin Canyon Road and Canyon Meadows Drive intersection for a little over 10 years. Unfortunately I will not be able to attend the Planning Commission Public Hearing on March 13th. I would like to express my concern about the changes that the development will cause.

Over the past 10 years, I have been home when approximately 6-7 accidents have occurred at this intersection. Please note, I work full time so I'm not home all day. I respond to the accidents by running to the intersection while dialing 911. Most of the accidents that I've responded to occur because people drive well over the speed limit of 45mph while going on Dublin Canyon Road. Someone from our community tries to leave and another person is driving westbound on Dublin Canyon Road. Neither can see the other due to the soft, blind curve. The person leaving pulls out only to be T-boned on the driver's side by the speeding westbound car.

I've also responded to an accident where a resident was traveling eastbound on Dublin Canyon Road and wanted to turn left into the community. The driver a good distance behind them didn't notice the car had stopped waiting for oncoming traffic to pass to be able to turn left. The second car rear ended the resident hard, shoving them into the oncoming traffic lane. Then, a minivan came speeding westbound on Dublin Canyon Road. Again, since the curve is blind you can't see what's beyond it, they hit the resident being that that car was now in the oncoming lane. All airbags were deployed in all the vehicles.

In all the accidents, there were injuries. The Dublin Canyon Blvd and Canyon Meadows Drive intersection is very dangerous due to the speed people drive and the blind curve.

There is already a lot of traffic on Dublin Canyon Road due to people using it to escape 580 traffic. This is demonstrated by the people in the Preserve having blocked ALL RIGHT TURNS on to Laurel Canyon Road to prevent the heavy traffic that went through their residential neighborhood. Building more homes will only increase traffic and therefore, the risk the Canyon Meadows residents. I am against any such development unless a stoplight or stop sign is installed at the intersection at Dublin Canyon Road and Canyon Meadows Drive. This is the only way we can protect the residents and prevent the injurious accidents that will increase with the increase of traffic.

We've been asking for a stop sign or stop light for many years now. Please, help us live safely in our community. Put a stoplight or stop sign at our intersection.

Thank you, Dena

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From: Russ Shiroma
To: Natalie Amos
Cc: Russ Shiroma
Subject: PUD-130, P18-0078/0079/0080/0081, Ponderosa Homes
Date: Wednesday, March 13, 2019 11:20:59AM

Good Afternoon Ms. Amos-

I am writing concerning the above mentioned Public Hearing scheduled to take place today at 7:00 pm concerning the proposal by Ponderosa Homes.

I am one of the representatives for the Kingdom Hall of Jehovah's Witnesses property that is adjacent to this proposal for development and would like to express some concerns we have with this project.

As you know, this is not a new request by Ponderosa Homes and they have contacted us on more than a few occasions about this proposal. We have expressed our concerns with the uninterrupted access to our property during and post construction. They have yet to come up with a feasible / equitable solution that we can agree upon.

We are also concerned with the traffic impact and safety to our property.

There has not been any recent exchange of communication with Ponderosa Homes to hear any solution to our concerns.

We are not sure what this meeting tonight will entail or how much detail will be discussed but we are concerned about this proposed development and wanted to contact you to voice our concerns.

I can be reached on my cell at or at home if you should like more details or questions.

We appreciate your taking the time to consider our concerns....Thank you

Respectfully,

Russ Shiroma

Click [here](#) to report this email as spam.

Natalie Amos

From: Natalie Amos
Sent: Wednesday, September 11, 2019 9:34 AM
To: Natalie Amos
Subject: FW: inquiry re: 10807, 11033 and the two western parcels on Dublin Canyon Road
Attachments: Hidden Canyon development

From: Gelb, Andrew
Sent: Tuesday, September 10, 2019 3:37 PM
To: Natalie Amos
Cc: Mike Tassano; Matthew Nelson; Mark Candland; Cedric Novenario
Subject: RE: inquiry re: 10807, 11033 and the two western parcels on Dublin Canyon Road

Hello again Ms. Amos,

In response to your recent message about the upcoming Public Hearing on the EIR, all I can say is that nothing has changed from the residents' perspective since I wrote on April 1 and April 15. As I mentioned previously (see below):

"Again, we continue to wait for the developer to prepare the repeatedly requested models, the environmental review, refinements, and visual aids. The Commission requested that the developer prepare the models and visual aids. We previously requested the models and visual aids. We still await the models and visual aids. Everyone needs to be able to see exactly how and where they intend to cover the hills with houses. Otherwise, we cannot see just how awful this will be (from our perspective), or if it can be moderately acceptable. We still do not know and we cannot tell. And it certainly would be nice if the developer actually engaged with the Pleasanton residents on these topics."

There has been no contact from the developer and no contact from anyone at the City, including any of the Commissioners. I understand it is up to me to attempt to contact the Commissioners if they appear to be uninterested in contacting me or any other resident in our development.

We continue to be very concerned about this particular issue, mentioned in the Agenda Report:

"Substantial grading would be required to accommodate the proposed development and the EVA road. As proposed, grading would occur on portions of the site with slopes ranging from 10 to 25 percent or more. Portions of some or all of the lots and private open space would coincide with areas where the existing slopes exceed 25 percent."

I believe this simply is not consistent with the oft-repeated and expressed will of the residents of Pleasanton. The proposed grading and building on slopes meant to be protected is not the only objection, but it is a major one.

I do not know what else needs to be said at this time to preserve our profound objections, and with the somewhat limited notice provided for this upcoming meeting, I will not be able to attend. I am sure you will continue to do your best to keep the folks who actually reside in Pleasanton advised of the process, and for that I am most grateful.

And of course, we will continue to ***"rely upon the requests made by the Commission for (a) 3D models that will help all of us visualize what the project actually will look like on the hillsides, because we still cannot tell the extent of the proposed damage; (b) careful re-measurements to see how often the prohibition against building on slopes greater than 25 degrees is to be enforced; (c) plans for the***

placement of mature trees throughout and surrounding the project so that the impactful views of new homes on the hillside will be minimized and softened (such trees obviously should be evergreen to be effective); and (d) careful consideration of where to place the staging area that the parks folks have requested be near Dublin Canyon Road to maximize safety and minimize potentially damaging mischief."

Thank you for your consideration.

Best regards,
Andrew Gelb
Crosby Drive
Pleasanton, CA 94588

From: Gelb, Andrew
Sent: Monday, April 15, 2019 2:31 PM
To: 'Natalie Amos'
Cc: Mike Tassano; Matthew Nelson; Mark Candland; Cedric Novenario
Subject: RE: inquiry re: 10807, 11033 and the two western parcels on Dublin Canyon Road

Hello Ms. Amos:

Thank you very much for the response. Please allow a few comments.

To be frank, this statement does not make sense to me: "... and it would likely be in your best interest to have the environmental review, any project refinements, and visual aids completed prior to meeting."

Again, we continue to wait for **the developer to prepare the repeatedly requested models**, the environmental review, refinements, and visual aids. **The Commission requested that the developer** prepare the models and visual aids. We previously requested the models and visual aids. We still await the models and visual aids. Everyone needs to be able to see exactly how and where they intend to cover the hills with houses. Otherwise, we cannot see just how awful this will be (from our perspective), or if it can be moderately acceptable. **We still do not know and we cannot tell.** And it certainly would be nice if the developer actually engaged with the Pleasanton residents on these topics.

Yes, the pole and the wires in the photo are on the "Lester/Shriners properties." So, if I understand correctly, it all will be placed underground. I imagine coordination with PG&E and/or AT&T will be necessary.

Also, please keep in mind the subject of the existing emergency road. If anyone from the City will come up and meet with us, it will be very easy to show and explain.

Thanks very much for your courtesy and patience!

Best regards,
Andrew Gelb

From: Gelb, Andrew
Sent: Monday, April 1, 2019 3:02 PM
To: Natalie Amos
Cc: Mike Tassano; Matthew Nelson; Mark Candland; Cedric Novenario
Subject: RE: inquiry re: 10807, 11033 and the two western parcels on Dublin Canyon Road

Hello Ms. Amos:

If I may speak frankly ... As I mentioned after the session, while I was dismayed by the appearance of a relative lack of concern shown by some members of the Commission with respect to the rights and interests of the longtime Pleasanton residents whose longstanding hillside views will be impacted, in contrast with the apparent deference shown to the developer and the county resident property owners, there were some positive statements made during the Planning Commission work session.

In particular, we intend to rely upon the requests made by the Commission for (a) 3D models that will help all of us visualize what the project actually will look like on the hillsides, because we still cannot tell the extent of the proposed damage; (b) careful re-measurements to see how often the prohibition against building on slopes greater than 25 degrees is to be enforced; (c) plans for the placement of mature trees throughout and surrounding the project so that the impactful views of new homes on the hillside will be minimized and softened (such trees obviously should be evergreen to be effective); and (d) careful consideration of where to place the staging area that the parks folks have requested be near Dublin Canyon Road to maximize safety and minimize potentially damaging mischief.

I am sure you will not be surprised that we are counting on the City with respect to these points, and we look forward to seeing strong progress when next we have the opportunity to review the status.

In addition, now that we have witnessed the Planning Commission's public discussion of this project, and learned for the first time of the multiple trips made to walk the site with the developer, we repeat our request that staff and the Commissioners meet on-site with those of us Pleasanton residents who are concerned about this project's impact on their valuable and cherished views. I would think that only fair and appropriate. Please let me know how to arrange and make myself available for such meetings.

Further, in the photo I sent to you late week (attached again) you will see a utility pole and wires in the middle of the scene. I would like to know the plans for that, which should be removed and made underground.

Also, our HOA has some interest, both for safety's sake and as matters of title, in the emergency fire road that leads from the end of Crosby Drive down to a private dirt road we believe is either on or adjacent to the property at issue. That private road must be maintained and available for emergency use by the Fire Department and residents, and must not in any way become confused or mixed up with whatever trails, etc. are to be installed. We most certainly do not want lost trail users wandering up and down that emergency road onto our properties. We already have enough to worry about with respect to hillside fire dangers, and we'd like to discuss that fire road when staff visits.

Please understand that we acknowledge the balancing of interests that must be made when reviewing projects such as these. Unfortunately, thus far, in our opinion we have seen little balance. Let's work together, as I suggested in my public comments at the work session, to try to make something more reasonable and less offensive to the interests of Pleasanton residents out of this thing.

Thanks very much to all of you. I truly hope we can work together, all of us, on this matter.

Best regards,
Andrew

*Andrew Gelb
Senior Vice President & General Counsel
Hitachi High Technologies America, Inc.
Pleasanton, California 94588*

Natalie Amos

From: Robert O. Devany <ROD@weiss.com>
Sent: Monday, September 9, 2019 4:09 PM
To: Natalie Amos
Subject: RE: Planning Commission Agenda Packet - September 11, 2019
Attachments: Devany Ranch Access.pdf

Hi Natalie,

I plan to attend the subject EIR scoping meeting. Here are a couple of comments to include in the City's administrative record for the project:

1. Devany Canyon is misspelled in the staff report. The U.S. Board on Geographic Names identifies the canyon being referenced as "Devany Canyon." See <https://geonames.usgs.gov/apex/f?p=138:2:0::NO:RP::> as documented in the 2018 USGS topo map (<https://drive.google.com/open?id=1VVpnQ-z2bO8rmGxe-t8cOEhixaxN3nPL>). The official name was changed in 2000, and some older maps show the spelling as "Devaney." Please reference to Devany Canyon in future project documents.
2. The land use change being proposed by Ponderosa may significantly impact agricultural activities on our adjoining property (AP No. 941-26000-001-03, NW ¼ of Section 10, T3S R1W). For decades, we have relied on crossing the Shriner and Lester Properties to access the central portion of our ranch (see attached map) and shared range land and water with the Lester's. If access is eliminated, we will be required to stop agricultural operations on the property, as building a new road elsewhere would be economically infeasible and stock water may become unavailable in the late summer and fall, and during dry periods. We have not seen these potential project impacts documented in any of the existing project planning documents and request that it be addressed in the EIR.

Please let me know if you have any questions or need additional information.

Thank you.

-Bob Devany

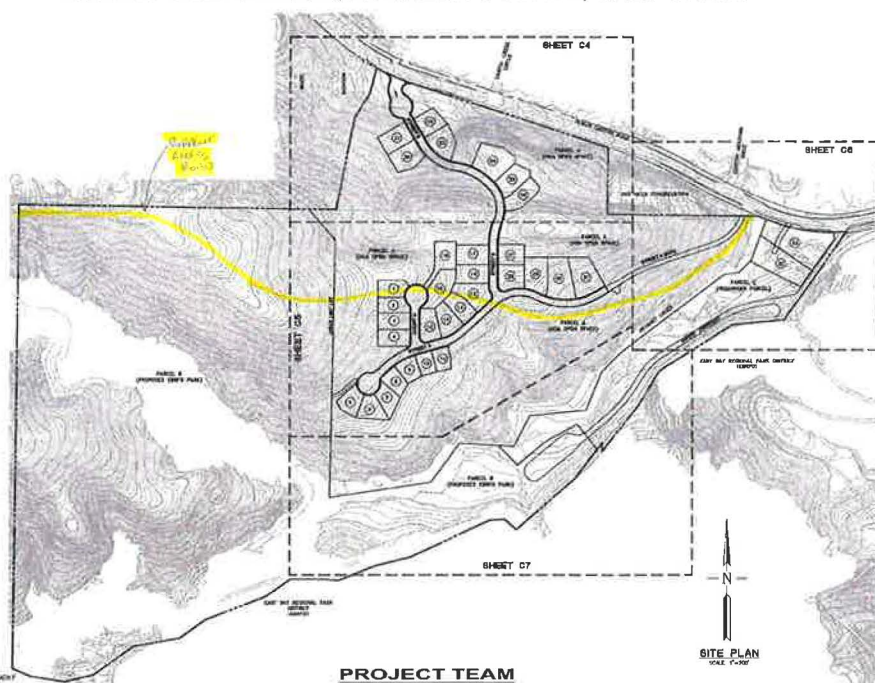
From: Natalie Amos <namos@cityofpleasantonca.gov>
Sent: Thursday, September 05, 2019 3:01 PM
Subject: Planning Commission Agenda Packet - September 11, 2019

Interested parties,

Please find below the link to access the agenda report for the upcoming Planning Commission meeting regarding Ponderosa Homes Hidden Canyon Residences and Preserve Project proposed at 10807, 11021, and 11033 Dublin Canyon Road and the property west of 11021 Dublin Canyon Road (APN 941-2500-3). The meeting is for a Scoping Session for the Draft Environmental Impact Report that will analyze the environmental effects of proposed applications for the four parcels totaling approximately 128.5 acres, including annexation, General Plan amendments, and Planned Unit Development (PUD) rezoning and development plan to demolish two homes, construct 31 single-family detached homes with related on-and-off-site improvements, and public land dedication and improvements.

Kindest regards,
Natalie

A vicinity map showing the project location. The map includes labels for 'HIGHWAY 101', 'HIGHWAY 102', 'SAN JOSE', and 'SANTA CLAY'. A shaded area indicates the project location. A north arrow is present in the top left corner.

[illegible]

PROJECT TEAM

Applicant

Ponderosa Homes III, Inc.
6130 Stoneridge Mall Road, Suite 185
Pleasanton, CA 94588
Contact: Rick Rosenbaum
(925) 460-8910

Civil Engineering & Planning

Ruggeri Jensen-Azar
4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
Contact: Steve Lichliter
(925) 237-9100

Architects

Bassenian-Lagoni
2031 Orchard Drive, Suite 100
Newport Beach, CA 92660
Contact: Si Kim
(949) 553 9100

Landscape Architect

vanderToolen Associates
855 Bordeaux Way, Suite 240
Napa, CA 94558
Contact: Byron Williams
(707) 224-2299

WHA

WHA
5000 Executive Pkwy #375
San Ramon, CA 94583
Contact: Mark Rutherford
(925) 463-1700

SHEET INDEX

SHEET NO.	DESCRIPTION
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QML PLANS	
1	C1 COVER SHEET
2	C2 BOUNDARY AND EASEMENTS
3	C3 SLOPE CLASSIFICATION
4-7	C4-C7 SITE DEVELOPMENT PLAN
8	C8 EXISTING TREE PLAN
ARCHITECTURE	
9	A.1 PLAN-1-PROVINCE-1ST FLOOR
10	A.2 PLAN-1-PROVINCE-2ND FLOOR
11	A.3 PLAN-1-PROVINCE-ROOF PLAN
12	A.4 PLAN-1-PROVINCE-ELEVATIONS
13	A.5 PLAN-1-TUSCAN-1ST FLOOR
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15	A.7 PLAN-1-TUSCAN-ROOF PLAN
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17	A.9 PLAN-1-ITALIAANTE-1ST FLOOR
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20	A.12 PLAN-1-ITALIAANTE-ELEVATIONS
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23	A.15 PLAN-2-PROVINCE-ROOF PLAN
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47	L3	CONCEPTUAL LANDSCAPE PLAN
48	L4	CONCEPTUAL LANDSCAPE PLAN
49	L5	CONCEPTUAL LANDSCAPE DETAIL

RIA

September 10, 2019

Dear Planning Commission Members,

This message is in regards to the Ponderosa Homes development, as well as the increasingly dangerous driving conditions on Dublin Canyon Road.

My name is Patty Russell and I live at 8020 Canyon Creek Circle. I have lived in Pleasanton for over 20 years, the last 8 years have been on Canyon Creek Circle.

While the thought of adding more homes and cars in this area does not sit well, what really concerns me and my neighbors, as well as our Canyon Meadows neighbors, is the increasingly dangerous driving conditions on Dublin Canyon Road. It is well-known that this road is used as a cut-through when the highway is congested, which is nearly an everyday occurrence.

Each morning, I dread trying to safely merge on to Dublin Canyon Road and I know I am not alone. When it's clear, I pull out and then have to accelerate immediately so the car traveling eastbound at the 45mph speed limit does not rear-end me. In the evening, cars often follow extremely close as I slowdown in order to safely pull into my neighborhood and then they fly by headed westbound. Believe it or not, I've even had cars pass me on this small stretch of road.

A "traffic calming" digital radar sign was installed about 1-2 years ago. The sign is meant to alert drivers to the 40mph speed limit as they approach the westbound entrance to Canyon Meadows. The sign has been hit and run down twice in the short time it has been there. I cannot imagine how many close calls Canyon Meadows residents have on a daily basis, just trying to leave their homes, honestly it terrifies me.

On the morning of April 11, 2019, a car traveling eastbound drove into our neighborhood's monument sign and park. I have attached 2 pictures for reference. Unfortunately, this is just an example of how dangerous this road has become. To date, when I enter and exit, I am reminded just how close the danger really is. We are so grateful that no one was in the park at the time this terrible incident occurred.

Whether or not the Ponderosa Homes development is approved, I am pleading that the Council take measures to help residents who have no choice but to drive on Dublin Canyon Road. All we want is to feel safe as we travel through our town.

Thank you,
Patty Russell





Natalie Amos

From: chrishiker@gmail.com
Sent: Tuesday, September 10, 2019 7:15 PM
To: Natalie Amos
Subject: Hidden Canyon development

Hello- I am not objecting to development as it is private property and the number of houses sounds reasonable for the space. I am also happy that public access will be dedicated as was done with The Preserve development around the corner.

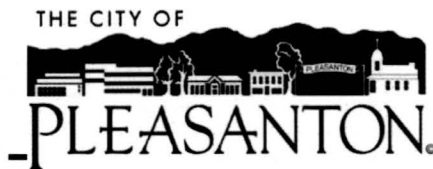
I live across the street at Canyon Meadows condos and I am most concerned about the impact on Dublin Canyon Road. It is already very dangerous pulling out into traffic as the commuters speed down the road. A traffic light would be great.

I would also like to see developers along Dublin Canyon road being responsible for putting in a sidewalk. As it becomes less a country road and more a commuter/residential traffic road, a clear bike lane and sidewalk are necessary for older children riding their bikes to school, dog walkers etc.

Thank you,

Christine Buchanan
7560 Canyon Meadows Unit D
Pleasanton, CA

Click <https://www.mailcontrol.com/sr/aaD2RzWg2LPGX2PQPOMvUjg7ce8j6mWJWxZBh-QJSaDHOIFQ6TsroJqBSFmkqI7XVA9uXubTVtkKIUtpuCToCg==> to report this email as spam.



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, September 11, 2019

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission Meeting of September 11, 2019 was called to order at 7:00 p.m. by Chair Allen.

The Pledge of Allegiance was led by Commissioner Ritter.

Staff Members Present: Natalie Amos, Associate Planner; Ellen Clark, Planning Manager; Dan Sodergren, City Attorney; Stefanie Ananthan, Recording Secretary

Commissioners Present: Commissioners Jack Balch, Justin Brown, Brandon Pace (arrived at 7:18 p.m.), Herb Ritter and Chair Nancy Allen

Commissioners Absent: Commissioner Greg O'Connor

AGENDA AMENDMENTS

Approval of the minutes were pulled off the Consent Calendar for edits by Commissioner Brown:

Page 7, second paragraph: "Commissioner Brown echoed Commissioner Ritter's comments... He stated that he had to organize a corporate event and he chose a different type of recreational event, but he had been sent a video on axe-throwing and ~~thought~~ though safety was ~~not~~ a concern, he now realizes that this incident was an outlier and appreciated hearing the applicant's explanation behind what he'd seen in the video clip.

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Approve the meeting minutes of August 14, 2019

Commissioner Brown moved to approve the Consent Calendar with amendments as noted.

Commissioner Balch seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Brown, Ritter
NOES: None
ABSENT: Commissioners O'Connor and Pace
ABSTAIN: None

The Meeting Minutes of August 14, 2019 were approved, as amended.

MEETING OPEN TO THE PUBLIC

- 2. Public Comment from the audience regarding items not listed on the agenda –**
Speakers are encouraged to limit comments to 3 minutes.

There were no members of the audience wishing to address the Commission.

PUBLIC HEARINGS AND OTHER MATTERS

- 3. PUD-130/TRACT 8472/P18-0078/P18-0079/P18-0080/P18-0081, Hidden Canyon Residences and Preserve Project, Ponderosa Homes II, Inc., 10807, 11021, and 11033 Dublin Canyon Road and the property west of 11021 Dublin Canyon Road (APN 941-2500-3) –** Scoping Session for the Draft Environmental Impact Report that will analyze the environmental effects of proposed applications for four parcels totaling approximately 128.5 acres, including annexation, General Plan amendments, and Planned Unit Development (PUD) rezoning and development plan to demolish two homes, construct 31 single-family detached homes with related on-and-off-site improvements, and public land dedication and improvements.

Associate Planner Natalie Amos presented the specifics of the item in the Agenda Report.

Commissioner Balch referred to new Parcel C and asked if there was going to be access between the land dedicated to East Bay Regional Parks District (EBRPD) at this time and the staging area, or he asked if this will wait until the Living Trust forms.

Ms. Amos replied it is her understanding that construction of a trail and access of some type will be concurrent with the development.

Mary Bean with FirstCarbon Solutions continued the presentation.

Ms. Amos then presented the California Environmental Quality Act (CEQA) review timeline and publication of the Final Environmental Impact Report (FEIR) which is anticipated for Spring 2020, following by public hearings and response to comments.

Commissioner Balch inquired about the knowledge gained from the Johnson Drive process and the 19 CEQA Required Environmental Review Topics for this project.

Planning Manager Ellen Clark responded that each of the 19 high-level topics has a series of subtopics and impacts under CEQA which will be analyzed.

Commissioner Ritter inquired and wanted confirmation the public comments already received will be incorporated into the talking points and FEIR.

Ms. Amos confirmed.

Chair Allen inquired as to visual impacts and asked for the process of identifying the locations where streetscapes or visual portrayals would be created and what they would look like.

Ms. Amos confirmed the environmental document will have five viewpoints at various locations and will review other vantage points to determine visibility and will include views of before and after.

Commissioner Brown stated he knows the staging area moved in this design and the Commission had conducted a straw poll in terms of where it should be, and he asked if this plan is reflective of that recommendation.

Noted Present:

Commissioner Pace arrived at 7:18 p.m.

Ms. Amos confirmed the new location reflected was staff, the majority of the Planning Commission, and EBRPD's preferred location.

Commissioner Brown said in terms of the path, Emergency Vehicle Access (EVA), and staging area, while nothing has been finalized, he asked if there were any aspects at this time in terms of design.

Ms. Amos confirmed the design has not been finalized.

Commissioner Brown asked at what portions of the staging area within Parcel C were subject to the living trust and at what portions would become part of the EBRPD.

Ms. Clark deferred to the applicant's impending presentation for clarification on dedication and ownership.

THE PUBLIC HEARING WAS OPENED

Applicant/Project Planning Manager Rick Rosenbaum with Ponderosa Homes gave a brief overview of the project history and a presentation. He explained some of the refinements and changes that came out of the Planning Commission work session on March 27, 2019, revisions to the staging area, reduction of lots in the project, community benefits, water system improvements and others. Reversion of the parcel to the EBRPD will be done once the Lester family is no longer living on the property. In the interim, the trail easement would be granted to the EBRPD for connection from the staging area to where they plan to provide public access.

They are still refining landscape and visual concepts with the idea of having a private gated entry off of Dublin Canyon Road, with significant landscape features and he described the lot configuration and EVA point, noting the two residences owned by the Lester family will be turned into two large lots with access off of the existing road which will also serve as the

staging area access point. There is an EVA point to Dublin Canyon Road which is only meant for EVA and he presented a colored rendition of the development components.

They spent time refining the plan and spoke of Measure PP compliance, slope analysis, Dublin Canyon Road improvements with benefits to existing neighborhoods, and access to the Pleasanton Ridge Regional Park in the northern area.

Chair Allen inquired about the comment regarding the open space and that some would be reverted to the EBRPD. She asked if the Homeowners Association (HOA) is 38.8 acres and asked if this reverts to the HOA.

Mr. Rosenbaum confirmed that would remain with the HOA, and he did not believe the District had interest in owning the property proposed HOA open space.

Public Comments:

Paolo Di Candia is a resident who lives next to the project and spoke in favor of the project. He expressed one concern regarding water runoff from the project but otherwise was in overall support.

Dena Maionchi spoke as a Canyon Meadows resident and requested the staging area and project location be moved to a different area due to the current situation related to lack of space. She also spoke about the need for a traffic signal due to existing safety issues on westbound Dublin Canyon Road and the concern of adding pedestrians into the situation.

Diane Lester Kolb said she is a resident, voiced support of the project and requested the project be expedited to ensure that her mother will see the project to fruition.

Ted Vinson spoke as a neighboring property owner in regard to a letter he previously provided to the Planning Commission at the March 27, 2019 work session which he will restate now. He referenced being a property owner of a strip of land in the contiguous area near what is called Parcel C and EBRPD. They pay property taxes on this piece and the trail head would have to require trespassing over their property. His major concern is the meadow which has been addressed with the change in location of the staging area and he thanked all parties involved. Beyond that, the other issue is the fencing proposed for the homes around the lots, stating it would create terrain disfigurement. He encouraged a photo montage be required for the before/after presentation of the landscape with homes and fencing which is part of the Alameda County Agricultural Site Development Review Process which he had gone through himself to address environmental impacts of his home.

Pat Johnson spoke as a resident of Canyon Meadows and inquired about the wildlife in the project location and the fact that she did not see wildlife information referenced in the staff report. She was concerned about which bridges would be widened and not having a left-turn lane for the Canyon Meadows neighborhood, although there is a right-hand lane being proposed.

Bob Devany spoke on behalf of his family's ownership of the property east of the EBRPD property, and noted that the spelling of "Devaney," although reflected on maps, was not the

correct spelling of the family name. He explained that it is strictly used for agricultural purposes under the Williamson Act, and he spoke of his ancestry to the east of this property as the Kelly brothers who shared several ranches, and as members of the Murray Township which later became the areas presently known as Dublin and Pleasanton. Mr. Devany stated the proposed project will change this land use from agricultural to residential after 160+ years. His concern is his family rely on the Lester's property to gain access to their ranch as other access points to his property are impractical. If the project proceeds ahead without granting them access from the project to their property, they will cease agricultural activities at their ranch, and this will increase fire activities and land will lay dormant. He therefore requested the City consider these significant impacts in the EIR and believes there are potential mitigations. Without mitigation there may be potential litigation.

THE PUBLIC HEARING WAS CLOSED

Rebuttal - Applicant

Rick Rosenbaum gave clarification to which bridge would be widened and said the reason to widen the bridge will accommodate the bicycle lanes and this is a significant capital expenditure, but they would like to decouple that installation from the project as far as timing, given permitting issues. They have looked at various ways and the southern side is most feasible without impacting traffic and the creek.

Commissioner Balch noted this is directly southeast of the Canyon Meadows driveway area and he confirmed this was immediately east of the driveway on the Jehovah Witness property.

Mr. Rosenbaum clarified that Ponderosa is proposing the addition of a right-turn lane on Dublin Canyon Road to help residents enter into the Canyon Meadows neighborhood, which does not currently exist. He explained there is an existing easement granted to the EBRPD by the Vinson family that provides public trail access across the parcel Mr. Vinson owns which is an existing gravel road.

Commissioner Balch asked if the staging area would not be located within Mr. Vinson's parcel and the easement is for access to a trail.

Mr. Rosenbaum confirmed the trail is meant to cross the road and access the EBRPD property through the easement. Otherwise the trail itself is entirely on the Lester property.

Commissioner Pace asked for a background and whether the City has done an analysis on speed limits on Dublin Canyon Road.

Ms. Amos responded that the City had recently conducted a speed study and found that a higher speed was warranted but they chose not to implement speed at the suggested level but kept the posted sign limit which is now in place.

Commissioner Pace inquired about added residences and potential re-examination of existing traffic speeds.

Ms. Amos responded this will be part of the traffic analysis and impacts based on this development.

Commissioner Brown inquired about the storm drainage concerns, which he confirmed would be covered in the EIR. He then referenced the landscape, fencing and montage, and he inquired whether that is a requirement to account for the properties under CEQA.

Ms. Clark said the review would include an analysis of the aesthetics of the project site.

Commissioner Brown stated it would be helpful to get a review of the other road being referenced through the proposed open space in terms of its access on the west side. He believes it is outside of the EIR scope, but it would be helpful to see this.

Ms. Clark confirmed that Mr. Devany's public comments regarding changes from grazing to non-availability of their property will be raised as a scoping issue and considered as to its validity in the EIR.

Chair Allen inquired as to clarification about the open space, noting there are 69 acres dedicated to EBRPD, 38.8 acres owned by the HOA as open space and 7.5 acres owned by the Lester family. She believes the Lester family acreage would be deeded to EBRPD and asked what will happen with the 38.8 acres slated to be HOA lands.

Principal Planner Neoma Lavalley with East Bay Regional Parks District spoke about public lands and public access. She referenced the EVA owned by the District and said the EBRPD prefers a buffer between developed areas and public open space lands. In this case, there is no public access through the gated community, so access and maintenance would be an issue. They have an EVA easement over it and plan on grazing those lands which can be accessed, but HOA lands are the steepest areas closest to homes which present a higher risk.

Chair Allen inquired about the trail connection.

Ms. Lavalley responded about the trail connection and stated that the District has reviewed easement agreements and has also dedicated funds for construction of the trail, to be named after Phillip Scholz as the Phillip Scholz Trail.

Commissioner Balch referenced the staging area and the size and number of spots which has decreased and inquired if the EBRPD was comfortable with this size and number.

Ms. Lavalley responded that the Parks District is not anticipating overflow onto the streets and said the District will encourage users to stay in the staging area and educate the public not to park on private streets and to utilize what is there.

Commissioner Balch inquired if the staging area changes, whether the EIR factors this in as an alternative.

Ms. Clark responded that it depends upon the amount of change, and how significant those changes are in terms of environmental impacts. A different location of the staging area it could be reviewed as an alternative as well.

Commissioner Balch commented that the size of the staging area needs to be a factor as it could be different.

Commissioner Ritter brought up two main points, including safety and the addition of a right-turn lane from Dublin Canyon Road, but that there is not much surrounding a left-turn. He viewed this as an important analysis that needs to be included in the EIR. The second point is the viewscape from the residents on the hill and showing what the project would look like from a bird's eye view with fences and trees, and the viewscales on the entrance and egress. He also referenced a meandering trail and whether or not there should be a traffic light or crosswalk for safety to encourage people to use the trail.

Commissioner Balch echoed many of Commissioner Ritter's comments. He referenced the viewscales from the Preserve development as critical. He referred to the moving of the staging area and said he feels this has improved and resolves many of the tree concerns. He agreed about Canyon Meadows and consideration to add a way for pedestrians to cross. He appreciates the bridge widening and what Ponderosa proposes. His other minor comments are the grading plans specifically for the EVA of the 29 homes on that side of the hill on the Jehovah Witness side that connects to the driveway and what the bridge expansion might mean at that location.

Chair Allen echoed comments of both Commissioners Ritter and Balch. She referenced Dublin Canyon Road and believes the viewpoints need to be clear and include a precise montage of what is proposed. She agreed about public safety and the need to ensure this is taken into consideration. When the project comes back before the Planning Commission, she suggested a better understanding be made regarding Measures PP and QQ and the need for understanding the implication of removing two existing lots, slopes especially around the Shriner property and getting clarity about what is still left that may need to be evaluated. Lastly, although this meeting is not about alternatives, because views have become a critical issue in this project, if the Commission finds views from Dublin Canyon Road, even with the two homes removed, are still a major issue including potential Measure PP issues, one alternative should be the consideration of removing homes that would be problematic from a PP and QQ perspective, so the Commission can have that information and understand what the project would look like.

Commissioner Brown asked that Ms. Amos discuss with City Traffic Engineer Mike Tassano in regard to road safety and whether there is a potential for a crossing point, for instance a flashing red pedestrian light to alert drivers that pedestrians are crossing. He also inquired about the staging area and Commissioner Balch's comments regarding the sufficiency of the staging area size and an option for a revised number of parking spaces from 16 to something greater and this viewpoint, given it has not been finalized.

Ms. Clark clarified that the Commission was asking for the EIR to analyzed an increased footprint for the staging area so as not to have to re-evaluate it later on.

Commissioner Brown paraphrased Commissioner Balch's comments that indicate the Commission would like to see a range for the size and spaces.

Commissioner Pace echoed safety of the road, discouraging parking outside of the staging area for the park and to discourage parking on Dublin Canyon Road. He also agrees visuals were also important.

Commissioner Brown thanked those who gave presentations and public comments.

Chair Allen asked Ms. Amos to recap on the next steps and timeline.

Ms. Amos referenced the slide of information showing the project timeline.

MATTERS INITIATED BY COMMISSION MEMBERS

Commissioner Ritter mentioned the Chamber of Commerce mixer event at the Pacific Pearl project and questioned signage for the entrance/exits which he commented were difficult to find.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

4. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

There were no reports from meetings attended.

5. Future Planning Calendar

Ms. Clark gave a brief overview of future items for the Commission's review.

6. Actions of the City Council

No action was taken.

7. Actions of the Zoning Administrator

No action was taken.

ADJOURNMENT

Chair Allen adjourned the meeting at 8:26 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stefanie Ananthan".

Stefanie Ananthan
Recording Secretary

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